



**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
March 12, 2024 - 7:00 PM**

**RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: www.mortongroveil.org/stream. (If an Executive Session is placed on the agenda, the meeting shall commence at 6:00 pm and the time between 6:00 pm and 7:00 pm shall be used for the Executive Session per 1-5-7A of the Village of Morton Grove Municipal Code. If the Agenda does not include an Executive Session, the meeting will begin at 7:00 pm.)

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes** – Regular Meeting – February 27, 2024
- 4. Special Reports** – None
- 5. Public Hearings** – None
- 6. Plan Commission Reports** –
 - a. **PC 24-01** – Requesting a Special Use Permit for a mixed use development and a drive-through facility in a C-1 General Commercial District with select variations for the property commonly known as 6724 Dempster Street in Morton Grove, Illinois – *Presented by Brandon Nolin, Community Development Administrator*
- 7. Residents' Comments (agenda items only)**
- 8. President's Report** – *Administration, Council of Mayors, Northwest Municipal Conference, Strategic Plan Committee*
 - a. Board and Commission Appointments
 - 1) Community Relations Commission
Mohammed Farooqui
- 9. Clerk's Report** – *Family and Senior Services, Advisory Commission on Aging, Chamber of Commerce, Condominium Association*

10. Staff Report

- a. **Village Administrator**
- b. **Corporation Counsel**

11. Reports by Trustees

- a. **Trustee Khan** – *Finance Department, Appearance Commission, Lehigh/Ferris TIF (Trustee Travis)*
- b. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*
- c. **Trustee Shiba** – *Building Department, Environment & Natural Resources Commission, Legal Department, IT Department Sawmill Station TIF (Trustee Witko)*
- d. **Trustee Thill** – *Public Works Department, SWANCC (Solid Waste Agency of Northern Cook County), MG-Niles Water Commission, Traffic Safety Commission (Trustee Minx)*
 - 1. **Resolution 24-24:** Authorizing the Execution of a Contract with Bill's Complete Landscape Service, Inc. for the 2024 Landscape Maintenance Program
- e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, (Trustee Khan)*
- f. **Trustee Witko** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board Lincoln/Lehigh TIF (Trustee Shiba)*
 - 1. **Ordinance 24-03 (Introduced March 12, 2024) (Frist Reading):** Approving a Special Use Permit for a Six-Unit Mixed Use Development with a Drive-Through Facility at 6724 Dempster Street in Morton Grove, Illinois

12. Other Business

13. Presentation of Warrants: 1,358,340.79

14. Residents' Comments

15. Adjournment

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
FEBRUARY 27, 2024**

CALL TO ORDER

- I. Village President Dan DiMaria convened the Regular Meeting of the Village Board at 7:00 p.m. in the Council Chambers of Village Hall.
- II. Village Clerk Eileen Harford called the roll. Present were Trustees Saba Khan, Rita Minx, Ashur Shiba, John Thill, Connie Travis, and Janine Witko.

III. **APPROVAL OF MINUTES**

Mayor DiMaria asked for a motion to approve the Minutes of the February 13, 2024 Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Khan. **Motion passed unanimously via voice vote.**

IV. **SPECIAL REPORTS**

NONE

V. **PUBLIC HEARINGS**

NONE

VI. **PLAN COMMISSION REPORTS**

NONE

VII. **RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)**

Rudolf Vilks. Mr. Vilks questioned several Resolutions on tonight's Agenda: Resolution 24-20, Resolution 24-22, and Resolution 24-23. Resolutions 24-20 and 24-22 deal with projects that were done in 2023, and in both cases, there was more cost involved than originally contracted. Both those Resolutions sought further payment to make up the discrepancy. Resolution 24-23 was the collective bargaining agreement between the Village and the MG Fraternal Order of Police. Mr. Vilks complained that the new contract begins in January 2024 but here it is February! He blamed Corporation Counsel Liston for the "lack of oversight" on Village contracts. He also noted that the Warrants are listed as February 15, not February 27.

VIII.

PRESIDENT'S REPORT

Mayor DiMaria reminded the assemblage that February is “National Restaurant Month” and the Village is holding a contest encouraging residents to dine at a local eatery, so that they can be in the running to win one of ten \$25 gift cards.

To enter, you need to submit a photo of you, your friends, or your family dining at a Morton Grove restaurant or submit receipts totaling at least \$25 and bearing a February 2024 date. Entries are due by Monday, March 11. Dine-in, take-out, and delivery are all eligible. Submit your receipts and/or photos to www.mortongrovel.org/dineng. There's no need to submit photos if you're submitting receipts. The winning entries will be announced at the March 19 Village Board meeting. Only one winner per household. And, new this year, the Village will be featuring on its social media accounts discounted coupons for participating Morton Grove restaurants!

IX.

CLERK'S REPORT

Clerk Harford had no formal report this evening.

X.

STAFF REPORTSA. Village Administrator:

Mr. Czerwinski had no formal report this evening.

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI.

TRUSTEES' REPORTSA. Trustee Khan:

Trustee Khan had no formal report this evening.

B. Trustee Minx:

Trustee Minx had no formal report this evening.

XI. **TRUSTEES' REPORTS** (continued)

C. Trustee Shiba:

Trustee Shiba had no formal report this evening.

D. Trustee Thill:

Trustee Thill had four Resolutions this evening:

1. **Resolution 24-19, Authorizing a Contract with Hard Rock Concrete Cutters, Inc. for the 2024 Concrete Sawcutting Program.**
 - a. As part of the Village's annual Concrete Sawcutting Program, the Village hires a contractor to sawcut uneven sidewalk joints in the Village rights-of-way to eliminate trip hazards, improve public safety, and reduce liability. This contract was bid through a public process in accordance with the Village Code. Two bids were received, the lowest being from Hard Rock Concrete Cutters, Inc. in the amount of \$76,075.00. Their low bid was \$14,025 less than the Engineer's Estimate of Cost and \$13,925 less than the budgeted funding. However, the bid amount is based on unit pricing and the contract's final price will be based on the number of units the Village determines. This contract must conform to the requirements of the the Prevailing Wage Act. This Resolution authorizes a contract with Hard Rock Concrete Cutters, Inc. for the 2024 Concrete Sawcutting Program in an amount not to exceed \$90,000 in order to fully utilize the budgeted funds.

Trustee Thill moved, seconded by Trustee Travis, to approve Resolution 24-19.

Motion passed: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

2. **Resolution 24-20, Authorizing a Contract Change Order for the 2023 Concrete Replacement Program.**
 - a. Resolution 23-24 authorized a contract with Schroeder and Schroeder, Inc. for the 2023 Concrete Replacement Program in an amount not to exceed \$170,000. All work for the contract was completed by December 11, 2023. The final cost is \$235,991, which exceeds the contract amount by \$65,991. The extra cost is mostly for work associated with water and sewer utility repairs, but also includes repairs needed to the sidewalk along Dempster Street between Ferris Avenue and Central Avenue. The work was completed in 2023 and will be paid as a 2023 expense.

Trustee Thill moved to approve Resolution 24-20, seconded by Trustee Minx.

XI. **TRUSTEES' REPORTS** (continued)

D. Trustee Thill: (continued)

Mayor DiMaria called for the vote on Resolution 24-20.

Motion passed: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

3. **Resolution 24-21, Authorizing a Contract with Strada Construction Company for the 2024 Concrete Replacement Program.**

- a. Concrete curbs, pavements, and sidewalks are repaired throughout the Village as part of the annual concrete replacement program. The work is performed by a contractor hired by the Village. This contract was bid through a public process in accordance with the Village Code. Four bids were received, with the low bid coming from Strada Construction Company in the amount of \$336,350. This amount was \$103,450 less than the Engineer's Estimate of Cost and \$103,150 less than the budgeted funding. However, the bid amount is based on unit pricing and the contract's final price will be based on the number of units the Village determines. This contract must conform to the requirements of the Prevailing Wage Act. This Resolution will authorize a contract with Strada Construction Company for the 2024 Concrete Replacement Program in an amount not to exceed \$440,000 in order to fully utilize the budgeted funds.

Trustee Thill moved, seconded by Trustee Minx, to approve Resolution 24-21.

Motion passed: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

4. **Resolution 24-22, Authorizing a Contract Change Order for the 2023 Arterial Street Improvement Program.**

- a. Resolution 23-31 authorized a contract with A Lamp Concrete Contractors, Inc. for the 2023 Arterial Street Improvement Program in an amount not to exceed \$1,274,748.08. All work for the contract was completed in November 2023. The final cost is \$1,305,340.18, which exceeds the contract amount by \$30,592.10. The extra cost is associated with additional concrete replacement, asphalt pavement patches, and pavement markings. The work was completed in 2023 and the \$30,592.10 will be paid as a 2023 expense.

