

**MINUTES OF THE AUGUST 6, 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, Dahlberg, Hedrick, , Minx, Pietron, and Zimmer

Commissioners Absent: Manno with notice

Village Staff Present: Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Thill

Chairperson Pietron proceeded to seek approval of the July 1, 2025 minutes.

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

Commissioner Block voting	abstain
Commissioner Dahlberg voting	abstain
Commissioner Hedrick voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (4-0)

Chairperson Pietron called for the case.

CASE: AC 25-09

APPLICANT: Lalo's Auto Body

LOCATION: 8621 Lincoln Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate and waivers to select sign requirements

In the case of AC 25-09, the owner of Lalo's Auto Body is proposing to replace the sign faces within an existing nonconforming pole sign located in an existing raised planter bed that runs along the western edge of the property.

The proposed sign measures seven feet (7') in height by five feet (5') in width and will be elevated on a pole with 13 feet (13') of clearance, providing an overall height of 20 feet (20').

The landscape bed has minimal plantings in it currently and Staff recommend that shrubs and other plantings be required as a condition of approval.

The sign cabinet extends over the Lincoln Avenue right-of-way by approximately two feet (2'). Per Section 10-10-6, the applicant has complied with insurance requirements for having a sign that extends over the Village right-of-way. The applicant has also entered into an agreement that indemnifies the Village in the event the sign or related maintenance activities harm an individual.

George, of PDI Chicago Signs, presented the sign proposal. The pole will be re-painted black and the sign face will be changed. Landscaping will be added to the planting bed.

Commissioner Zimmer thanked the applicant for complying with the Village right-of-way requirements and adding to the landscape bed.

Chairman Pietron asked for the interior illumination to not exceed 5,000 Kelvin. Discussion ensued regarding the sign illumination noting the new bulbs will comply.

There was no public comment.

Commissioner Zimmer moved to approve case AC 25-09, a request for approval of an Appearance Certificate for the installation of a sign face on a nonconforming pole sign. The motion was seconded by Commissioner Block.

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Hedrick voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

CASE: AC 25-11

APPLICANT: Steel Fitness Club

LOCATION: 5810-14 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate to allow an exterior color change for a building in a Commercial District.

In Case AC 25-11, the owner of Steel Fitness is proposing to paint the exterior of the subject property a dark gray ("temptation" by Benjamin Moore). The existing façade is an unpainted orange brick that is original to the structure. The applicant is not changing any materials or colors on the remainder of the façade. It should be noted that the subject property is one of a pair of buildings that are nearly identical in construction and appearance, adjoin a shared central parking aisle, and are under unified ownership. The owner of the property facilitated the review process with staff.

Given the scrutiny surrounding other façade color changes along the Dempster Street corridor and the presence of an aesthetically identical building next door, Staff requested that the applicant seek approval from the Appearance Commission for the color change.

Mr. Jozik said he want to freshen the look of his business by painting all sides of the building a modern, charcoal grey color. He will also remove the red and white window screening on the Dempster windows, creating a clean, fresh look.

There was no public comment.

Commissioner Block moved to approve case AC 25-11, a request for approval of an Appearance Certificate for the exterior color change of the commercial building. The motion was seconded by Commissioner Dahlberg.

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Hedrick voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

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 7:10 p.m.

Minutes by: Anne Ryder Kirchner