



VILLAGE OF MORTON GROVE  
**APPEARANCE COMMISSION**

Flickinger Municipal Center  
6101 Capulina Avenue, Morton Grove, IL 60053

**Tuesday, April 1, 2025 - 7:00 P.M.**  
**AGENDA**

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

March 4, 2025, Meeting of the Appearance Commission

III. **PUBLIC MEETING**

**CASE**

**AC 25-06**

**APPLICANT**

Kensington Morton Grove, LLC

**LOCATION**

8745 Waukegan Road  
Morton Grove, Illinois 60053

**PETITION**

Request for approval of an Appearance Certificate for the installation of bollards and wall signs with waivers for sign size.

IV. **OTHER BUSINESS**

None

V. **CLOSE MEETING**

**MINUTES OF THE MARCH 4, 2025  
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION  
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Appearance Commission was called to order at 7:00 p.m. by Chairperson Pietron. Anne Ryder Kirchner called the roll.

Commissioners Present: Hedrick, Manno, Minx, Pietron, and Zimmer

Commissioners Absent: Block and Ingram with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator  
Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the January 7, 2025 minutes.

Commissioner Minx moved to approve the minutes. Commissioner Hedrick seconded the motion. Chairperson Pietron called for the vote.

Commissioner Hedrick voting aye  
Commissioner Manno voting aye  
Commissioner Minx voting aye  
Commissioner Zimmer voting aye  
Chairperson Pietron voting aye

Minutes approved (5-0)

Chairperson Pietron called for the case.

**CASE: AC 25-04**

**APPLICANT:** Zubair Patel, ZAP Properties, LLC

**LOCATION:** 6727 Beckwith Road  
Morton Grove, Illinois 60053

**PETITION:** Request for an Appearance Certificate for site, building, and landscape plans for a detached single-family dwelling within the Beckwith Crossing Subdivision authorized under Ordinances 19-10 and 21-07

Mr. Nolin said the applicant Zubair Patel of ZAP Properties is requesting approval of an Appearance Certificate for site, building, and landscape plans for a proposed detached single-family dwelling at 6727 Beckwith Road ("subject property"). The subject property is currently vacant and is Lot 1 of the Beckwith Crossing Subdivision, which was approved under Ordinances 19-10 and 21-07.

The proposed building design mirrors the architecture of the home recently constructed on Lot 2 of the Beckwith Crossing Subdivision at 6729 Beckwith (AC 23-04). The provided rendering illustrates a slightly different, although complementary, use of materials and colors when compared to 6739 Beckwith.

The project includes new foundation plantings and existing trees consisting of a mix of 2 established and 5 recently planted shade trees. As a condition of approval of the subdivision (Ord. 19-10), Appearance Commission approval of a landscaping and tree preservation plan and issuance of an Appearance Certificate prior to issuance of any building permit is required. Staff recommend that a minimum of 2 shade trees be planted to adhere to approved plans. The applicant has been asked to speak to the lack of any new proposed tree plantings as part of the submitted landscape plan, and the tree replacement requirements previously agreed to by the applicant.

Mr. Patel, applicant, and Mr. Nazeri, architect, presented the plans. Material boards were provided to the Commissioners. It was noted the design compliments the adjacent new home that was approved by the Commission. The palette is slightly warmer and has similar trim for the doors and windows. Elevations and renderings were all shown.

Mr. Nazeri said they will have to remove a tree to construct the home. The landscape plan will adhere to the approved plans required for the subdivision.

Chairman Pietron said the area is a densely wooded area, and asked if trees will be added to the lot.

Mr. Patel said he planted 13 trees as part of the subdivision approval. Mr. Nolin said 2 trees need to be added to the lot. Mr. Patel said he would add 2 trees.

Commissioner Zimmer asked for the periwinkle to be substituted with a groundcover with a little more body and not invasive.

Commissioner Zimmer moved to approve AC Case 25-04, Commissioner Zimmer moved to approve AC Case 25-04, a request for an Appearance Certificate for site, building, and landscape plans for a detached single-family dwelling at the property commonly known as 6727 Beckwith Road within the Beckwith Crossing Subdivision authorized under Ordinances 19-10 and 21-07 in Morton Grove, Illinois, subject to the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall submit a revised landscape plan showing all existing and proposed landscaping and complying with the requirements of the Appearance Certificate issued under Case AC 25-04.
- 2) At least two (2) shade trees measuring at least three inches (3 in.) in diameter at breast height shall be planted on the subject property and the selected tree species and locations shall be subject to review and approval by the Community Development Administrator.
- 3) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

The motion was seconded by Commissioner Minx.  
Chairperson Pietron called for the vote.

Commissioner Hedrick voting     aye  
Commissioner Manno voting     aye

Commissioner Minx voting            aye  
Commissioner Zimmer voting        aye  
Chairman Pietron voting            aye

Motion passed 5-0.

**CASE:**            **AC 25-05**

**APPLICANT:**    Deep Oza, One Stop Liquor

**LOCATION:**        7630 Dempster Street  
Morton Grove, Illinois 60053

**PETITION:**       Request for approval of an Appearance Certificate for the installation of security shutters on the exterior of the property with a request for waivers to window screening requirements of Chapter 10-10

Mr. Nolin said the applicant Deep Oza is requesting an Appearance Certificate for the installation of security shutters on the exterior of One Stop Liquor with a request for waivers to window screening requirements of Chapter 10-10. The applicant installed the security shutters at the subject property without a permit. Staff has cited concerns with emergency access, electrical work without a permit, and potential for visual blight if such installations become widespread.

