

**MINUTES OF THE MAY 16, 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 Chair Pro-Tem Kintner. Secretary Anne Ryder Kirchner called the roll.

Commissioners Present: Dorgan, Gabriel, Kintner, Liston, Mohr, Stein

Commissioners Absent: Blonz (with notice)

Village Staff Present: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner/Secretary

Trustees Present: Thill and Travis

Prior to the approval of the minutes, a motion was made by Commissioner Gabriel to appoint Mr. Kintner as Chairman Pro-Tem. This was seconded by Commissioner Dorgan. Secretary Kirchner called vote.

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye
Commissioner Stein voting	aye

Chair Pro-Tem Kintner proceeded to seek approval of the April 18, 2022, minutes.

Commissioner Dorgan moved to approve the minutes of April 18, 2022. Commissioner Gabriel seconded the motion.

Chair Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Chair Pro-Tem Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye
Commissioner Stein voting	aye

Minutes approved.

Chair Pro-Tem Kintner 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, the Commission's decision is a recommendation to the Village Board. He then asked for a motion to change the order of cases.

Commissioner Gabriel made a motion to change the order of the cases, putting Village business second. Commissioner Mohr seconded and the voice vote was unanimous.

Chair Pro-Tem Kintner called for the first case.

**CASE:** PC 22-07

**APPLICANT:** The Local Fish Store c/o Hannah Keller  
10546 W. Woodland Avenue  
Beach Park, Illinois 60087

**LOCATION:** 6014 Dempster Street  
Morton Grove, IL 60053

**PETITION:** Request for approval of a Special Use Permit for a Pet Shop in a C-1 General Commercial District (12-4-3:D)

Zoe Heidorn, Community Development Administrator, provided the following introduction: PC 22-07 is request for a Special Use Permit by The Local Fish Store to operate a pet shop at 6014 Dempster Street, a 4-300-square-foot unit within the Austin-Dempster Plaza. Staff previously authorized the sale of aquariums and related equipment for the applicant but could not authorize the sale of live fish and coral without Plan Commission review and Board approval. The store is operated by employees of the former Old Orchard Aquarium in Skokie, which closed its doors in March. Based on the submitted traffic and parking impact study, the peak demand for The Local Fish Store will be 10 spaces on a Saturday afternoon. Based on the off-street parking requirements set forth by Code and the findings of the submitted study, the existing parking facilities at the Plaza and its accessory parking lot at 8728 Dempster Street are sufficient to support the proposed use and the future occupancy of two vacant units. Staff believes The Local Fish Store will be a positive addition to the Morton Grove business community and the Austin-Dempster Plaza, and supports the request for a Special Use Permit. Consideration of amendment to allow similar fish stores as a Permitted Use within the C-1 District under a future text amendment is recommended.

Secretary Kirchner swore in Hannah Keller and Scott Vancura.

Ms. Keller noted this is a re-location of a successful business of over 30 years.

Commissioner Gabriel had questions regarding the definition of Pet Shop.

Ms. Heidorn said fish and coral are interpreted by staff as pets. A text amendment would be required to change the definition.

Chair Pro-Tem Kintner asked for questions by the Commissioners. He asked if any special electrical or plumbing needs of the business.

Mr. Vancura said the current electrical plans are sufficient and the filtration for the tanks and reservoirs does not require any special plumbing.

Chair Pro-Tem Kintner asked about the need for special HVAC systems or venting.

Mr. Vancura said the building has 14-ton a/c units and no odors have been detected. The current de-humidification system is keeping the building very dry, almost too dry.

Commissioner Mohr asked if they have trucks associated with the business.

Mr. Vancura said they have maintenance techs that come to the store for supplies once or twice a week. They will also have some normal deliveries.

Commission Gabriel made a motion to recommend approval of Case PC 22-07: Request for approval of a Special Use Permit for a Pet Shop in a C-1 General Commercial District (12-4-3:D) for the property commonly known as 6014 Dempster Street (10-17-318-003-0000) in Morton Grove, Illinois subject to the following conditions:

1. 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.
2. All odors shall be confined to the enclosed commercial unit at 6014 Dempster Street. Upon observation of any odor outside the premises, the applicant shall coordinate with the Building Department to prepare and implement an odor mitigation plan, subject to final approval by the Village Administrator.
3. For this use, pet refers to live aquatic/aquarium bound life.

The motion was seconded by Commissioner Dorgan.

Chair Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Chair Pro-Tem Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye
Commissioner Stein voting	aye

Motion passed 6-0.