Trustee Thill moved to approve Resolution 24-22, seconded by Trustee Travis.

XI. **TRUSTEES' REPORTS** (continued)

D. Trustee Thill: (continued)

Mayor DiMaria called for the vote on Resolution 24-22.

Motion passed: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

E. Trustee Travis:

1. Trustee Travis presented **Resolution 24-23, Authorizing a Collective Bargaining Agreement Between the Village of Morton Grove and the Fraternal Order of Police, Lodge #135 for January 1, 2024 Through December 31, 2026.**
 - a. Since 1989, the Fraternal Order of Police, Lodge #135 ("FOP") has been the exclusive representative of the patrol officers of the Morton Grove Police Department. Since that time, the Village and the FOP have negotiated numerous collective bargaining agreements, the most recent contract expiring on December 31, 2023.
 - b. With the assistance of a federal mediator, the Village and the FOP have negotiated a new three-year agreement for the period starting January 1, 2024 and ending December 31, 2026. Notable changes to the contract include an additional holiday, compensation increases, and slight modifications to the employee health insurance premiums.

Trustee Travis moved to approve Resolution 24-23, seconded by Trustee Shiba.

Motion passed: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

2. Trustee Travis reminded everyone who might be interested in getting an up-close look at what police and firefighters do to register to participate in the Citizens Police & Fire Academy. This is a free program with classes held every Wednesday for 12 weeks starting March 6, 2024 and ending on May 22, 2024. Class will be held from 6:30 to 8:30 p.m. The classes are designed to give participants a working knowledge of what law enforcement and firefighting is all about. The classes will be held at Village Hall and the program is limited to 20 students, so register soon. Access the Village's website for the online application form or more information about this program.

XI. **TRUSTEES' REPORTS** (continued)

F. Trustee Witko:

Trustee Witko had no formal report this evening.

XII. **OTHER BUSINESS**

NONE

XIII. **WARRANTS**

Trustee Khan presented the Warrant Register for February 27, 2024 in the amount of \$208,767.14. She moved to approve the Warrants as presented, seconded by Trustee Minx.

Motion passed: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

XIV. **RESIDENTS' COMMENTS**

Rudy Vilk. Mr. Vilk appeared before the Board to complain that no one reads his letters.

Mayor DiMaria asked Mr. Vilk if he had anything else to bring up before the Board, as this is a complaint that Mr. Vilk quite often brings up. For the record, the mayor said, "We all receive and read your letters."

Mayor DiMaria paused to give Mr. Vilk time to bring up another subject, but seeing that no further comments were forthcoming from Mr. Vilk, Mayor DiMaria then asked for a motion to adjourn.

XV. **ADJOURNMENT**

Trustee Minx moved to adjourn the meeting, seconded by Trustee Khan. **Motion passed unanimously via voice vote.**

The meeting adjourned at 7:14 p.m.

PASSED this 12th day of March, 2024.

Trustee Khan	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

APPROVED by me this 12th day of March, 2024.

Daniel P. DiMaria, Village President
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 13th day of March, 2024.

Eileen Harford, Village Clerk
Village of Morton Grove, Cook County, Illinois

Minutes by Teresa Cousar

Legislative Summary

Resolution 24-24

AUTHORIZING THE EXECUTION OF A CONTRACT WITH BILL'S COMPLETE LANDSCAPE SERVICE, INC. FOR THE 2024 LANDSCAPE MAINTENANCE PROGRAM

Introduced:	March 12, 2024
Purpose:	To authorize the Village Administrator to execute a contract with Bill's Complete Landscape Service, Inc. of Morton Grove, Illinois for the 2024 Landscape Maintenance Program
Background:	The Public Works Department advertised on the Village Website beginning February 7, 2024, inviting bids for the 2024 Landscape Maintenance Program. A sealed bid opening was held on February 28, 2024, at the Public Works Facility in which three (3) Landscape Contractors submitted sealed bids (See Exhibit A). Staff verified the qualifications and availability and determined the lowest responsible bidder is Bill's Landscape Service, Inc. of Morton Grove, Illinois in the amount not to exceed \$35,350.00. This Resolution will authorize a contract with Bill's Landscape Service, Inc. of Morton Grove, Illinois for the 2024 Landscape Maintenance Program, and if circumstances warrant, authorizes the Village Administrator to extend this contract for the 2025 and/or 2026 Landscape Maintenance Program. Funding for the above work is included in the Village of Morton Grove 2024 Adopted Budget in Account Number 02-50-17-55-2295.
Programs, Departments or Groups Affected	Public Works Department and Village Residents
Fiscal Impact:	\$35,350.00
Source of Funds:	2024 Adopted General Fund Account Number 02-50-17-55-2295
Workload Impact:	The Public Works Department, as part of their normal work activities, will manage and implement this contract.
Administrator Recommendation:	Approval as presented.
Second Reading:	Not Required
Special Considerations or Requirements:	None

Submitted by: Ralph E. Czerwinski, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Kevin Lochner, Director of Operations

RESOLUTION 24-24

AUTHORIZING THE EXECUTION OF A CONTRACT WITH BILL'S COMPLETE LANDSCAPE SERVICE, INC. FOR THE 2024 LANDSCAPE MAINTENANCE PROGRAM

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Public Works Department maintains landscaping on Village properties and rights of way through-out the Village using in-house staff and hired contractors; and

WHEREAS, the Public Works Department advertised on the Village Website beginning February 7, 2024, inviting bids for the 2024 Landscape Maintenance Program.; and

WHEREAS, a sealed bid opening was held on February 28, 2024, at the Public Works Facility in which three (3) Landscape Contractors submitted sealed bids, (See Exhibit A); and

WHEREAS, staff verified the qualifications and availability and determined the lowest responsible bidder is Bill's Landscape Service, Inc. of Morton Grove, Illinois in the amount of \$35,350.00;

WHEREAS, funding for the additional work is available in the 2024 Adopted Budget General Fund Account Number 02-50-17-55-2295; and

WHEREAS, the bid submitted by Bill's Landscape Service, Inc. entitles the Village at its discretion to extend the contract for two (2) additional one (1) year periods.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities accept the bid of Bill's Complete Landscape Service, Inc. 6100 Oakton Street, Morton Grove, Illinois 60053.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Bill's Complete Landscape Service, Inc. for the 2024 Landscape Maintenance Program in the amount not to exceed \$35,350.00.

SECTION 4: The Village Administrator is further authorized to extend the contract with Bill's Complete Landscape Service, Inc for two consecutive one-year periods if he deems, at his sole discretion, that circumstances so warrant.

SECTION 5: The Village Administrator, Director of Public Works, and their designees are hereby authorized to take all steps necessary to implement, supervise, and manage the contract with Bill's Complete Landscape Services, Inc. 6100 Oakton Street, Morton Grove, Illinois.

SECTION 5: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 12th day of March 2024

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee Witko _____

Approved by me this 12th day of March 2024

Daniel P. DiMaria, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
13th day of March 2024

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

Village of Morton Grove, Cook County, Illinois
2024 Landscape Maintenance Program
Bid Tabulation
Bid Opening: February 28, 2024 - 10:00 AM

				Engineer's Estimate		Fleck's Landscaping 222 Industrial Lane Wheeling, Illinois 60090		Mark 1 Landscape 1540 Hecht Drive, Unit K Bartlett, Illinois 60103		Bill's Complete Landscape Service, 6100 Oakton Street Morton Grove, Illinois 60053	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	MAINTENANCE A (WEEKLY)	EACH	19	\$2,060.00	\$39,140.00	\$1,931.00	\$36,689.00	\$2,900.00	\$55,100.00	\$1,565.00	\$29,735.00
2	MAINTENANCE B (WEEKLY)	EACH	5	\$395.00	\$1,975.00	\$1,048.00	\$5,240.00	\$600.00	\$3,000.00	\$398.00	\$1,990.00
3	VACANT PROPERTY – INITIAL	EACH	15	\$176.00	\$2,640.00	\$189.00	\$2,835.00	\$210.00	\$3,150.00	\$165.00	\$2,475.00
4	VACANT PROPERTY – FOLLOW UP	EACH	10	\$120.00	\$1,200.00	\$189.00	\$1,890.00	\$110.00	\$1,100.00	\$115.00	\$1,150.00
CORRECTED TOTAL PROPOSAL AMOUNT				\$44,955.00		\$46,654.00		\$62,350.00		\$35,350.00	
AS-READ PROPOSAL AMOUNT						\$46,661.00		\$62,350.00		\$35,350.00	

