

**MINUTES OF THE APRIL 18, 2022
MEETING OF THE MORTON GROVE PLAN 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 Plan Commission was called to order at 7:00 p.m. by Chairman Blonz. Secretary Kirchner called the roll.

Commissioners Present: Chairman Blonz, Gabriel, Kintner, Liston, Mohr, Stein

Commissioners Absent: Dorgan (with notice)

Village Staff Present: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner/Secretary; Jim English, Manager Building and Inspectional Services; Rick Dobrowski, Fire Prevention; Ralph Czerwinski, Village Administrator

Trustees Present: Gear, Khan, Minx, Thill, Travis, and Witko

Chairman Blonz asked for approval of the February 21, 2022, minutes.

Commissioner Kintner moved to approve the minutes of February 21, 2022 meeting as amended. Commissioner Mohr seconded the motion.

Chairman Blonz called for the vote.

Commissioner	Gabriel voting	abstain
Commissioner	Kintner voting	aye
Commissioner	Liston voting	aye
Commissioner	Mohr voting	aye
Commissioner	Stein voting	abstain
Chairman	Blonz voting	abstain

Minutes approved.

Chairman Blonz described the procedures for the meeting. The Village and the applicant will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. Four votes are required for approval, and the Commission's decision is a recommendation to the Village Board.

Chairman Blonz called for the first case.

CASE: PC 22-03

APPLICANT: P & P Properties
1625 Milwaukee Avenue
Glenview, IL 60025

LOCATION: Portion of public alley directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue.
Morton Grove, IL 60053

PETITION: Request for approval of a Plat of Vacation for a public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and measuring approximately 1,121 Square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code.

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated April 12, 2022, was entered into the public record.

Ms. Heidorn presented the case for the Village. She explained that Case PC 22-03 is a request for approval of a Plat of Vacation for a portion of portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, and submitted concurrent to a request for approval of a Preliminary Plat of Subdivision and a Special Use Permit for ten townhomes, all of which will be considered by the Plan Commission under Case PC 22-04.

She stated that the proposed vacation will eliminate the southern 70.04 linear feet of an existing 16-foot-wide public alley that runs north-south and connects to Hennings Court to the south. Upon vacation, the portion of alley is planned to be transferred to the applicant along with the abutting Village-owned property to the east at 8720-26 Ferris Avenue to create a 0.5-acre redevelopment site that extends across the entire Hennings Court block face from Narragansett Avenue to Ferris Avenue. The developer plans to construct a new east-west public accessway that will connect Narragansett Avenue to Ferris Avenue to serve the ten proposed rear-loading townhomes and existing traffic generated by properties to the north.

Ms. Heidorn added that, pursuant to Village Code, staff has forwarded specific findings regarding public interests served by the parcel, the retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, vesting of title, and compensation for the property, which are included in the distributed staff report. Staff is supportive of the request for vacation because it supports development that aligns with the objectives of the Lehigh/Ferris Framework Plan and requirements of the C-1 General Commercial District.

Ms. Heidorn explained that since the staff report was distributed, staff had reconsidered the proposed one-way eastbound control of the proposed east-west accessway and is now recommending that the accessway be made one-way westbound. This will mitigate congestion along Ferris Avenue.

Commissioner Kintner inquired about the one-way westbound direction of the proposed accessway.

Chairman Blonz asked for a view of the alley to be projected.

Commissioner Gabriel explained that he is concerned with the control of one-way traffic.

Ms. Heidorn explained that staff has concerns with traffic exiting onto Ferris Avenue, which has a significantly higher average daily traffic count than Narragansett Avenue. Pedestrian activity is also greater along Ferris Avenue.

Secretary Kirchner swore in the representatives of applicant P&P Properties, LLC, including Michael Marasco, John Park, Jolly Thulaseedas, Ketan Patel, and Brendan May.

The applicants discussed the guest parking for the townhomes and the curb turning radius that is provided for the north-south alley. The T-shaped intersection was designed to support eastbound traffic. Designating the accessway as one-way westbound is not an issue that affects the development, but it may cause vehicles to trespass on private property not under control of the developer.

Mr. Marasco next provided an overview of the project to be considered in case PC 20-04 and described the need for the proposed alley vacation.

Mr. Marasco presented comparable townhome developments in nearby areas that do not have the right mix of materials and are not as unique as the one's his team is proposing. The applicant's proposed townhomes have more glazing, lots of natural light, and unique balconies. Market studies show excellent demand for such amenities and high-quality finishes in the area.

