

**MINUTES OF THE JUNE 19, 2017
MEETING OF THE PLAN 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 Plan Commission was called to order at 7:58 pm. by Chairperson Blonz. Secretary Sheehan called the roll.

Members of the Commission Present: Dorgan, Farkas, Blonz, Gabriel, Shimanski

Members of the Commission Absent: Khan, Gillespie

Village Staff Present: Nancy Radzevich, Director of Community and Economic Development, Dominick Argumedo, Zoning Administrator/Land Use Planner, Rick Dobrowski, Bureau Coordinator

Trustees Present: Rita Minx, John Thill

Chairperson Blonz described the procedures for the meeting. Anyone from the audience will be allowed to speak after the commission asks questions of the applicant. After residents comments, discussion and voting will take place.

Chairperson Blonz proceeded to seek approval of the May 15, 2017 minutes. Commissioner Farkas moved to approve the minutes of May 15, 2017. Commissioner Dorgan seconded the motion.

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| Commissioner Shimanski voting | abstain |
| Commissioner Dorgan voting | aye |
| Commissioner Gillespie voting | aye |
| Commissioner Farkas voting | aye |
| Chairperson Blonz voting | aye |

Minutes approved.

CASE: PC17-09

APPLICANT: Dr. Spiro Karras
6617 N Lincoln, Suite 100
Lincolnwood, IL 60712

LOCATION: 5818 Dempster Street
Morton Grove, IL 60053

PETITION: Request for a Special Use Permit for a Medical and dental/clinic (oral surgery), in accordance with Section 12-4-3-D, of The Unified Development code (Ordinance 07-07)
Continued from May 15, 2017

Mr. Argumedo reviewed the subject property located at the northeast corner of Dempster Street and Mansfield Avenue with approximately 2,860 sq. ft. commercial building with 6 accessible parking spaces directly behind the building. Due to the location along the East Dempster commercial corridor with limited off-street parking, and proximity to abutting residential neighborhoods, staff determined the project warranted the additional review of a special use process. The Unified Development Code requires a Special Use Permit for Medical and Dental Office/Clinics that warrant additional scrutiny beyond an administrative review. In accordance with this determination, the Applicant has filed a special use application for this site.

Mr. Argumedo stated the applicant explained this is a low volume facility, with approximately 15-18 patients per day. Due to the procedures of oral surgery, many times only 1 patient will be seen in the morning or throughout the day... Currently there is one Dr on staff, with the projection in 2020 to add another Dr to the practice. At full staff capacity, the office is expected to accommodate an average of 15-18 patients per day. The facility will have 5 operatory rooms which will not be used concurrently. Each Dr will be assigned 2 rooms so that while one is being utilized, the other can be prepared for the next patient, while the 5th operating room will be for complex procedures that will be schedule for the entire morning or an unscheduled emergency patient.

Staff reviewed the traffic study that was conducted by AES and found the office would have a peak parking demand of 12 parking spaces at one time, 8 parking spaces for staff, and 2 spaces for the active patients and up to 2 additional spaces for the next round of patients. With the traffic study calculations, there are 6 off-street parking spaces and leaving a deficit of 6 additional parking spaces. AES observed the public parking over 3 days and nights along Mansfield and a 22 public parking spaces across the street on Dempster and at no time did they conclude that the projected maximum demand would not be met by available parking.

Chairperson Blonz asked if there were any questions from the Commissioners.

Chairperson Blonz asked about the revised traffic/parking study. Mr. Argumedo explained at the traffic safety commission meeting, the applicant proposed to re-strip the lot in the rear of the building to provide 7 parking spaces. Based on the review from the Village engineer the spaces were a 1 ½ ft short of standards. The recommendation was to make it safer and reduce the number of spots to 6 spaces.

The applicant, Spiro Karras and AES services engineer, Julian Gnatenco were sworn in.

Mr. Karras reviewed the history of his 23 years in practice, currently located in Lincolnwood. The 5818 Dempster property was purchased to relocate the practice to Morton Grove.