**CASE:** PC 22-06

**APPLICANT:** Village of Morton Grove  
6101 Capulina Avenue  
Morton Grove, Illinois 60053

**LOCATION:** 6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:** Request for approval of a Text Amendment to Chapter 12-5 of the Morton Grove Unified Development Code to establish regulations related to affordable housing in Morton Grove, Illinois.

Zoe Heidorn, Community Development Administrator, provided the following introduction: In the case of PC 22-06, the Village is proposing an amendment to Title 12 to incorporate affordable housing requirements for residential

developments, including new single-family, two-family, and multi-family construction, multi-family renovations that increase the number of units, non-residential to residential and single-family to multi-family conversions, conversions from apartments to condominiums and vice versa, the removal and replacement of any single-family or two-family residence, and any project that increases the floor area of existing single-family and two-family residences. The requirements for linkage fees, on-site units, or payments in lieu have been scaled based on the size of the development. For an addition to a single-family residence, a 5% fee will be tacked onto the building permit. For a 50-unit development, 5 affordable units will be required, or a payment-in-lieu of \$40,000 per unit.

The proposed ordinance was designed to be flexible for developers and allow Morton Grove to remain competitive among surrounding communities. A scaling linkage fee, which provides a link between investment in market-rate real estate to the production and support of affordable housing units, distributes the responsibility of contributing towards affordable housing across smaller single-family projects and mid-size projects containing ten or fewer units. For developments over 10 units, providing on-site affordable units or a more sizeable payment-in-lieu is required. All proceeds will be deposited with a new Affordable Housing Trust Fund, which will support a Single-Family Rehab Loan Program, a Senior Home Repair Assistance Program, and a Critical Home Repair & Code Compliance Grant Program for low-income residents. These programs may be modified or expanded in the future. The report has been vetted by the administration and shared with the Village Trustees.

Commissioner Liston asked how the fund would receive the fees and how would the fund be administered.

Ms. Heidorn said the Village Administrator would administrate the fund under the guidance of the Village Attorney, the Finance Director and the Department of Community Development. All programs need to be authorized by the Village Trustees.

Commissioner Gabriel asked if this a mandated program and how would a resident participate.

Ms. Heidorn explained that a program is not mandated, but an affordable housing plan is required if the amount such housing falls below the IHDA Affordable Housing Share percentage of 10 percent. Morton Grove is currently at 13.1 percent. The program is a preventative measure to not fall below 10 percent.

Ms. Heidorn went on to explain rental and purchase thresholds.

Commissioner Stein asked if staff was comfortable with requiring 10 percent affordable units only when the development exceeds 41 units.

Ms. Heidorn said this is a conservative number that is a good starting point. It is comparable to ordinances in similar villages. The fee-in-lieu is conservative and does not hinder future development. This regulation has been vetted with developers working in the Village, with no negative responses.

Chair Pro-Tem Kintner suggested that population be added to the Community Comparison table on page 8 of the report. What is the consequence of not having 10 percent affordable housing? He noted that St. Charles is not a good comparison.

Ms. Heidorn said a plan has to be adopted within 16 months of not meeting the threshold. Morton Grove has sought affordable housing for its residents and this ordinance is pro-active.

Chair Pro-Tem Kintner asked how the fund will be started. The fund is not a line-item in the Village budget. Tax dollars are not being proposed.

The fund will be marketed by the Village Administrator, Department of Community Development, Village Social Worker and through the adjudication process. The discretionary amount of \$25,000 is identical to contract authorization by the administrator. All fees-in lieu will go into the fund.

Commissioner Liston asked if the expenditures of the fund would be disclosed to the public.

Ms. Heidorn said there would be an annual report to show expenditures.

Chair Pro-Tem Kintner asked for public comment.

Trustee Thill noted that this emulates our flood control grant program, he favors a grant that helps people stay in their homes. This will help the Village stay ahead in affordable housing.

Chair Pro-Tem Kintner asked for a motion.

Commissioner Liston moved to recommend the approval of Case PC 22-06, a request for approval of a Text Amendment to Chapter 12-5 of the Morton Grove Unified Development Code to establish regulations relating to affordable housing in Morton Grove, Illinois, as outlined in the Staff Report to the Plan Commission dated May 9, 2022.

The motion was seconded by Commissioner Dorgan.

Chair Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Chair Pro-Tem Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye
Commissioner Stein voting	aye

Motion passed 6-0.

Chair Pro-Tem Kintner asked for any other business or discussion. Hearing none, Commissioner Dorgan 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 7:50 p.m.

---

Minutes by: Anne Ryder Kirchner