Chairman Blonz asked for questions by the Commissioners. The Commissioners had no further questions.

Chairman Blonz asked for public comment. Members of the public provided no comment.

Commissioner Kintner made a motion to recommend approval of Case PC 22-03, a request for approval of a Plat of Vacation for a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and measuring approximately 1,121 square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code, subject to the following conditions:

1. The final plat of vacation shall be prepared and recorded with the Cook County Clerk in accordance with Section 12-9-5 of the Morton Grove Municipal Code.
2. The Village reserves to right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator.
3. Approval is contingent upon the approval of Case PC 22-04.

Commissioner Mohr asked if the traffic study would include the north alley. Commissioner Kintner and Chairman Blonz agreed this would be covered in Case PC 22-04.

The motion was seconded by Commissioner Gabriel.

Chairman Blonz called for the vote.

Commissioner Gabriel voting	aye
Commissioner Kintner voting	aye
Commissioner Liston voting	aye
Chairperson Mohr voting	aye
Chairperson Stein voting	aye
Chairman Blonz voting	aye

Motion passed 6-0.

CASE: PC 22-04

APPLICANT: P & P Properties LLC
1625 N. Milwaukee Avenue
Glenview, Illinois 60025

LOCATION: 8721 Narragansett Avenue (10-20-100-029-0000), 8720 Ferris Avenue (10-20-100-024-0000, 10-20-100-023-0000), 8724 Ferris Avenue (10-20-100-022-0000), 8726 Ferris Avenue (10-20-100-021-0000) and a portion of the public alley petitioned for vacation (PC 22-03)
Morton Grove, IL 60053

PETITION: Request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:l.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:~), and location of surface parking lots (12-5-4:G.4)

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated April 12, 2022, was entered into the public record.

Michael Marasco of P&P Properties explained they have been working closely with the Village to minimize the impact of the proposed development.

Commissioner Kintner asked if the east elevation of the west building mirrors the west elevation of the east building, meaning the non-street facing sides that feature no windows.

Mr. Marasco responded that this is correct.

Commissioner Blonz asked Ms. Heidorn if the variations requested were typical for this type of development.

Ms. Heidorn responded that the variations requested for density and impermeable coverage were typical of this type of townhome development.

Chairman Blonz questioned why the first-floor bedroom did not have direct access to the bathroom.

Architect Jolly Thulaseedas responded that a doorway could be provided between the rooms.

Chairman Blonz asked about the use of EIFS.

Mr. Thulaseedas said licensed installers will install the EIFS, which is a superior quality drainable EIFS that has been tested under similar environmental conditions.

Mr. Mohr noted that the second-floor bedroom needs a closet. Mr. Thulaseedas said it can be added.

Commissioner Kintner asked if this is marketed toward families and how many children may be expected. He noted that the local elementary school has concerns with increasing student population.

Mr. Marasco said their market research has shown interest by empty-nesters and young families. The second-floor bedroom would be an ideal office.

Chairman Blonz asked Brendan May of KOA to discuss the traffic impacts.

Mr. May said the volume of traffic will add one percent to the current flow on Ferris Avenue, according to ITE standards.

Chairman Blonz asked for public comment.

Mr. Kevin Vodak, 101 Narragansett Court, is concerned that the two-car garage will really be used to park one vehicle and second vehicles will need to park on the surrounding streets. He asked if there is a demand for this type of housing in this area.

Mr. Terri Chamlin, 8725 Narragansett, needs to maintain parking for his customers and would like to know about flooding impacts and water detention.

Chairman Blonz asked the applicants to respond to the water and parking questions.

Mr. Patel said the development is required by the MWRD and the Village to provide water detention. The system will be designed to detain storm water in a vault below the parking area.

Mr. May said the 10-space guest parking exceeds the required number of guest parking by 8 spaces. Mr. May reviewed the peak parking demands and noted that demands will be met with the 30 spaces.

Chairman Blonz asked Mr. May if all of the recommendations listed in the KLOA report have been addressed. Mr. May said they have.

Commissioner Kintner asked about the realities of the proposed two-car garages. He asked for examples of garages of this size handling two cars.

Mr. Thulaseedes agrees that the garage spaces are tight, but that 9-foot by 18-foot spaces do work. He said they could possibly expand the garage door width or use two doors per garage to help the turning radius.

