

**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