



VILLAGE OF MORTON GROVE
APPEARANCE COMMISSION
FLICKINGER MUNICIPAL CENTER
6101 Capulina Avenue, Morton Grove, IL 60053
October 4, 2021 - 7:00 P.M.

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES OF: July 7, 2021

III. PUBLIC MEETING

CASE: **AC 21-05**

APPLICANT: Dot Sugar Pastry Cafe, agent Labeeb Hasan
9444 Oliphant Avenue
Morton Grove, IL 60053

LOCATION: 7915 Golf Road
Morton Grove, IL 60053

PETITION: Request for an Appearance Certificate for landscaping and screening associated with an outdoor seating area at an existing structure (Section 12-5-5) for the property commonly known as 7915 Golf Road in Morton Grove, Illinois

CASE: **AC 21-06**

APPLICANT: M-K Signs, Inc.
Anthony Cilia, agent for property owner
4900 N. Elston Avenue
Chicago, IL 60630

LOCATION: 6001 Dempster Street
Morton Grove, IL 60053

PETITION: Request for waivers to select sign requirements (Section 10-10) for the property commonly known as 6001 Dempster Street in Morton Grove, Illinois

IV. OTHER BUSINESS:

None

V. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. Social distancing measures will be in place to ensure the safety of the public and Village staff. **All persons attending the meeting in-person must wear a face covering.** All persons in attendance will have the opportunity to be heard during periods of public comment. *We ask that individuals not attend public meetings if they have, within the past 14 days, tested positive for COVID-19, have been in contact with another person who has tested positive for COVID-19 during the past 14 days, or have any symptoms associated with COVID-19.*

**MINUTES OF THE JULY 7, 2021
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION
VILLAGE HALL 6101 CAPULINA, 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 PM by Chairperson John Pietron. Secretary Anne Kirchner called the roll.

Commissioners Present: Hedrick, Ingram, Manno, Minx, Zimmer, Pietron

Commissioners Absent: Block

Village Staff Present: Zoe Heidorn, Land Use Planner; Anne Ryder Kirchner,
Assistant Land Use Planner

Trustees Present: Rita Minx, Bill Grear

Chairperson Pietron proceeded to seek approval of the May 3, 2021, minutes. Board member Ingram moved to approve the minutes of May 3, 2021. Board Member Manno seconded the motion.

Chairperson Pietron called for the vote.

Commissioner	Block	Absent
Commissioner	Hedrick voting	Aye
Commissioner	Ingram voting	Aye
Commissioner	Manno voting	Aye
Commissioner	Minx voting	Aye
Commissioner	Zimmer voting	Abstain
Chairperson	Pietron voting	Aye

Minutes approved.

Chairperson Pietron called for the first case.

CASE AC 21-04

APPLICANT: Kappy's American Grill
George Alpogianis
7200 Dempster Street
Morton Grove, IL 60053

LOCATION: 7200 Dempster Street
Morton Grove, IL 60053

PETITION: Request for an Appearance Certificate for landscaping and screening associated with an outdoor seating area at an existing structure for the property commonly known as 7200 Dempster Street in Morton Grove, Illinois.

Land Use Planner Zoe Heidorn reviewed the request. The applicant is proposing a 960 sq. ft. outdoor seating area to the east of the existing building, within a row of parking stalls. The seating area will be constructed of wood decking elevated approximately 6 inches above grade. The area will seat 60 to 70 people and will be enclosed on three sides by planter boxes and railings. An existing pedestrian walkway will be maintained between the seating area and the restaurant. The proposed removal of six stalls still leaves an excess of parking capacity and complies with accessibility requirements.

Chairperson Pietron welcomed the applicant to present.

George Alpogianis noted that outdoor dining was a success for Kappy's last year and they are seeking to improve the outdoor dining area by moving it to the east side of the building, elevating it off the parking lot, and keeping the flower boxes. The photos in the application shows some of the site improvements, they will have umbrellas for some of the tables. He thanked Zoe Heidorn for her help in the application process.

Chairman Pietron asked for comment from the Commission members, none were made. Chairperson Pietron noted that the plantings need to be maintained in good condition.

Mr. Alpogianis said they will meet the building department requirements by moving the patio closer to the building to improve parking circulation, moving the planters and rails to provide a better protection barrier, and anchoring the patio to the surface. They will not start dining until they have the Village approval.

Commissioner Manno asked when he will start serving. She said she was pleased the outdoor dining will continue and it is supported by the Chamber of Commerce.

Mr. Alpogianis hopes to be able to serve next week.

Commissioner Manno then moved to approve the request, seconded by Commissioner Minx.

Chairperson Pietron called for the vote.

Commissioner Block	Absent
Commissioner Hedrick voting	Aye
Commissioner Ingram voting	Aye
Commissioner Manno voting	Aye
Commissioner Minx voting	Aye
Commissioner Zimmer voting	Aye
Chairperson Pietron voting	Aye

Motion passed 6-0.

Chairperson Pietron asked for any other business or discussion. Hearing none, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Ingram.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:09 pm.

Minutes by: Anne Kirchner

DRAFT

To: Chairperson Pietron and Members of the Appearance Commission

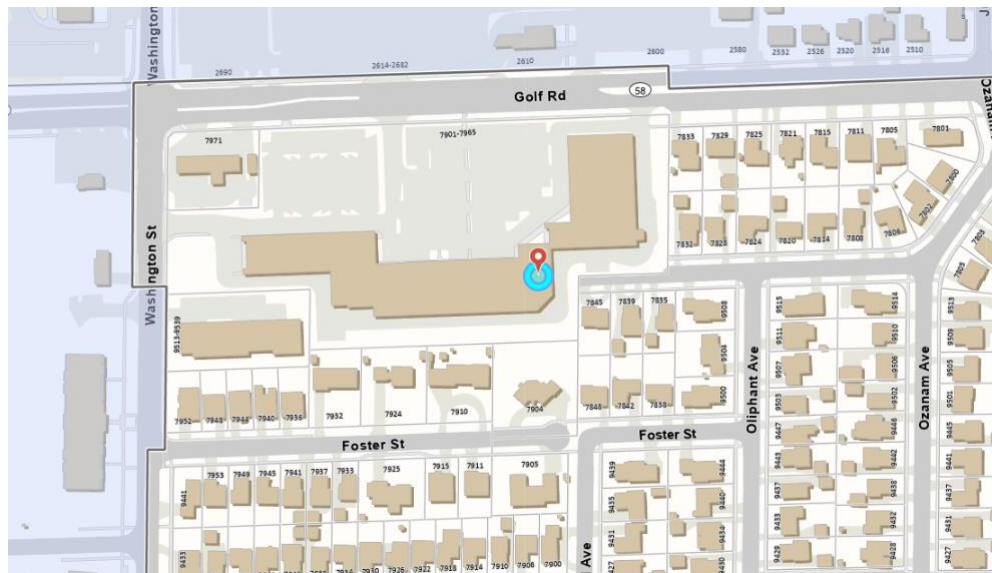
From: Zoe Heidorn, Land Use Planner; Anne Ryder Kirchner, Assistant Land Use Planner

Date: September 27, 2021

Re: Appearance Commission Case AC 21-05
Dot Sugar Pastry Cafe – Request for an Appearance Certificate for landscaping and screening associated with an outdoor seating area at an existing structure (Section 12-5-5) for the property commonly known as 7915 Golf Road in Morton Grove, Illinois (19-13-100-073-0000)

Project Overview

Dot Sugar Pastry Cafe (the “Applicant”), submitted a complete application to the Department of Community and Economic Development requesting approval of an Appearance Certificate for the installation of an outdoor seating area at 7915 Golf Road, in accordance with Section 12-5-5:C.12 of the Unified Development Code. The subject property is located on the south side of Golf Road and just east of Washington Street in the Washington Commons shopping center. The property is zoned within a C-1 General Commercial District and is improved with a large shopping center and accessory surface parking lot.