Mr. Mohr notes that the garages are pulled back approximately three feet from the alley, so this helps the turning radius too.

Commissioner Liston made a motion to recommend approval of Case PC 22-04, a request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:G), and location of surface parking lots (12-5-4:G.4) for the property commonly known as 8721 Narragansett Avenue (10-20-100-029-0000), 8720-8726 Ferris Avenue and a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, in Morton Grove, Illinois, subject to the following conditions:

1. Approval shall be contingent on Board of Trustees approval of a vacation of a portion of public alley

located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, as presented under Case PC 22-03.

2. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
3. Prior to the submittal of a building permit application, a Preliminary Plat of Subdivision that meets the minimum requirements of Section 12-8-2 shall be submitted to staff for review and approval.
4. The applicant shall bury existing aboveground utilities within the development site as required by the Village, subject to review and approval by the Village Administrator.
5. The final landscape and improvement plan for the surrounding rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
6. Prior to the issuance of a certificate of occupancy, the applicant shall submit a signage plan that includes public accessway and parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.
7. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.
8. The submitted traffic and parking impact study shall be revised to evaluate one-way westbound control of the alley, the accommodation of the turning paths of larger vehicles, and garage ingress and egress.

The motion was seconded by Commissioner Kintner.

Chairman Blonz thanked the Commissioners for their hard work and called for the vote.

Commissioner Gabriel voting	aye
Commissioner Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye
Commissioner Stein voting	aye
Chairman Blonz voting	aye

Motion passed 6-0.

CASE: PC 22-05

APPLICANT: P & P Properties LLC
1625 N. Milwaukee Avenue
Glenview, Illinois 60025

LOCATION: 8733-8735 Narragansett Avenue
Morton Grove, IL 60053

PETITION: Request for approval of a Special Use Permit for two (2) attached dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with a variation for rear yard impervious coverage (12-2-5:B.3)

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated April 12, 2022, was entered into the public record.

Michael Marasco of P&P Properties described the two lots and the proposed duplex. The floor plans are larger than the townhomes. All bedrooms are on the second floor, with an office space on the first floor.

Commissioner Liston asked about possible bird strikes along the front elevation.

Architect Jolly Thulaseedas said a UV decal, a glass finish, or blinds can be incorporated to deter birds.

Chairman Blonz is concerned about the drainage and asked if the alley's storm sewer can handle the water.

Engineer Ketan Patel said two outlets will direct drainage to the storm sewer.

Chairman Blonz asked if the first-floor office could be a bedroom. Mr. Thulaseedas responded that it could.

Chairman Blonz asked if the development meets the maximum floor area ratio (FAR) restriction.

Ms. Heidorn responded that attached single-family dwellings are not subject to a maximum FAR in the C-1 Commercial District.

Commissioner Stein asked if the table of variations was correct.

Ms. Heidorn responded that the variations listed in the staff report's recommended motion are incorrect, but that the variation table provided in the staff report is correct. She apologized for the error.

Chairman Blonz asked for public comment.

Terri Chamlin, 8725 Narragansett, stated that he likes the project. He has concerns about water retention and about pedestrians using his side walkway to go from Narragansett to the alley.

Chairman Blonz responded that water retention is overseen by the Village Engineer.

Commissioner Kintner made a motion to recommend approval of Case PC 22-04, a request for approval of a Special Use Permit for two (2) attached single-family dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with a variation for rear yard impervious coverage (12-2-5:B.3) for the property commonly known as 8733-8735 (10-20-100-008-0000, 10-20-100-009-0000) Narragansett Avenue in Morton Grove, Illinois, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.

2. The final landscape and improvement plan for the surrounding rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
3. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.
4. Staff shall confirm the location of scheduled garbage pick-up.

The motion was seconded by Commissioner Mohr.

Chairman Blonz called for the vote.

Commissioner Gabriel voting	aye
Commissioner Kintner voting	aye
Commissioner Liston voting	aye
Chairperson Mohr voting	aye
Chairperson Stein voting	aye
Chairman Blonz voting	aye

Motion passed 6-0.

Chairman Blonz asked for any other business or discussion. Hearing none, Commissioner Liston moved to adjourn the meeting. The motion was seconded by Commissioner Gabriel.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 9:50 p.m.

Minutes by: Anne Ryder Kirchner