



VILLAGE OF MORTON GROVE
APPEARANCE COMMISSION

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

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

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

March 3, 2026, Meeting of the Appearance Commission

III. **PUBLIC MEETING**

CASE **AC 26-05**

APPLICANT Malik Lighting & Signs on behalf of Dempster 5801 Business, Inc.

LOCATION 5801 Dempster Street
Morton Grove, Illinois 60053

PETITION Request for approval of an Appearance Certificate for signage plan for the rebranding of an existing automobile mini mart in the C-1 General Commercial District.

CASE **AC 26-07**

APPLICANT Poko Loko School, Inc.

LOCATION 5633 Dempster Street
Morton Grove, Illinois 60053

PETITION Request for approval of an Appearance Certificate for building plans associated with case PC 26-05, a request for an amendment to a special Use Permit to allow the expansion of an existing daycare facility in the C-1 General Retail Commercial District.

IV. **OTHER BUSINESS**

V. **CLOSE MEETING**

**MINUTES OF THE MARCH 3, 2026
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, Ms. Kirchner called the roll.

Commissioners Present: Block, Dahlberg, Israel, Manno, Minx, and Pietron

Commissioners Absent: Zimmer with notice

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

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the January 6, 2026 minutes.

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

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Israel voting	abstain
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Chairman Pietron voting	abstain

Minutes approved (4-0)

Chairperson Pietron called for the first case.

CASE: AC 26-04

APPLICANT: Municipal Solutions on behalf of Fifth Third Bank

LOCATION: 6210 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate for a monument sign that is nonconforming due to location in the C-1 Commercial District.

Mr. Nolin introduced the case the applicant Fifth Third Bank, is requesting approval of an Appearance Certificate for a 12-foot tall monument sign with waivers requested for setback from a side lot line, and from public right of way. The Appearance Commission previously approved a ground monument sign with a height of six feet (6 ft.) and a width of 10 feet, requiring similar waivers. Because the property to the west is open space owned and operated by the Park

District, and the bank is designed to be part of a larger campus, staff is not concerned with the reduced setbacks. Staff have no concerns regarding this application.

Karen Dodge, with VanBruggen Signs, said the sign is smaller in square feet and has a vertical orientation to enhance visibility from Dempster Street.

Chairman Pietron asked if the sign would be lit at night, it will be and will conform to all lighting standards.

Commissioner Israel asked for the distance of the sign from the curb. The sign will be 2 feet from the Dempster property line which is approximately 10 feet from the Dempster street curb.

Chairperson Pietron moved to approve case AC 26-04, a request for waivers to select sign requirements of Chapter 10-10 for the property commonly known as 6210 Dempster Street in Morton Grove, Illinois, subject to the following conditions:

- 1) Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding the requested monument sign location and dimensions on the subject property, that must be deemed consistent with the approved sign, as determined by the Community Development Administrator and Appearance Commission Chairperson. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).

The motion was seconded by Commissioner Block.

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Israel voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Chairperson Pietron voting	aye

Motion passed 6 -0.

Other Business

A Comprehensive Plan Workshop was conducted by Mr. Nolin. The Commissioners answered an issues and opportunities questionnaire.

- What are the primary strengths and assets of Morton Grove?
- Identify 5 issues or concerns facing Morton Grove.
- List, in order of importance, the 3 most important issues discussed thus far.
- Identify 3 specific projects or actions that you would like to see undertaken in Morton Grove.

Discussion ensued regarding each of the four questions. A summary of the discussion is attached (**Attachment A**).

Hearing no further business, Chairperson 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 8:01 p.m.

Minutes by: Anne Ryder Kirchner

ATTACHMENT A

Village of Morton Grove
Comprehensive Plan Update

Issues and Opportunities Workshop Summary Appearance Commission – March 3, 2026

A workshop exercise for the Comprehensive Plan update was conducted with the Appearance Commission as part of a regularly scheduled meeting on March 3, 2026. In the workshop, commissioners were first asked to identify the primary of strengths and assets of the Morton Grove. After discussing the positive aspects of the community, commissioners were then asked to identify the issues and concerns they see facing the community. The results of that discussion were used to create a cumulative list of issues and participants were then asked to rank the three most important issues discussed from that single list. Lastly, commissioners were asked to identify specific actions or projects to undertake in Morton Grove in response to the issues discussed by the group.

The summary below identifies the assets identified by the commission and present the highest-ranked issues as determined by commission input. For each issue identified by the Appearance Commission, the number of votes the issue received during the group exercise is included in parentheses. Actions and projects are listed and grouped based on written responses provided in discussion.

NOTE: The following is a summary of the thoughts, comments, and opinions received in the Appearance Commission workshop. Some comments were shared with the entire group, while others were recorded privately on worksheets. The items identified in this summary are not recommendations or observations of the Village Administration, but represent feedback and comments received from those who participated.

Strengths and Assets

As the Comprehensive Plan for Morton Grove is updated, the key strengths and assets of the Morton Grove community should be leveraged and built upon. For the initial step in the workshop exercise commissioners were asked to identify the strengths and assets of Morton Grove that should be preserved. The following strengths were identified (listed in particular order):

- Community Feel -- Small town, Empathy, Caring
- Public Schools
- Community Programs (e.g., Library, Public Safety, etc.)
- Centrally located in the region for business - Employees and customers alike
- Transportation - Pulse, Metra, Skokie Swift
- Great Police Department, Fire Department, and Public Works
- Potential for Development - Sites on high traffic roads
- Walkable neighborhoods close to amenities (e.g., Shops, Restaurants, Parks)
- Feeling of safety to walk around
- Access to Forest Preserves with walking paths, recreation
- Easy access to Lake Michigan and Chicago
- Current and former mayor *(quality leadership)
- Strong Volunteer Base

Top Issues and Concerns

The top issues and concerns identified by the Appearance Commission were the need for a grocery store, difficult small business attraction and support, and the existence of several prominent vacant sites. Below is the collective list of issues as determined during the workshop ordered as ranked by the commission. The numbers in parentheses represent the number of votes an issue received during the ranking discussion. Additional notes are provided on the top ranked issued.

Ranked Issues and Concerns

- Need a grocery store (6)
- Small business attraction is difficult - Online versus brick and mortar (3)
- Empty [Vacant] sites – Former Produce World, 6724 Dempster (3)
- Physical Condition of Roads (2)
- Variety of Good and Stores -- Limited specialty shops, entertainment (2)
- Trend in Large Homes/Development on Small Lots, Limited Setback (2)
- Shallow Commercial Lots - Limited Parking (2)
- Traffic - Congestion and Issues with Emergency Response and Commercial Health (1)
- Dated Infrastructure (Water, Stormwater, Sewer) (1)
- Not Enough Parks for Population (Despite Regional Open Space) (1)
- Land Locked -- Can't Attract Big Box (-)
- High Property Taxes -- School Districts, Cook County, Etc. (-)
- Perceived Increase in Crime - Pattern Developing (-) *

* Discussion centered on recent car jackings and property theft perpetrated by individuals from outside the community.

Need for a Grocery Store

The desire for another grocery store in Morton Grove was the highest ranked issue among Appearance Commission members. Comments indicated that there has been a desire for another grocer for a long time, and the recent closure of the Amazon Fresh exacerbated that community need. Discussion emphasized that a grocery store could be essential in anchoring activity along the Dempster Street corridor, with commissioners referencing the on-going planning process for that corridor.

Small Business Attraction and Support

Several commissioners cited small business attraction and support as a top issue. Discussion touched on a perceived lack of specialty stores and entertainment venues in the community and the related difficulty in targeting and attracting independent shops. One commissioner emphasized a need to foster a reputation as business-friendly community as a recruitment tool.

Prominent Vacant Sites

Commissioners noted that the presence of large vacant sites, primarily along the Dempster Street corridor, was of primary concern. It was noted that these vacancies reflect poorly on the community's image. Comments indicated disappointment with announced projects for some sites not materializing.

Priority Actions and Projects

In response to the list of issues, commissioners were asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. Recommended projects and actions that were discussed as a group and/or provided on individual sheets are summarized below:

- Establish Village incentives to attract a grocery store, matching long-term revenue from the store to the value of incentives offered
- Purchase properties behind shallow lots to assemble larger opportunity sites and facilitate development
- Increase small business support including:
 - o Offering raffles and promotions like the Restaurant Month photo contest
 - o Establish a liaison for small business development working with future businesses
 - o Revisit business/zoning requirements (e.g. stormwater requirements, facade application process)
 - o Set up workshops to connect small businesses who franchise with local residents
- Streamline the façade improvement program such as reducing the number of required bids
- Open a new farmer's market
- Identify specific desired business types and engage in targeted retail attraction
- Lobby for grants to create seed money for targeted specialty shops
- Invest to systematically improve infrastructure

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Director of Community and Economic Development
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 31, 2026

Re: Appearance Commission Case AC 26-05

Request for approval of an Appearance Certificate for a signage plan for the rebranding of an existing automobile mini mart and service station in the C-1 General Commercial District for the property commonly known as 5801 Dempster Street (PIN 10-20-201-051-0000) in Morton Grove, Illinois. The applicant is Malik Lighting & Signs on behalf of property owner, Dempster 5801 Business Inc.

STAFF REPORT

Application Summary

Malik Lighting & Signs on behalf of Dempster 5801 Business Inc. (“applicant”), submitted a complete Appearance Commission Application to the Department of Community and Economic Development requesting an Appearance Certificate for new signage as part of a rebranding of the existing automobile mini mart and service station at 5801 Dempster Street.

Subject Property

The subject property is located at the southwest corner of Dempster Street and Menard Avenue. The property measures approximately 14,980 square feet (3.4 acres) in area and has approximately 238 feet of street frontage along abutting roadways, not including the public alley to the south. To the north, east, and west of the property are retail and office establishments also located in the C-1 General Commercial District. To the south of the subject property are single-family residences zoned in the R-2 Single-Family Residence District.



Subject Property Location Map

Project Overview

The existing automobile mini mart station is being rebranded from Amoco to Citgo and as part of the rebranding, the existing nonconforming pylon sign, gas canopy, and gas pumps are being updated with new signage and architectural accents. No changes are proposed to the existing parking lot or access drives serving the gas station and no building facade improvements are proposed aside from improvements to the gas canopy.

Staff notes that the separate service station business on the site, Lee Elston Auto, has multiple facia and wall signs that were installed without a permit. Staff will work with Code Enforcement to determine the conformity of the service station signs and ensure their compliance.



Subject Property Showing Signage of Both Businesses

Signage

Several sign types are proposed, including replacement of an existing nonconforming pylon sign with a pole sign, updated gas canopy signs, and various smaller signs on the gas pumps. The Village’s applicable sign requirements and the project’s compliance are outlined in the following table.