Staff recommends that the shutters be relocated to the interior of the business, but are otherwise supportive of the investment in the security shutters. The same installation company hired by the applicant (National Shutters Chicago) has installed numerous shutter systems in interior retail locations throughout the region. Numerous other installers active in the region include interior installation locations in their marketing materials. Staff understands that shop owners want to limit damage to their storefront windows, but research indicates that visible security barriers deter such property damage.

The Plan Commission is also considering requiring security systems to be installed on the interior as part of a forthcoming code update to be heard at a public hearing on March 18 and conditions recommended by Staff align with the draft code language under consideration.

Mr. Oza's son, Harsh, presented the application. He said the shutters should have been installed with a permit and they are now complying with the Village process. He said the outdoor installation would better safeguard the business by deterring break-ins.

He described the break-ins involving window breakage, which is a large expense for replacement. They do not file insurance claims as the deductible is high and their rates may increase.

Moving the shutters inside would require rerouting an airduct and modifying counterspace. The main front door has a door closure that would need to be rearranged or replaced.

The applicant noted that exterior shutters are located in Niles and other Villages. He noted that their customer base is in favor of the installation and they have a petition with over 100 signatures in favor.

They would be able to minimize the time that the shutters are closed.

Chairman Pietron said the Commission is concerned with Appearance of the shutters. His is sympathetic with their security concerns, but the installation should be interior. He noted that the Fire and Police departments have commented in favor of an interior installation.

Commissioner Zimmer referred to Section 12-12-1:D and noted that exterior shutters are not consistent with the appearance evaluation standards.

The applicant noted that a business in Northbrook has shutters and noted the Village of Northbrook has higher median house prices and incomes than Morton Grove. He said if a Village like Northbrook allows exterior shutters, it must not be considered a

Chairman Pietron thanked the business for supporting Morton Grove.

Chairman Pietron made a motion to approve Case AS 25-05, a request for waivers to select sign requirements of Chapter 10-10 for the property commonly known as 7630 Dempster Street in Morton Grove, Illinois, subject to the following conditions:

1. The security shutters shall be installed on the interior of the property.
2. The security shutter shall be fully stored out of sight and not visible from the exterior during business hours. Use of the security shutters over any portion of the subject property window's or door's during business hours shall be prohibited.
3. Prior to the issuance of a building permit, the applicant shall comply with all comments and recommendations set forth in the department review forms issued by the Director of Building and Inspectional Services, dated February 10, 2025, the Fire Prevention Bureau Coordinator, received February 13, 2025, and the Chief of Police, received February 12, 2025, by strict or alternative compliance, subject to the final approvals by each respective department representative.

The motion was seconded by Commissioner Minx  
Chairperson Pietron called for the vote.

Commissioner Hedrick voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 5-0.

Hearing no further business, Chairman Pietron moved to adjourn the meeting. The motion was seconded by Commissioner Manno. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:31 p.m.

Minutes by: Anne Ryder Kirchner

**To:** Chairperson Pietron and Members of the Appearance Commission

**From:** Brandon Nolin, AICP, Community Development Administrator  
Anne Ryder Kirchner, Planner/Zoning Administrator

**Date:** March 20, 2025

**Re:** Appearance Commission Case AC 25-06  
Request for approval of an Appearance Certificate for the installation of bollards and wall signs with waivers for sign size at the property commonly known as 8745 Waukegan Road in Morton Grove, Illinois (10-19-127-001-0000) pursuant to Section 10-10-7.

**Project Overview**

Xcelerate Permits LLC, on behalf of Kensington Morton Grove, LLC (“applicant”), filed a complete application requesting the Appearance Commission’s review and approval of a sign application with applicable waivers to requirements to allow the wall signs, monument signs, and directional signs at the property to be replaced at the property commonly known as 8745 Waukegan Road (“subject property”), which is in a C-1 General Commercial District. Cushman & Wakefield Inc. also submitted an application requesting the Appearance Commission’s review and approval of the replacement of existing bollards and installation of new bollards at the subject property. Both projects are presented in this staff report and are to be addressed within the same Appearance Certificate.

**Subject Property**

The subject property is a corner lot located on the south side of Dempster Street and the east side of Waukegan Road. The parcel is zoned C-1 General Commercial and is 45,089.7 sq. ft. (1.04 acres) in total area. The adjoining property to the south and east is the Sawmill Station Shopping Center which is guided by a Planned Unit Development (Ord. 19-02). The properties to the north across Dempster Street and west across Waukegan Avenue are improved with commercial buildings in the C-1 General Commercial zoning district.



*Subject Property Location Map*

**Application**

The applicant is proposing to replace the existing wall signs located on all four (4) sides of the bank building (Bank of America) located at the subject property. The wall signs would be facelit and are slightly larger than the wall signs currently installed at the property. The applicant is also proposing to resleeve several existing bollards and install a total of 12 bollards along the sidewalk and parking lot edge on the east side of the building.

The applicant is also proposing to replace the existing monument signs located on each frontage with larger monument signs and replace directional signs. The proposed monument and directional signs meet the requirements of Chapter 10-10 and are not part of the requested Appearance Commission review.

*Signage*

The wall signs on the east, south, and west facades are in excess of the maximum sign area permitted and require Appearance Commission review and approval. No waivers are required for the proposed monument signs or directional signs. The subject property is adjacent to the Sawmill Station Shopping Center, but not included within the Planned Unit Development (Ord. 19-02) guiding the signage at that property.

The building currently has four (4) identical “Bank of America” channel letter signs each measuring 41.6 sq. ft. that are centrally located on each façade of the primary structure (not including the drive-through canopy). The applicant is proposing to replace those signs with four (4) new channel letter signs in generally the same locations with the same “Bank of America” phrase and updated branding that will each measure 56.5 sq. ft. Each new sign will measure 23.8 ft. wide by 2.4 ft. tall.