Mr. Gnatenco reviewed the traffic study and parking analysis based on what will occur for the next several years with one Dr on staff, and then in 2020 when the additional Dr. joins the staff. Surveys were conducted which included the parking behind the building and surrounding parking lots. The observations proved there is more than enough parking to accommodate the volume of patients currently and in the future when the new Dr. joins the staff.

Commissioner Gabriel asked if the patients would be scattered across the day, if more than 2 patients would be seen at one time. Dr. Karras said there are 2 Drs and no double booking with a 10 minute overlap per patient. The staff and Drs. would park across the street on Dempster and the patients would park in the lot.

Chairperson Blonz asked if the previous business was different than this oral surgery group. Mr. Gnatenco stated it was a chiropractor and they have a higher cliental turnaround as opposed to an oral surgeon.

Chairperson Blonz asked if there was anyone present that wanted to be heard.

Nick Marino, 5800 Dempster, owner of buildings to the east, stated he is in support of the oral surgery facility. The previous medical facility that occupied the space at 5818 Dempster never had a parking problem.

Chairperson Blonz asked if there was anyone else that wanted to be heard.
Hearing none, Blonz called for a motion to approve the Case PC 17-09.

Commissioner Shimanski moved to approve Case PC17-09, request for a Special Use Permit for a Medical and dental/clinic (oral surgery), in accordance with Section 12-4-3-D, of The Unified Development code (Ordinance 07-07) with the following recommendations:

1. The site shall be developed and operated consistent with the plans and supporting documents in the application, identified in this report and/or presented at the Public Hearing, including the following:
 - a. Proposed Floor Plan, prepared by Nicholas Karras-Architect, dated March 1, 2017
 - b. Site Plan, prepared by Nicholas Karras- Architect, Received June 8, 2017
 - c. Traffic study "Dental Office: Traffic and Parking Analysis Report", prepared by AES dated June, 2017
2. The Applicant shall advise the Director of Community and Economic Development of any of the following:
 - a. any proposed change in ownership of the subject property and/or principal business;
 - b. any change in hours of operation;
 - c. any alterations to or changes in uses or configuration of any of the interior spaces;

- d. any increases staffing levels above those projected in the AES traffic study “Dental Office: Traffic and Parking Analysis Report”, dated June, 2017; and
- e. any other changes to the site use that could increase the intensity and/or increase the parking demand.

Commissioner Dorgan seconded the motion.

Chairperson Blonz called for the vote.

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| Commissioner Gabriel voting | aye |
| Commissioner Farkas voting | aye |
| Commissioner Dorgan voting | aye |
| Commissioner Shimanski voting | aye |
| Chairperson Blonz voting | aye |

Motion passed.

CASE: PC17-12

APPLICANT: All Inn, Inc.
Dempster Street
Morton Grove, IL 60053

LOCATION: 5707 Dempster Street
Morton Grove, IL 60053

PETITION: Request for a Special Use Permit for a Tavern, bar and cocktail lounges with live music and/or vocal entertainment as accessory use and associated parking waivers, in accordance with Section 12-4-3:D. of the Unified Development Code (Ordinance 07-07)

Mr. Argumedo reviewed the special use application for a tavern/bar with entertainment use. All Inn currently operates at 5707 Dempster and would like to expand to 5705 Dempster to introduce live entertainment which includes live musical acts, karaoke and a DJ. The proposal is to remove the wall that separates the units and become one unit.

Mr. Argumedo stated there was a traffic study conducted by Gewalt Hamilton Assoc, and results indicated based on their understanding of the use of space, and including the 20 spaces in the rear of the building, the parking demand will not increase. The analysis results included: 20 on-site parking spaces, 28 spaces on Major Ave, 11 parking spaces in the municipal lot at 5714 Dempster and 15 parking spaces within the proposed Nea Maya Parking Lot at 5708 Dempster for which the applicant has a lease for after-hours parking. A valet service will be used where All Inn will lease space from an existing business at 5708 Dempster which closes at 6 pm when entertainment would occur after this time.

Chairperson Farkas asked if there were any questions from the Commissioners.

Chairperson Farkas asked Mr. Dobrowski if u-turns were permitted on Dempster St so that the valet service can swing around to the parking locations. Mr. Dobrowski stated this is a police issue.