Apparent Low Bidder: Bill's Complete Landscape Service, Inc.
Apparent Low Bid Amount: \$35,350.00
Engineer's Estimate of Cost: \$44,955.00
Difference: -\$9,605.00

Legislative Summary

Ordinance 24-03

APPROVING A SPECIAL USE PERMIT FOR A SIX-UNIT MIXED USE DEVELOPMENT WITH A DRIVE-THROUGH FACILITY AT 6724 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

Introduction:	March 12, 2024
Purpose:	To approve a Special Use Permit authorizing the construction of a two-story mixed use building with a drive-through facility at 6724 Dempster Street.
Background:	<p>6724 Dempster, LLC (“applicant”), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting the entitlement of a two-story mixed use development with up to five (5) commercial spaces on the ground floor, one (1) of which will be a restaurant served by an accessory drive-through facility, and six (6) residential units on the upper floor with parking, accessways, and underground detention for the 1.1-acre property commonly known as 6724 Dempster Street (“subject property”). The application was submitted by the owner and operator of Joe Donut, a local donut shop that serves brunch and lunch at select locations. Joe Donut will occupy one of the first-floor commercial spaces. Per Section 12-4-3:D of the Morton Grove Unified Development Code, mixed use developments and drive-through facilities are classified as Special Uses in the C-1 District and require Plan Commission review and Board of Trustees approval.</p> <p>On February 1, 2024, the Traffic Safety Commission (TSC) reviewed Case PC 24-01 and voted unanimously to recommend approval of the application. On February 6, 2024, the Appearance Commission Chairperson reviewed Case PC 24-01 and voted unanimously to recommend approval of the application. On February 20, 2024, the applicant appeared before the Plan Commission to present the request for approval of the application made under Case PC 24-01. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (6-0, Chairperson Mohr absent) to recommend approval of the Special Use Permit with conditions relating to business operations, site access, drive-through queuing, and site improvements.</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	March 26, 2024
Special Considerations or Requirements:	None

Submitted by: Ralph Czerwinski, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Prepared by: Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 24-03

APPROVING A SPECIAL USE PERMIT FOR A SIX-UNIT MIXED USE DEVELOPMENT WITH A DRIVE-THROUGH FACILITY AT 6724 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 6724 Dempster Street, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 48,003-square-foot (1.1-acre) unimproved property zoned C-1 General Commercial (“Subject Property”); and

WHEREAS, 6724 Dempster LLC (“Applicant”) submitted a Special Use Application to the Village’s Plan Commission under Case PC 24-01 (“Application”) requesting a Special Use Permit to authorize the construction of a two-story mixed use building with a drive-through facility, a use which is classified as a Special Use in the C-1 District pursuant to Section 12-4-3:D; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on February 20, 2024, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on February 1, 2024, written notification was sent to property owners within 250 feet of the Subject Property on February 1, 2024, and a sign was posted on the Subject Property on February 1, 2024, as required by ordinance; and

WHEREAS, on February 1, 2024, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking impact study, and recommended approval of the Application; and

WHEREAS, on February 6, 2024, the Appearance Commission reviewed the Application, including the site plan, building elevations, signage plan, and landscape plan, issued an Appearance Certificate with select variations, and recommended approval of the Application with conditions; and

WHEREAS, at the February 20, 2024, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned

parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village's Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated March 5, 2024, which was presented to the Village Board on March 12, 2024, and a copy of that report is contained in **"Exhibit B"**, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village's Unified Development Code, the Corporate Authorities have determined that the Special Use Permit should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant a Special Use Permit to authorize the construction of a two-story mixed-use building with a drive-through lane, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

- A. 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 January 15, 2024, whether by strict or alternative compliance, subject to review and approval by the Village Engineer.

- B. 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.
- C. A “Left Turn Only” sign along with left turn arrow striping shall be installed for exiting traffic at each access drive. In addition, the northern curb radii at each access drive shall be reduced to the greatest extent possible to further discourage right turns, or as otherwise approved by the Village Engineer.
- D. If northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.
- E. Prior to the issuance of a building permit, the applicant shall submit a revised site plan to include on-site bicycle parking to encourage non-auto trips, subject to review and approval of the Village Engineer.
- F. Prior to the issuance of a building permit, the applicant shall submit a revised site plan to indicate the location of six (6) reserved resident parking spaces.
- G. The applicant shall bury existing overhead utilities along Birch Avenue adjacent to the subject property and shall coordinate with the Village in evaluating and potentially burying overhead utilities west across Birch Avenue right-of-way to the nearest utility pole, subject to review and approval by the Village Engineer.
- H. The applicant shall install two streetlights along Birch Avenue, subject to review and approval by the Village Engineer.
- I. The applicant shall cooperate with the Village in evaluating the practicality and potential cost of establishing regional detention as part of the development’s proposed stormwater improvements and shall install such improvements pending Village direction. The cost of any stormwater improvements or related professional services in excess of the improvements required for the proposed development shall be the responsibility of the Village.

- J. The applicant shall bury existing aboveground utilities within the development site and adjacent public right of way as required by the Village, subject to review and approval by the Village Administrator.
- K. 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.
- L. All utility connections, including but not limited to water, sewer, and sanitary, serving the development shall comply with all applicable code requirements, subject to review and approval of the Village Administrator.
- M. The drive-through facility operator shall be prohibited from allowing any customer vehicle to queue in the public right of way and an employee shall be stationed at the driveway entrance to flag customers away if queueing occurs in the public right of way. If queueing in the public right of way is observed on any regular basis by Village staff, the owner and operator of the drive-through facility shall submit a traffic management plan to the Village Administrator that addresses traffic queueing issues. The plan shall be subject to the Village Administrator's approval and the business shall operate in accordance with the final approved traffic management plan.
- N. The applicant shall comply with all conditions of approval set forth by the Appearance Commission, including:
 - 1. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications (including details regarding the trash enclosure) for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
 - 2. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of

Village Code for review and approval by the Community Development Administrator and Village Engineer.

3. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code for review and approval by the Community Development Administrator.
 4. The applicant shall submit a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant shall ensure that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:
 - a. Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.
 - b. Identify window treatments and frame materials and color.
 - c. Identify the materials, color, and finish of all wall panel locations and brick veneer.
 - d. The development shall adhere to bird-friendly design guidelines contained in the “Bird-Friendly Building Design” manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.
 5. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).
- O. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with revised floor plans that identify a common area for shared trash collection for residential tenants, or a suitable alternative, for review and approval by the Community Development Administrator.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 26th day of March 2024.

Trustee Khan	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

Approved by me this 26th day of March 2024.

Daniel DiMaria, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this 27th day of March 2024.

Eileen Scanlon-Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

EXHIBIT A	Legal Description, 6724 Dempster Street
EXHIBIT B	Plan Commission Report for PC 24-01, dated March 5, 2024

EXHIBIT A

6724 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

PARCEL 1: LOT 1 AND THE SOUTH 50 FEET OF LOT 2 TOGETHER WITH THE VACATED ALLEY ADJOINING THE SOUTHERN EDGE OF LOT 2, IN DEMPSTER-WAUKEGAN ROAD SUBDIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION IN THE SOUTH THIRD OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 5 AND 6 IN LOCHNER'S RESUBDIVISION OF THE NORTH 306 FEET OF THE SOUTH 356 FEET OF LOT 2 IN DEMPSTER-WAUKEGAN ROAD SUBDIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION OF LOTS 3 TO 5 AND THE SOUTH HALF OF LOT 6 OF THE SOUTHEAST QUARTER AND LOT 4 IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF ASSESSOR'S DIVISION OF THE TOWN OF NILES (EXCEPT THE RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LOCHNER'S RESUBDIVISION RECORDED JULY 10, 1997 AS DOCUMENT NUMBER 97497619 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 4, 1997 AS DOCUMENT NUMBER 97824033, IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBERS:

10-18-400-048
10-18-400-056
10-18-400-061
10-18-400-062

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 24-01

Dated March 5, 2024

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Ralph Czerwinski, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, Community Development Administrator

Date: March 5, 2024

Re: Case PC 24-01: Request for approval of a Special Use Permit for a mixed use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

Executive Summary

6724 Dempster, LLC submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting the entitlement of a two-story mixed use development with up to five (5) commercial spaces on the ground floor, one (1) of which will be a restaurant served by an accessory drive-through facility, and six (6) residential units on the upper floor with parking, accessways, and underground detention for the 1.1-acre property commonly known as 6724 Dempster Street. The application was submitted by the owner and operator of Joe Donut, a local donut shop that serves brunch and lunch at select locations. Joe Donut will occupy one of the first-floor commercial spaces.