C-1 SIGN CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
Wall Signs Size – Primary Frontage (Dempster Street) (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.	38.5 sq. ft. (canopy sign)	Compliant
Number of Additional Signs (10-10-4:F)	No more than two (2) exempt small signs shall be allowed per lot.	4 gas pump toppers, 8 pump skirt decals, and 8 valence decals Total: 20 exempt small signs	Waiver to increase number to allow for 20 new exempt signs

Wall Signs Size – Secondary Frontage (Menard Avenue) (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.	2 x 12 sq. ft. = 24 sq. ft. (canopy signs)	Compliant
Pole Sign Prohibited (10-10-5:C)	POLE SIGN: Any sign which is permanently affixed in or upon the ground, supported by one or more structural members, the total width of which is/are less than one-third (1/3) the width of the sign face, with air space between the ground and the sign face (10-10-2).	Pole sign with two poles supporting new cabinet signs using existing footings	Waiver to allow pole sign
Pole Sign Location (10-10-7.G.6)	Min. greater of ½ height or 4 ft. from public ROW = Min. 12.5 ft. from ROW	6.7 ft. setback along Dempster 11.5 ft. setback along Menard	Waiver of 5.8 ft. to required setback along Dempster Waiver of 1.0 ft. to required setback along Menard
Pole Sign Face area (10-10-7.G.2)	Combined sign face area shall not exceed 50 sq. ft.	Combined area of 63.93 sq. ft.	Waiver of 13.9 sq. ft. for sign face
Ground Monument and Pylon Sign Landscaping (10-10-7.G.5)	All ground monument and pylon signs shall be located in a landscaped bed that extends at least two feet (2') from the base on all sides. The landscape bed of a pylon sign shall be planted with shrubs at least three feet (3') in height.	Landscape bed with existing 6 evergreen plantings, 4 ft. in height to remain	Compliant

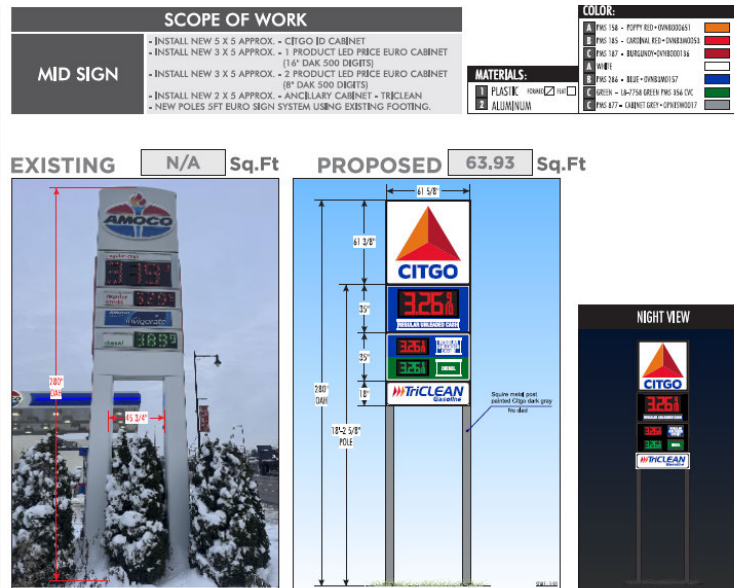
As outlined in the table above, the proposed signage requires four waivers to the following section of the Morton Grove Municipal Code:

- Section 10-10-4:F – A waiver to allow more than two (2) exempt small signs per lot.
- Section 10-10-5:C – A waiver to allow a pole sign to replace a pylon sign.
- Section 10-10-7G.6 – A waiver to allow a pole sign to be set back less than required along the two rights-of-way.
- Section 10-10-7.G.2 – A waiver to allow a pole sign face to exceed the maximum allowed area.

Replacement Pole Sign & Landscape Bed

The applicant proposes to replace the existing pylon sign with a new pole sign with updated digital pricing signs. The pole sign will be installed in the same location as the existing pylon sign within a landscaped bed. The proposed pole sign is non-conforming due to (1) sign type as a prohibited pole sign, (2) not observing the required minimum setbacks of 12.5 feet from the abutting rights-of-way, and (3) exceeding the allowable combined face size by 13.9 square feet. The new sign poles will be painted dark grey.

An Appearance Certificate was approved for the existing pylon sign under case AC 19-09, with waivers for the setbacks from Dempster Street and Menard Avenue. The landscaped bed and plantings will remain in place as it exists today, with any dead plant material replaced.



Existing Pylon Sign; Proposed Pole Sign and Sign Face Replacements

Additional Signage & Total Sign Area

In addition to the canopy signage, the applicant is proposing to install 4 gas pump topper signs, 8 gas pump valence signs, and 8 gas pump base signs.

Per Section 10-10.7:F, the maximum area for wall signs along the primary frontage is 120 square feet and the maximum area for wall signs along a secondary frontage is 32 square feet. The north elevation (facing Dempster Street) is considered to the primary frontage because it contains the primary entrance to the building. The north canopy sign contributes to the total sign area on the primary frontage along with any additional signage facing Dempster Street. The east canopy sign contributes to total sign area on the secondary frontage facing Menard Avenue and is within the maximum 32 square feet permitted.

While the total proposed wall sign area is compliant, the Unified Development Code (Title 12) does not provide clear guidance or regulation of smaller signs that are typically displayed on gas station pumps and related equipment. As such, the proposed signage will require a variance to allow for the additional signs. The sign package approved by the Appearance Commission for the 9544 Waukegan Road Mobil gas station (Case AC 26-02) was similar in terms of the number of signs and sign locations requested. The Village should consider amending Chapter 10-10 to allow for smaller pump signs and other incidental signage on gas station properties, consistent with practices in other communities.

With the understanding that the pole sign and canopy signs will be improved as part of the rebranding, *staff has no concerns with the request for waivers for the installation of small signage on the gas pumps.* Taken as a whole, the proposed signage does not exceed the wall sign area permitted per frontage and similar signage has been permitted at gas stations located in the Village. The proposed additional signage is located under a gas canopy adjacent to gas pumps and is a common application that does not add to visual clutter as seen from the public right-of-way.

Lighting

No photometric plan was submitted by the applicant. No additional parking lot or on-site lighting is proposed. The new pole sign face will be illuminated, including digital pricing signs and the canopy signs will be illuminated with LED backlighting. The gas canopy is proposed to feature LED downlighting on all faces that would be concealed behind a small fascia that would blend with the canopy face. To ensure that lighting and illumination are in keeping with the desired character of the commercial corridor and do not negatively impact the abutting residential district, staff recommends the following condition of approval: **Illuminated signage and other lighting features on the property may not exceed 5,000K (degrees Kelvin). All lighting on the property shall be directed away from surrounding properties and all lighting fixtures shall be of full**

cutoff design. Light shall be directed only within the subject property and shall not extend beyond the property line in any direction, except for minimal indirect reflection. Sign illumination and lighting shall not be blinking, fluctuating, or moving. With the exception of the electronic price signs, all LED lighting on the property shall be required to provide full shielding from the light source. The Director of Community and Economic Development shall reserve the right to require a full photometric plan, subject to review by the Village Engineer or their designee, to verify compliance with this condition of approval.

Appearance Commission Review

In accordance with Unified Development Code Section 2-10-2:A, the Appearance Commission shall conduct design reviews and approve or disapprove applications for sign permits and relief from the technical requirements of the sign code in accordance with title 10, chapter 10 of this code.

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 approves the request for an Appearance Certificate for new signage with associated waivers described herein under Appearance Certificate (AC 26-05) for the property commonly known as 5801 Dempster Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Illuminated signage and other lighting features on the property may not exceed 5,000K (degrees Kelvin). All lighting on the property shall be directed away from surrounding properties and all lighting fixtures shall be of full cutoff design. Light shall be directed only within the subject property and shall not extend beyond the property line in any direction, except for minimal indirect reflection. Sign illumination and lighting shall not be blinking, fluctuating, or moving. With the exception of the electronic price signs, all LED lighting on the property shall be required to provide full shielding from the light source. The Director of Community and Economic Development shall reserve the right to require a full photometric plan, subject to review by the Village Engineer or their designee, to verify compliance with this condition of approval.*

2. *Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, including existing signs on the primary structure that are to remain, that must be deemed consistent with the approved signs, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
3. *[Additional conditions as recommended by the Appearance Commission.]*



Incredibly Close ✦ Amazingly Open

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: 26-05 Date Application Filed: 3/10/2026

APPLICANT INFORMATION

Applicant Name: Malik Lighting & Signs
Applicant Address: 3960 Industrial ave
Applicant City / State / Zip Code: Rolling Meadows, IL, 60008
Applicant Phone: (847) 791 8075 Mobil / Other: ()
Applicant Email: [REDACTED]
Applicant Legal Interest in Property (Owner, Tenant, Etc.): Contractor
Applicant Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 5801 W Dempster St. Morton Grove, IL, 60053
Property Identification Number (PIN): _____
Zoning District: C-1 Property's Current Use: Gas Station

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

1. Applicant is requesting Appearance Commission approval for the following:
Sign variation for size (exceeds 50 sq. ft),
set back from public right of way and size
of landscape bed.
2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):
applying for a sign permit with the city of
M.G.
final project is rebranding - replacement of sign,
total sq ft 63.93

CUSTOMER
CITGO

STORE ID
15240002

SITE ADDRESS
MORTON GROVE, ILLINOIS

RENDERING #
15240002-RENDERING_A

Los Angeles • Knoxville
800-423-4283
www.SignResource.com



SCOPE OF WORK

MID SIGN

- INSTALL NEW 5 X 5 APPROX. - CITGO ID CABINET
- INSTALL NEW 3 X 5 APPROX. - 1 PRODUCT LED PRICE EURO CABINET (16" DAK 500 DIGITS)
- INSTALL NEW 3 X 5 APPROX. - 2 PRODUCT LED PRICE EURO CABINET (8" DAK 500 DIGITS)
- INSTALL NEW 2 X 5 APPROX. - ANCILLARY CABINET - TRICLEAN
- NEW POLES 5FT EURO SIGN SYSTEM USING EXISTING FOOTING.