Subject Property Location Map

Dot Sugar Pastry Cafe has leased the subject property with plans to operate a bakery where customers can dine-in and watch the pastry chef create their desserts. Carry-out and catering services will also be provided.

Proposed Outdoor Seating Area

Under Case AC 21-05, the Applicant is requesting an Appearance Certificate for screening associated with a proposed outdoor seating area at the subject property. The Applicant is proposing a 198-square-foot outdoor seating area to the north of the existing entrance, on the existing sidewalk.

The proposed seating area will measure 23.1 by 8.6 feet and include 3 tables for parties of two. The area will be enclosed on three sides, one by the existing building wall and two by 30-inch-high decorative metal fence panels. The pedestrian walkway surrounding the seating area will be reduced to no less than 6.3 feet. A minimum of 3 feet of surrounding pedestrian access is required by Code.

Outdoor seating areas are controlled by Section 12-5-5:C, which requires landscaping and screening plans for areas comprising more than 100 square feet to be reviewed by the Appearance Commission. The requirements of Section 12-5-5:C are provided below.

12-5-5:C. Outdoor Seating Areas: *Outdoor seating areas, in conjunction with restaurants, taverns, and specialty food stores, are permitted, subject to administrative review by the Village of Morton Grove. All applicants for an outdoor*

seating area shall be required to submit a to-scale, dimensioned site plan, showing the seating area and arrangement of tables and chairs, and the relationship of the seating area to the restaurant building and site. The following restrictions shall apply:

1. Location of an outdoor seating area shall be prohibited in a public right of way or in a required off street parking space or drive aisle;
2. An outdoor seating area shall not be located in a required landscape area;
3. All outdoor seating areas shall be constructed on a concrete slab, or comparable hard surface approved by the Village;
4. A minimum of three feet (3') of pedestrian access shall be provided if the seating area is placed adjacent to an existing or proposed pedestrian way;
5. All outdoor seating areas which have access from the indoor dining area with a door, that door shall be closed at all times when not being used by patrons or restaurant staff;
6. Adequate emergency access shall be provided for all outdoor seating areas, subject to review and approval of the Morton Grove fire department;
7. Food preparation shall be strictly prohibited;
8. Pets, except for service dogs, shall be prohibited;
9. All food and beverages shall be cleared immediately after consumption, and the entire outdoor seating area must be kept free of debris;
10. Amplification of music and/or other systems are prohibited;
11. Adequate protection shall be provided from adjacent parking areas;
12. If the outdoor seating area comprises more than one hundred (100) square feet, adequate screening and landscaping, shall be provided, subject to review and approval of the Appearance Commission;
13. If umbrellas and/or screening are provided, any type of advertising is prohibited. (Ord. 07-07, 3-26-2007)

Discussion

In the case of AC 21-05, it is the Appearance Commission's purview to review the proposed landscaping and screening associated with the Applicant's proposed outdoor seating area. Staff is supportive of the proposed outdoor seating area and has no concerns with the screening plan. Staff is recommending the following condition of approval to ensure that the outdoor seating area and screening are maintained in an attractive manner that is consistent with the overall site:

If planter boxes or containers are provided, they must be fully planted with live vegetation when the outdoor seating area is in active use. When the outdoor seating area is not in active use, the planter boxes or containers must be (1) planted with an alternative seasonal decoration, (2) covered, or (3) removed.

Appearance Commission Review

In accordance with Unified Development Code Section 12-5-5:C, an Appearance Certificate approving adequate screening and landscaping is required for any outdoor seating area that comprises more than 100 square feet before a building permit may be issued.

Recommendation

If the Appearance Commission makes a motion to approve the request for an Appearance Certificate for an outdoor seating area for the property commonly known as 7915 Golf Road in Morton Grove, Illinois, staff recommends the following motion and conditions of approval:

Motion to approve Case AC 21-05, a request for an Appearance Certificate for screening associated with an outdoor seating area for the property commonly known as 7915 Golf Road in Morton Grove, Illinois, subject to the following conditions:

- 1) *Prior to filing any Building Permit Application, the Applicant must provide the Village with a final outdoor seating area plan and material specifications for review and approval. Final plans must be deemed consistent with the approved plans, as determined by the Land Use Planner and Chairperson of the Appearance Commission. 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 Applicant will be required to file an application for an amendment to the Appearance Certificate.*
- 2) *If planter boxes or containers are provided, they must be fully planted with live vegetation when the outdoor seating area is in active use. When the outdoor seating area is not in active use, the planter boxes or containers must be (1) planted with an alternative seasonal decoration, (2) covered, or (3) removed.*



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: _____ Date Application Filed: _____

APPLICANT INFORMATION

Applicant Name: DOT SUGAR AGENT LABEEB HASAN

Applicant Address: 9444 OLIPHANT AVE.

Applicant City / State / Zip Code: MORTON GROVE, IL 60053

Applicant Phone: (224) 622-5002 Mobil / Other: ()

Applicant Email: labeebhassan@yahoo.com

Applicant Legal Interest in Property (Owner, Tenant, Etc.): TENANT

Applicant Signature: 

PROPERTY INFORMATION

Common Address of Property: 7915 GOLF RD MORTON GROVE, IL

Property Identification Number (PIN): 19-13-100-073-0000

Zoning District: C-1 ZONING Property's Current Use: COMMERCIAL USE - CAFE

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

1. Applicant is requesting Appearance Commission approval for the following:

OUTDOOR SEATING FOR DOT SUGAR CAFE

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

Dot Sugar is a small business, offering desserts, pastries, and specialty beverages to the Morton Grove community. I would like to have our outdoor area designated for our clients to sit and enjoy their desserts.

**PARKING LOT /
SITE IMPROVEMENT
APPLICATION**

All information below must be filled in prior to submission (Please Print):

Date Filed: 8/20/2021

Project Address: 7915 GOLF RD MORTON GROVE, IL Unit # _____

Lot #: _____ Block: _____ Tax Index #: 09-13-100-073-0000

Subdivision: _____ Value of Work: _____

Area (Sq. ft.): 198 Project Description: NEW SIDEWALK CAFE

Office Use Only

Permit #: _____

Date Issued: _____

(Please Circle One) 16 – PARKING LOT 17 – SITE IMPROVEMENT OTHER _____					
	Name	Address/City/State/Zip (NO P.O. BOX)	Phone / Fax	Office Use Only	
Project Manager				C/L	Regist.
Property Owner	TED HORTIS	CAPITAL PROP MGMT 6300 N NORTHWEST HWY #316570 CHICAGO IL 60631	Phone #: 773-255-2216 Fax #:		
Tenant	LABEED HASSAN DOT SUGAR	9444 OLIPHANT AVE MORTON GROVE, IL 60053	224-622-5002		
Architect	IR DESIGN FIRM INC	4468 N ELSTON AVE CHICAGO IL 60630	773-784-9755		
General Contractor					
Concrete					
Plumbing /Sewer					
Electrical					

Requirements:

Required Submissions - This application must be accompanied by the following:

- Plat of Survey (5)
- Plot Plan (5)
- Construction Plans (5 sets)
- Site development drawings (for site improvements only)

Required Approvals - Before a Permit is granted, approval is required for the following:

- | | |
|--------------------|-------------------------|
| Parking Lot | Site Improvement |
| ○ Building | ○ Appearance |
| ○ Electrical | ○ Community Development |
| ○ Plumbing | ○ Engineering |
| ○ Engineering | |

Required Inspections - When this permit is approved, the following inspections will be made.

The applicant is required to request these inspections at least (24) twenty four hours in advance, and their Authorized agent must be present.