TOP: Existing Wall Sign at Subject Property; BOTTOM: Proposed Wall Sign at Subject Property

Per Section 10-10-7:F, the maximum area for wall signs on the primary frontage is 120 sq. ft. and the maximum area for wall signs on a secondary frontage is 32 sq. ft. The west elevation is considered to be the primary frontage because it features the primary entrance to the tenant space from Waukegan Road. As proposed, the primary sign is smaller than the maximum area permitted by 63.5 sq. ft. The applicant is seeking a waiver to authorize a wall sign along the secondary elevation facing Dempster Street, but collectively the two wall signs will measure 113 sq. ft., which is less than the collective total permitted of 152 sq. ft. if both frontage sign area maximums were combined. Staff acknowledge the importance of signage visibility on both Waukegan Road and Dempster Street and are supportive of the applicant's proposal to reallocate permitted wall sign area from the west elevation to the north elevation.

The applicant's proposal to replace and expand the wall signs on the east and south facades will require additional waivers. Per Section 10-10-7:F, up to 15 sq. ft. of signage shall be allowed on the frontage facing an alley of each tenant space of a nonresidential building. While the subject property is an outlet of the Sawmill Station shopping center and does not technically face an alley right of way, the service drives on the east and south of the subject property function in a similar manner. As such, a waiver is needed for the entire sign, but the alley regulation can provide a basis for review.

The wall signs would be facelit and would have no unshielded direct light sources that may require additional guidance regarding light intensity or brightness. The Village's applicable sign requirements are outlined in the following table.

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
<b>Max. sign quantity</b> (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage	2 pylons; 1 sign per 150 ft. street frontage	<i>Compliant</i>
<b>Max. permitted height</b> (10-10-7:G.3)	Max. 10 ft.	7.0 ft.	<i>Compliant</i>
<b>Max. ground monument sign area</b> (10-10-7:G.3, 10-10-6:H.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs	49.8 sq. ft. per face	<i>Compliant</i>
<b>Pylon sign location</b> (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 4.1 ft. from ROW	12 ft. 7 in. from public ROW (Dempster Street & Waukegan Road)	<i>Compliant</i>
<b>Pylon sign landscape bed</b> (10-10-7:G.5)	Min. 2 ft. radius from base of sign, min. 3 ft. height at planting	2 ft. landscape bed with groundcover to remain	<i>Compliant</i>
<b>Wall Signs Size – Primary Frontage (West Elevation – Waukegan Road)</b> (10-10-7:F.3)	Up to one and one-half (1.5) sq. ft. of wall signage per each linear foot of frontage or one hundred twenty (120) sq. ft. of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building. Max. 120 sq. ft.	56.5 sq. ft.	<i>Compliant</i>
<b>Wall Signs Size – Secondary Frontage (North Elevation – Dempster Street)</b> (10-10-7:F.4)	Up to one and one-half (1.5) sq. ft. of additional wall signage per each linear foot of frontage or thirty two (32) sq. ft. of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building. Max. 32. sq. ft.	56.5 sq. ft.	<i>Noncompliant – Waiver needed to increase permitted sign area by 24.5 sq. ft.</i>
<b>Wall Signs Size – Alley Frontage (East and South Elevations)</b> (10-10-7:F.5)	Up to fifteen (15) square feet of signage shall be allowed on the frontage facing an alley of each tenant space of a nonresidential building.	Non-alley, Non-frontage locations East Elevation: 56.5 sq. ft. South Elevation: 56.5 sq. ft.	<i>Noncompliant – Waiver needed to permit two signs on a non-alley, non frontage facades</i>
<b>Directional Signs</b> (10-10-4:D)	Directional signs located on private property provided the height of the signs is limited to three feet (3'), and the surface area of the sign is limited to six (6) square feet per side and no more than twenty five percent (25%) of the sign is utilized for the identification of the business or organization, or its logo.	Maximum 3 ft. height with surface area of 2.7 sq. ft.	<i>Compliant</i>



### **Appearance Commission Review**

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
  2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
  3. *The sign will not:*
    - a. *Cause substantial injury to the value of other properties in the vicinity, or*
    - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
    - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
    - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
    - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
    - f. *Alter the essential character of the neighborhood, or*
    - g. *Violate the purpose, spirit, or intent of this code.*

### **Recommendation**

If the Appearance Commission makes a motion to approve the request for waivers to select sign requirements at 8745 Waukegan Road, staff recommends the following motion of approval:

*Motion to approve Case AC 25-06, a request for approval of an Appearance Certificate for the installation of bollards and wall signs with waivers for sign size and location at the property commonly known as 8745 Waukegan Road in Morton Grove, Illinois with the following conditions:*

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations, material specifications, and sign locations and dimensions that must be deemed consistent with the approved signs, for review and approval by the Community Development Administrator. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*



# Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development  
6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

Case Number: \_\_\_\_\_ Date Application Filed: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant Name: Lori Burgardt, Xcelerate Permits LLC agent for Bank of America

Applicant Address: 1332 W Bartlett Way

Applicant City / State / Zip Code: Chandler AZ 85248

Applicant Phone: (847) 772-1719 Mobil / Other: ( )

Applicant Email: lori@xceleratepermits.com

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Agent for tenant

Applicant Signature: *Lori Burgardt*

## PROPERTY INFORMATION

Common Address of Property: 8745 Waukegan Road

Property Identification Number (PIN): 10-19-125-226-0000

Zoning District: C-1 Property's Current Use: Bank

## APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:  
Replace all existing wall signs; allowing signs on east and south elevations. Allowance for additional square footage for wall signs. 120 s.f. is allowed on primary elevation (west) and 32 s.f. allowed on secondary (east) elevation. Total square footage request for all elevations is 226 s.f. (56.6 s.f. per elevation).