The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on February 20, 2024. For the reasons set forth in this report, on February 20, 2024, the Plan Commission recommended by a vote of 6-0 (Commissioner Mohr absent) that the Village Board of Trustees should approve the applications with certain conditions outlined in this report.

Application

The applicant is requesting approval of a Special Use permit for a mixed use development with a drive-through lane along the western edge of the property. The mixed use structure will include approximately 7,180 square feet per floor, including a Joe Donut restaurant and four retail spaces on the first floor, along with six (6) one- and two-bedroom apartments on the second floor. The building will be oriented in the east-west direction, with the frontage facing Dempster Street. Resident access to the second-floor units will be provided by a stairwell in the southeast corner (accessible from the southern parking lot) and a stairwell on the northern side of the building (accessible from the northern parking lot). The roof of the porte-cochere for the drive-through will also serve as a shared patio area for residences on the second floor.

The subject property comprises four (4) parcels with the proposed mixed use structure located on the two southernmost parcels within the C-1 district. The two northernmost parcels are zoned R-2 and will be solely used for parking. Parking lots adjacent to a commercial property are a permitted use within the R-2 zoning district. While Staff typically encourages development sites to be brought into uniform zoning classification prior to redevelopment, Staff believe that retaining residential zoning classification for the northern portion of the property will protect the adjacent residential district to the north and west from more intense commercial uses if the property is ever redeveloped in the future.

The Village requires a build-to-zone for mixed use development (Section 12-5-6). While variations to setback requirements are being requested, it is Staff's position that the proposed setbacks are appropriate for mixed use development within a suburban setting in keeping with surrounding commercial properties and recent development. Following the February 6, 2024, meeting with the Appearance Commission, the applicant revised the application to widen the east access drive to 19 feet in response to comments from the Fire Department. This also resulted in reduced landscape yards on the east and west lot lines. Setback waivers requested are as follows:

- **12-5-6:D** – Waiver of 81.5 feet to allow a setback of 91.5 feet along Dempster St. and a waiver of 7.0 feet to allow a setback of 17 feet along Birch Ave.

- **12-2-5:D** – Waiver of 15.0 feet to allow a setback of 25 feet on the east side yard adjacent the Forest Preserves of County.

The submitted site plan includes 62 parking spaces provided, four (4) of which will be ADA accessible. Based on the off-street parking requirements outlined in Section 12-5-3 of the Unified Development Code, 49 parking spaces are required for the proposed mix of uses. The 62 spaces proposed on-site exceed the Code minimum by 13 spaces. If shared parking requirements specified in Section 12-7-3 are applied, the number of required spaces could be reduced to 44.

Staff, Plan Commission, and the Traffic Safety Commission have all noted concern with the potential for future business patrons at 6724 Dempster to avoid trying to turn back on to Dempster Street after visiting the site and instead traveling north on Birch Avenue and “cutting through” the residential area to the north to Lehigh Avenue or Waukegan Road. Per the traffic impact study findings, Staff recommends requiring a “Left Turn Only” sign, along with left turn arrow striping to be installed for exiting traffic at each access. In addition to this, the northern curb radii at each access should be reduced to the greatest extent possible to further discourage right turns. Traffic generated by the subject property should be monitored to ensure that cut-through traffic does not become problematic. As a condition of approval, if northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.

Commission Review

- **Traffic Safety Commission:** On February 1, 2024, the Traffic Safety Commission (TSC) reviewed Case PC 24-01. At the conclusion of the discussion, the TSC voted unanimously (8-0) to recommend approval of the project and issued two comments relating to the case to forward to the Plan Commission, attached hereto as “**Attachment A**,” which were recommended to be included as conditions of Special Use Permit approval:
 - *The TSC has concerns about vehicles exiting drive-through at south access onto Birch Street and queuing at Dempster Street before moving through the intersection. The TSC recommends restrict left turns onto Birch Ave. during peak travel times if further research indicates the potential for excess queuing on Birch Ave.*
 - *Fire Dept. representatives present at the TSC meeting expressed concerns regarding the width of the east drive around the building for fire engine access. (NOTE: Since meeting with the TSC, the applicant has submitted a revised site plan that satisfies the access drive requirements requested by the Fire Dept.)*
 - *The TSC has concerns regarding lighting being sufficient at the entrance near intersection of Birch Ave. and Dempster St. (NOTE: Installation of street lights recommended by Staff would address this concern.)*
- **Appearance Commission:** On February 6, 2024, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by the Department of Community and Economic Development in the staff report dated January 30, 2024 (revised February 5, 2024), attached hereto as “**Attachment B**”. The Commission voted 7-0 to recommend approval of the project with certain conditions. The Appearance Certificate issued to the applicant on October 3, 2022, is subject to the following conditions:
 - *Final elevations and material specifications (including details regarding the trash enclosure) for review and approval.*
 - *A final photometric plan that meets the minimum requirements of Village Code and addresses concerns regarding potential spillover onto the adjacent residential property.*
 - *Final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code.*
 - *The final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings.*
 - *Materials that confirm number, size, and location of residence balconies and identify window treatments and frame materials.*
 - *Materials that confirm the use of bird-friendly glass/window treatments.*
 - *Specifications indicating illuminated signage and other illuminating features on the property will not exceed 5,000K (degrees Kelvin).*

Departmental Review

The proposed project was reviewed by several department representatives and submitted comments are attached hereto as “Attachment C.”

- **Building Department:** In review of the proposed project, the Manager of Building and Inspectional Services issued comments dated January 19, 2024. It should be noted that if a fence is to be erected, to combat future accessory violations, the we recommend the perimeter fence post be of a maintenance free design (e.g. metal or concrete). Building staff also noted that there is concern regarding the close proximity of the refuse area (trash enclosure) to the abutting residential home and Forest Preserve. Staff strongly recommend that the structure be of a covered solid masonry design. (NOTE: Following initial Staff review, the applicant has since confirmed the trash enclosure will be built with brick walls matching the primary structure and a metal roof (bronze).)
- **Fire Department:** In review of the proposed project, the Fire Department Liaison issued comments dated February 2, 2024. As a condition of approval, the applicant should provide a turning exhibit that adheres to Fire Department criteria (see “Attachment C”). The Fire Department also requests that the east drive be widened to 19.0 ft. to better accommodate fire truck access. (NOTE: Following initial Staff review, the applicant has submitted a revised site plan that satisfies the access drive requirements requested by the Fire Dept.)
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated February 3, 2024. Several items of note were identified by the Village Engineer (see “Attachment C”) including comments regarding:
 - Burying overhead utilities;
 - Providing 2 streetlights;
 - Addressing Fire Department requirements;
 - Providing snow control details;
 - Addressing on-street parking;
 - Making map corrections within the application;
 - Documenting stormwater requirements;
 - Addressing drainage concerns;
 - Making typographical corrections to the Traffic Impact Study; and
 - Addressing potential concerns regarding northbound turns (cut-through traffic) in the future.

A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

Plan Commission Public Hearing

The Village of Morton Grove provided public notice for the February 20, 2024, Plan Commission public hearing for Case PC 24-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on February 1, 2024. The Village mailed letters on February 1, 2024, notifying surrounding property owners within 250 feet of the subject property, and placed a public notice sign on the subject property on February 1, 2024.

Plan Commission – February 20, 2024, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 24-01 held on February 20, 2024. Commissioner Mohr was absent with notice.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated February 13, 2024, and attached hereto as “Attachment D,” was entered into the public record.

He explained that the applicant is requesting a Special Use Permit requesting the entitlement of a two-story mixed use development with up to five commercial spaces on the ground floor, one of which will be a restaurant served by an accessory drive-through facility, and six residential units on the upper floor for the 1.1-acre property commonly known as 6724 Dempster Street. The application was submitted by the owner and operator of Joe Donut, a local donut shop that serves brunch and lunch at select locations. Joe Donut will occupy one of the first-floor commercial spaces.