- | | |
|-----------------------------------|--------------------------|
| Parking Lot | Site Improvement |
| ○ Rough Electrical | ○ Grade Elevations |
| ○ Grade Elevations | ○ Landscaping/Appearance |
| ○ Parking Lot | ○ Finalize Permit |
| ○ Final – Engineering (RFI – MSD) | |

PROCEDURAL CONTROL

The Procedural Control regulation establishes a 14 calendar day review period for departments and commissions to submit comments or approvals. The review period begins upon written notification to departments that a valid building permit application has been received. Time extensions may be granted to accommodate review by full commissions and to departments due to extenuating circumstances. Time extensions may also be granted if applicant has failed to provide requested documents.

J.U.L.I.E.

Arrangements shall be made for adequate protection against interference with underground utilities by calling J.U.L.I.E. 1-800-892-0123 or 811 and MORTON GROVE PUBLIC WORKS 847/ 470-5235 AT LEAST 48 HOURS BEFORE EXCAVATING OR DIGGING.

REQUIRED FEES

When this permit is granted, the following fees must be paid. The amount of the fees will be calculated based on the plans submitted.

BUILDING.....	\$ _____
ELECTRICAL.....	\$ _____
STREET / CURB OPENING.....	\$ _____
PARKWAY OPENING / PAVING.....	\$ _____
STREET OPENING DEPOSIT REFUNDABLE.....	\$ _____
SIDEWALK DEPOSIT REFUNDABLE.....	\$ _____
SUBTOTAL – CIVIL ENGINEERING FEE.....	\$ _____
SUBTOTAL – DEPOSITS REFUNDABLE.....	\$ _____
SUBTOTAL – BUILDING FEES.....	\$ _____
 TOTAL FEES.....	 \$ _____

The undersigned hereby makes application for a permit to erect a building / structure, etc.
In the Village Of Morton Grove and in accordance with the ordinances of the Village of Morton Grove
And in accordance with the plans and specifications herewith submitted and filed in consideration
Of the issuance of this permit, and other good and valuable considerations the receipt of which is hereby acknowledged,
we/I do hereby agree and covenant to forever hold harmless the Village of Morton Grove,
Its agents and employees, and to save them from all costs, claims, suits, demands, and actions arising
From or through or because of or in any way connected with any work performed or being done in the excavation,
construction, building, or finishing of the premises for which this permit is issued.

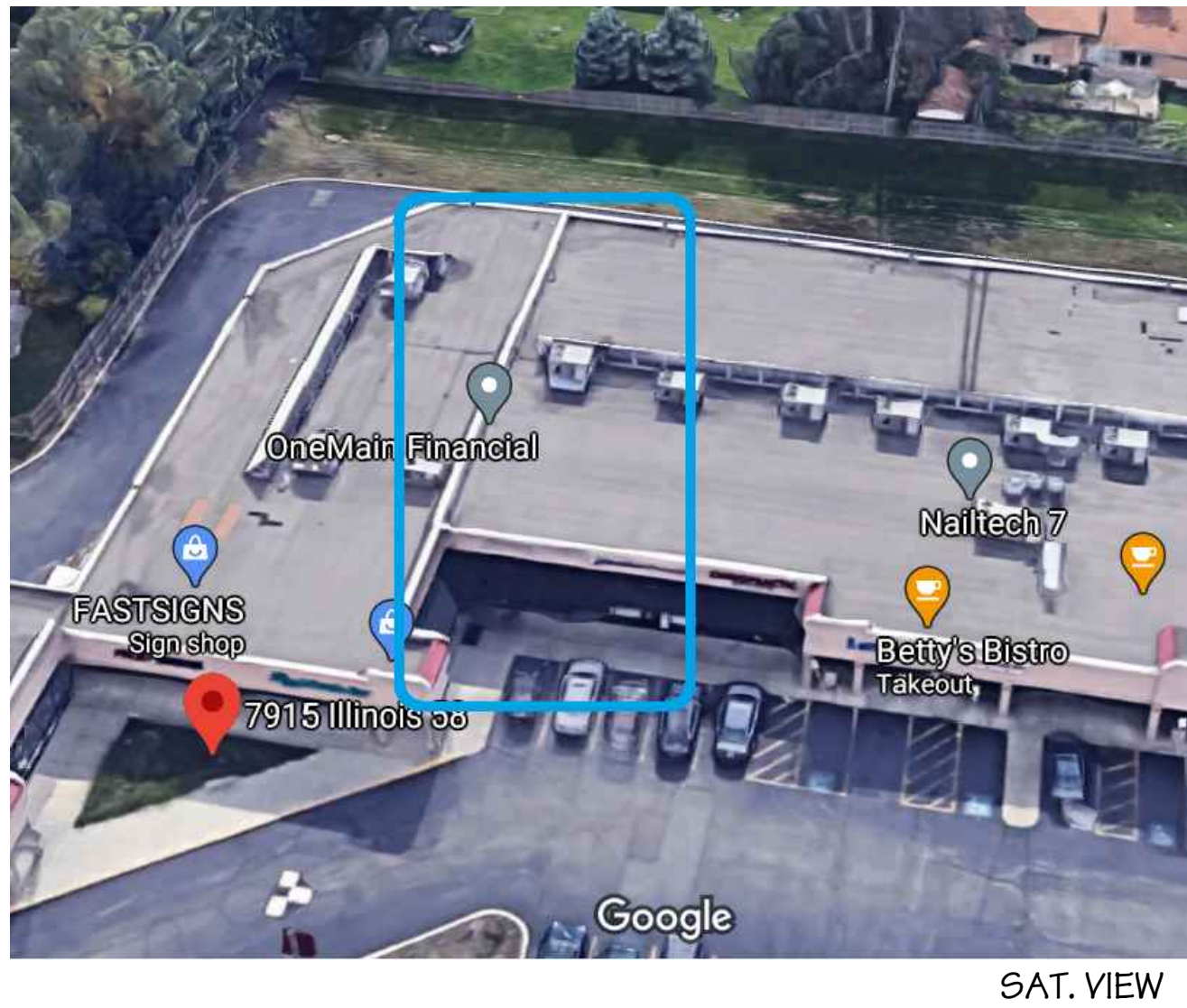
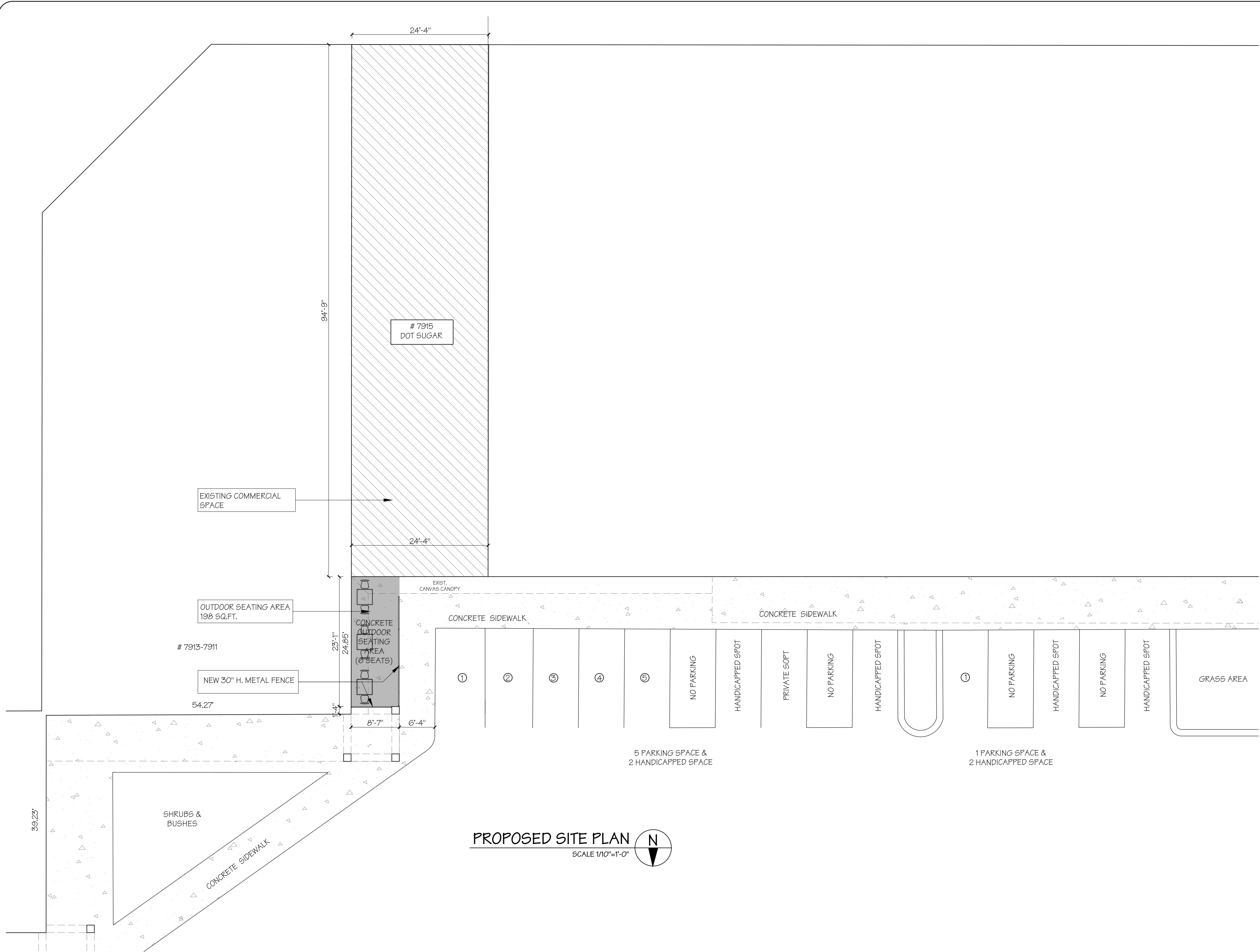
Date: ____/____/____ General Contractor: _____