MATERIALS:

- 1 PLASTIC FORMED FLAT
- 2 ALUMINUM

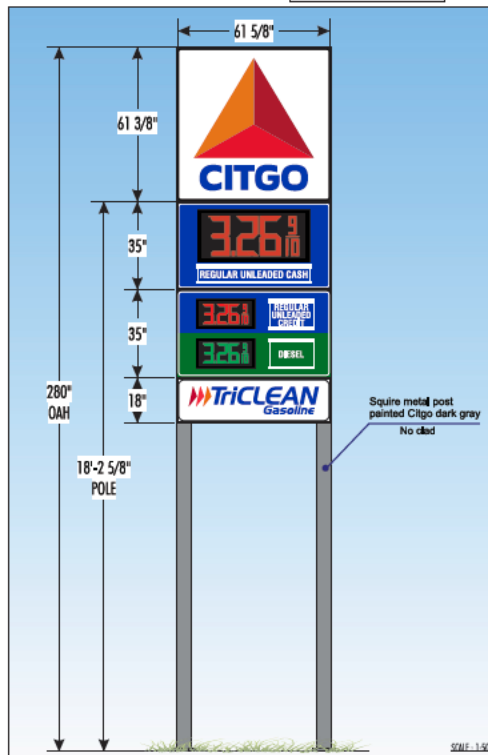
COLOR:

A	PMS 158 - POPPY RED • 0VNB00651	
B	PMS 185 - CARDINAL RED • 0VNB3M0053	
C	PMS 187 - BURGUNDY • 0VNB00136	
A	WHITE	
B	PMS 286 - BLUE • 0VNB3M0157	
C	GREEN - 18-7758 GREEN PMS 356 CVC	
C	PMS 877 - CABINET GREY • DPNTS0017	



EXISTING N/A Sq.Ft

PROPOSED 63.93 Sq.Ft



SCALE: 1:24

12/10/2025 (FD/SP)

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY ANY SEPARATE OR OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY ALL ELECTRICAL SIGNS WILL COMPLY WITH UL 48 - UL FILE #E46729

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliance must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

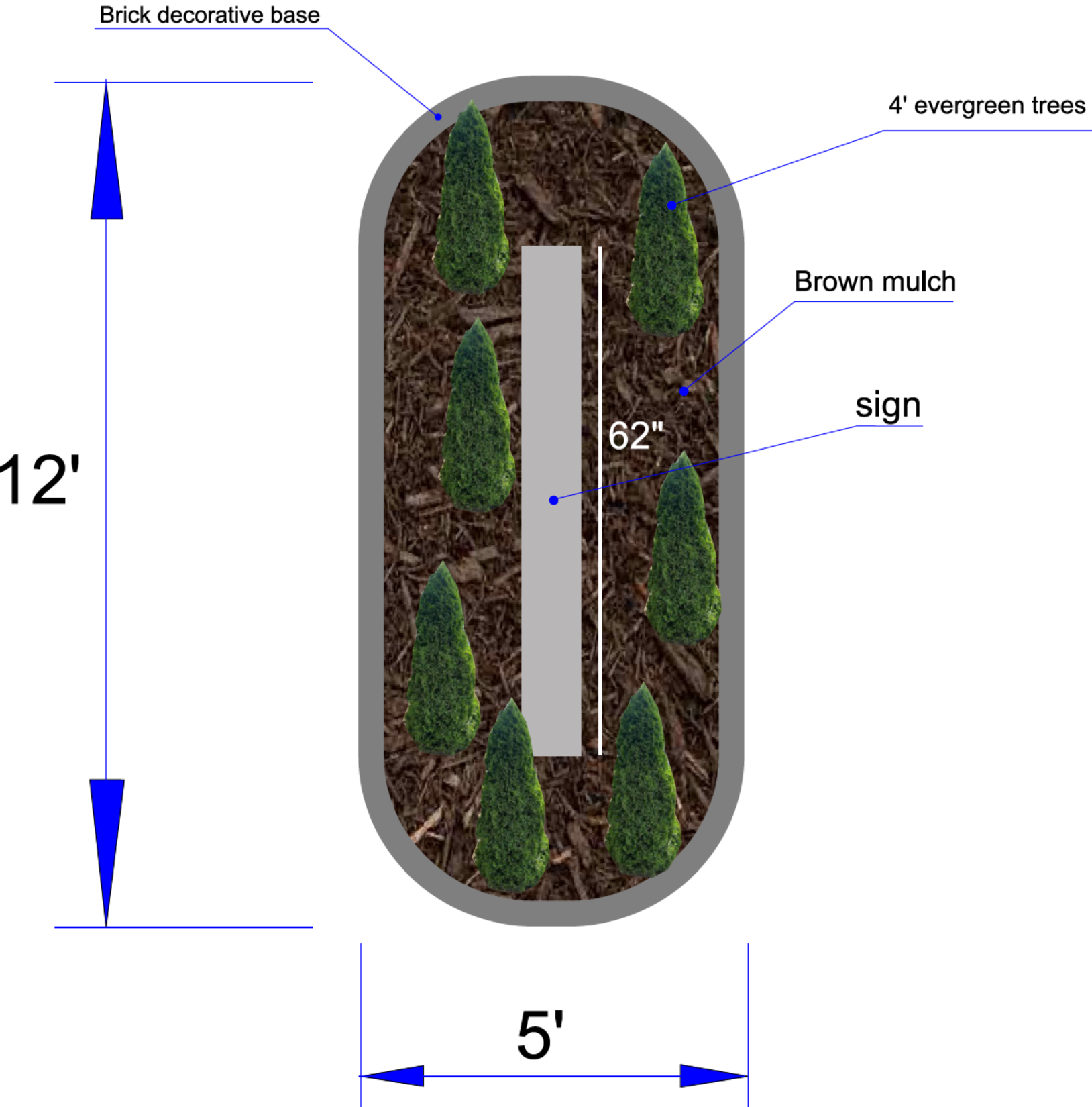
APPROVAL SIGNATURE

DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Landscape plan

5801 Dempster St.
Morton Grove, IL 60053



CANOPY KIT PART		CGODLCPY-3618
PART NUMBER	DESCRIPTION	QTY
ACM PANELS		
1CGOACM36R	RED ACM PANEL	0
1CGOACM36S	SILVER ACM PANEL	0
DOWNLIGHT COMPONENTS		
1CGOREXT2DIB-120	D.L. ASSEMBLY 120in RED	10
1CGOSLEXT2DIB-120	D.L. ASSEMBLY 120in SILVER	5
1CGOREXT2DIB-60	D.L. ASSEMBLY 60in RED	2
1CGOSLEXT2DIB-60	D.L. ASSEMBLY 60in SILVER	4
1CGOSLEXT2DIB-LTMK	SILVER D.L. ASSEMBLY @ TRIMARK LEFT	1
1CGOSLEXT2DIB-RTMK	SILVER D.L. ASSEMBLY @ TRIMARK RIGHT	1
1CGOREXT2DIB-CNR	D.L. CORNER 13in X 13in RED	2
1CGOSLEXT2DIB-CNR	D.L. CORNER 13in X 13in SILVER	2
1CGOREXTENDCAPL	CANOPY D.L. LEFT END CAP RED	0
1CGOSLEXTENDCAPL	CANOPY D.L. LEFT END CAP SILVER	0
1CGOREXTENDCAPR	CANOPY D.L. RIGHT END CAP RED	0
1CGOSLEXTENDCAPR	CANOPY D.L. RIGHT END CAP SILVER	0
1CGODLCVINYL R	8in x 60in TRANSITION VINYL - RED	4
1CGODLCVINYL S	8in x 60in TRANSITION VINYL - SILVER	0
CGO48CNRKR	RADIUS CORNER BUILDOUT - RED	0
CGO48CNRKS	RADIUS CORNER BUILDOUT - SILVER	0
0GCPS24200	GE 24V-200W LED POWER SUPPLY ENCLOSURE	11
0FSC0875ER	#8 X 3/4in RED PAINTED SCREW	0
0FSC000075	#10 X 3/4in" HEX WASHER HEAD	126
0FSC0875SL	#8 X 3/4in PHILLIPS SILVER TEC SCREW	0
CGO2DIMANUAL	INSTALLATION GUIDE	1

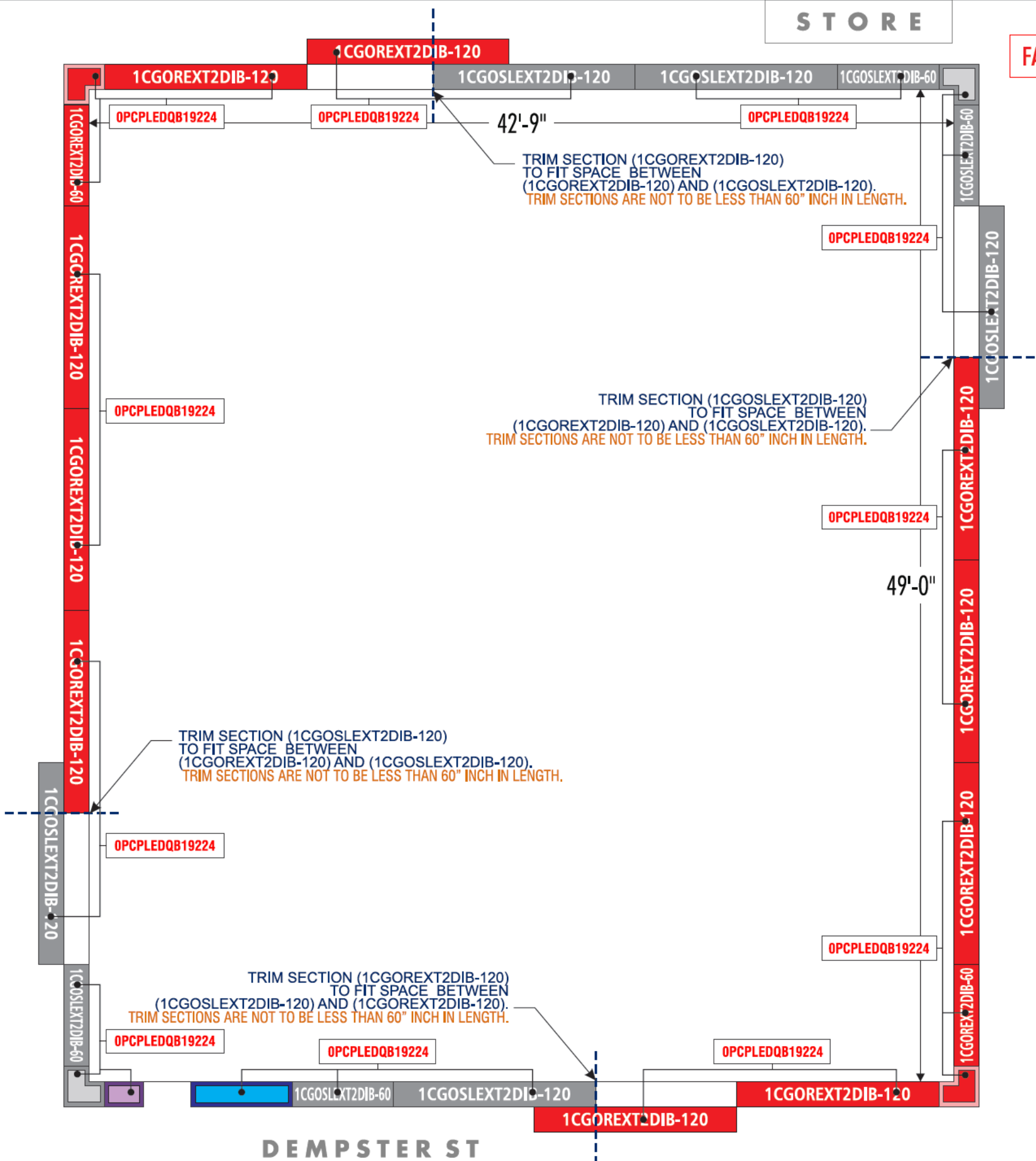
← FOLD AT LINE ←

STORE

FASCIA HEIGHT: 36"