Lisa Cosentino, daughter of owner Joseph Cosentino, was sworn in.

Ms. Cosentino reviewed the last 3 years of their business and now would like to expand and introduce entertainment for their customers. Over the years there has been very few incidents with the neighbors and have great respect for the neighborhood. There is a parking plan in place that includes valet parking with extra lease parking behind Nea Maya (5708 Dempster).

Continuing, Ms. Cosentino explained their expansion would include a controlled sound system for the transfer of noise, with special construction materials and placement of speakers to minimize the sound.

Chairperson Farkas asked if there were any questions from the Commissioners.

Commissioner Shimanski asked for an explanation for the valet service. Ms. Cosentino explained the valet service would be set up in the rear of the building, cars would pull up from Major and enter the lot and a valet driver would drive the car back out the exit of the lot and park across the street to the 15 leased spaces at 5708 Dempster.

Commissioner Farkas would like an additional condition added that valet service be prohibited on Dempster. Ms. Radzevich agreed and added a condition would state no valet service on Dempster or Major Avenue.

Chairperson Blonz has concerns about the noise. Ms. Cosentino explained the noise will be limited with sound absorbing materials. The speakers, which are controlled on a digital system would be placed in the corners facing towards Dempster. There is an NCR (Noise Coefficient Rating) which indicates the efficiency of noise and if the rating is at .99 this would indicate almost total absorption. There are acoustical ceiling tiles and wall partitions in front and the rear of the building. The entertainment will be on the 5705 Dempster location and the rear door will be permanently closed and not be used as an access door.

Chairperson Blonz also inquired about the bathroom facilities. Ms. Radzevich stated there are 2 bathrooms and meet the requirements.

Commissioner Farkas asked for a description of the business operations. Ms. Cosentino explained the Bar is open 8 am to 2 am. Video gaming and coffee is basically the business until 3 pm. The evening hours clientele is anywhere from 15-20 people on the weeknights and larger crowd on the weekends.

Commissioner Shimanski asked if there are any plans to adding more gaming machines. Ms. Consentino said the State of Illinois would not allow.

Chairperson Blonz asked if there was anyone present that wanted to be heard.

Adrian and Misa Maj, 5704 Carol, purchased the house and were not aware that a bar was going into the building behind the property. They expressed concerns for the noise and have made a couple of complaints in the past to the business owner not about music but the foot traffic. They have a small child and are not allowed to keep the windows open due to the noise at night. Mrs. Maj works the late shift and at times it is hard to get the car out of the garage as it can be blocked by parked cars in the lot. Mr. Maj is concerned if there was an emergency it would be difficult to exit garage.

Ron Ament, 5640 Carol, has issues with the deliveries that are conducted during the day by the beer trucks that block the alley and obstruct traffic on Major. Mr. Ament also has concerns how the noise that is created from the bar will be monitored and questioned if this special use could be extended in the future to have live entertainment 7 days a week. Mr. Ament also wanted to know who will be monitoring the valet service to make sure it is operating as it is stated. The owner, Mr. Sideris has not maintained the property and needs maintenance on the parkway surrounding this property and has failed to shovel the snow in the winter on the Major street side.

Chairperson Blonz replied if the special use permit is not being followed and the applicant would like to change the hours or any other aspect of the permit, then they would have to come back to the Commission for approval.

Ms. Consentino responded to the truck deliveries stating there are two deliveries each week, Monday and Wednesdays. This is a tight space and the trucks would not be able to pull in and turn around. The trucks do double park for a matter of 25 minutes. There is no other solution to the weekly deliveries. The valet is only for the entertainment nights on Friday and Saturday nights. If there would be a need for an additional night of valet service, the applicant would get approval from the Village. The valet will be stationed at the back door, the patron will pull up and get out and the valet attendant will move the car out of the alley and onto Major and across the street to the leased parking lot. If there are cars waiting for valet they will be stationed in the lot, not in the alley and not on the street. Employee parking will also be across the street in the municipal lot. There will be no standing cars in the alley and if there is, the police should be called.