Date: 9/4/2001 Owner: Ted Horta / Manager

Date: ____/____/____ Building Commissioner: _____

OUTDOOR DINING AREA AT NEW COFFEE SHOP/ RESTAURANT "DOT SUGAR: PASTRY CAFE"

7915 GOLF RD., MORTON GROVE, IL 60053



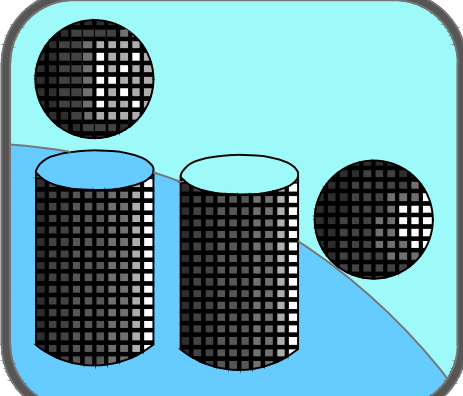
VILLAGE OF MORTON GROVE APPLICABLE CODES

- 2003 INTERNATIONAL BUILDING CODE
- 2003 INTERNATIONAL RESIDENTIAL CODE
- 2003 INTERNATIONAL MECHANICAL CODE
- 2003 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL ENERGY CODE
- 2000 101 LIFE SAFETY CODE
- 2003 INTERNATIONAL FIRE CODE
- 2011 NATIONAL ELECTRIC CODE
- 2014 ILLINOIS PLUMBING CODE
- 2018 ADA STANDARDS FOR ACCESSIBLE DESIGN

DRAWING INDEX

- A-0.0 PROPOSED SITE PLAN AND IMAGES
- A-1.0 PROPOSED PLAN, ELEVATIONS AND FENCE DETAIL

PROFESSIONAL
DESIGN FIRM
LIC# 184.007984

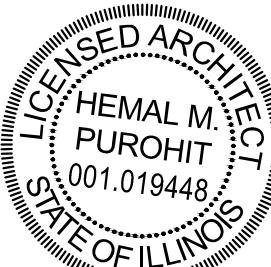


IR DESIGN FIRM

4468 N. ELSTON AVE
CHICAGO, IL 60630
TEL. 773-784-9755
FAX. 773-784-9759
WWW.IRDESIGNFIRM.COM
INFO@IRDESIGNFIRM.COM

ARCHITECTS
PLANNERS
ENGINEERS
DESIGNERS

STATEMENTS
THIS IS TO CERTIFY THAT THESE PLANS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF CONFORM TO
THE REQUIREMENTS OF THE VILLAGE OF
MORTON GROVE CODES AND THE
ACCESSIBILITY STANDARDS OF THE STATE
OF ILLINOIS.