Mr. Nolin said that, based on staff comments, the applicant has revised the site plan to provide a landscape plan that meets Village requirements, and to widen the east drive around the building for fire engine access. As currently proposed, the applicant is requesting variations for front yard and side yard setbacks that will allow for the proposed mixed use development to be constructed within a suburban context, including allowing for parking in the front.

Mr. Nolin noted that on February 1, the Traffic Safety Commission unanimously recommended approval of the application, and provided comments regarding potential restrictions to left turns onto Birch Ave. during peak hours, and regarding accessway lighting along Birch Ave. On February 6, the Appearance Commission also unanimously recommended approval of the application with the conditions that the applicant provide final materials to ensure compliance with lighting requirements, pylon sign size and location, the use of bird-friendly glass/window treatments, and ensure consistency between various application materials.

Mr. Nolin explained that should the Plan Commission recommend approval of this application, the staff report includes several recommended conditions to ensure compliance with direction from various commissions, subject to final approval by the Village Engineer and Village Administrator.

Commissioner Stein asked the applicant to clarify whether the project renderings or the elevations controlled, because there were discrepancies between them. He also asked if the two evergreen trees that appear to be located on the property are actually within the property boundary.

Nick Philippas of 6724 Dempster LLC, the applicant, responded that the trees are on Cook County Forest Preserves property, as far as he is aware. Antonio Fanizza, the applicant's architect, said that the renderings were completed early in the project and were submitted only to communicate a general appearance. The submitted elevations are accurate and should control. Commissioner Gabriel asked if the brightness and loudness of the drive-through sign would affect residents to the north and west. He also asked the applicant to clarify the location of the drive-through sign.

Mr. Philippas confirmed the location of the proposed menu ordering board. He added that a majority of orders are made online ahead of pick-up and operate more like pick-up windows. Robert Bertog, the applicant's landscape architect, responded that the landscaping along the north lot line and the west lot line is dense and should help prevent light and sound trespass. He described the physical characteristics of the proposed landscape buffers.

Commissioner Gabriel added that the sound and brightness of the ordering terminal could be adjusted to ensure compliance with Village regulations and to mitigate impacts on adjacent residents.

Mr. Philippas agreed and noted that the ordering terminal was a fair distance from surrounding residential properties. Commissioner Gabriel asked where snow storage would be located.

Mr. Philippas responded that due to the parking surplus, a handful of parking spaces could be used for snow storage in the winter. He added that the area had not seen much snow this year.

Commissioner Dorgan noted that the electric utility room was also being used for storage. He indicated that this seemed problematic and looked to the applicant and Village staff for comment.

Mr. Fanizza said that he did not believe this would be a problem. He said that they would provide a minimum of three feet of clearance.

Jim English, Manager of Building and Inspectional Services, said that storage can occur in an electrical closet. The occupant just needs to provide adequate clearance and ensure that the items being stored are appropriate and safe. He said that this would be addressed in detail in the formal permit review process.

Commissioner Gabriel asked staff to confirm that the split-zoning of the property would remain in place.

Mr. Nolin confirmed that staff recommended the split-zoning to remain in-place. This is not usually the case, as uniform zoning is typically desirable. However, accessory parking adjacent to a commercial use is a permitted use in the R-2 Single Family Residence District. In this case, the proposed use fits the residential zoning classification and maintaining the classification would prevent other commercial uses from being allowed close to existing single-family residences in the future.

Commissioner Hussaini asked the applicant to describe how residents and tenants would have a safe pathway to the trash enclosure at the northeast corner of the property. He noted that as currently designed, pedestrians would have to unsafely cross traffic lanes.

Mr. Fanizza said that usually this is handled through islands or striping. In this case, they could add some striping to provide a clear pathway.

Mr. Philippas added that this is an ideal location for the trash enclosure.

Commissioner Hussaini said that he is concerned by the distance between the residential units and the trash enclosure, especially for residents who may have a mobility disability. He is more concerned with the impacts on residents than commercial tenants.

Mr. Philippas said that they could explore providing a communal garbage area on the building's interior to prevent the need for residents to cross the parking lot to dispose of trash. The one main garbage can could then be carried to the dumpster by a service.

Commissioner Gabriel said that the difference between a resident carrying garbage to this enclosure and an alley serving a single-family home is that a resident of this development is much more exposed.

The Commissioners and applicant discussed the building's accessibility. Mr. Fanizza clarified that the first-floor commercial units would be accessible, but the second-floor residential units would not. Accessibility is not required by the Illinois Accessibility Code due to the number of units.

Chairman Kintner noted a discrepancy in the number of parking spaces on the site plans submitted and the parking impact study due to the inclusion of accessible spaces. He said that the discrepancy should be clarified in final plans. He also noted that the six units that would need their own dedicated parking spaces. He asked the applicant to confirm the location of these designated spaces.

Mr. Philippas responded that these spaces would likely be along the north lot line. He said that it is most important to commercial tenants to have available spaces close to the building. He added that prospective residential tenants would be aware of this prior to signing a lease agreement.

Chairman Kintner said that the accessible spaces plus the designated residential spaces may affect parking availability. Mr. Philippas responded that Joe Donut is busier during lunch hours. He is seeking a tenant that is busier during lunch and dinner hours so that there is more than enough parking for the mix of uses.

Chairman Kintner asked how many employees would be parking on-site.

Mr. Philippas responded that it varies on the day of the week, but anywhere from five to ten employees would be working at Joe Donut.

Chairman Kintner asked about the location of the drive-through relative to Dempster Street. He asked the applicant to speak to considerations made to avoid creating a bottle-neck.

Justin Opitz, Kimley-Horn, said that they had discussed signage on Dempster indicating no left turns onto Dempster during peak traffic periods, including mornings and later afternoons. If they installed that signage, there are other opportunities for

drivers to head eastbound on Dempster from Birch. Mr. Optiz described the alternatives. He said that the signage would make getting back onto Dempster more efficient. He added that the development's access drives would be left-only outbound to mitigate northbound traffic into the residential neighborhood.

Chairman Kintner asked Mr. Optiz to clarify the purpose of the escape lane in the drive-through.

Mr. Philippas said that this design feature was desired by the Village.

Chairman Kintner asked the applicant to consider using striping to prevent drivers from entering the drive-through and from blocking accessways. He asked the applicant to provide approximate queueing times.

Mr. Philippas responded that Joe Donut limits ordering at drive-through windows because they have too many varieties of donuts. Most orders are made online ahead of time. He added that if queueing becomes an issue, they would consider moving vehicles to the parking area and having employees bring orders to drivers' windows.

Chairman Kintner discussed the lighting plan. He said that he disagreed with the Traffic Safety Commission, which wanted greater lighting. He said that he was concerned with light trespass into neighboring residential properties. He wants to make sure that the lighting plan is designed to avoid trespass.

Mr. Fanizza said that they would work with the Village Engineer to ensure the photometric plan is compliant.

Mr. Philippas added that they want to maintain good relations with the neighbor to the north. If they want the lighting lowered, they are willing to accommodate. He added that there would be plenty of lighting coming from the building, so they may not need much parking lot lighting.

Chairman Kintner asked if there were any existing trees that would need to be removed.

Mr. Bertog said that they would not impact any existing trees on or near to the development site. He added that they had focused on including native species in the landscape plan and creating a nice transition to the Forest Preserves.

Commissioner Dorgan asked if limiting left turns onto Dempster was worth it. It would inconvenience a lot of drivers.

Mr. Optiz said that there was a lot of back and forth on this. He personally suggested waiting to see if there was a problem and implementing changes only as needed.

The Commissioners discussed the alignment of Birch with an access point to Sawmill Station to the south. Mr. Optiz said that some drivers may try to make the movement, but a safe path would be heading west and using the signal to turn into Sawmill Station.

Commissioner Dorgan reiterated that the left turn prohibition would be an inconvenience. He made the left turn without a problem recently. Mr. Optiz said that he also made the turn, but that sometimes it would be difficult.

Commissioner Hussaini asked the applicant to discuss the side and front setbacks. He said that there is a great amount of impervious area within those setbacks and that he did not see a stormwater plan or preliminary civils.

Mr. Philippas said that only preliminary stormwater plans had been submitted and that detention would occur underground. He said that it had taken a long time to design because the water level and the inlet are near the same level, so it took some creative design. He said that the setbacks are consistent with other developments on Dempster west of the Forest Preserves. Putting all parking in the back does not make sense at this location. The setbacks are consistent with Sawmill Station across the street. He added that the majority of parking is still in the back.

Commissioner Kintner spoke to the other setbacks along the blockfaces between Birch and Waukegan. He noted that Napleton Honda and Prairieview Community Center also had significant setbacks.