Ms. Radzevich stated there is a standing condition for a special use with a high volume of traffic should the Morton Grove Police Department, Director of Community and Economic Development and/or Village Engineer be advised of any significant vehicular/pedestrian traffic and/or parking issues on adjacent public ways, related to the operation of this tavern, the owner shall be required to develop and submit a plan to the Village Administrator within 30

days of such notice, which outlines a plan with specific ways to address such issues. Such a plan shall be reviewed by the Director of Community and Economic Development and the owner would have to come back to the Commissions for approval.

Ms. Consentino added there will no longer be smoking in the back area since the valet will be posted in the rear. The smokers will have to go to the front of the building on Dempster and that will eliminate any noise from people congregating in the rear.

Chairperson Blonz called for a motion to approve Case PC 17-12.

Commissioner Shimanski moved to approve Case PC 17-12, request for a Special Use Permit Tavern, bars and cocktail lounges with live music and/or vocal entertainment as accessory use and associated parking waivers in accordance with Sections 12-4-3:D and 12-7 of the Unified Development Code (Ordinance 07-07) with the following recommendations:

1. The site and building shall be developed and operated consistent with the plans and supporting documents in the application, identified in this report and/or presented at the Public Hearing, subject to any necessary modifications to accommodate conditions, Commission recommendations, or code compliance requirements, in accordance with reviews by Traffic Safety Commission, Plan Commission, and/or Village staff, including the following:
 - A. Proposed Furniture and Valet Plan, prepared by Mohr Architecture, dated 06/13/2017, Sheet A
 - B. Site Plan, prepared by Mohr Architecture, dated 01/13/2017, Sheet T
 - C. Exist/Demo First Floor Plan, prepared by Mohr Architecture, dated 01/13/2017, Sheet D1
 - D. Elevations, prepared by Mohr Architecture, dated 01/13/2017, Sheet A2
 - E. Existing Floor Mechanical Plan, prepared by Mohr Architecture, dated 01/13/2017, Sheet M
 - F. Existing First Floor Electrical Plan, prepared by Mohr Architecture, dated 01/13/2017, Sheet E
 - G. Plumbing Supply Plan, prepared by Mohr Architecture, dated June 13, 2017, Sheet P
 - H. Fire Alarm Plan, prepared by Fire By Design, 05/12/2017, Sheets AL0.01, AL1.00, AL2.00
 - I. Traffic study "Traffic and Parking Summary", prepared by Gewalt Hamilton Associates, Inc., dated June 14, 2017
 - J. "Sound and Excessive Noise" narrative, undated, received by Village on 06/14/2107
2. The applicant shall advise the Director of Community and Economic Development of any of the following:
 - A. any proposed change in ownership of the subject property and/or principal business;
 - B. any change in hours of operation;

- C. any alterations to or changes in uses or configuration of any of the interior spaces;
- D. any increases staffing levels above those projected in the Gewalt Hamilton Associates traffic study "Traffic and Parking Summary", dated June 14, 2017; and
- E. any other changes to the site use that could increase the intensity and/or increase the parking demand.

Such changes may require the owners, lessees, and users of 5705-07 Dempster St to submit an updated parking analysis, and may subject the owners, lessees, and users of 5705-07 Dempster St. to additional conditions and may serve as the basis for further amendment to the special use permit.

3. The Applicant shall advise staff and patrons of all available commercial public parking options, in the area, and advice against parking in the adjacent residential neighborhoods.
4. The Applicant shall provide the Village with updated valet parking and parking lease agreement for 5708 Dempster Street, no later than 30 days prior to the expiration of the most current agreement.
5. Per the recommendations of the Traffic Study and prior to the issuance of final certificates of occupancy, the Applicant shall provide a more detailed parking management plan for review and approval by the Village Engineer, which should include, but not be limited to:
 - A. Details, including size, locations and graphics, of proposed directional signage for the valet parking services;
 - B. Details, including sizes, location and graphics for the proposed pavement markings to direct traffic to the valet stand;
 - C. Provisions to encourage staff parking in spaces directly adjacent to the valet stand, when possible, to minimize traffic conflicts;
 - D. Provisions that any additional staff park off-site, either in the municipal parking lot or the leased parking spaces at 5708 Dempster; and
 - E. The property owner provide an accessible parking space within the parking facility
6. If the applicant decides to increase the intensity or frequency of the live entertainment available, the applicant shall be required to submit an updated parking study to the Director of Community and Economic Development and Village Engineer. Such study should include an updated parking survey and an updated parking plan describing how such increased parking demand will be accommodated. Such increases in the intensity of the use may require an amendment to the Special Use permit.
7. Should the Morton Grove Police Department, Director of Community and Economic Development and/or Village Engineer be advised of any significant vehicular/pedestrian traffic and/or parking issues on adjacent public ways, related to the operation of this tavern, the owner shall be required to develop and submit a plan to the Village