EXP: 11-30-2022

REP/ARCHITECT: Hemal Purohit

OUTDOOR DINING AREA
AT NEW COFFEE
SHOP/RESTAURANT
"DOT SUGAR: PASTRY
CAFE"
7915 GOLF RD.,
MORTON GROVE, IL 60053

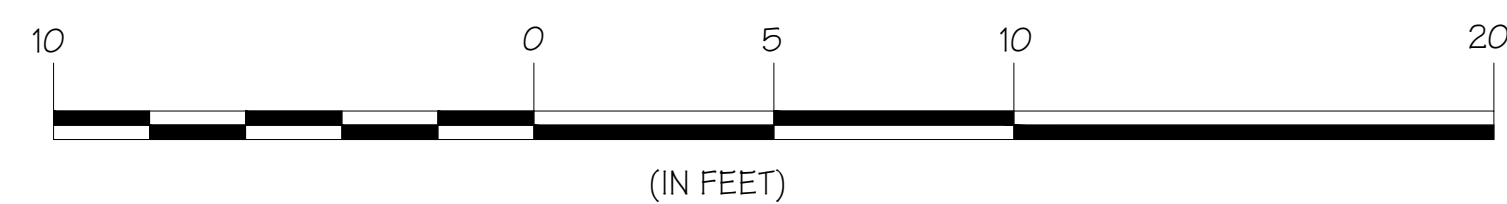
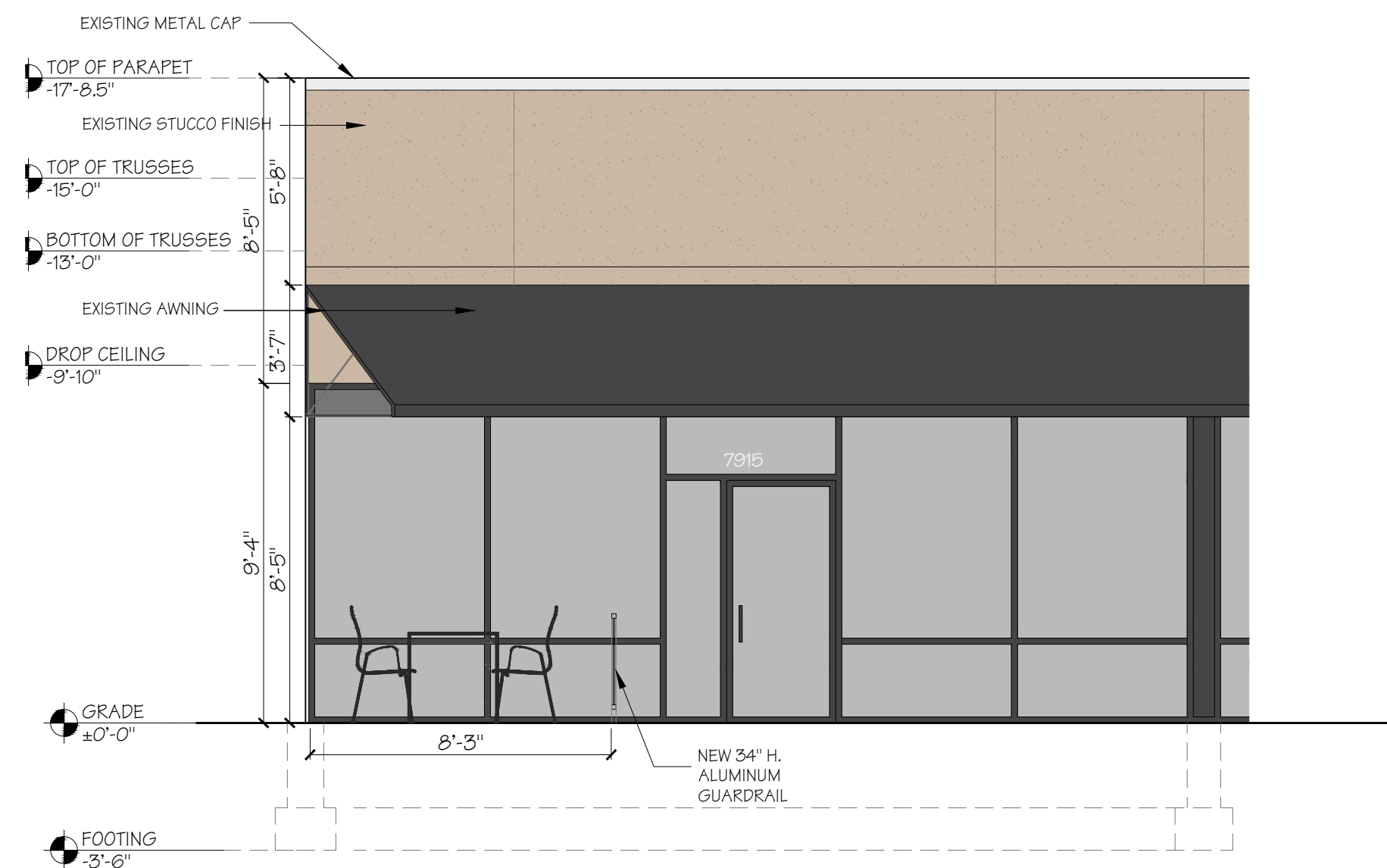
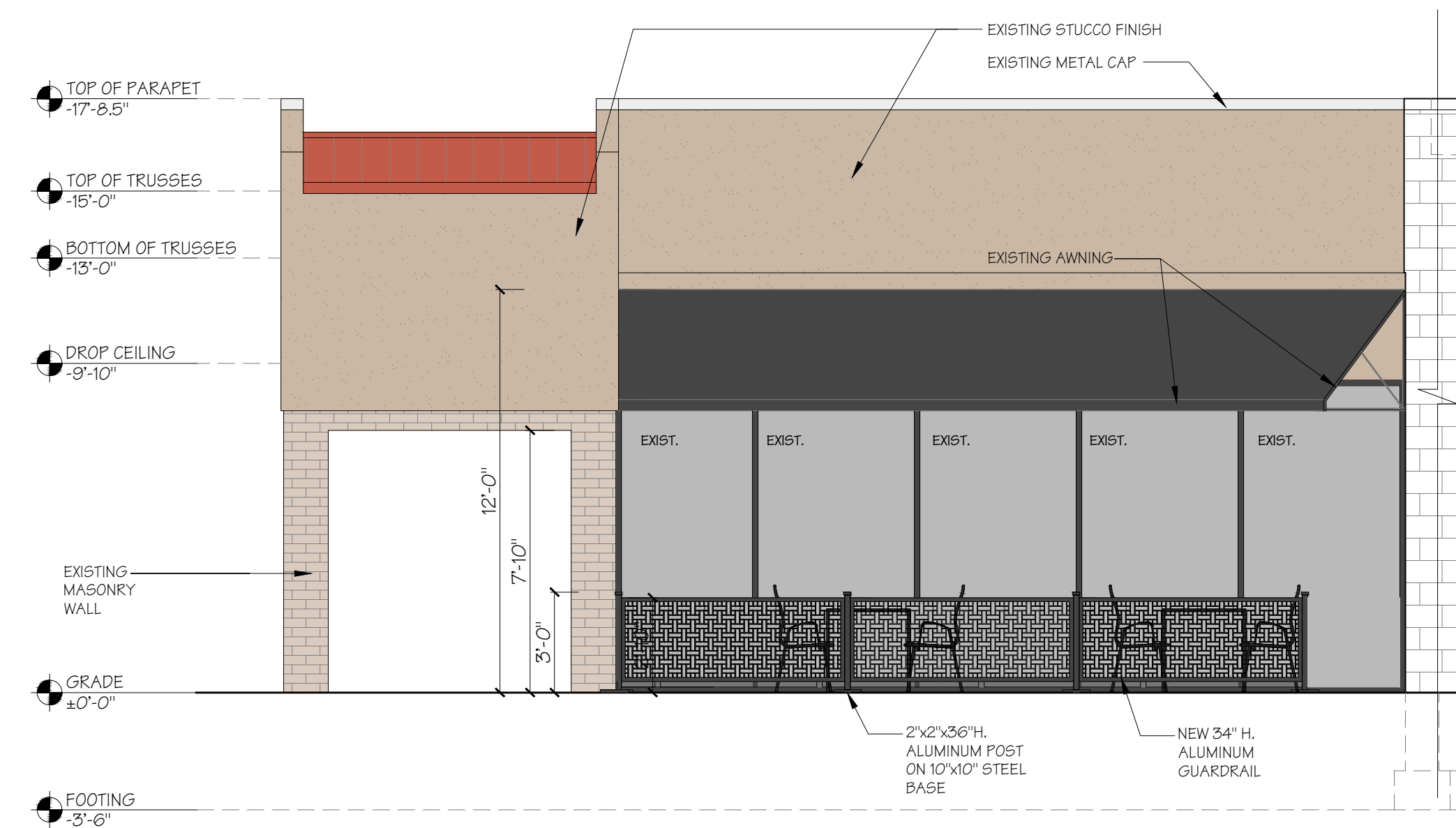
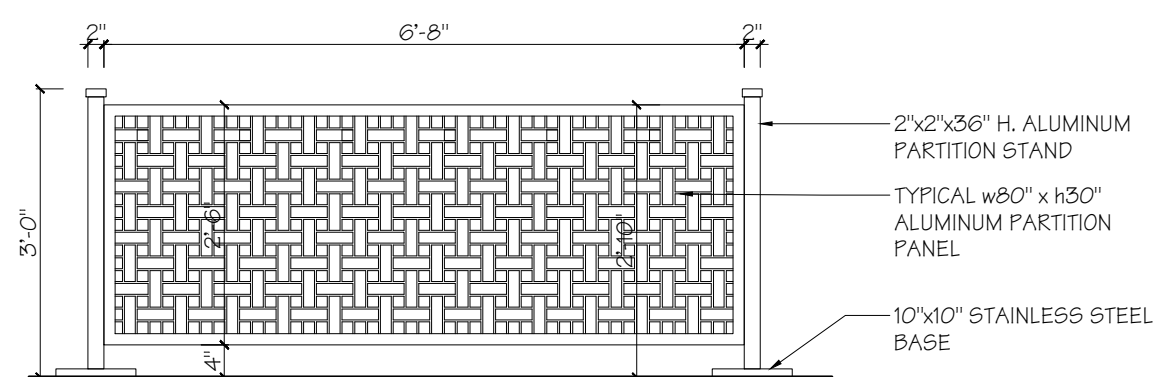
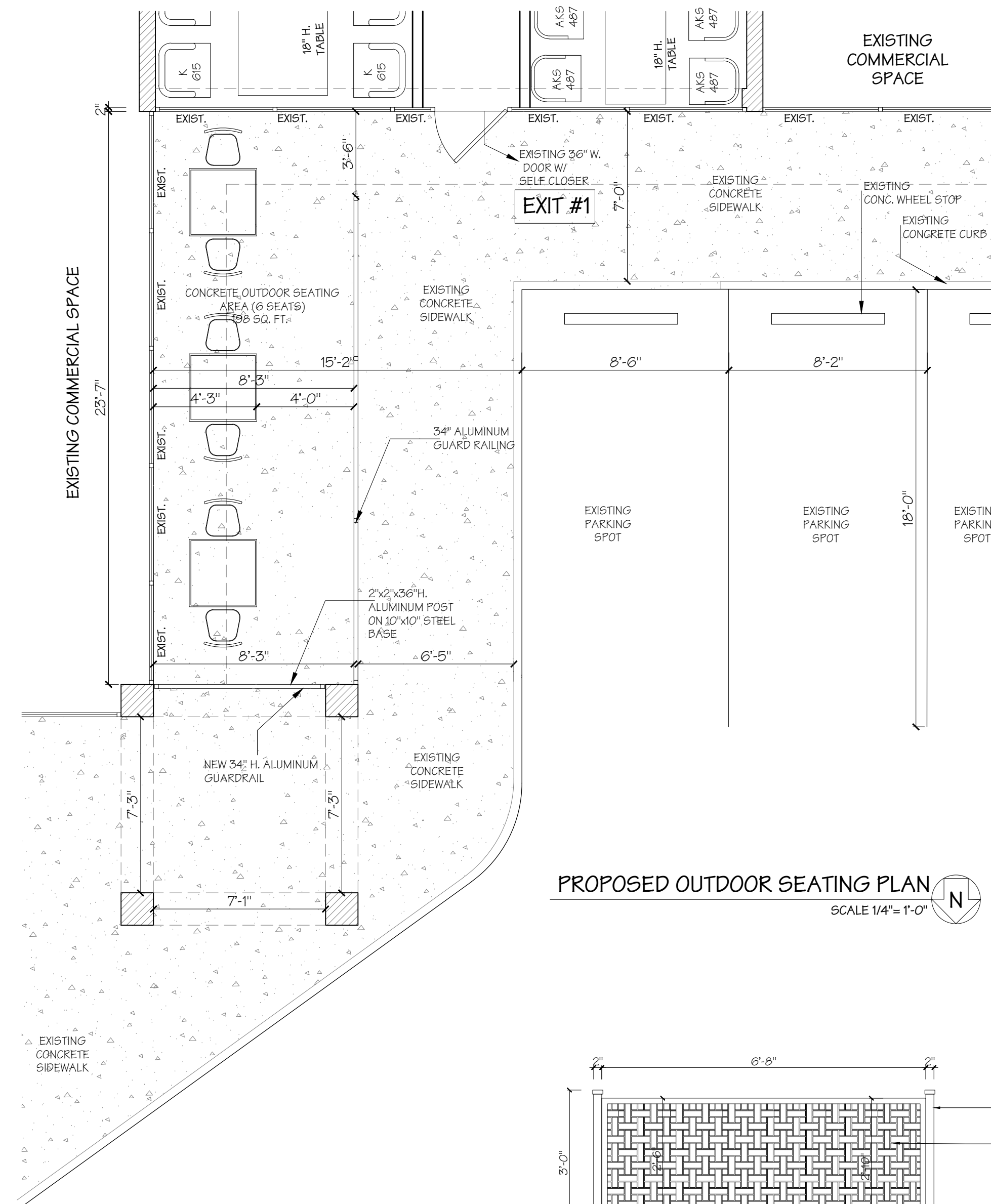
Project No.
7915 GOLF RD.
MORTON GROVE, IL.