Commissioner Kintner asked for public comment. There was none.

Commissioner Dorgan made a motion to recommend approval of Case PC 24-01, a request for approval of a Special Use Permit for a mixed use development in a C-1 General Commercial District with waivers to front setback standards (12-5-6:D), and side setback standards (12-5-6:D) for the property commonly known as 6724 Dempster Street in Morton Grove, Illinois, subject to the following conditions:

1. The submitted traffic and parking impact study prepared by Kimley-Horn shall be included as Attachment E to the application.
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 January 15, 2024, whether by strict or alternative compliance, subject to review and approval by the Village Engineer.
3. 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.
4. A "Left Turn Only" sign along with left turn arrow striping shall be installed for exiting traffic at each access drive. In addition, the northern curb radii at each access drive shall be reduced to the greatest extent possible to further discourage right turns, or as otherwise approved by the Village Engineer.
5. If northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.
6. Prior to the issuance of a building permit, the applicant shall submit a revised site plan to include on-site bicycle parking to encourage non-auto trips, subject to review and approval of the Village Engineer.
7. Prior to the issuance of a building permit, the applicant shall submit a revised site plan to indicate the location of six (6) reserved resident parking spaces.
8. The applicant shall bury existing overhead utilities along Birch Avenue adjacent to the subject property, and shall coordinate with the Village in evaluating and potentially burying overhead utilities west across Birch Avenue right-of-way to the nearest utility pole, subject to review and approval by the Village Engineer.
9. The applicant shall install two street lights along Birch Avenue, subject to review and approval by the Village Engineer.
10. The applicant shall cooperate with the Village in evaluating the practicality and potential cost of establishing regional detention as part of the development's proposed stormwater improvements, and shall install such improvements pending Village direction. The cost of any stormwater improvements or related professional services in excess of the improvements required for the proposed development shall be the responsibility of the Village.
11. 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.
12. 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.
13. All utility connections, including but not limited to water, sewer, and sanitary, serving the development shall comply with all applicable code requirements, subject to review and approval of the Village Administrator.

14. The drive-through facility operator shall be prohibited from allowing any customer vehicle to queue in the public right of way and an employee shall be stationed at the driveway entrance to flag customers away if queueing occurs in the public right of way. If queueing in the public right of way is observed on any regular basis by Village staff, the owner and operator of the drive-through facility shall submit a traffic management plan to the Village Administrator that addresses traffic queueing issues. The plan shall be subject to the Village Administrator's approval and the business shall operate in accordance with the final approved traffic management plan.
15. The applicant shall comply with all conditions of approval set forth by the Appearance Commission, including:
 - a. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications (including details regarding the trash enclosure) for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
 - b. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.
 - c. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code for review and approval by the Community Development Administrator.
 - d. The applicant shall submit a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant shall ensure that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:
 - Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.
 - Identify window treatments and frame materials and color.
 - Identify the materials, color, and finish of all wall panel locations and brick veneer.
 - e. The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.
 - f. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).

The motion was seconded by Commissioner Gabriel.

Commissioner	Dorgan voting	aye
Commissioner	Gabriel voting	aye
Commissioner	Hussaini voting	aye
Commissioner	Liston voting	aye
Commissioner	Stein voting	aye
Chairman	Kintner voting	aye

Motion passed 6-0.

Final Plans and Supporting Documents

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment E**":

1. *Special Use Application, submitted by 6724 Dempster LLC, dated January 8, 2024*
2. *Plat of Survey of 6724 Dempster Street, prepared by Christopher B Burke Engineering, dated February 3, 2017*
3. *Final Site Plan, prepared by Antonio Fanizza Assoc., dated February 2, 2024*
4. *Final Landscape Plan, prepared by Bertog Landscape Co., dated February 29, 2024*
5. *Final Building Elevations, prepared Antonio Fanizza Assoc., dated February 2, 2024*
6. *Photometric Plan, prepared by ParamontEO, dated July 21, 2023*
7. *Existing Site Plan, prepared by Lukaven Engineering, dated November 30, 2023*
8. *Engineering Details, prepared by Lukaven Engineering, dated November 30, 2023*
9. *Preliminary Stormwater System Calculations, prepared by Lukaven Engineering, dated November 30, 2023*
10. *Floorplans – Floor 1 Layout, prepared by Antonio Fanizza Assoc., dated January 24, 2023*
11. *Floorplans – Floor 2 Layout, prepared by Antonio Fanizza Assoc., dated January 24, 2023*
12. *Renderings, prepared by Antonio Fanizza Assoc., received March 4, 2024*
13. *Traffic Impact Study, prepared by Kimley-Horn LLC, received January 11, 2024*

Attachments

- **Attachment A** – Plan Review Comment Form for PC 24-01, prepared by Keith White, Traffic Safety Commission Chair dated February 2, 2024
- **Attachment B** – Staff Report to the Appearance Commission for PC 24-01, prepared by Brandon Nolin, AICP, Community Development Administrator, dated January 30, 2024
- **Attachment C** – Plan Review Comment Forms for PC 24-01, prepared by:
 - Jim English, Manager of Building and Inspectional Services dated January 19, 2024
 - Rick Dobrowski, Fire Prevention Coordinator dated February 2, 2024
 - Chris Tomich, Village Engineer dated February 3, 2024
 - Attachment D – Final Plans and Supporting Documents for PC 24-01
- **Attachment D** – Staff Report to the Plan Commission for PC 24-02, prepared by Brandon Nolin, Community Development Administrator, dated February 13, 2024
- **Attachment E** – Final Plans and Supporting Documents for PC 24-01, prepared by various, dated various

Attachment A

Plan Review Comment Form for PC 24-01,
Prepared by Keith White, Traffic Safety Commission Chair
Dated February 2, 2024

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, February 6, 2024.**

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

-
1. Concern about vehicles exiting drive-through at south access onto Birch Street and queuing at Dempster Street before moving through the intersection. Recommend to restrict left turns onto Birch Street during peak travel times if further research indicates the potential for excess queuing on Birch Street.
 2. The Fire Dept. has concerns regarding the East drive access around the building for fire engine.
 3. The is questionable lighting at entrance near intersection of Birch and Dempster.

These comments accurately represent existing Village regulations or policies.

Name (please print): Keith White, Traffic Safety Commission Chairman

Signed:



Date:



Attachment B

Staff Report to the Appearance Commission for PC 24-01
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated January 30, 2024

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, Community Development Administrator; Anne Ryder Kirchner, Land Use Planner

Date: January 30, 2024

Re: Appearance Commission Case AC 24-01

Request for approval of an Appearance Certificate and approval of site, landscape, and building plans associated with Case PC 24-01, a request for approval of a Special Use Permit for a mixed-use development and a drive-through facility in a C-1 General Commercial District for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

STAFF REPORT

Application Summary

6724 Dempster, LLC ("applicant"), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting the entitlement of a two-story mixed-use development with up to five (5) commercial spaces on the ground floor and six (6) residential units on the upper floor with parking, accessway, detention, and landscape areas for the 1.1-acre property commonly known as 6724 Dempster Street ("subject property").

Subject Property

The subject property consists of four (4) vacant parcels measuring 48,003 sq. ft. (1.1 acres) in total area and located on the northeast corner of Dempster Street and Birch Avenue in Morton Grove, Illinois. The two southernmost parcels are zoned C-1 General Commercial and the two northernmost parcels are zoned R-2 Single Family Residence. The adjoining property to the north is a single-family home and the adjoining property to the east is within the Forest Preserves of Cook County (Wayside Woods). The subject property is located east across Birch Avenue from several single-family homes as well as a sporting goods retail store (Gunzo's) that fronts Dempster Street. The subject property is located north across Dempster Street from the Sawmill Station development.



Subject Property Location Map

Project Overview

The applicant is proposing a mixed-use development that will be approximately 7,180 sq. ft. per floor, including up to five (5) commercial spaces on the first floor. The final floor plan is subject to change based on the space needs of the future tenants. The first floor will include a Joe Donut restaurant, which is currently proposed to be located in the 2,105-square-foot westernmost unit (the "restaurant unit"), which will be served by a drive-through facility. The current floorplan depicts four

additional retail spaces (+/- 1,270 sq. ft. each) on the first floor, along with six (6) apartments on the second floor. The building will be oriented in the east-west direction, with the frontage facing Dempster Street.

