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**MINUTES OF THE JULY 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 8:12 p.m. by Chairman Blonz. Secretary Kirchner called the roll.

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

Commissioners Absent: Dorgan and Mohr (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; Theresa Liston, Corporation Counsel

Trustees Present: Minx and Thill

Chairman Blonz asked for approval of the June 20, 2022, minutes.

Commissioner Gabriel moved to approve the minutes of June 20, 2022 meeting with the time of the meeting being corrected to 7:20 pm. Commissioner Liston seconded the motion.

Chairman Blonz called for the vote.

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

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 22-10**

**APPLICANT:** Johnnie Jiron  
115 W. Kirchoff Road  
Arlington Heights, IL 60005

**LOCATION:** 6222 Lincoln Avenue and 8503-8509 Fernald Avenue  
Morton Grove, IL 60053

**PETITION:** Request for a Special Use Permit to legalize and authorize the renovation of a nonconforming mixed-use development with variations to density (12-5-7:C), lot width (12-5-7:C), rear setback (12-5-7:C), number of structures on a zoning lot less than one acre (12-2-2:A), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:l, 12-5-7:C).

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated July 12, 2022, was entered into the public record. She explained that Case PC 22-10 is a request for a Special Use Permit to authorize the renovation of a nonconforming mixed-use development at 6222 Lincoln Avenue and 8503-09 Fernald Avenue with variations to density, lot width, rear setback, number of structures on a zoning lot less than one acre, transparency requirements, and off-street parking. In November of 2020, a fire event occurred at the subject property, causing considerable damage to the south structure. Because a building permit was not issued for restoration of the nonconforming structure within one year of the fire event, the property lost all legal nonconforming protection. The applicant is seeking legalization of the existing development so that it may be restored and improved in accordance with Village requirements.

Ms. Heidorn explained that said the applicant is proposing to refinish the exterior of both structures and construct a parking area containing five parallel spaces to the east. Currently, there are no conforming parking spaces located on the subject property. With five residential units on the structure's second floors and assuming that general retail uses will occupy the two vacant commercial spaces on the ground floor, the base off-street parking requirement for the overall development set forth by Village Code is 14 spaces, which includes a 15% reduction for properties within 1/8 of a mile from a municipal parking lot or the Morton Grove Metra station.

Ms. Heidorn noted that the proposed parking layout does not conform with the Village's minimum dimensional requirements, but that the applicant has made effort to remedy the lack of off-street parking using the space available on the property. As noted in the staff report but not included in the list of recommended conditions, staff recommends a restriction on future ground floor commercial uses to uses that require no more than 1 parking space per 250 square feet of gross floor area to prevent future on-street parking issues.

Commissioner Kintner asked about an alternative to parallel parking that was mentioned in the staff report.

Ms. Heidorn said a conforming parking plan would be to have two spaces off the alley, but that this would require an even greater variation to the minimum number of off-street parking spaces.

Secretary Kirchner swore in the representatives of the applicant, including Johnnie Jiron, contractor Jorge Rocha, and architect Francisco Navarez.

Mr. Jiron thanked Ms. Heidorn for her help with this application.

Mr. Jiron told the Commission that his family did not want to wait these 20 months to get started on the restoration. Their bank that held the mortgage paid off most of the mortgage with the first half of the insurance proceeds. That left the family with fewer funds than expected to start the renovation. They also switched contractors, as the first contractor did not meet their requirements. They want to repair the building but were constrained by their budget. He stated that they have their finances in order and are ready to proceed with the project.

Commissioner Kintner asked about the cornice preservation and limited facade transparency discussed by the Appearance Commission.

Mr. Jiron said they are happy to comply with the Appearance Commission requirements.

Mr. Navarez said they will try to preserve the cornice and may replicate it on the other building. They are also adding additional windows as required. This is not reflected on the plans before the Commission, but additional window area will be added to the final plans.

Chairman Blonz asked for the traffic consultant to come forward.

Brendan May of KLOA was sworn in. He said it is important to note that the traffic study is based on existing conditions as the use is not changing. It is an improvement to add 5 parking spaces for the continued use. The study shows the new parking spaces can be maneuvered into and out of, and that pedestrian activity will be limited to residents of the property.

Chairman Blonz asked if the cars will back in from the alley to the spaces. One car will have to reverse the length of four cars.

