

**MINUTES OF THE DECEMBER 19, 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 7:31 p.m. by Vice Chair Kintner. Secretary Kirchner called the roll.

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

Commissioners Absent: Blonz (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; Chris Tomich, Village Engineer and Ralph Czerwinski, Village Administrator

Trustees Present: Minx and Thill

Vice Chair Kintner asked for approval of the October 17, 2022, minutes.

Commissioner Liston moved to approve the minutes of October 17, 2022 meeting. Commissioner Gabriel seconded the motion.

Vice Chair Kintner called for the vote.

Commissioner	Dorgan voting	aye
Commissioner	Gabriel voting	abstain
Vice Chair	Kintner voting	aye
Commissioner	Liston voting	aye
Commissioner	Mohr voting	aye
Commissioner	Stein voting	aye

Minutes approved.

Vice Chair 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, and the Commission's decision is a recommendation to the Village Board.

Vice Chair Kintner called for the case.

CASE: PC 22-13

APPLICANT: Varda and Company LLC
1954 Fenton Lane

Park Ridge, Illinois 60068

LOCATION: 9312 Shermer Road
Morton Grove, IL 60053

PETITION: Request for approval of a Preliminary Plat of Subdivision with associated waivers to Section 12-8-4 and a Planned Unit Development (PUD) Special Use Permit for six (6) detached single-family dwellings with waivers to accessway standards (12-9), lot depth (12-8-4:B.2), lot area, lot width, and interior side yard (12-4-2:D)

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated December 13, 2022, was entered into the public record. She explained that Case PC 22-13 is a request for a Preliminary Plat of Subdivision and Planned Unit Development Special Use Permit.

Varda & Company, LLC is returning to the Plan Commission to request approval of a Planned Unit Development and Preliminary Plat of Subdivision requesting the entitlement of a six-unit detached single-family residential development the 1.6-acre property commonly known as 9312 Shermer Road. On October 17, 2022, the Plan Commission considered Case PC 22-13 and, due to concerns with project density, stormwater management, parking, and housing diversity, voted unanimously to recommend denial of the application to the Village Board. Based on the Plan Commission's determination and the comments provided, the developer revised the site plan to reduce the project density to six units and address other concerns raised by the Commissioners and residents. On November 14, 2022, the applicant requested that the Board of Trustees remand Case PC 22-13 to the Plan Commission for reconsideration of the revised site plan.

The developer has submitted a revised subdivision plat, site plan, elevations, floor plans, materials palette, rendering, landscape plan, engineering project manual, and photometric plan, and is prepared to address Commissioner and resident comments raised at the last meeting. Overall, the revised plat of subdivision and site plan are substantially compliant with the R-1 District lot and dimensional standards. Staff notes that the technical review provided in the staff report was based on the preliminary plat of subdivision, but that the architectural site plan provides varying lot areas that comply with the district minimum requirement of 7,500 square feet. The final site plan and plat of subdivision may be revised slightly in the final design and engineering process, but the lots are intended to and anticipated to comply with district standards.

Ms. Kirchner swore in the applicant and his associates.

Attorney Paul Kolpak introduced the development team. He thanked Zoe for the Staff Report and presentation. The new plan has 6 homes on larger lots, which will be further discussed with the architect. Additional engineering and storm water measures will be presented by the project engineer who just met with the Metropolitan Water Reclamation District regarding the site.

Mr. Arzoumanian said the 6 homes allow for greater green space and meet minimum lot size and all setback requirements except for rear yard depth. Photometrics have been redesigned to meet requirements. Landscape buffers have increased along the west side to allow for a 9 foot buffer. Impervious surfaces have been reduced

Mr. Kolpak asked Mr. Arzoumanian to discuss the window well placement.

Mr. Arsoumanian said the window wells will now meet the required side yard setback.

Vice Chair Kintner thanked the architect for changing the scale of the development and providing better balance for the neighborhood.

Sabin Olteanu, civil engineer, has revised the design and has worked closely with the Village engineer and MWRD who will be supervising the site work and ultimately give final engineering approval. The topographic survey area was enlarged to include an additional acre of surrounding properties. This shows the runoff from the backyards and garages. A 2-foot inlet was found on the southwest edge of the property, its 4-inch clogged pipe was serving as the entire drain for the 2.5 acre area. New inlets will be clog-proof, with larger pipe, and will intake the surrounding runoff.

The Village requires storm water detention. This will be underground, containing 800 linear feet of pipe located under the turn-around area. All current water management ordinances will be met.

Mr. Kolpak asked if the storm water design will solve current problems existing on surrounding properties.

Mr. Olteanu said the design covers the development site and the surrounding acre in the topographic study, which is 2/3 more in area than the development site.

Commission Gabriel asked if the load capacity above the pipes provides enough support.

Mr. Olteanu said the pipe construction is designed to be seven feet below the proposed pavement.