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):  
Bank of America located at the high volume traffic corner of Waukegan Road and Dempster Street is uniquely situated on the property so all four elevations are visible when traveling north and south on Waukegan Road and east and west on Dempster Street. Allowing additional signage and square footage at this busy intersection improves not only visibility of the banks identity, but ensures drivers and pedestrians can clearly see this information before reaching the parking lot entrances.

(continued on next page)

Bank of America Appearance Commission Application. Continued from previous page.

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

Without the bank name on the south elevation, traffic heading north on Waukegan Road would not have visibility of the bank name until reaching the west parking lot entrance which includes entrance to the drive-thru lanes; this could create a risk of last minute maneuver for vehicles abruptly turning into the driveway. Although Waukegan Road west entrance is designated as the main address due to the address, actually it is only accessible from the sidewalk. The east elevation entrance from the parking lot is the perceived main entrance for customers due to the location and is a significant elevation for signage welcoming the banks customers and visitors.

February 20, 2025

Village of Morton Grove  
Department of Community & Economic Development  
6101 Capulina Avenue  
Morton Grove, IL 60053

RE: 8745 Waukegan Road – Bank of America

To Whom It May Concern:

This letter is authorization for Xcelerate Permits LLC, Stratus Unlimited LLC and/or its agents to obtain sign permits and apply for any required variances on behalf of the property owner and/or leasing tenant at the referenced location.

The signature below is from an authorized representative of the property owner.