Administrator within 30 days of such notice, which outlines a plan with specific ways to address such issues. Such plan shall be reviewed by the Director of Community and economic Development, Village Engineer and Police Chief, who will be charged with making suggested changes and/or approving such a plan. Any remedies which alter the nature of this approved use may require an amendment of the special use permit and further review by the Traffic Safety Commission.

8. Valet pick up and drop off will be at staging area and not on public streets.
9. Smoking will be directed to Dempster and Major and not in the rear by the valet staging area.

Commissioner Gabriel seconded the motion.

Chairperson Blonz called for the vote.

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| Commissioner Dorgan voting | aye |
| Commissioner Farkas voting | aye |
| Commissioner Gabriel voting | aye |
| Commissioner Shimanski voting | aye |
| Chairperson Blonz voting | aye |

Motion passed.

CASE PC 17-13

APPLICANT: Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

LOCATION: 2,249 sq. ft. area of Capulina Avenue right of Way, located directly to the west of Narragansett Avenue and east of the Metra right of way.

PETITION: Request for approval of a Preliminary/final Plat of Vacation of a 2,249 sq. ft. area of the Capulina Avenue Right of Way, located directly to the west of Narragansett Avenue and east of the Metra Right of Way, in accordance with Title 12, Chapter 9 of the Unified Development Code (Ordinance 07-07)

Ms. Radzevich reviewed the request to vacate a small piece of Public Right of Way located directly to the west of Narragansett Ave and east of the Metra Right of Way along the train tracks. This land is not being used and will be of great benefit to be incorporated into the overall redevelopment plan for the proposed town home Planned Unit Development for visitor

parking.

Chairperson Blonz asked for questions from Commissioners.

Chairperson Blonz asked if there was anyone present that wanted to be heard.
There was no response.

Chairperson Blonz called for a motion to approve Case PC 17-13.

Commissioner Dorgan moved to approve Case PC 17-13, request for approval of a Preliminary/final Plat of Vacation of a 2,249 sq. ft. area of the Capulina Avenue Right of Way, located directly to the west of Narragansett Avenue and east of the Metra Right of Way, in accordance with Title 12, Chapter 9 of the Unified Development Code (Ordinance 07-07) with the following condition:

1. the Plat shall be approved and recorded in accordance with Section 12-9-5:B of the Unified Development Code.

Commissioner Gabriel seconded the motion.

Chairperson Blonz called for the vote.

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| Commissioner Farkas voting | aye |
| Commissioner Dorgan voting | aye |
| Commissioner Gabriel voting | aye |
| Commissioner Shimanski voting | aye |
| Chairperson Blonz voting | aye |

Motion passed.

CASE PC 17-14

APPLICANT: Lexington Homes
1731 N. Macey St Suite 20
Chicago, IL 60614

Location: 2.0+/- acre parcel at the southwest corner of Ferris and Capulina Avenue

PETITION: Request for approval of a Planned Unit Development (PUD) comprised of 36 attached dwellings (townhomes) in a total of 7 buildings on an approximately 2.0 acre parcel of land, per Title 12, Chapter 6 of Ordinance 07-07 (Village of Morton Grove Unified Development Code) with waivers to density and dimensional controls, as needed, and approval of Preliminary and Final Plats of Subdivision in accordance with Title 12, Chapter 8 of Ordinance 07-07 on a 2.0

acre parcel of land located at the southwest corner of Capulina and Ferris Avenues in Morton Grove, IL.