A single lane drive-through will be provided along the western edge of the property for use the restaurant unit's customers only. Access to the site is proposed via two access drives along Birch Avenue. The site plan includes 62 parking spaces located in one double-sided parking aisle in the front of the building and a larger parking area located in the rear with an access drive connecting the two lots running along the eastern edge of the property. Residential units vary in size and include four (4) two-bedroom units and two (2) one-bedroom units. Resident access to the second-floor units will be provided by a stairwell in the southeast corner (accessible from the southern parking lot) and a stairwell on the northern side of the building (accessible from the northern parking lot).

Building Design

The applicant provided elevations that note some, but not all materials to be used for the proposed project as well as brick samples, and renderings. The renderings include deviations from the application, including the presence/absence of numerous balconies, differences in brick color, and differences in wall panel color/finish.

Based on the submitted renderings, the exterior finishes of the proposed building will predominantly consist of gray and taupe brick veneer accented by gray fiber cement wall panels. The stairwell on the southwest corner of the building will be enclosed by glass walls on the south and east walls spanning the height of the building and accented by a gray wall panel system. Fiber cement wall panels with a wood-like finish will be used to access the southeast corner of the second floor. The parapet wall of the flat roof will be faced with brush aluminum wall panels and capped with brush aluminum coping. The base of the building will have a stone veneer. Prefabricated metal canopies will be provided above all storefronts and entrances. The roof of the porte-cochere for the drive-through will also serve as a shared/common balcony area for residences on the second floor. The balcony walls will consist of a glass panel system. No information has been provided regarding window treatments or frame materials. **At the Appearance Commission meeting, the applicant should speak to the deviations between the elevation drawings and renderings and confirm the proposed exterior finishes of the project.**

The applicant provided the following brick face samples, which will be presented to the Appearance Commission at its meeting.



Brick Veneer Samples (Submitted by Applicant)



Examples of Nichiha Wall Panel Systems (Staff Research)

Due to inconsistencies in application materials, staff recommends as a condition of approval that the applicant submits a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant is responsible for ensuring that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:

- Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.
- Identify window treatments and frame materials and color.
- Identify the materials, color, and finish of all wall panel locations and brick veneer.

Bird-Friendly Building Design

The subject property is located adjacent to Wayside Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, staff recommends as a condition of approval that the development must adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.

Landscape Design

The applicant submitted a landscape plan prepared by Bertog Landscape Co. Overall, the proposed landscaping is compliant with the Village's applicable landscape requirements which are outlined in the following table.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
General Landscaping Requirements			
Landscaping Required (12-11-1:B.1.C)	5% of total site (2,403 sq. ft.)	8,132 sq. ft. pervious (16.9%)	<i>Compliant</i>
Trees in Public Parkways (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (applies to both Dempster St. and Birch Ave.)	4 Greenspire Linden, 3 Ginkgo Biloba, 3 Red Sunset Maple	<i>Compliant</i>
Trees in Parking Lots (12-11-3:A.2)	Min. 2.5 in. caliper	All trees have a min. 2.5 in. caliper	<i>Compliant</i>
Landscaping Adjacent to Public ROW - Sidewalks & Streets (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	Birch Ave.: 6.5 ft. width, Various shrubs min. 3 ft. height, 2 Japanese Lilac, 1 Eastern Redbud Dempster St.: 8.0 ft. width, Various shrubs min. 3 ft. height, 1 Japanese Lilac	<i>Birch Ave.: Compliant</i> <i>Dempster St.: Compliant</i>
Landscaping Adjacent to Property Zoned for Residential Use (12-11-3:B.2)	Landscape buffer yard at least 5 ft. in width, containing either berm, hedge, maintenance free barrier or combination of the above at least 5 ft. in height, but not more than 6 ft. in height.	North Property Line: Approximately 10.5 ft., Various shrubs min. 4-5 ft. in height, 4 Norway Spruce (trash enclosure screening) East Property Line: 6 ft., Various shrubs min. 3-5 ft. in height, 1 Red Sunset Maple	<i>Compliant*</i> <i>*Staff supports a reduction in east property line screening from 5 feet to 3 feet</i>

Screening Requirements			
Screening of Trash Areas (12-11-4)	Min. 5 ft. height, Screening types restricted	No details provided in application; Communication from applicant indicates masonry wall construction matching the primary structure and a metal roof (bronze).	<i>Compliant pending updated site plan with updated trash enclosure notes</i>

East Side Yard Forest Preserves Screening

Staff recommends reducing the minimum screening height adjacent to the Forest Preserves of Cook County property to three (3) feet, where five (5) feet is typically required by Code. Staff acknowledges that the development's users will enjoy views of the abutting natural area, but is concerned that headlights from vehicles in the parking and driveway areas will be disturbing to these biologically sensitive areas and should be shielded. *Staff recommends that the applicant installs year-round opaque screening that is minimum of three feet in height. Any landscape installation along lot lines abutting the forest preserves must be limited to native species.*

Trash Enclosure

A trash enclosure will be located along the rear lot line abutting a landscaped yard. No details regarding trash enclosure construction are provided in the application materials, however staff received communication from the applicant stating that the trash enclosure will be built with brick walls matching the building and a metal roof (bronze). **The applicant should confirm the type of materials to be used for the trash enclosure and the height of the enclosure to ensure compliance with screening requirements.**

North Property Line Screening

The proposed landscaping within the buffer yard along the northern lot line adjacent to a single-family home to the north provides sufficient landscape screening provided that the installed shrubs reach the anticipated mature height of 4-5 ft. **The applicant should speak to the type of screening and materials to be used adjacent the north property line and confirm the height of screening.**

Lighting

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Section 12-12-3 of the Unified Development Code (UDC) establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan qualify as full cutoff fixtures and will be 25 feet in height (which is the maximum height permitted).

Levels along the north lot line adjacent to a residential property to the north, measure up to 0.8 foot-candles. Per Section 12-4-3.B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. *Staff recommends that as a condition of approval, the applicant modify the lighting plan to achieve as close to zero illumination at the northern property line, subject to review and approval by the Village Engineer.* **The applicant is expected to discuss the types of lighting fixtures proposed in the photometric plan and address concerns regarding spill over to adjacent properties.**

Signage

Because no specific tenants other than Joe Donut are being proposed at this time, a signage plan was not submitted to the Appearance Commission for review. All signage is expected to comply with all requirements of Chapter 10-10 unless waivers are requested and approved by the Appearance Commission at a later date. Staff received communication from the applicant stating that the signs on the building will consist of channel letters and all signs will use the same color (letters). **The applicant should speak to the types of tenant and directional signage they anticipate and how the signage will be designed to be cohesive and complementary to the overall development.**

The application does include size dimensions for the proposed pylon sign, but the pylon sign location is approximate. The Code requirements of the pylon sign and drive-through signage are provided for reference in the following table with the

understanding that a signage plan is needed in the future.

SIGN CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
Pylon Sign Height (10-10-7:G.2)	1 pylon sign per 150 feet of street frontage. The combined height of all signs shall not exceed ten feet (10') for each sign allowed with a maximum height of twenty-five feet (25') for any one sign.	1 Sign, 12 feet in height (Subject property has 162 feet of frontage)	<i>Compliant</i>
Pylon Sign Area (10-10-7:G.2)	The combined sign face area shall not exceed fifty (50) square feet per each sign allowed.	Approximately 46.5 sq. ft.	<i>Compliant</i>
Pylon Sign Location (10-10-7:G.6)	8 feet from any side or rear lot line	[Signage Plan Forthcoming]	<i>N/A</i>
Pylon Sign Landscaping (10-10-7:G.5)	Landscaped bed that extends at least two feet (2') from the base on all sides. The landscape bed of a pylon sign shall be planted with shrubs at least three feet (3') in height at planting and may also include perennials, turf or other live ground cover.	Approximately 4 ft., Various shrubs 2-4 ft. in height	<i>Compliant</i>
Drive-Through Establishment Signage - Primary (10-10-7:H.1.a)	Primary menu board shall not exceed forty (40) square feet in area or eight feet (8') in height from base grade.	[Signage Plan Forthcoming]	<i>N/A</i>
Drive-Through Establishment Signage - Secondary (10-10-7: H.1.b)	Secondary menu board shall not exceed twenty (20) square feet in area or eight feet (8') in height from base grade.	[Signage Plan Forthcoming]	<i>N/A</i>

According to the International Dark Sky Association, "cooler white light often has a disproportionately high impact upon human dark adaptation, nocturnal wildlife, and ecosystem function." *As such, staff recommends that illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

Appearance Commission Review

In accordance with UDC Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design

problems.