April Matthews

Print Name

*April Matthews*

Authorized Signature

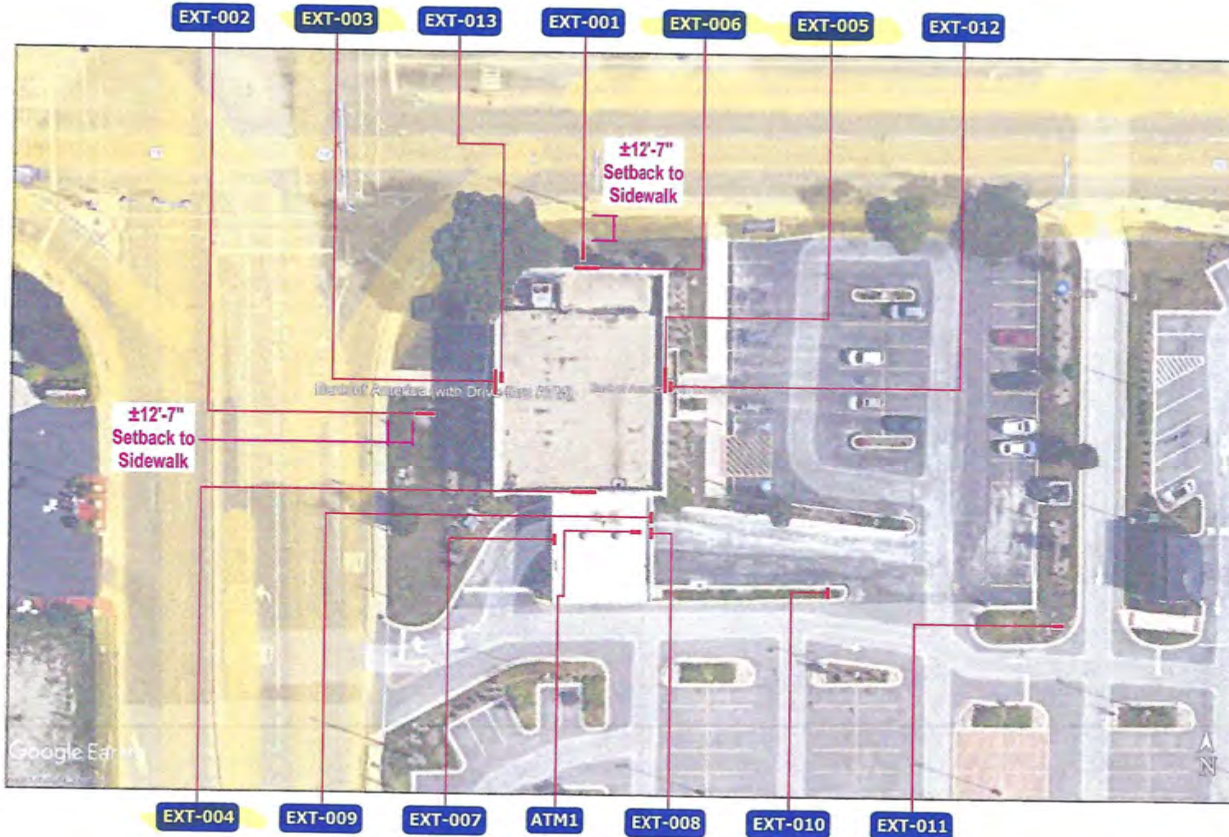
2/21/2025

Date

630-672-8751

Phone Number

## SITE OVERVIEW



Item	Description	Qty	Page #
EXT-001	B3-FWing DiF Illuminated Monument @ 7' OAH	1	3,5
EXT-002	B3-FWing DiF Illuminated Monument @ 7' OAH	1	4,5
EXT-003	KCCS-4.1ng Face Lit Channel Letters	1	6,10
EXT-004	KCCS-4.1ng Face Lit Channel Letters	1	7,10
EXT-005	KCCS-4.1ng Face Lit Channel Letters	1	8,10
EXT-006	KCCS-4.1ng Face Lit Channel Letters	1	9,10
EXT-007	SS2ng - Directional Regulatory (Do Not Enter)	1	11,12
EXT-008	SS1ng - Informational Regulatory (Clearance Sign)	1	13,14
EXT-009	SS3ng - Directional Regulatory (Drive-thru ATM)	1	13,14
EXT-010	P1ng DiF Directional	1	15
EXT-011	P1ng DiF Directional	1	16
EXT-011a	Z-DOT-3 - DOT "Do Not Enter" Sign	1	17
EXT-011b	Z-DOT-1 - DOT "Stop" Sign	1	18
EXT-012	Entrance Graphics - <b>Not in Scope</b>	1	19
EXT-013	Entrance Graphics - <b>Not in Scope</b>	1	19
ATM1	ATM - <b>Leave as is</b>	1	20
ATM2	ATM Surround - <b>By Others</b>	1	21
ATM3	ATM - <b>Leave as is</b>	1	20



# Stratus

onestratus.com  
 8959 Tyler Boulevard  
 Mentor, Ohio 44060  
 888.503.1569

CLIENT:

**BANK OF AMERICA**

ORDER NUMBER:  
1226932

PROJECT NUMBER:  
4306

SITE NUMBER:  
8745

PROJECT MANAGER:  
Rolando Cantu

ADDRESS:

8745 Waukegan Rd  
Morton Grove, IL 60053-2106

PAGE NO.:

2

ELECTRONIC FILE NAME:

K:\ACCOUNTS\BIBANK OF AMERICA\2024\IL\8745\_Morton Grove\4306\_8745\_Morton Grove\_R3.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	507505	12/20/24 SV					
Rev 1	507842	12/23/24 NS	Updated 001 & 002 to B3-FWing				
Rev 2	507945	12/27/24 DB	Updated 001 & 002 to B2-FWing, update setbacks				
Rev 3	510522	01/21/25 DB	Updated 001 & 002 to B3-FWing, update setbacks				

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**EXT-003** FACE LIT CHANNEL LETTERS - Color Day/ Color Night (Inline)

**WEST ELEVATION**

KCCS-4.1ng

Scale: 1/8"=1'-0"

Existing SQ. FT.	41.6
Proposed SQ. FT.	56.5

**EXISTING CONDITIONS**



EXISTING ±2'-3" x ±18'-6" SIGNAGE TO BE REMOVED & REPLACED  
WALL TO BE PATCHED & PAINTED BY GC



**PROPOSED SIGNAGE**

**Stratus**

onestratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

<b>CLIENT:</b> BANK OF AMERICA	
<b>ORDER NUMBER:</b> 1228932	<b>PROJECT NUMBER:</b> 4306
<b>SITE NUMBER:</b> 8745	<b>PROJECT MANAGER:</b> Rolando Cantu
<b>ADDRESS:</b> 8745 Waukegan Rd Morton Grove, IL 60053-2106	<b>PAGE NO.:</b> 6

<b>ORDER NUMBER:</b> 1228932	<b>PROJECT NUMBER:</b> 4306
<b>SITE NUMBER:</b> 8745	<b>PROJECT MANAGER:</b> Rolando Cantu
<b>ELECTRONIC FILE NAME:</b> K:\ACCOUNTS\BANK OF AMERICA\2024\IL\8745_Morton Grove\4306_8745_Morton Grove_R3.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	507506	12/20/24 SV					
Rev 1	507842	12/23/24 NS					
Rev 2	507945	12/27/24 DB					
Rev 3	510922	01/21/25 DB					

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**EXT-004** FACE LIT CHANNEL LETTERS - Color Day/ Color Night (Inline)  
**SOUTH ELEVATION**

<b>KCCS-4.1ng</b>	Existing SQ. FT.	41.6
Scale: 1/8"=1'-0"	Proposed SQ. FT.	56.5

**EXISTING CONDITIONS**



EXISTING ±2'-3" x ±18'-6" SIGNAGE TO BE REMOVED & REPLACED  
 WALL TO BE PATCHED & PAINTED BY GC



**PROPOSED SIGNAGE**

**Stratus**<sup>®</sup>

onestratus.com  
 8959 Tyler Boulevard  
 Mentor, Ohio 44060  
 888.503.1569

CLIENT:  
**BANK OF AMERICA**

ADDRESS:  
 8745 Waukegan Rd  
 Morton Grove, IL 60053-2106

ORDER NUMBER:  
 1226932

SITE NUMBER:  
 8745

ELECTRONIC FILE NAME:  
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PROJECT NUMBER:  
 4306

PROJECT MANAGER:  
 Rolando Cantu

PAGE NO.:  
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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	507505	12/20/24 SV					
Rev 1	507842	12/23/24 NS					
Rev 2	507945	12/27/24 DG					
Rev 3	510922	01/21/25 DB					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

South elevation viewed from northbound Waukegan Road





East elevation entrance view from parking lot



**EXT-006** FACE LIT CHANNEL LETTERS - Color Day/ Color Night (Inline)

**NORTH ELEVATION**

KCCS-4.1ng

Scale: 1/8"=1'-0"

Existing SQ. FT.	41.6
Proposed SQ. FT.	56.5

**EXISTING CONDITIONS**



EXISTING ±2'-3" x ±18'-6" SIGNAGE TO BE REMOVED & REPLACED  
WALL TO BE PATCHED & PAINTED BY GC



**PROPOSED SIGNAGE**

**Stratus**

onestratus.com  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

<b>CLIENT:</b> BANK OF AMERICA	<b>ORDER NUMBER:</b> 1226932	<b>PROJECT NUMBER:</b> 4306
<b>ADDRESS:</b> 8745 Waukegan Rd Morton Grove, IL 60053-2106	<b>SITE NUMBER:</b> 8745	<b>PROJECT MANAGER:</b> Rolando Cantu
<b>PAGE NO.:</b> 9	<b>ELECTRONIC FILE NAME:</b> K:\ACCOUNTS\BANK OF AMERICA\2024\IL\8745_Morton Grove\4306_8745_Morton Grove_R3.cdr	