MENARD AVE

DEMPSTER ST



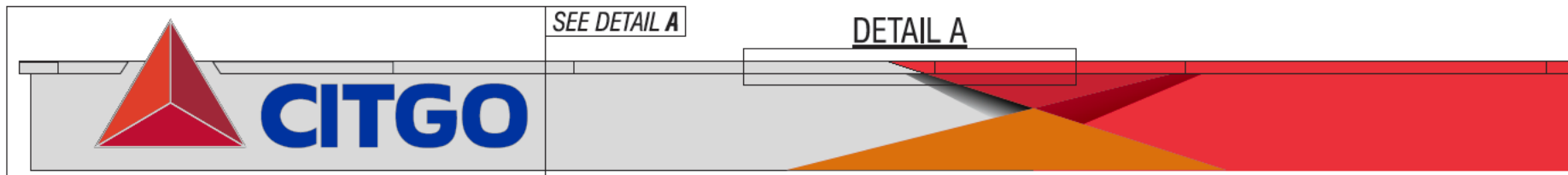
CANOPY KIT PART		CGODLCPY-3618
PART NUMBER	DESCRIPTION	QTY
ACM PANELS		
1CGOACM36R	RED ACM PANEL	0
1CGOACM36S	SILVER ACM PANEL	0
DOWNLIGHT COMPONENTS		
1CGOREXT2DIB-120	D.L. ASSEMBLY 120in RED	10
1CGOSLEXT2DIB-120	D.L. ASSEMBLY 120in SILVER	5
1CGOREXT2DIB-60	D.L. ASSEMBLY 60in RED	2
1CGOSLEXT2DIB-60	D.L. ASSEMBLY 60in SILVER	4
1CGOSLEXT2DIB-LTMK	SILVER D.L. ASSEMBLY @ TRIMARK LEFT	1
1CGOSLEXT2DIB-RTMK	SILVER D.L. ASSEMBLY @ TRIMARK RIGHT	1
1CGOREXT2DIB-CNR	D.L. CORNER 13in X 13in RED	2
1CGOSLEXT2DIB-CNR	D.L. CORNER 13in X 13in SILVER	2
1CGOREXTENDCAPL	CANOPY D.L. LEFT END CAP RED	0
1CGOSLEXTENDCAPL	CANOPY D.L. LEFT END CAP SILVER	0
1CGOREXTENDCAPR	CANOPY D.L. RIGHT END CAP RED	0
1CGOSLEXTENDCAPR	CANOPY D.L. RIGHT END CAP SILVER	0
1CGODLCVINYL R	8in x 60in TRANSITION VINYL - RED	4
1CGODLCVINYL S	8in x 60in TRANSITION VINYL - SILVER	0
CGO48CNRKR	RADIUS CORNER BUILDOUT - RED	0
CGO48CNRKS	RADIUS CORNER BUILDOUT - SILVER	0
OGCPS24200	GE 24V-200W LED POWER SUPPLY ENCLOSURE	11
OFSC0875ER	#8 X 3/4in RED PAINTED SCREW	0
OFSC000075	#10 X 3/4in HEX WASHER HEAD	126
OFSC0875SL	#8 X 3/4in PHILLIPS SILVER TEC SCREW	0
CGO2DIMANUAL	INSTALLATION GUIDE	1



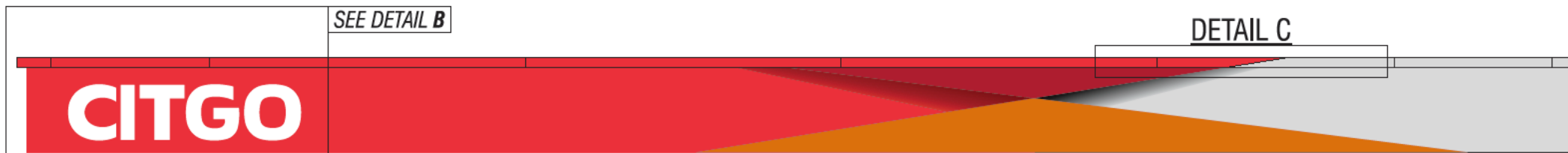
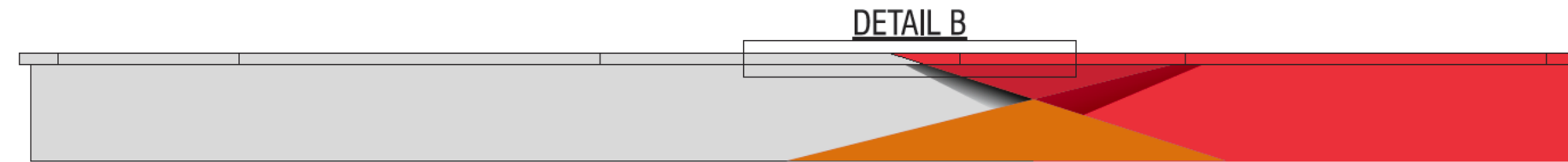
Sign Here : _____
 By signing, you are validating the dimensions and graphic provided to Sign Resource and/or you are handling your own installation

CITGO FASCIA DOWNLIGHT COMPONENTS	
	MITER SECTION AT TRIMARK LEFT
	MITER SECTION AT TRIMARK RIGHT
	DL CORNER SECTION - RED
	DL CORNER SECTION - SILVER
	1CGOSLEXT2DIB-120 120" DL SECTION - SILVER
	1CGOREXT2DIB-120 120" DL SECTION - RED
	1CGOSLEXT2DIB-60 60" DL SECTION - SILVER
	1CGOREXT2DIB-60 60" DL SECTION - RED
	ENDCAP - SILVER
	ENDCAP - RED
	OPCPLEDQB19224 POWER SUPPLY

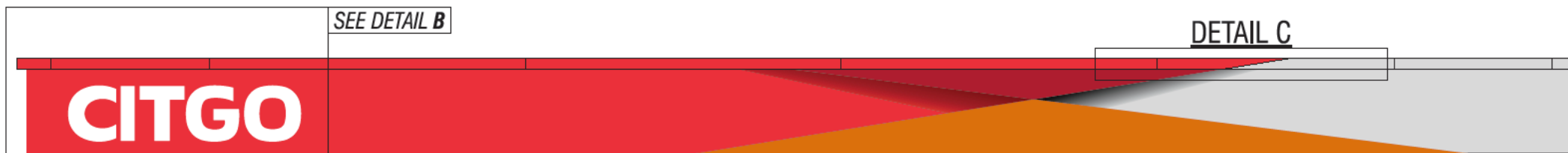
FASCIA HEIGHT: 36"