Ms. Radzevich reviewed the history of the site made up of several parcels that was a mix of commercial & industrial uses. The Village purchased this property 10 years ago and has since done some remediation in identifying levels of contamination. The developers of Lexington Homes have moved forward and taken on responsibility to clean up the site and relocate the utilities.

The proposed PUD is for 36 townhome units with limited visitor parking. This also includes a waiver for the density from 16 units per acre, to 18 units per acre in order to add 2 additional units to offset the cost of remediation and utilities relocation. The request also includes a waiver for maximum lot coverage from 65% to 80% to add additional onsite visitor parking.

Ms. Radzevich explained the developer is looking to create individual lots so the units can be sold as fee simple which is easier to get approval for a mortgage. This creates additional waivers that need to be approved that are more technical and include interior lot lines that will not affect anyone but establish a lot around each individual building.

Ms. Radzevich added a traffic study was conducted on this area by the builder and concurrently the police department conducted its own traffic survey and concluded a 4 way stop at Ferris and Capulina would help to make this pedestrian friendly.

Chairperson Blonz asked for questions from Commissioners.

Commissioner Gabriel asked if the ownership will be on the lot line including the contents of that lot although they are not divided but one building. Ms. Radzevich stated this is similar to a condo or duplex. Before the permits can be issued, the builder needs to provide proof of a homeowners association and regulations which include responsibility for streets, curbs, and drainage which is all a part of the PUD.

The following were sworn in representing Lexington Homes:

Lawrence Freedman, attorney
Todd Shaffer, engineer
John Agenlian, land developer
Karl Krogstad, architect
Luay Aboona, traffic
William Rotolo, land administrator
Jon Nelson, landscaping
Jay Cox, project manager

Mr. Rotolo reviewed the history of Lexington Homes and previous projects including Trafalgar Square and Lexington Station in Morton Grove. The proposed homes, starting at 400,000 per

unit, are a much denser urban type townhome which is very popular with transient oriented people. This development is walking distance to train and appeal to dual income professional couples those ranging in age 30-40 years. The townhome is designed with stairs and do not appeal to older generations and those with children. There is a balcony but no private rear yard. There will be a courtyard for a gathering place that will be maintained by the homeowners association.

Jon Nelson, site planner, reviewed this project for the CR zone, with the criteria for higher density usage, develop obsolete property to generate property taxes and use the architecture that is associated with the project to create a street wall, which minimizes curb cuts along the street and encourages a pedestrian friendly development. There are standards for the CR zone that relate to these PUD boundaries and would require and are proposed as 15 ft setback along Ferris and Capulina. The south end requires a 5 ft setback and is proposed for 10 ft. The west rear end of the property along the railroad tracks requires a 5 ft setback and it is proposed as 15 ft. The development complies with the all zoning setbacks to the perimeters.

Mr. Nelson reviewed the street access that will be predominately off of Capulina and not off of Ferris so as to continue the pedestrian friendly walkway. Internally the property is serviced by a private drive system, and the Village code standard is for all lots to be on a public road but 3 of these buildings will be on a private road once subdivided. This will be a waiver from the standards. The proposal for off street guest parking exceeds what is permitted.

Continuing, Mr. Nelson explained the buildings are creating a "building envelope". This is a lot that the building will fall in that is generally 5 ft larger than the building. There are 4-7 unit buildings and the sizes of the lots vary in coverage & yard conditions. The advantage to creating this envelope establishes fee simple ownership, which creates multiple benefits including mortgages. An analysis completed by staff revealed the zoning overview of each of the lots. The results were for a waiver for each lot because of the tightness involved for the least amount of front, side and rear yard associated respectively. All of the buildings relating to the PUD still comply with the CR zone. This is a self imposed condition but it still allows for a fee simple transfer of ownership.

Jay Cox, architect, reviewed the elevations of the 2 unit projects, specifically designed for Morton Grove. Each unit design is made up of masonry and brick and creates a pleasing urban townhome elevation for a street wall as each has distinct entry features. The rear elevation each has a 5 X 18 balcony and garage entry. The floor plans were designed with some options to upgrade and reconfigure depending on the needs of the buyer.