	Initial	Date	Comments
Revision			
Revision			
Revision			
Drawn	DL	07/13/20	
Checked	KR	12/01/20	
Approved	HP	12/01/20	

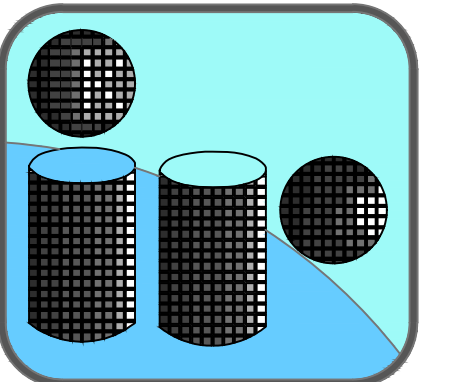
SITE PLAN, DEMO
PLAN, CODE
MATRIX & NOTES

A-0.0

Title Sheet No.

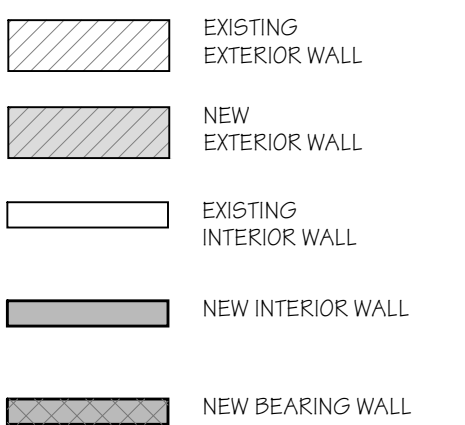


**PROFESSIONAL
DESIGN FIRM
LIC# 184.007984**



IR DESIGN FIRM
4468 N. ELSTON AVE
CHICAGO, IL 60625
TEL. 773-784-9755
FAX. 773-784-9759

LEGEND:



**OUTDOOR DINING AREA
AT NEW COFFEE
SHOP/RESTAURANT
"DOT SUGAR: PASTRY
CAFE"
7915 GOLF RD.,
MORTON GROVE, IL 60053**

Project No.
7915 GOLF RD.
MORTON GROVE, IL.

	Initial	Date	Comments
Revision			
Revision			
Revision			
Drawn	DL	07/13/20	
Checked	KR	12/01/20	
Approved	HP	12/01/20	

**PROPOSED
1ST FLOOR PLAN**

A-1.0

Title	Sheet No.
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To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Land Use Planner; Anne Ryder Kirchner, Assistant Land Use Planner

Date: September 27, 2021

Re: Appearance Commission Case AC 21-06
Anthony Cilia, M-K Signs, Inc., agent for property owner – Request for waivers to select sign requirements (Section 10-10) at 6001 Dempster Street in Morton Grove, Illinois (10-20-106-057-0000)

Introduction

Anthony Cilia, M-K Signs, Inc., ("Applicant") filed a complete application for the Appearance Commission's review and approval of select waivers to the sign requirements for a new pylon sign proposed at the property commonly known as 6001 Dempster Street, which is located in a C-1 General Commercial District. The Applicant is a contractor to Sandra Hong Yoo the property's owner of record ("Owner").

The subject property is located at the southwest corner of Dempster Street and Austin Avenue. The property measures approximately 11,568 square feet (.26 acres) in area and has approximately 261 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 C1 General Commercial District. To the south of the subject property is a parking lot and single-family residences zoned in the R2 Single-Family Residence District.



Subject Property Location Map

The Applicant and Owner are proposing a new pylon sign to replace a non-conforming pole sign in an existing landscape bed that runs along the northern edge of the property. The Owner has removed the pole sign and is requesting approval to install a new pylon sign in the same location.

Per Section 10-10-7:G.1, one pylon sign is allowed for each 150 feet of street frontage. For corner lots, street frontage includes all lot lines fronting on a public street. With 208.8 feet of combined street frontage, the

property qualifies for one pylon sign. Staff notes that the submitted plat of survey from 1983 does not reflect that a small portion of land that was removed from the property's northeast corner and made part of the abutting public right-of-way, likely to allow for public street improvements.