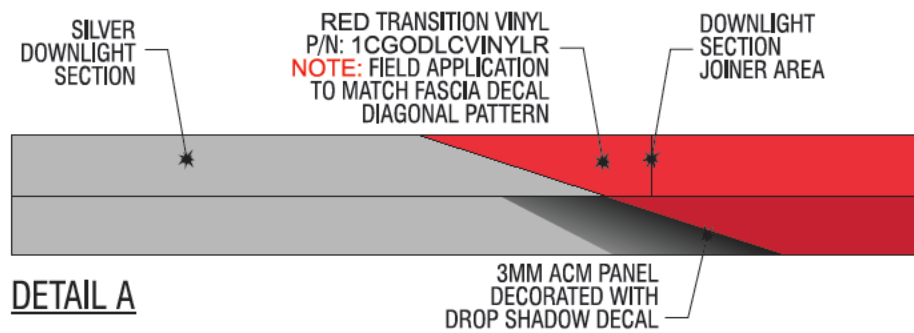
SHOWN WITH EXTENDED 42" TRIMARK AND 21" BLUE CHANNEL LETTERS



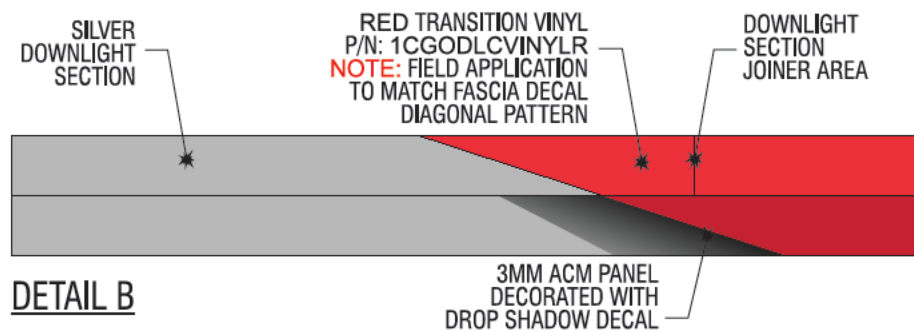
21" WHITE CHANNEL LETTERS



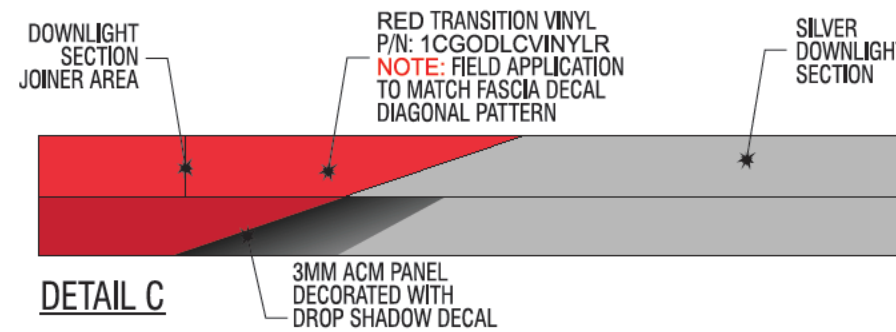
21" WHITE CHANNEL LETTERS



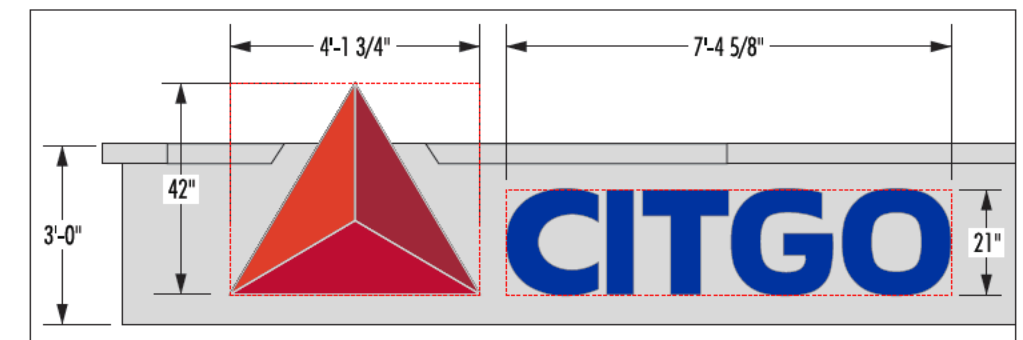
DETAIL A



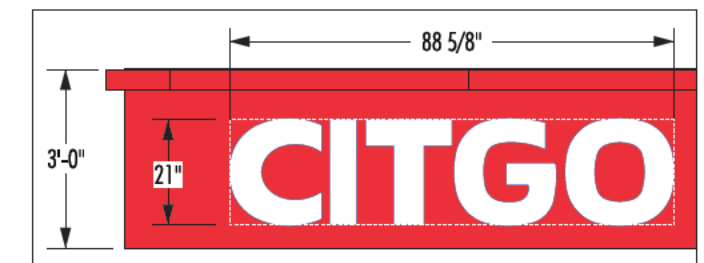
DETAIL B



DETAIL C



A SIGN DETAILS: 42" TRIMARK 14.95 SQ.FT. / 21" BLUE LETTER SET 13.21 SQ.FT. NOT TO SCALE



B SIGN DETAILS: 21" WHITE LETTER SET 13.21 SQ.FT. NOT TO SCALE

SALES ORDER	
SUBMITTED BY	R. WHITE
QUOTE #:	15240002
PART #:	CGODLCPY-3618
DATE:	05/01/2026
Size:	N/A
CAP:	No

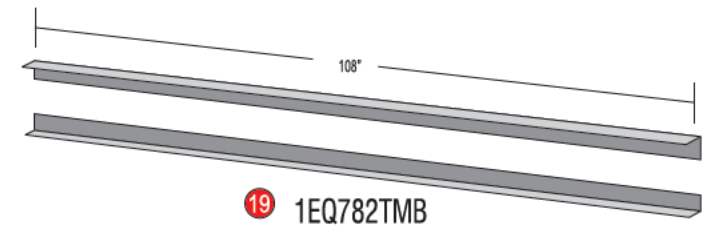
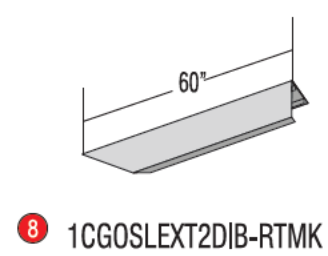
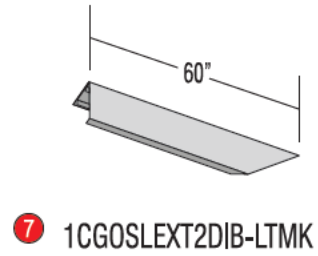
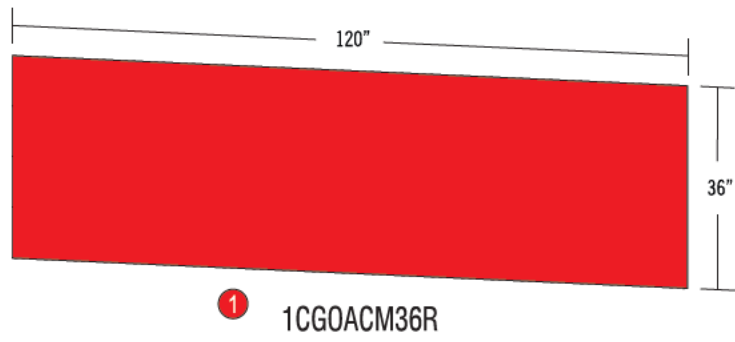
FASCIA TYPE:	SILVER/RED
CORNER TYPE:	STANDARD

VER 15 OS

Rev
B

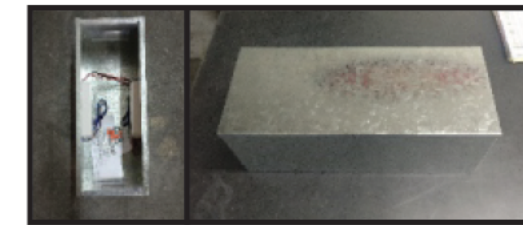
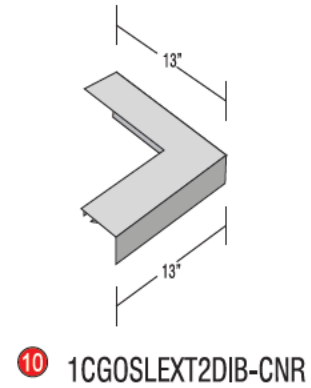
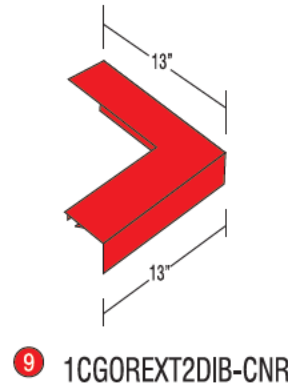
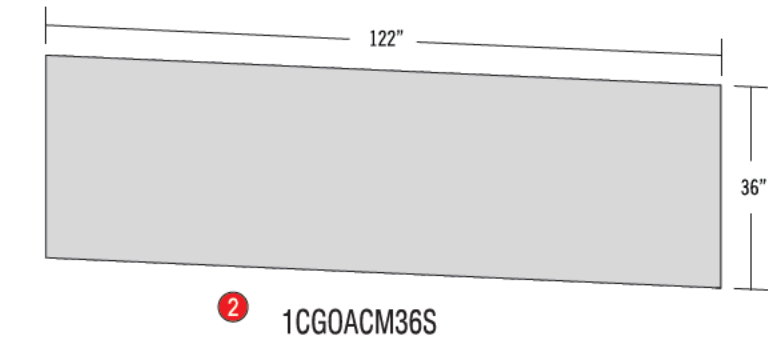
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	QTY		0	0	10	5	2	4	1	1	2	2	0	0	0	0	4	0	0	0	0		
1	1CGOACM36R	RED ACM PANEL	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	1CGOACM36R
2	1CGOACM36S	SILVER ACM PANEL	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	1CGOACM36S
3	1CGOREXT2DIB-120	D.L. ASSEMBLY 120in RED	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	1CGOREXT2DIB-120
4	1CGOSLEXT2DIB-120	D.L. ASSEMBLY 120in SILVER	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	1CGOSLEXT2DIB-120
5	1CGOREXT2DIB-60	D.L. ASSEMBLY 60in RED	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1CGOREXT2DIB-60
6	1CGOSLEXT2DIB-60	D.L. ASSEMBLY 60in SILVER	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	4	1CGOSLEXT2DIB-60
7	1CGOSLEXT2DIB-LTMK	SILVER D.L. ASSEMBLY @ TRIMARK LEFT	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	1CGOSLEXT2DIB-LTMK
8	1CGOSLEXT2DIB-RTMK	SILVER D.L. ASSEMBLY @ TRIMARK RIGHT	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	1CGOSLEXT2DIB-RTMK
9	1CGOREXT2DIB-CNR	D.L. CORNER 13in X 13in RED	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	2	1CGOREXT2DIB-CNR
10	1CGOSLEXT2DIB-CNR	D.L. CORNER 13in X 13in SILVER	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	1CGOSLEXT2DIB-CNR
11	1CGOREXTENDCAPL	CANOPY D.L. LEFT END CAP RED	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	1CGOREXTENDCAPL
12	1CGOSLEXTENDCAPL	CANOPY D.L. LEFT END CAP SILVER	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	0	1CGOSLEXTENDCAPL
13	1CGOREXTENDCAPR	CANOPY D.L. RIGHT END CAP RED	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	0	1CGOREXTENDCAPR
14	1CGOSLEXTENDCAPR	CANOPY D.L. RIGHT END CAP SILVER	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	0	1CGOSLEXTENDCAPR
15	1CGODLCVINYL	8in x 60in TRANSITION VINYL - RED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	4	1CGODLCVINYL
16	1CGODLCVINYLS	8in x 60in TRANSITION VINYL - SILVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	0	1CGODLCVINYLS
17	CGO48CNRKR	RADIUS CORNER BUILDOUT - RED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	CGO48CNRKR
18	CGO48CNRKS	RADIUS CORNER BUILDOUT - SILVER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	0	CGO48CNRKS
19	1EQ782TMB	ACM BRACKET	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	1EQ782TMB
20	1CGO24GAWHT	24 GUAGE WHITE BOTTOM "CAP OVER" ANGLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	1CGO24GAWHT
21	0GCPS24200	GE 24V-200W LED POWER SUPPLY ENCLOSURE	-	-	11						-	-	-	-	-	-	-	-	-	-	-	11	0GCPS24200
22	0FSC0875ER	#8 X 3/4in RED PAINTED SCREW	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0FSC0875ER
23	0FSC000075	#10 X 3/4in" HEX WASHER HEAD	-	-	60	30	6	12	3	3	6	6	-	-	-	-	-	-	-	-	-	126	0FSC000075
24	0FSC0875SL	#8 X 3/4in PHILLIPS SILVER TEC SCREW	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0FSC0875SL
25	CGO2DIMANUAL	INSTALLATION GUIDE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	CGO2DIMANUAL

QUALITY CONTROL
(INITIALS)