Karl Krogstad, landscape architect, reviewed the design and specifically noted there will be no invasive species planted in this development. The landscape materials used including larger trees, perennials, evergreens and shrubs would highlight the architect design to frame each unit. This will create a pleasing appearance from the streetscape as well as the interior of the development. There will be fencing as well as shrubbery along the south and west side to create some separation.

Luay Aboona, traffic engineer, reviewed the traffic study that was conducted along Ferris and Capulina in the am and pm. The traffic turning from Capulina onto Ferris creates some site line issues and the Village is proposing a 4way stop at this intersection to alleviate these issues. This is a transit oriented development and it is anticipated many will be commuting and walking to the train station. The Moretti's restaurant and the 3 new townhouses on the corner of Capulina and Ferris were taken into consideration with this study. The parking ratio far exceeds what is required for this site.

Chairperson Blonz asked if there were any questions from the Commissioners.

Commissioner Gabriel asked, how the utilities will be added to each of the units. Todd Shaffer, engineer, stated this is step 2 in the plan and each unit will have separate water and utility feeds that will be buried and from there provisions will be made to drop feeds for each. Each unit has an individual water and sewer service with a separate b box to turn off the water. The gas, electric and phone service will be designed by the public utility companies. This will be similar to the Lexington Station that was constructed previously in Morton Grove.

Commissioner Gabriel also asked about the common sanitary main. Mr. Shaffer stated the sanitary sewers are located in the drive isles. The illustration that was referred to is for the volume control which is restricted due to the contamination of the property. The only portion of the site that has marginal contamination is on the southeast corner of the site. Volume control is not allowed within 10 ft of a sewer or 10 ft of a building.

Commissioner Gabriel also asked about the sidewalks and Mr. Shaffer stated that the center sidewalks have an exit to Ferris. The middle courtyard on the west end has guest parking and a sidewalk north of that which from there walk east to the 24 ft drive isle or thru the courtyard with a sidewalk that continues east of Ferris.

Commissioner Shimanski asked about snow removal. Mr. Cox said the homeowners association will set the rules and if necessary will haul off the snow. It will not be put in the parking spaces. This can be made a condition that the snow will be hauled off.

Commissioner Farkas asked if there is room to park a car behind a garage space. Mr. Cox said the driveway is not designed to park outside.

Commissioner Gabriel asked if the trash and fire trucks had adequate room. Mr. Cox stated an analysis was done with the fire department and approved.

Chairperson Blonz asked about the parking strip along Capulina and guest parking when hosting a gathering. Mr. Cox stated there needs to be adequate room to have 6 spaces on Capulina and this may require for the street to be wider in order to fit the spaces. The parking enforcement will be dictated by the Village with respect to the 3 hour parking during the day. The guest parking more than satisfies the needs for onsite parking.

Chairperson Blonz inquired about the wall along the railroad tracks. Mr. Shaffer explained it is going to be dictated by the design of the footings for the fence. The will be a privacy fence with a high wind load and the final engineering has not been completed as yet. The height of the wall will be approximately 3 ft.

Chairperson Blonz asked for an explanation on the drainage. Mr. Shaffer explained the storm water detention is similar to the condo building to the north. It is in a storm track underground detention vault which is in the courtyard. All of the onsite storm sewers are designed for 100 year storms to convey the water to get into the vault. The storm water discharge will go directly into a 96 inch storm sewer that goes west to the river.

Chairperson Blonz asked about the lighting plan including the size of the foot candles on the perimeter of the property. Ms. Radzevich stated that will need to meet the requirements and be determined closer to the permitting. This can be added as a condition, stating it should be as close to zero as possible with exception of the main entrance. Mr. Nelson explained there is a light pole on the northwest corner to light the roadway and the intersection at Capulina and Ferris.

Chairperson Blonz wanted an explanation on the zoning overviews. Ms. Radzevich stated it is important to look at the overall assessment which is up to 80% lot coverage to allow for the final design. Blonz asked if this is basically a Brownfield. Mr. Nelson replied there is contamination throughout the site and the engineering staff is creating a barrier. Lexington environmental consultant has already stated the remediation plan.