Rev #	Req #	Date/Artist	Description
Original	507506	12/20/24 SY	
Rev 1	507842	12/23/24 NS	
Rev 2	507945	12/27/24 DB	
Rev 3	510922	01/21/25 DB	

Rev #	Req #	Date/Artist	Description

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**EXT-003** FACE LIT CHANNEL LETTERS - Color Day/ Color Night (Inline)

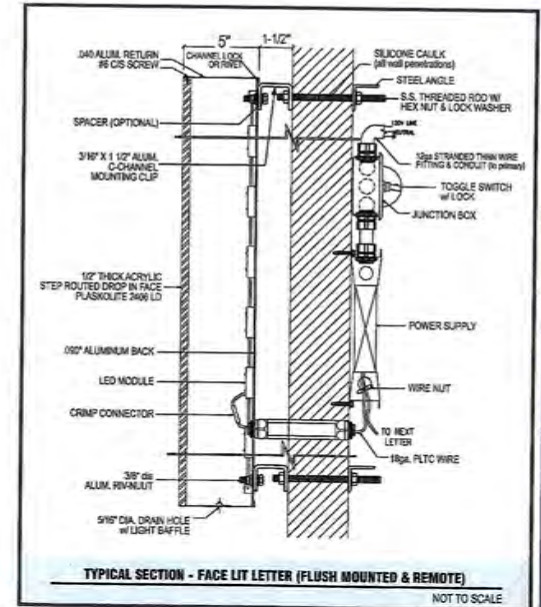
Scale: 1/4"=1'-0"

**EXT-004** KCCS-4.1ng

56.5 square feet

**EXT-005**

**EXT-006**



TYPICAL SECTION - FACE LIT LETTER (FLUSH MOUNTED & REMOTE)

NOT TO SCALE

**FACES:** 1/2" thick Plaskolite 2406 LD acrylic w/ routed back 5/16" from back leaving a 3/16" thick x 5/32" flange for drop in faces secured thru returns (see detail). Exposed shoulder returns to be mill finish. Surface applied vinyl overlays to match colors shown w/ 3M overlaminate.

**RETURNS:** 5" deep .040 alum returns - aluminum Coil Bright Brushed Clear by Alumet Supply

**BACKS:** .090 alum. backs - insides painted w/ White Light Enhancement paint

**ILLUM.:** Agilight White LED illumination as required by manufacturer or approved equivalent Remote power supplies

**WALL MATERIAL:** To be provided from survey.

**INSTALL:** Preferred install is to thru bolt w/ 3/16" x 1-1/2" alum. C-channel clip to wall using min 3/8" all thread fasteners; blocking as required

**QUANTITY:** (4) Four sets required

**SIMULATED NIGHTTIME VIEW**



AREA/WEIGHT	
SIGN SQUARE FOOTAGE	56.53 SQ.FT.
ESTIMATED SIGN WEIGHT	282.65 LBS.

ELECTRICAL	
AMPS:	1.6 AMPS
V.A.:	120 VOLTS WATTS: 192
CIRCUITS:	1-20 amp CIRCUIT

**GENERAL REQUIREMENTS**

1. ALL LETTER SETS REQUIRE A U.L. LABEL
2. LETTERS ARE DESIGNED TO MEET THE 2015 INTERNATIONAL BUILDING CODE ASCE 7-10 SECTION 16, 115 MPH WIND LOAD, RISK CATEGORY II, EXPOSURE C.
3. LETTERS TO BE INSTALLED ACCORDING TO NEC AND/OR APPLICABLE LOCAL CODES
4. THE DISCONNECT MUST BE PLACED IN DIRECT VIEW OF SIGN

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

WALL TYPE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EPS WALL W/ FOAM INSULATION
SECTION		
ANCHOR TYPE	3/8" THREADED ROD	3/8" THREADED ROD w/ ALUMINUM OR PVC COMPRESSION SLEEVE

**COLOR PALETTE**

Plaskolite 2406 LD	Brite Brushed Alum. Coil -Alumet Supply
BOA Trans Blue Vinyl 3M 3630-8530 w/ Overlam 3M 3660M	BOA Trans Red Vinyl 3M 3630-2413 w/ Overlam 3M 3660M

**Stratus**

onestratus.com  
2859 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

**CLIENT:**  
**BANK OF AMERICA**

**ORDER NUMBER:**  
1226932

**PROJECT NUMBER:**  
4306

**SITE NUMBER:**  
8745

**PROJECT MANAGER:**  
Rolando Cantu

**ADDRESS:**  
8745 Waukegan Rd  
Morton Grove, IL 60053-2106

**PAGE NO.:**  
10

**ELECTRONIC FILE NAME:**  
K:\ACCOUNTS\BIBANK OF AMERICA\2024\IL\8745\_Morton Grove\4306\_8745\_Morton Grove\_R3.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	507506	12/20/24 SV					
Rev 1	507542	12/23/24 NS					
Rev 2	507545	12/27/24 DB					
Rev 3	510822	01/21/25 DB					

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# APPEARANCE COMMISSION APPLICATION

Village of Morton Grove Department of Community Development

6101 Capulina Avenue Morton Grove, Illinois 60053  
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: \_\_\_\_\_ DATE APPLICATION FILED: \_\_\_\_\_