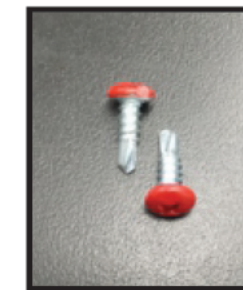
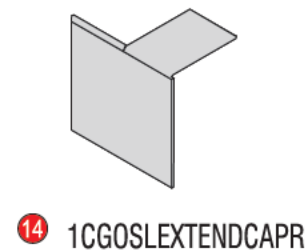
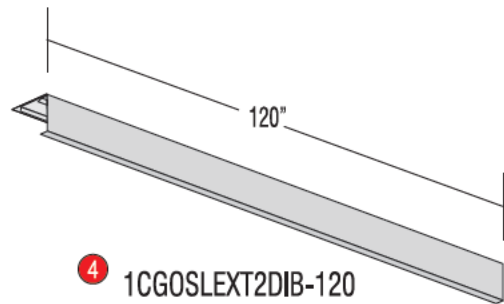
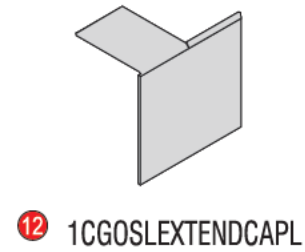
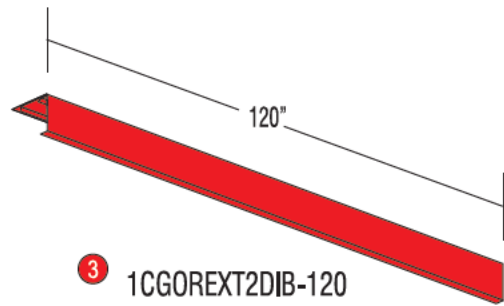
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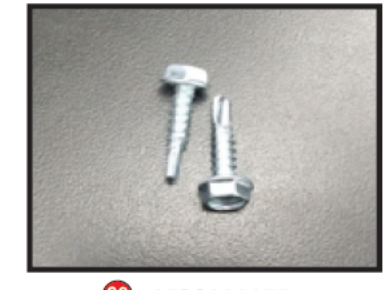


21 0GCPS24200

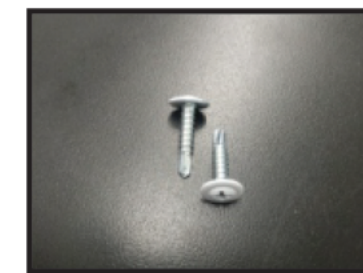
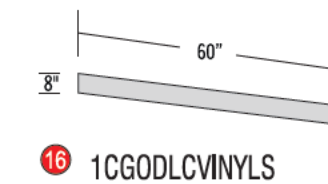
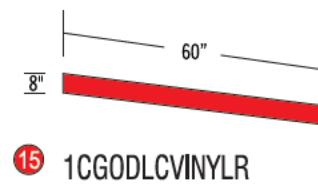
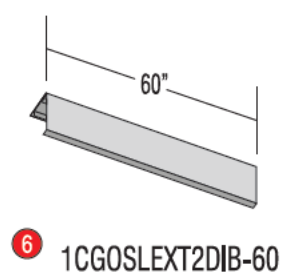
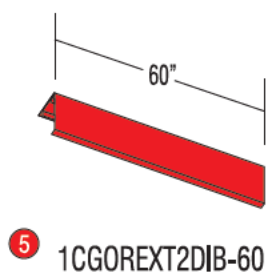
GE 24V-200 WATT LED POWER SUPPLY
WITH ENCLOSURE BOX AND WIRING HARDWARE



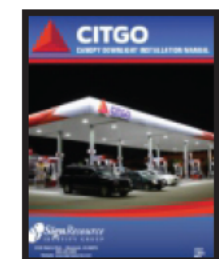
22 0FSC0875ER
#8 X 3/4" PHILLIPS
RED PAINTED TEK SCREW



23 0FSC000075
#10 X 3/4" HEX WASHER HEAD



24 0FSC0875SL
#8 X 3/4" PHILLIPS
SILVER PAINTED TEK SCREW



25 CGO2DI MANUAL
INSTALLATION GUIDE

Canopy Work - REVISION REQUEST B

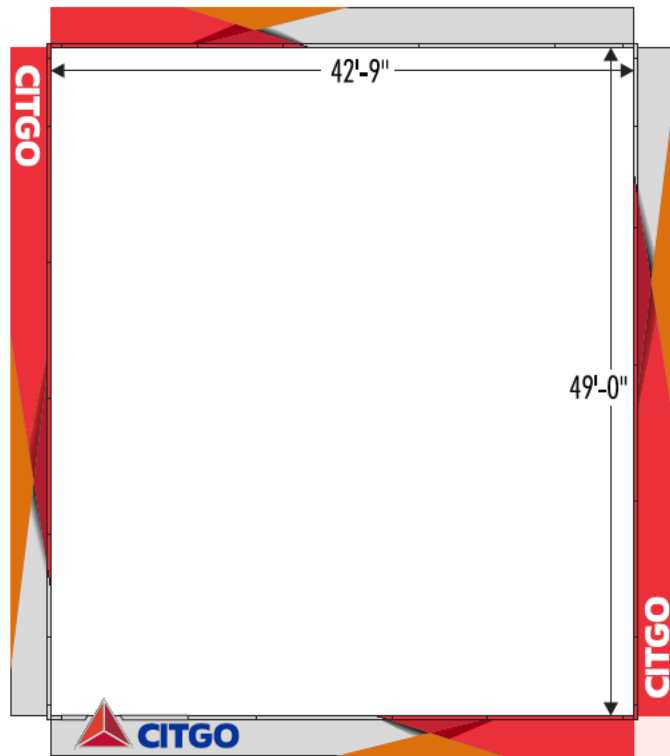
Canopy1 Revision Fascia Height 36" Canopy Length 42' 9" Canopy Width 49'

Description [DEC-30-25 Rachel White]

PLEASE REVISE EYEBROW RENDERING TO SHOW THE FOLLOWING:

- (1) 42' 9" PRIMARY ELEVATION FACING DEMPSTER STREET
- (1) 49' SECONDARY ELEVATION
- (1) 42' 9" PRIMARY
- (1) 49' SECONDARY

PLEASE UPDATE CANOPY ELEVATION MEASUREMENTS PER INSTALLER.
ALL OTHER DESIGN ELEMENTS TO REMAIN THE SAME.
PLEASE REFERENCE PREVIOUS ART ATTACHED.



Canopy Work - INITIAL REQUEST

Canopy1 NEW Fascia Height 36" Canopy Length 42' Canopy Width 52'

Description [DEC-08-25 Rachel White]

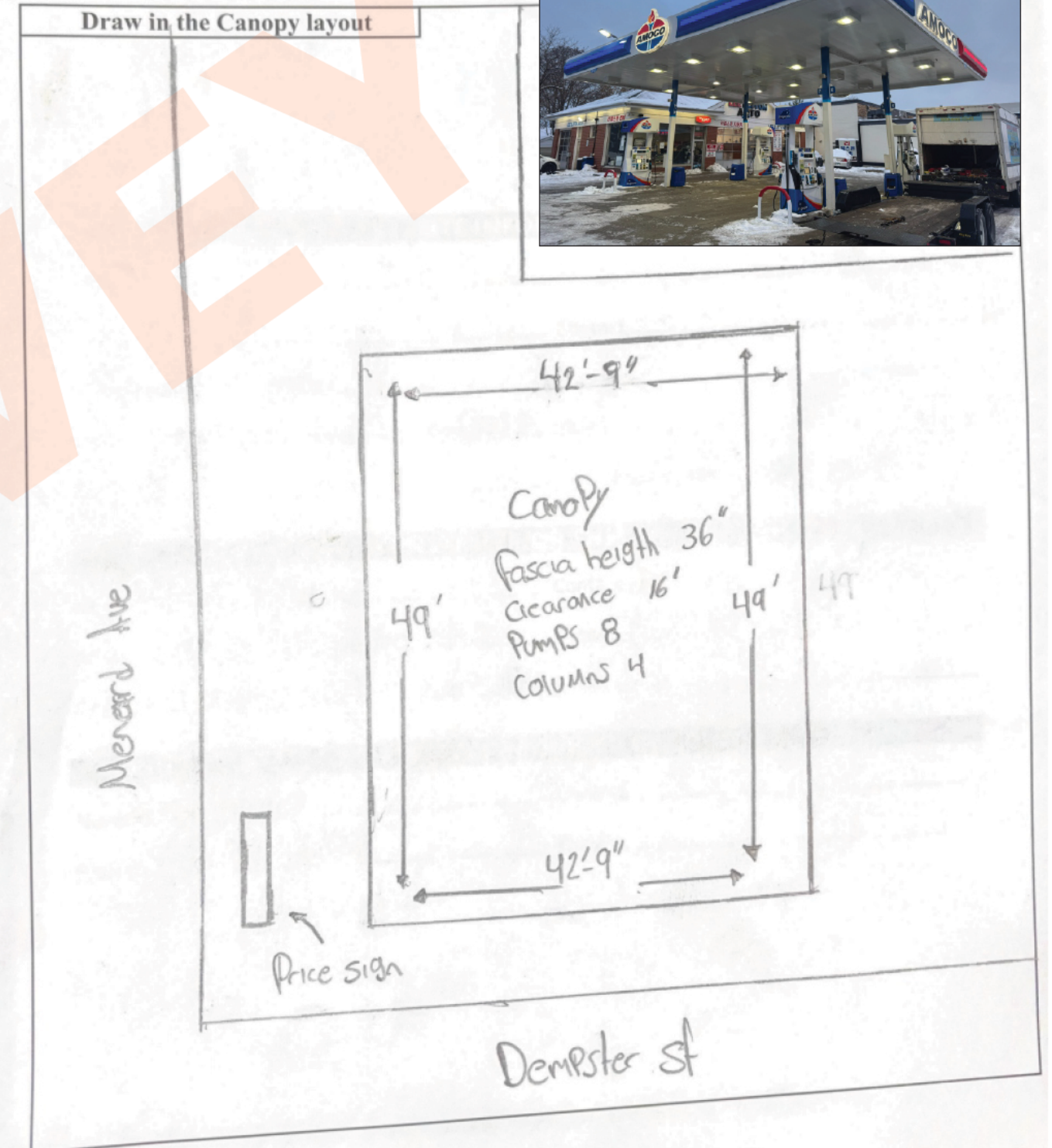
LIGHT (4) SIDES
NO CORNER KITS NEEDED

- (1) 42' PRIMARY TRIMARK BLUE CITGO LETTERS ON FRONT - FACING DEMPSTER STREET
- (1) 52' SECONDARY WHITE CITGO LETTERS
- (1) 42' PRIMARY TRIFORM
- (1) 52' SECONDARY WHITE CITGO LETTERS

PLEASE REFERENCE SURVEY AND IMAGE ATTACHED.