Mr. May said that the parking is only for the apartments and a tenant will understand the parking constraints. He said that use of the parking area will be self-selective. Drivers who are uncomfortable with the backing-in maneuvering will not rent an apartment.

Chairman Blonz explained his concerns with the parallel parking configuration and the number of spaces being significantly less than required.

KLOA studied census data for the neighborhood and found it generated 0.88 vehicles available per occupied housing unit within one-quarter mile of the train station. This means at one space per unit, the 5 proposed spaces will be sufficient to accommodate the residential use. He noted that the commercial tenants will have enough parking that is provided on-street and in a nearby municipal lot. The commercial spaces serve the immediate neighborhood and can be walked or biked to.

Commissioner Kintner asked if access to the lot off Lincoln Avenue was considered.

Mr. May said there would be too many traffic conflicts to add access off Lincoln Avenue.

Commissioner Stein asked if both buildings would be brought up to current building code. He asked if there would be an exterior fire wall rating due to the proximity of the two buildings.

Mr. Jiron said he has received all comments from the Building and Fire Departments and will comply with all applicable codes.

Jim English, Manager of Building and Inspectional Services, said that anything that was affected by the fire must be brought up to code, which includes the water service for both buildings.

Mr. Navarez reiterated that the buildings will meet all applicable code requirements.

Commissioner Gabriel said he is glad they are bringing the buildings up to code. He wants to make sure they are aware of the costs and that the project is viable for the owner.

Mr. Jiron said they trust their contractor and architect. They are improving the property, the units, and the parking conditions.

Mr. Rocha said that only one unit was affected by the fire, by smoke and water damage.

Chairman Blonz asked for questions from the audience.

Mrs. Judy Garcia (8510 Georgiana Avenue), who lives down the alley from the building, stated that she has no parking concerns. She does not want the parking lot to cause stormwater drainage or flooding problems.

Ms. Heidorn said the amount of paving proposed will require some amount of stormwater detention to be provided on the site, which will be determined by the Public Works Department.

Chairman Blonz asked the applicant if they contacted the property's neighbors.

Mr. Jiron said they have not directly spoken to neighbors, but that he has heard that some neighbors have been complaining about the property's condition. He hopes this work will be welcomed.

Commissioner Gabriel notes that the property has been part of the neighborhood for a long time and is glad that it will come into compliance.

Chairman Blonz asked for any further discussion.

Commissioner Kintner made a motion to recommend approval of Case PC 22-10, a request for approval of a Special Use Permit to legalize and authorize the renovation of a nonconforming mixed-use development (12-5-7:E) at 6222 Lincoln Avenue and 8503-09 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois, with variations to density (12-5-7:C), lot width (12-5-7:C), rear setback (12-5-7:C), number of structures on a zoning lot less than one acre (12-2-2:A), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:l, 12-5-7:C), 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 July 8, 2022, and the comment form issued by the Traffic Safety Commission dated July 8, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
2. The applicant shall comply with the comments issued by the Building Department in the departmental comment form dated June 28, 2022, and with the comments issued by the Fire Department in the departmental comment form dated July 6, 2022.
3. The applicant shall remove all obstructions of the public right of way or enter into any agreement deemed appropriate by the Village for the continuation and maintenance of obstructions of the public right of way.
4. Prior to the issuance of a certificate of occupancy, the applicant shall submit a signage plan that includes parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.
5. The applicant shall comply with the construction schedule outlined in the staff report to the Plan Commission dated July 12, 2022, or as modified upon the applicant's submittal of documentation requesting extensions and as reviewed and approved by the Village Administrator.

6. The applicant shall meet weekly with staff to provide reports on the project's progress unless deemed unnecessary by the Community Development Administrator and/or Village Administrator.
7. The applicant shall comply with all conditions of approval included in the Appearance Certificate issued by the Appearance Commission on July 6, 2022.
8. All trash receptacles must be stored within the proposed trash enclosure and moved to the alley on collection days, or as otherwise authorized by the Village Administrator.
9. The applicant shall maintain a contract for snow removal from the site for as long as the development is in existence or shall submit an equally effective plan for removal that does not interfere with on-site parking, subject to review and approval by the Village Administrator.
10. 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.

The motion was seconded by Commissioner Liston.

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

Motion passed 5-0.

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

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:43 p.m.

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Minutes by: Anne Ryder Kirchner