

**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