CANOPY FASCIA SURVEY



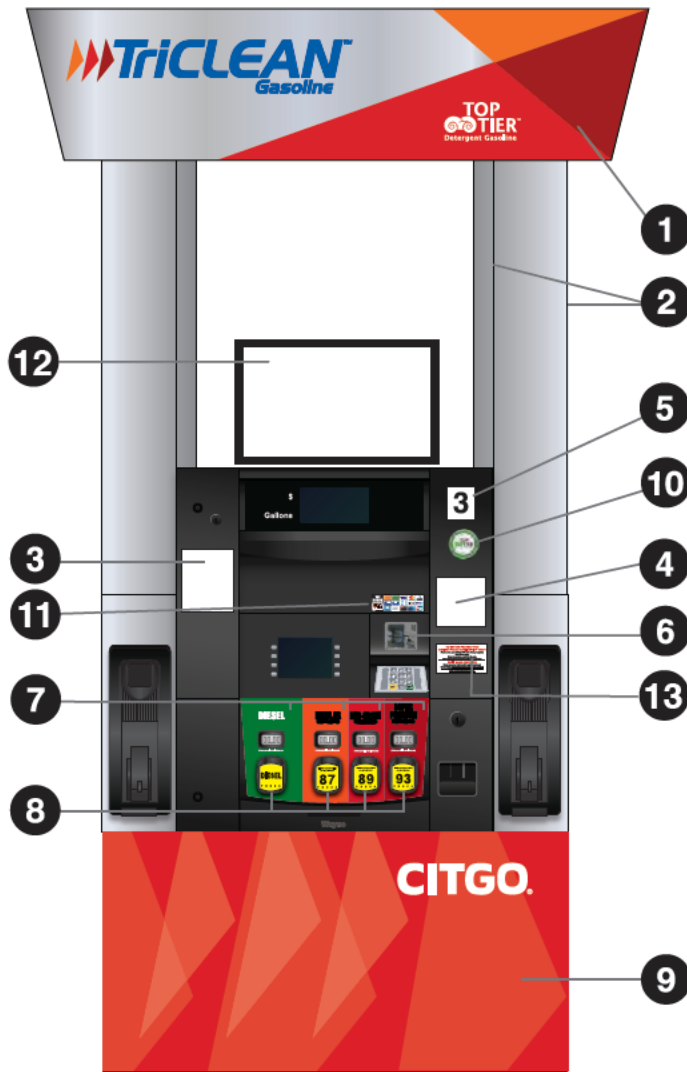
Dresser Wayne Ovation 2 - 3+0 Grade Model B 12/3, R 13/3



Product ID's and pump skirts come with CITGO supplied decals on original equipment or when new parts are ordered and CITGO graphics are specified.

- 1** VALANCE DECALS
MQPTC48VAL-OVA-SA
- 2** RISER SET DECALS
If the Ovation risers are not stainless steel, order riser kits
MOV2 RISER,3+0 - SA
*one kit covers both sides of dispenser
- 3** SAFETY and INFORMATION DECALS
M537 Danger: Extremely Flammable 6.5" h x 4.625" w
- 4** PUMP NUMBER DECALS
M110 - 1 thru 14 (2" h x 2" w)
- 5** CRIND™ / CARD READER
Please see Crind selections for this model in Appendix A
- 6** PRODUCT ID's
9.77" h x 17.69" w
M314A-TC1 Regular, Mid-Grade, Super
- 7** OCTANE CODES
2.31" h x 2" w
K108A 87 K108E 92
K108B 88 K108F 93
K108C 89
K108D 91
- 8** PUMP SKIRT DECAL
MQ201A-SA 39" h x 50" w (Trim to Fit)
- 9** TOP TIER™ SEAL
3" h x 3" w
MTOPTIER3" CIRCLE
- 10** CREDIT CARD DECAL
1.5" h x 4.625" w
M548D
- 11** PUMPTOPPER WITH INSERT
11.75" h x 19.75" w
PT-GOOD-I
- 12** DEBIT/ZIP DECAL
3" h x 5" w
M538

Dresser Wayne Ovation 2 - 3+1 Grades, Model B23/4



Product ID's and pump skirts come with CITGO supplied decals on original equipment or when new parts are ordered and CITGO graphics are specified.

- 1** VALANCE KIT
MQPTC48OVA-SA
- 2** RISER SET DECALS
If the Ovation risers are not stainless steel, order riser kits
MOV2 RISER,3+1 - SA
*one kit covers both sides of dispenser
- 3** SAFETY and INFORMATION DECALS
M537 Danger: Extremely Flammable 6.5" h x 4.625" w
M559 Diesel Fuel Danger: Combustible Liquid 5" h x 6" w
- 4** ENVIRONMENTAL DECALS
M01A-ULS Ultra Low Sulfur Highway Diesel
(15 ppm Sulfur Max) 4.75" h x 4.75" w
- 5** PUMP NUMBER DECALS
M110 - 1 thru 14 (2" h x 2" w)
- 6** CRIND™ / CARD READER
Please see Crind selections for this model in Appendix A
- 7** PRODUCT ID's
9.77" h x 17.69" w
M314B-TC1 Diesel, Regular, Mid-Grade, Super
- 8** OCTANE CODES
2.31" h x 2" w
K108A 87 K108E 92
K108B 88 K108F 93
K108C 89 K108G Diesel
K108D 91
- 9** PUMP SKIRT DECAL
MQ201A-SA 39" h x 50" w (Trim to Fit)
- 10** TOPTIER™ SEAL
3" h x 3 w
MTOPTIER3"CIRCLE
- 11** CREDIT CARD DECAL
1.5" h x 4.625" w
M548D
- 12** PUMPTOPPER WITH INSERT
11.75" h x 19.75" w
PT-GOOD-I
- 13** DEBIT/ZIP DECAL
3" h x 5" w
M538

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Community and Economic Development Director
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 31, 2026

Re: Appearance Commission Case AC 26-07
Request for approval of an Appearance Certificate for building plans associated with case PC 26-05, a request for an amendment to a Special Use Permit to allow the expansion of an existing daycare facility at the property commonly known as 5633 Dempster Street in Morton Grove, Illinois (PIN 10-20-204-007-0000; 10-20-204-008-0000), all within a C-1 General Retail Commercial District, pursuant to Section 12-4-3:D. The applicant is Poko Loko School Inc.

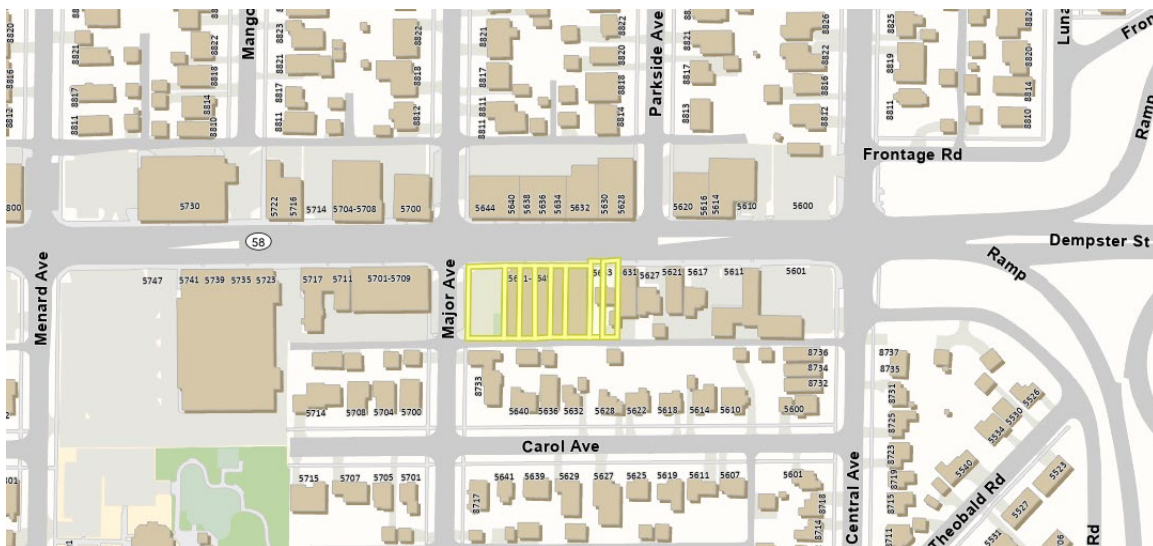
STAFF REPORT

Application Summary

Poko Loko School Inc. (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development that requires Appearance Commission review and comment for proposed improvements to the property at 5633 Dempster Street (“subject property”) to facilitate the expansion of the existing daycare located on the adjacent properties at 5641-49 Dempster Street. The applicant is proposing to amend Ordinance 17-25 to allow for the construction of a storage building to complement current daycare facility operations.

Subject Property

The subject property consists of an existing single-family residential building at 5633 Dempster Street occupying a 0.15-acre (6,494-square-foot) site. The property is within the C-1 General Retail Commercial District, as are the properties to the east, west, and north across Dempster Street. Properties to the south, across a public alley, are improved with single-family homes and are zoned R-2 Single-family Residence.



Subject Property Location Map

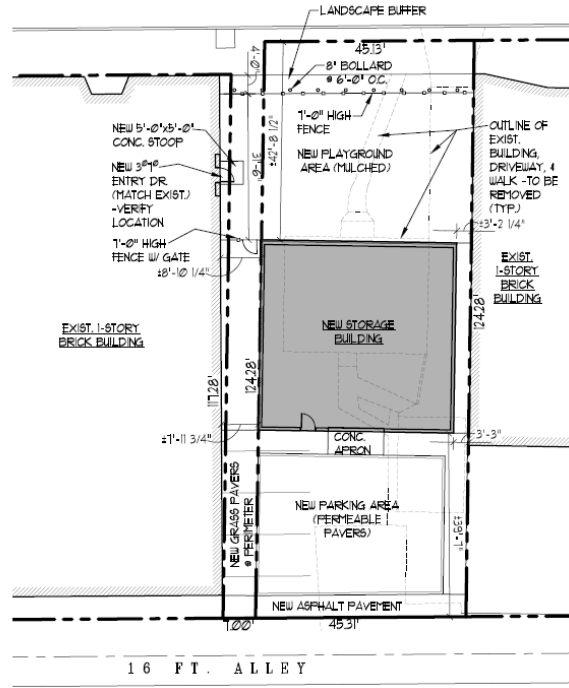
Project Overview

The applicant is proposing to build a one-story storage building between a playground to the north and a four-space parking lot to the south that was approved by the Village in 2024 as an amendment to Ordinance 17-25. The central portion of the subject property was proposed to be left as open space with the desire to locate a storage building in that area in the future. Lighting, landscaping, and fencing for the site were previously reviewed by the Appearance Commission in Case 24-15.