The proposed sign measures 6 feet in height by 6 feet in width and will be elevated on one pylon measuring 10 feet in height, providing an overall height of 16 feet. The pylon's proposed width is 2.5 feet. Based on the sign's height, the minimum setback is 8 feet from both Austin Avenue and Dempster Street, but the Applicant and Owner are requesting a setback of zero feet along Dempster Street to maintain visibility and avoid a reduction in on-site parking serving the shopping center. The proposed sign will be set back approximately 38 feet from the easternmost lot line along Austin Avenue. No portion of the proposed sign will project or is permitted to project into the public right-of-way.

The existing curbed landscape area extends approximately 35 feet along Dempster Street and is 5 feet in depth. With a proposed pylon width of 2.5 feet, the Applicant and Owner are requesting a waiver from the 2-foot minimum requirement for a landscape bed to the north and south of the pylon sign base to allow the sign to fit within the existing landscape area.

The site plan submitted for the proposed pylon sign includes a landscape bed with new plantings to match the existing. Staff recommends as a condition of approval a final landscape plan that must be submitted to staff for administrative review to ensure that the plantings are of an adequate height and species to provide full and year-round screening of the sign's base from the view of the public right-of-way. This landscape plan should be reviewed and approved prior to the issuance of any sign permit.

Appearance Commission Responsibility

The Appearance Commission may approve waivers to the technical requirements of Title 10, Chapter 10. For proposed signage, review shall be based on the standards established in Section 10-10-3:E.

Application Summary

The Applicant submitted a sign package with a request for waivers to setback requirements (Section 10-10) for review and approval by the Appearance Commission. The Applicant is proposing 1 new pylon sign at the northeast corner of the property along Dempster Street. The proposed sign will replace a removed non-conforming pole sign and will be located in approximately the same location, with a decreased setback of 1.5 feet provided along Dempster Street. The setback located along Austin Avenue will remain as-is today.

The following table compares the proposed pylon signage with the Village's pylon sign requirements for the C-1 General Commercial District, per Section 10-10 of the Municipal Code:

Proposed Pylon Signage

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Number of Pylon Signs per Street Frontage (Sec. 10-10-7:G.2)	1 pylon sign per 150 ft. of street frontage with a maximum of 3 signs	208.8 ft. street frontage, 1 pylon sign proposed	<i>Compliant</i>
Max. Permitted Height (Sec. 10-10-7:G.2)	Overall maximum height of 25 ft.	Overall height of 16 ft.	<i>Compliant</i>

Max. Permitted Combined Pylon Sign Face Area (Sec. 10-10-7:G.2, 10-10-6:H.3)	Max. 50 sq. ft. per side	36 sq. ft. for east and west faces	<i>Compliant</i>
Min. Required Setback from Public Right-of-Way (Sec. 10-10-7:G.6)	Distance less than one-half (1/2) its height or four feet (4') from the public right-of-way whichever is greater = 8 ft. minimum setback from right-of way required	0 ft. along Dempster St. Approx. 38 ft. along Austin Ave.	<i>Waiver of 8 ft. to required setback along Dempster St.</i> <i>Compliant</i>
Landscaped Bed (Sec. 10-10-7:G.5)	Bed must extend min. 2 ft. from the base on all sides Shrubs min. 3 ft. height at planting	Landscape bed < 2 ft. to north and south, landscape bed > 2 ft. to east and west Shrubs min. 3 ft. height at planting	<i>Waiver to allow north and south landscape beds less than 2 feet in depth</i> <i>Compliant</i>

As outlined in the table above, the proposed pylon signage requires 3 waivers to the following sections of the Morton Grove Municipal Code:

- Section 10-10-7:G.6 - A waiver of 8 feet to the required setback along Dempster Street to allow a setback of 0 feet.
- Section 10-10-7:G.5 - A waiver to allow landscape beds less than 2 feet to the north and south of the pylon base.

Discussion

At the Appearance Commission hearing, the Applicant should speak to the height of the proposed sign as it relates to the parking area, and whether the proposed 10-foot clearance is adequate to avoid conflict with maneuvering vehicles. The Applicant should also describe the proposed plantings and maintenance plan for the enhanced landscape bed. With the understanding that this request is generally for the replacement of a pre-existing sign, staff has no other concerns relating to this application.

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 makes a motion to approve the request for waivers to select sign requirements at 6001 Dempster Street, staff recommends the following motion and conditions of approval:

Motion to approve Case AC 21-06, a request for waivers to select sign requirements at 6001 Dempster Street in Morton Grove, Illinois, subject to the following conditions:

- 1. The Applicant or Owner shall file a final landscape plan for staff's review and approval prior to issuance of a sign permit that demonstrates the landscape bed will be planted or maintained with shrubs at least three feet (3') in height at planting. The plan may also include perennials, turf, or other live ground cover in accordance with Section 10-10-7:G.5.*
- 2. All landscaping shall be continually maintained in accordance with the approved landscape plan and all planting areas shall be kept free of weeds and debris.*



Incredibly Close ✨ Amazingly Open

APPEARANCE COMMISSION APPLICATION

Village of Morton Grove Department of Community Development

6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: A/C 21-06 DATE APPLICATION FILED: 9/27/21

APPLICANT INFORMATION

Applicant Name: M-K SIGNS, INC.

Applicant Address: 4900 N. ELSTON AVENUE

Applicant City / State / Zip Code: CHICAGO, IL 60630

Applicant Phone: () 773-545-4444

Mobil / Other: () 773.617.7060

Applicant Email: ANTHONY.CILIA70@YAHOO.COM

Applicant Legal Interest in Property (Owner, Tenant, Etc.): AGENT FOR PROPERTY OWNER

Applicant Signature: *Anthony Cilia*

PROPERTY INFORMATION

Common Address of Property: 6001 W. DEMPSTER

Property Identification Number (PIN): 10-20-106-057-0000

Zoning District: C-1 Property's Current Use: 5 STORE SHOPPING MALL

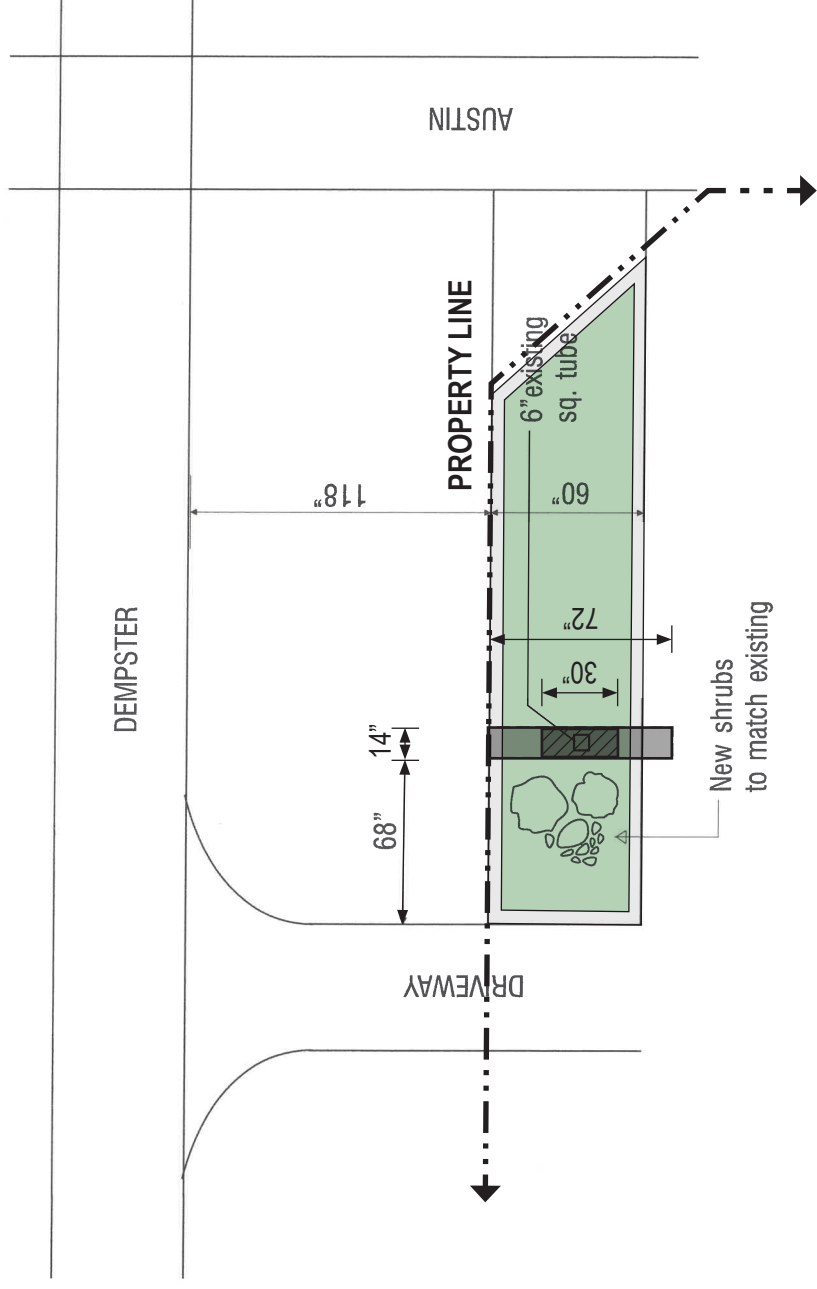
APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:

