

**MINUTES OF THE APRIL 1, 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: Block, Ingram, Minx, Pietron, and Zimmer

Commissioners Absent: Hedrick and Manno with notice

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

Trustees Present: None

Chairperson Pietron proceeded to seek approval of the March 4, 2025 minutes.

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

Commissioner Block voting	aye
Commissioner Ingram voting	abstain
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (4-0)

Chairperson Pietron called for the case.

**CASE: AC 25-06**

**APPLICANT:** Xcelerate Permits LLC and Cushman & Wakefield Inc. on behalf of Kensington Morton Grove, LLC

**LOCATION:** 8745 Waukegan Road  
Morton Grove, Illinois 60053

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

Mr. Nolin said the applicant is 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 (which is a Bank of America branch). The applicant is also requesting review and approval of the replacement of existing bollards and installation of new bollards at the subject property.

The applicant is proposing to replace the existing wall signs located on all four (4) sides of the bank building. The wall signs would be face lit and are slightly larger than the wall signs currently installed at the property. The wall sign on the secondary frontage requires a variation due to size. Two wall signs also require a variation due to location on two non-street side frontages. The applicant is also proposing to re-sleeve 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.

Peter Pyter of Olympik Signs noted the signage variations are required due to a re-design that provides block letters. The landscaping will be enhanced around the monument signs.

The new bollards will match the existing that are to be re-sleeved.

Chairman Pietron noted Pennsylvania Hedge may be invasive and should a substitute should be used. H also noted that a hybrid day lily should be used in place of the possibly invasive species on the plans.

Commissioner Ingram moved to approve AC Case 25-06, a request for *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. Proposed supplemental plantings for the landscape beds adjacent the parking lot and surrounding the Waukegan Road monument sign will be native and non-invasive plant materials.*
- 2. 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.*

The motion was seconded by Commissioner Minx.

Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Ingram 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 Minx. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:07 p.m.

Minutes by: Anne Ryder Kirchner