**Proposed Site Plan –Location of proposed storage garage
(Source: Poko Loko School Inc.)**

Building Design

The proposed one-story storage structure will measure 1,599 square feet in area and have a mean height of 15.5 feet. The structure will have a rear overhead garage door and pedestrian door along the south elevation off of the parking lot.



The front (north) elevation will be faced with modular brick veneer, similar to the adjacent Polo Loko building. The sides and rear of the building will be constructed with split face concrete block in a coordinating finish. A grey, asphalt shingle roof is proposed with pre-finished aluminum gutters and downspouts to match the rear doors. The applicant provided elevations, renderings, and sample imagery of the facade materials for the proposed structure, which are shown below.



1. North Elevation Along Dempster Street (LEFT, TOP)
2. South Elevation Along Rear Alley (LEFT, BOTTOM)
3. Building Materials: Roof Shingles, Concrete Block and Brick Veneer (RIGHT)

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
 - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
 - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
 - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
 - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
 - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission recommends approval of building plans associated with PC 26-05, a request for an amendment to a Special Use Permit to allow the expansion of an existing daycare facility at the property commonly known as 5633 Dempster Street in Morton Grove, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with site plan, and building specifications for review and approval. Site plan and building specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Community Development*

Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or 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.

2. *[Additional conditions as recommended by the Appearance Commission.]*



SPECIAL USE APPLICATION

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

Case Number: 26-05 Date Application Filed: 3/11/2026

APPLICANT INFORMATION

Applicant Name: David Clatch
Applicant Organization: Poko Loko School
Applicant Address: 5633 — 5645 Dempster St.
Applicant City / State / Zip Code: Morton Grove IL 60053
Applicant Phone: (847) 366-6417
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: Owner of 5633
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: David Clatch
Owner Address: 5633 Dempster St.
Owner City / State / Zip Code: Morton Grove IL 60053
Owner Phone: (847) 366-6417
Owner Email: [REDACTED]
Owner Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 5633 Dempster St.
Property Identification Number (PIN): 10-20-204-007-0000; -008
Property Square Footage: 5,631 SRF
Legal Description (attach as necessary): Lots 914 & 915
Property Zoning District: C-1

APPLICATION INFORMATION

Requested Special Use: Child Care
Purpose of Special Use (attach as necessary): Playground, Parking, and Storage Garage

RESPONSES TO STANDARDS FOR SPECIAL USE

Provide responses to the seven (7) Standards for Special Use as listed in Section 12-16-4-C-5 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Special Use Standards are as follows:

- a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Yes

- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Yes

- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Yes

- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Yes

- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Yes

- f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.

Yes

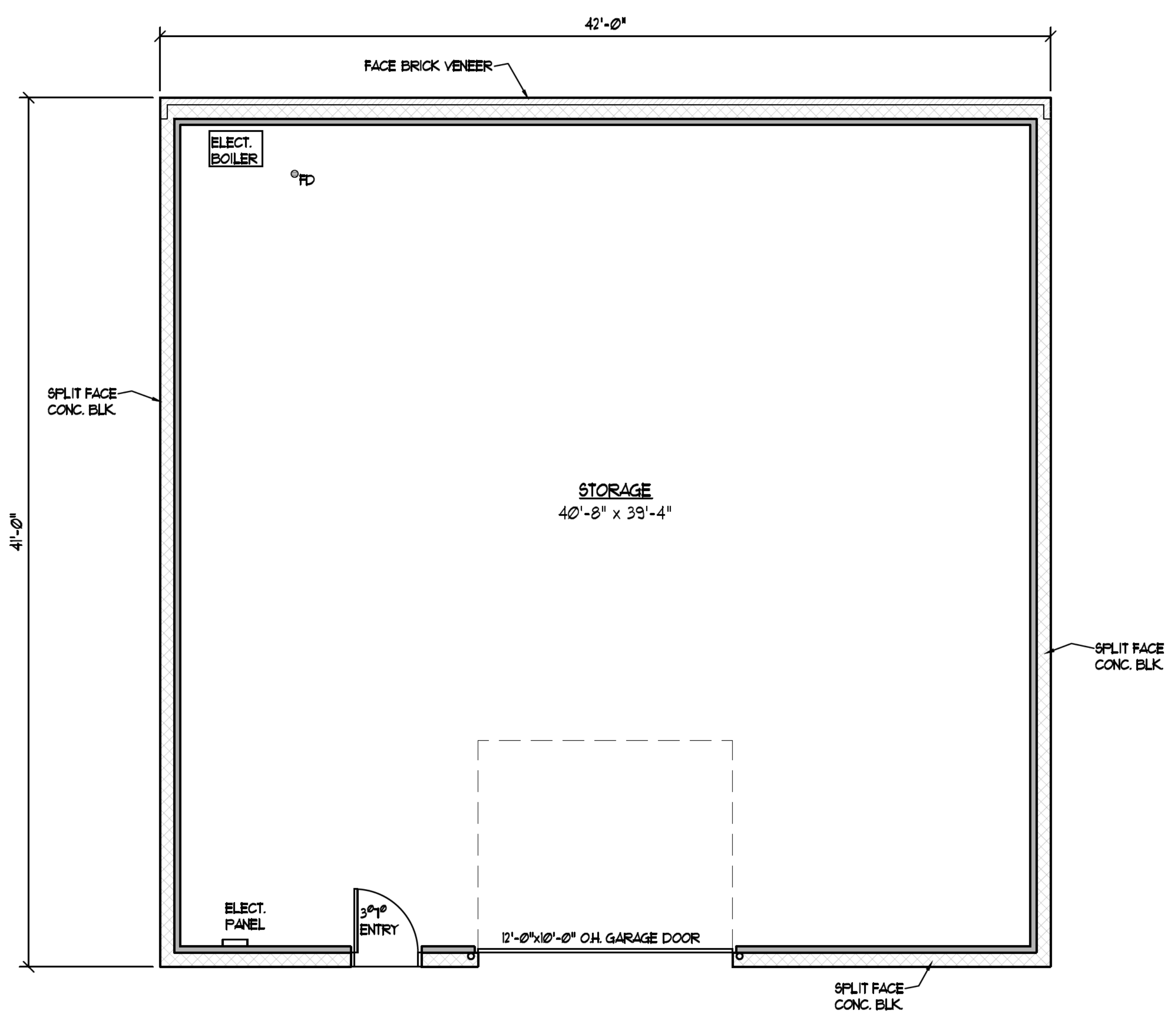
- g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.

Yes

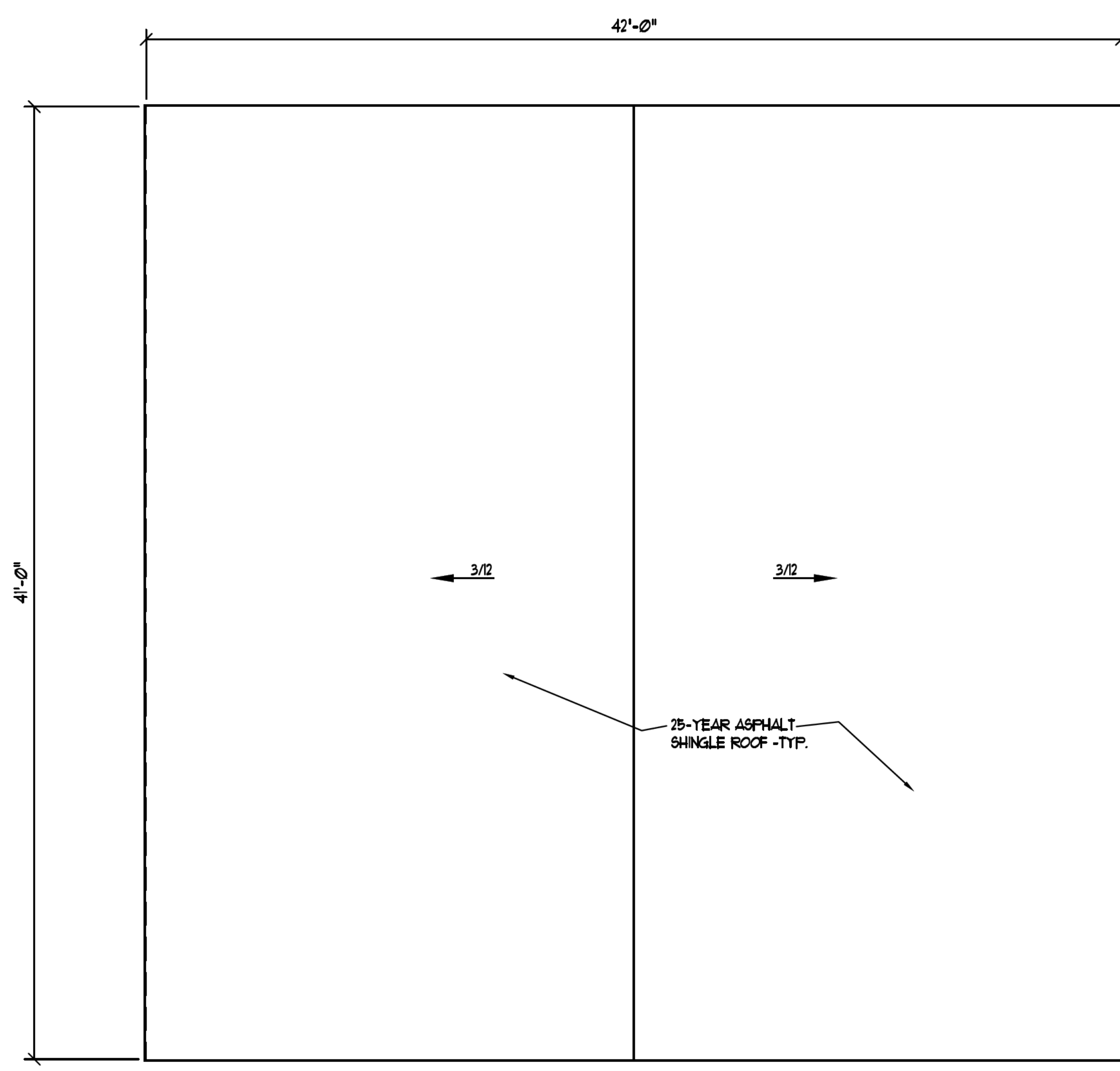
NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 3/5/26
 DRAWN: DJD
 CHECKED: RLF
 PROJ. NO.: 26008

SHEET NO.: AC-2



NORTH
 1 FLOOR PLAN
 AC-2 SCALE: 1/4"=1'-0"



NORTH
 2 ROOF PLAN
 AC-2 SCALE: 1/4"=1'-0"





AKLarchitecturalservices