### APPLICANT INFORMATION

Applicant Name: Cushman and Wakefield/Jarrott Robinson C/O Bank of America

Applicant Address: 8745 Waukegan Rd

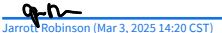
Applicant City / State / Zip Code: Morton Grove, IL 60053

Applicant Phone: ( 414 ) 285-8938

Mobil / Other: ( \_\_\_\_\_ ) \_\_\_\_\_

Applicant Email: Jarrott.Robinson@cushwake.com

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Tenant - Property Management

Applicant Signature:   
Jarrott Robinson (Mar 3, 2025 14:20 CST)

### PROPERTY INFORMATION

Common Address of Property: 8745 Waukegan Rd

Property Identification Number (PIN): 10-19-127-001-0000

Zoning District: C-1 Property's Current Use: Bank

### APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:  
The installation of bollards

2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):

Install of new bollards and removal of existing bollards



# IL4-461 Morton Grove Exterior Renovation Bollard Permit Application

Final Audit Report

2025-03-03

Created:	2025-03-03
By:	Laura Sirb (georgettelaura.sirb@cushwake.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAysVTF4bl0pJPS-05bzfoWkCZO80MZqzD

## "IL4-461 Morton Grove Exterior Renovation Bollard Permit Application" History

-  Document created by Laura Sirb (georgettelaura.sirb@cushwake.com)  
2025-03-03 - 8:11:54 PM GMT- IP address: 165.225.58.71
-  Document emailed to Jarrott Robinson (jarrott.robinson@cushwake.com) for signature  
2025-03-03 - 8:13:42 PM GMT
-  Email viewed by Jarrott Robinson (jarrott.robinson@cushwake.com)  
2025-03-03 - 8:20:31 PM GMT- IP address: 154.29.100.169
-  Document e-signed by Jarrott Robinson (jarrott.robinson@cushwake.com)  
Signature Date: 2025-03-03 - 8:20:41 PM GMT - Time Source: server- IP address: 136.226.85.97
-  Agreement completed.  
2025-03-03 - 8:20:41 PM GMT





**BANK OF AMERICA**

# Exterior Renovation

## Morton Grove-Waukegan, IL

BANK ID: IL4-461  
 Parcel ID: 10-19-127-001-0000  
 8745 Waukegan Road  
 Village of Morton Grove  
 Cook County, Illinois

**ARCHITECT:**  
**IA INTERIOR ARCHITECTS**  
 1001 Fourth Avenue  
 Suite 3600  
 Seattle, WA 98154  
 Telephone 206.315.5876

**CIVIL ENGINEER:**  
**STONEFIELD engineering & design**  
 Rutherford, NJ · New York, NY · Boston, MA  
 Princeton, NJ · Tampa, FL · Detroit, MI  
 www.stonefielddeng.com

Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602  
 Phone 856.889.0662

Issue	Date	Issue Description	By	Check
01	02/28/2025	FOR CLIENT REVIEW	PCB	JSK

CHARLES D. OLIVO, P.E.  
 ILLINOIS LICENSE No. 62,068,057  
 LICENSED PROFESSIONAL ENGINEER

PCB JSK  
 DRAWN BY CHECKED BY

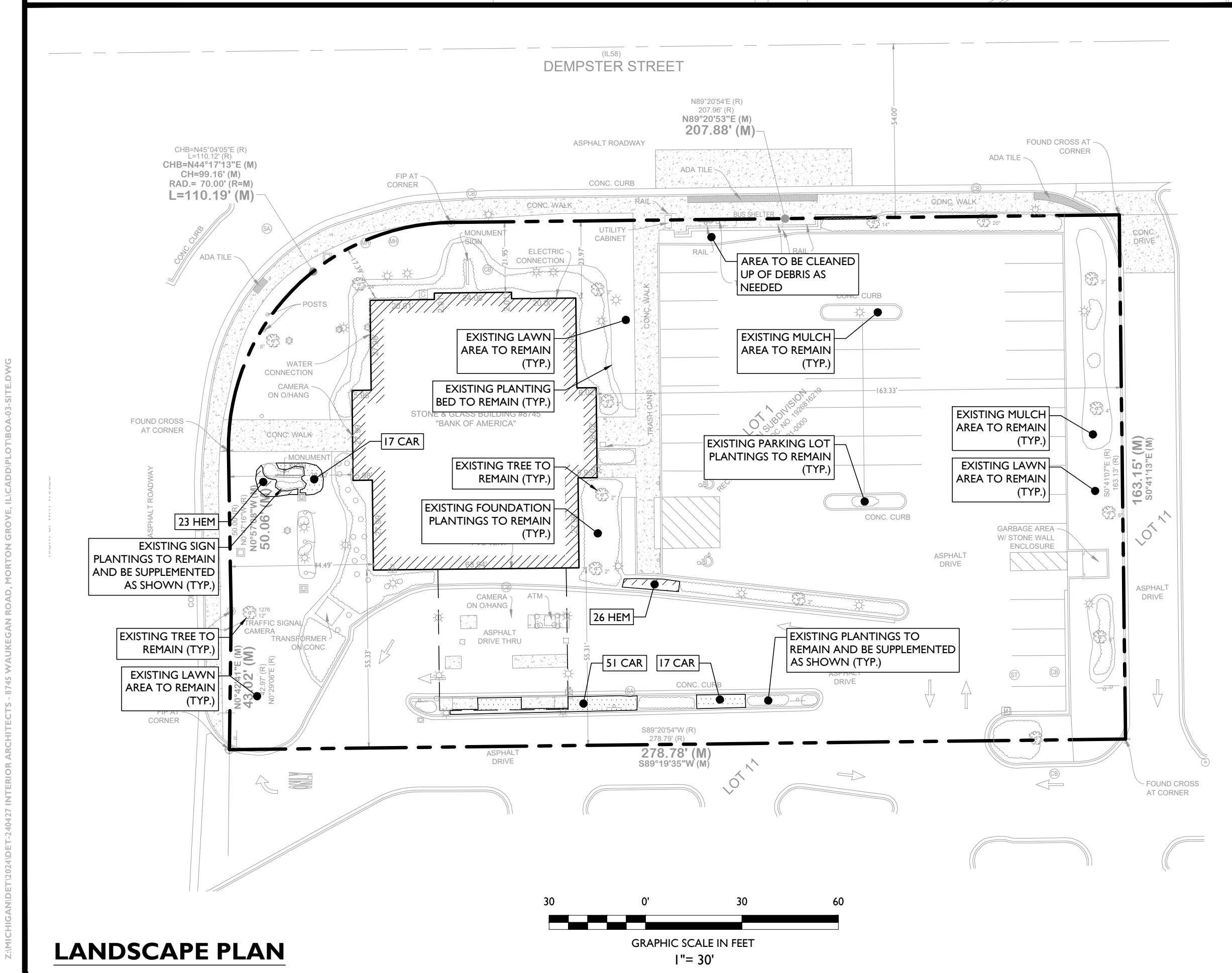
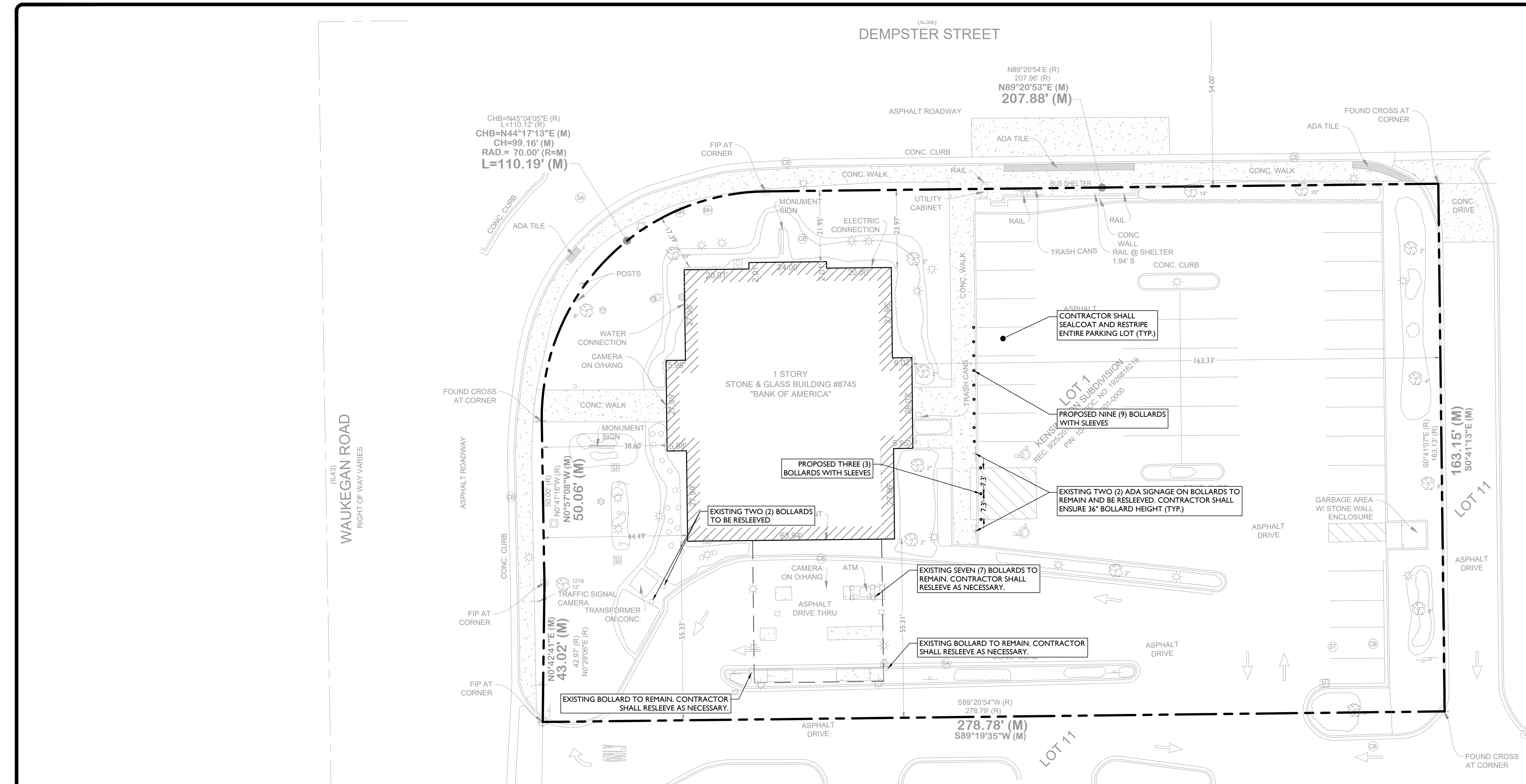
**STONEFIELD**  
 engineering & design, llc.

SCALE: (H) AS SHOWN

PROJECT ID: DET-240427

TITLE:  
**SITE & LANDSCAPING PLAN**

SHEET:  
**C-3**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS							
CAR	85		CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	POT	24" o.c.
HEM	49		HEMEROCALLIS X STELLA DE ORO	STELLA DE ORO DAYLILY	1 GAL.	POT	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