INSTALL A DOUBLE FACE SIGN IN LANDSCAPE AREA THAT IS LESS THAN 4' FROM PUBLIC RIGHT OF WAY AND LESS THEN 24' ON THE NORTH & SOUTH OF THE DISPLAY.

2. Please provide detailed information to explain the reason(s) for the request (attach additional sheets as necessary):

THE PLAZA IS SMALL WITH LIMITED PARKING SPACES. THE HARDSHIP TO MOVE THE DISPLAY TO THE SOUTH WOULD CAUSE A PROBLEM FOR PARKING AND ACCESS IN AND OUT OF THE PLAZA



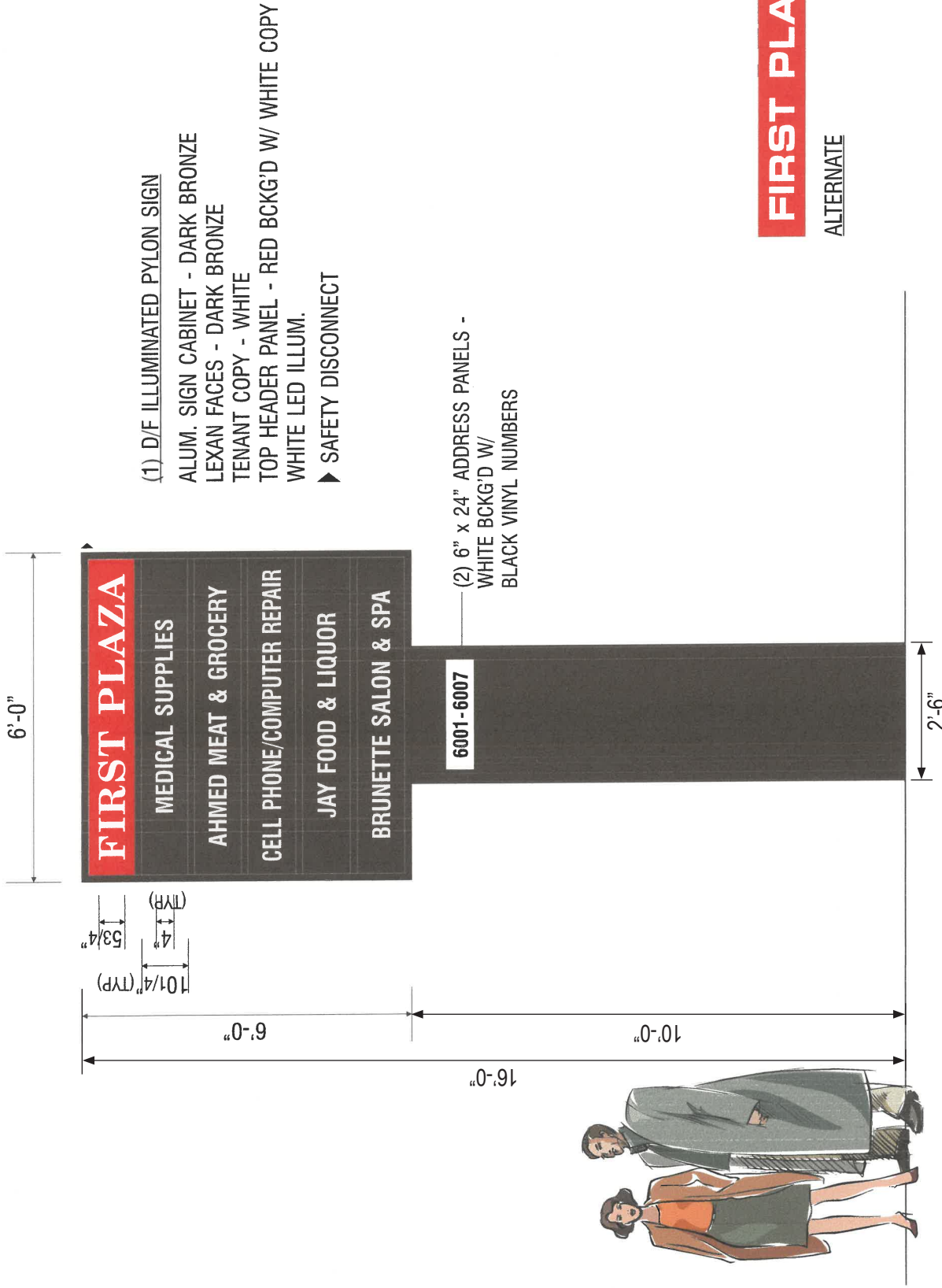
PLAN VIEW
NOT TO SCALE

APPROVED: _____ DATE: _____

FIRST PLAZA
6001-6007 W. DEMPSTER MORTON GROVE, IL

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DATE 9-27-21	REVISION	SCALE 3/8" = 1'-0"	DATE 4-20-21
		DESIGNER LP	SALES TC
		FILE First Plaza	DRAWING NUMBER 2805



APPROVED: _____

DATE: _____

M-K SIGNS CHICAGO 4900 N. ELSTON AVE CHICAGO, IL 60630 773-545-4444 / FAX 773-545-9275 EMAIL: Anthony.Chia70@yahoo.com RC@mksigns.net	FIRST PLAZA 6001-6007 W. DEMPSTER MORTON GROVE, IL		DATE 9-27-21	REVISION _____	SCALE 3/8" = 1'-0"	DATE 4-20-21
	Colors represented in this drawing are for presentation purposes only. They will not match your finished product exactly. Actual color samples can be obtained from your sales representative. This design is the original and unpublished work of MK SIGNS and may not be reproduced, copied or exhibited in any fashion without the expressed written consent of MK SIGNS. The rights to this design may be purchased.		DESIGNER LP	SALES TC	FILE First Plaza	DRAWING NUMBER 2805



APPROVED: _____ DATE: _____

M-R SIGNS
CHICAGO
 4900 N. ELSTON AVE
 CHICAGO, IL 60630
 773-545-4444 / FAX 773-545-9275
 EMAIL: Anthony.Cilia70@yahoo.com
 RC@mrsgns.net

FIRST PLAZA 6001-6007 W. DEMPSTER MORTON GROVE, IL		DATE 9-27-21	SCALE 3/8" = 1'-0"	DATE 4-20-21
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			FILE First Plaza	DRAWING NUMBER 2805