Chairperson Blonz asked if all the recommendations are incorporated in the drawings that were submitted to the commission. Ms. Radzevich stated the recommendations are standard and with the exceptions of any sort of changes from staff including traffic safety, plan commission or board recommendations. There is a condition that final engineering plans need to be reviewed by the village engineer. There are also conditions regarding the homeowners association, snow removal, maintenance of the common areas, lighting plan, and associated subdivision plan.

Commissioner Gabriel asked about the architectural elevations regarding the basement windows that are very close to grade. Ms. Radzevich stated this is part of the remediation plan and will be a buildup.

Commissioner Farkas asked about the contamination and if staff knows how it happened. Ms. Radzevich replied staff can only speculate that at one time there was a paint product manufacturing company and over time things were being dumped in this area. The largest contaminated area is in the northwest corner.

Chairperson Blonz asked if there was anyone present that wanted to be heard.

Steve Gubin, 8630 Ferris, opposes the development and feels there will be a great impact on traffic in the area. With the new 3 unit townhouse on Capulina and Ferris, Morretti's on Dempster and Burt's Place on Ferris there is already a problem with parking and traffic and creating 6 parking spaces on Capulina is not enough to accommodate all the residents. The closest street with no special parking permits is east to School St and is 4 blocks away. Mr. Gubin requested if the plan commission approves this case, it is restricted to 32 units that is permissible by code, or reduce the units further in consideration of the current residents that live in the area and will be affected by parking problems.

Mr. William McFadden, 8634 Narragansett, asked why are there so many waivers being requested. Chairperson Blonz stated his question will be answered after everyone is heard.

Mr. Steve Helfrich, 8638 Narragansett, stated this area is too dense and there is not enough parking.

Mr. Freedman responded to the residents comments reviewing the difficulties due to environmental problems. The majority of the waivers are based on technical difficulties. The parking exceeds all of the requirements. In order to achieve the fee simple concept, lots are being created that create internal conflicts which add to the list of waivers. The impact is not on any of the surrounding properties, all setbacks are met. The additional units that were added are in order to justify the increase cost of moving the utilities and the remediation to the property. The PUD allows 18 units per acre and this does not exceed what the code allows.

Mr. Cox addressed the concern of density. The CR zone was established to create high density multifamily residents in this corridor. This site was originally earmarked for more density than what is being proposed. This was proposed for single family in the front area and a midrise in the back portion.

Commissioner Shimanski asked if there are any waivers for parking regulations. Ms. Radzevich stated there are no waivers as all of the parking regulations exceed the parking code.

Chairperson Blonz asked for a motion to approve Case PC 17-14.

Commissioner Farkas moved to approve Case PC 17-14, request for approval of a Planned Unit Development (PUD) comprised of 36 attached dwellings (townhomes) in a total of 7 buildings on an approximately 2.0 acre parcel of land, per Title 12, Chapter 6 of Ordinance 07-07 (Village of Morton Grove Unified Development Code) with waivers to density and dimensional controls, as needed, and approval of Preliminary and Final Plats of Subdivision in accordance with Title 12, Chapter 8 of Ordinance 07-07 on a 2.0 acre parcel of land located at the southwest corner of Capulina and Ferris Avenues in Morton Grove, IL with the conditions presented in the staff report. Also adding all snow stay clear from the site and the lighting plan on the NE corner is allowed to the intersection.

Seconded by Commissioner Gabriel.

Chairperson Blonz called for the vote.

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| Commissioner Shimanski voting | aye |
| Commissioner Dorgan voting | aye |
| Commissioner Gabriel voting | aye |
| Commissioner Farkas voting | aye |
| Chairperson Blonz voting | aye |

Motion passed.

Chairperson Blonz asked for any other business or discussion. Hearing none, Commissioner Farkas moved to adjourn the meeting. The motion was seconded by Commissioner Dorgan and approved unanimously pursuant to a voice vote at 11:02 pm.

Minutes by: Janet Sheehan