Commission Mohr asked how the water is released from the detention area.

The engineer said it will be a slow release to the Shermer Road storm drain.

Vice Chair Kintner asked if the pooling on adjacent properties and the site would be stopped.

The engineer said the inlets will relieve the pooling and are required to do so.

No traffic comments or concerns were heard.

Commissioner Gabriel said he is glad of the revisions.

Vice Chair Kintner asked if the south sidewalk will now connect to the parking area.

Mr. Kolpak said it will be extended to the guest parking.

Commissioner Gabriel asked how refuse will be collected.

Mr. Arzoumanian said it will be individual curb pick-up as is provided throughout the Village.

Vice Chair Kintner asked for comments from the audience.

John Kleine of 9311 Cameron is concerned with water. He needs a guarantee that the water will not be displaced on his property, he is concerned that the engineering may fail. He welcomes the development.

Commissioner Gabriel said maintenance is important as seen with the current drain that was clogged. The new design will be an improvement and will need on-going good maintenance.

Mr. Kleine said there are discrepancies with his original Plat of Survey and current surveying work. He will make the original survey available for any permit requirements.

Vice Chair Kintner asked the engineering will exceed requirements for a 100-year flood.

The engineer said the State of Illinois continually evaluates the flood data and this development meets the new requirements. The MWRD will validate this design and modeling as part of permitting.

Commissioner Dorgan would like the HOA to require garbage can storage to be in the garage or on the side of the houses.

Commissioner Stein asked if the northwest and southwest corners of the property are open spaces and how they will be used.

The architect noted it is a common area for green space use, snow removal and some storm water retention.

Commissioner Liston made a motion to recommend approval of a Preliminary Plat of Subdivision with associated waivers to Section 12-8-4 and a Planned Unit Development (PUD) Special Use Permit for six (6) detached single-family dwellings with waivers to accessway standards (12-9), lot depth (12-8-4:B.2), lot area, lot width, and interior side yard (12-4-2:D) for the property commonly known as 9312 Shermer Road in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to the issuance of a building permit, the applicant shall submit final site plans, engineering plans, preliminary plat of subdivision, and traffic and parking impact study for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations issued in the following, whether by strict or alternative compliance, subject to the Village Administrator's final approval:*
 - *Appearance Certificate issued for Case AC 22-11*
 - *Comments issued by the Traffic Safety Commission Chairperson, dated October 10, 2022*
 - *Comments issued by the Village Engineer, dated October 10, 2022*
 - *Comments issued by the Fire Department, dated October 5, 2022*
 - *Comments issued by the Building Department, undated*
 - *Comments issued by the Department of Community and Economic Development, dated October 11, 2022*
 - *Traffic Impact Study, prepared by Kimley-Horn, dated August 2022*
2. *Prior to the issuance of a building permit, the applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Community Development Administrator, and Village Engineer, subject to the review and approval of the Village Administrator.*
3. *Prior to the issuance of a building permit, the applicant shall submit final elevations, a materials palette, and landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the revised plans are deemed to be in violation of any applicable requirement, substantially inconsistent with the approved plans, or lesser in quality than the approved designs and materials, the applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *The final landscape and improvement plan for the abutting public 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. If fewer than five trees are planted within the public right of way abutting the subject property, any deficit shall be planted at an alternative location subject to review and approval by the Village Engineer.

5. *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.*
6. *The applicant shall extend the sidewalk located along the south side of the private accessway to the guest parking area, subject to review and approval by the Village Engineer.*
7. *Prior to the issuance of a certificate of occupancy, the Applicant shall submit a signage plan that includes 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.*
8. *A maintenance declaration for the stormwater detention facilities and any other area or improvement deemed appropriate by the Village Administrator shall be enforceable by the Village. The declaration shall run with the property and bind the applicant and any successive owner. The declaration shall be recorded with the Cook County Clerk following review and approval by the Village Administrator.*
9. *Deciduous trees designated for preservation in the final approved Tree Protection Plan which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three inches (3") in caliper to each one inch (1") of removed tree. Coniferous trees designated for preservation in the final approved Tree Protection Plan which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three (3) vertical feet for each one foot of removed tree. All fractions of an inch shall be rounded up. The Village Administrator may approve alternative planting locations on private or public property, with preference given to locations closest in proximity to the development. Species of replacement trees shall be submitted to the Department of Public Works for review and approval.*
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 PUD Special Use Permit.*

The motion was seconded by Commissioner Dorgan.

Commissioner	Dorgan voting	aye
Commissioner	Gabriel voting	aye
Vice Chair	Kintner voting	aye
Commissioner	Liston voting	aye
Commissioner	Mohr voting	aye
Commissioner	Stein voting	aye

Motion passes 6-0.

Vice Chair 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 8:10 p.m.

Minutes by: Anne Ryder Kirchner