- c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
- d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
- e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
- g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
- h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, landscape, and signage plans, with associated waivers described herein, for a mixed use development proposed under Special Use Permit (PC 24-01) for the property commonly known as 6724 Dempster Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications (including details regarding the trash enclosure) for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code for review and approval by the Community Development Administrator.*
4. *The applicant shall submit a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant shall ensure that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:*
 - *Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.*
 - *Identify window treatments and frame materials and color.*
 - *Identify the materials, color, and finish of all wall panel locations and brick veneer.*
5. *The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
6. *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

Attachment C

Plan Review Comment Forms for PC 24-01

Prepared by:

Jim English, Manager of Building and Inspectional Services

Dated January 19, 2024

Rick Dobrowski, Fire Prevention Coordinator

Dated February 2, 2024

Chris Tomich, Village Engineer

Dated February 3, 2024

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, February 6, 2024**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

BUILDING INSPECTION AND SERVICES

Due to the refuse areas close proximity to the abutting residential home and Forest Preserve we strongly recommend that the structure be of a covered solid masonry design.

To combat future accessory violations, we recommend the perimeter fence post be of a maintenance free design. Example: Metal or concrete.

These comments accurately represent existing Village regulations or policies.

Name (please print): Jim English, Manager of Building and Inspectional Services

Signed:

Date: 01-19-2024

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, February 6, 2024**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

The FD would prefer the 19' east drive.

Provide a FD turning exhibit using the following criteria:

Morton Grove Fire Truck Data for Fire Truck Turning Analysis

Overall Length	47.8 feet
Overall Width (Including Mirrors)	9.5 feet
Overall Body Height	11.666 feet
Minimum Body Ground Clearance	.625 feet
Track Width	8.36 ft
Lock to Lock Time	6 seconds
Max Wheel Angle	45 degrees

Overall Length = Front wheel overhang + wheel base + rear wheel overhang

Track Width - Wheel track width is the distance between the centerline of two wheels on the same axle.

Axle Track - The distance between the hub flanges on an axle.

Lock to Lock Time - The time taken to turn the primary steering from full left lock to full right lock

All other requirements can be addressed during the building permitting process.

These comments accurately represent existing Village regulations or policies.

Name (please print): Rick Dobrowski

Signed:

Date: 2-2-2024

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, February 6, 2024**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

1. The Municipal Code requires burial of overhead utilities. The overhead utilities along Dempster Street will not be affected by this development and are impractical to bury because of external permitting, high relocation cost, and low overall benefit to the Village. The overhead utilities along Birch Avenue will be affected by this development and need to be relocated by the developer. The overhead public utilities should be buried along Birch Avenue from Dempster Street to the alley north of Dempster Street. We would expect the utilities would be buried from Dempster Street to the alley and to the first existing pole within the alley.
2. The street lighting along Birch Avenue appears to be affected by the development. It is unclear whether the street lighting was installed to improve pedestrian safety or vehicular safety. It is also unclear if the current residents are supportive of this lighting. It is assumed the lights are desired by the abutting residents. Birch Avenue should be considered an unlighted street because the number of street lights is not sufficient to provide a recommended lighting quality for motorists. Given the circumstances described and an underlying desire to not reduce a perceived (or actual) level of safety the existing street lighting could provide, it is recommended that the street lighting would need to be replaced by the developer. The Village would want the street lighting to be replaced with underground electrical supply and light poles matching the Village's standards.
3. The street light pole will likely need to be relocated because it appears to be located too close to the proposed northern entrance. A minimum of 2 feet from the face of the pole to the face of curb would be required.
4. The aisle on the east side of the building is 12 feet wide. The Fire Department may require a wider aisle to meet their access and fire fighting needs.
5. The development needs to demonstrate that all vehicles that will access the development can maneuver throughout the site. Specifically, fire apparatus would appear to have difficulty maneuvering through the site, since the aisle width is less than the minimum requirement.
6. The Fire Department Connection to the building needs to be shown and needs to have a hydrant nearby.
7. The fire hydrant on the east side of Birch Avenue may need to be relocated if it is too close to the proposed northern entrance.
8. The snow control plan is not identified in the application and not apparent. This should be described in writing.
9. There are no parking restrictions on Birch Avenue. Motorists regularly park on northbound Birch Avenue to access Gunzo's Hockey Headquarters retail store, which is located on the west side of Birch Avenue. The Traffic Impact Study does not evaluate the use of on-street parking. It is unclear whether this parking will continue after development and, if so, whether parked cars near the driveways would cause a safety problem for motorists. Restricting on-street parking on Birch Avenue is solely within the

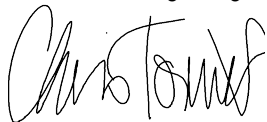
jurisdiction of the Village and could be addressed as a concern or problem develops or a recommendation could be made for the Village to restrict parking in conjunction with the development.

10. The topography of the west side of Birch Avenue is shown incorrectly and would be inadequate for permitting purposes. The alley on the west side of Birch Avenue needs to be shown. Also, the topography of the south side of Dempster Street should be shown.
11. The plans include a proposed stormwater management facility. However, the submittal is inadequate for analyzing what would be required, only what is provided. Additionally, the stormwater management facility (underground storage) is not connected to the drainage system of the site and is proposed to flow unrestricted into the Village's storm sewer, which would not be permitted. A report will be required describing, in detail, the existing and proposed drainage patterns.
12. An assessment of the permits from outside agencies for the development is provided below. The permitting authority will need to provide the determination of applicability and the list below may not be all-inclusive.
 - a. A permit from Illinois Environmental Protection Agency is expected to be required for commercial waste discharged from the mixed use development and for the national pollution discharge elimination program..
 - b. A permit from Metropolitan Water Reclamation District of Greater Chicago will be required for stormwater management and sanitary sewer.
 - c. If any work is proposed with the Dempster Street right-of-way, a permit from Illinois Department of Transportation would be required.
13. The drainage from the property to the north should be directed over the northern curb. It appears from the landscaping plan that it will not be practical to construct a drainage path to a proposed catch basin at the northeast corner of the site.
14. The storm sewer system along the west property line is not compatible with the proposed landscaping plan.
15. Traffic Impact Study Part II Commercial Access 2nd bullet point – The reference to Birch Avenue would seem to correctly refer to Commercial Access.
16. Traffic Impact Study Part II Pedestrian and Transit Facilities 2nd bullet point – The new Pace Dempster Pulse should be added to the bus route list. The Pulse route is identical to Route 250, but is a bus rapid transit with a limited number of Pulse stations. The nearest Pulse stations to this development are eastbound and westbound just east of Waukegan Road.
17. Traffic Impact Study Part IV Drive-Through Operations – A statement about an opportunity to mitigate drive-through queues that could result if the operating characteristics are different than anticipated. The study concludes the parking supply exceeds demand and requirements. Surplus parking spaces could be allocated to drive-through pickup. This should be a condition of the Special Use Permit.
18. Traffic Impact Study Part IV Access Operations 2nd bullet point – It is recommended both exits should be marked with left turn pavement markings and signs. This relies on voluntary compliance from drivers to choose not to turn right and drive use the local street network to get to their destination. This is supportable. The Special Use Permit should include a condition requiring the applicant to modify the entrance configuration according to the Village's determination(s), if the Village would determine there to be a problem to be solved with site traffic traveling through the residential neighborhood to the north.

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:



Date: 02/03/2024

Attachment D

Staff Report to the Plan Commission for PC 24-01

Prepared by Brandon Nolin, AICP, Community Development Administrator

Dated February 13, 2024

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: February 13, 2024

Re: Plan Commission Case PC 24-01

Request for approval of a Special Use Permit for a mixed use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

STAFF REPORT

Public Notice

The Village provided Public Notice for the February 20, 2024, Plan Commission public hearing for Case PC 24-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 1, 2024. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 1, 2024.

Application Summary

6724 Dempster, LLC ("applicant"), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting the entitlement of a two-story mixed use development with up to five (5) commercial spaces on the ground floor, one (1) of which will be a restaurant served by an accessory drive-through facility, and six (6) residential units on the upper floor with parking, accessways, and underground detention for the 1.1-acre property commonly known as 6724 Dempster Street ("subject property"). The application was submitted by the owner and operator of Joe Donut, a local donut shop that serves brunch and lunch at select locations. Joe Donut will occupy one of the first-floor commercial spaces.

Subject Property

The subject property consists of four (4) vacant parcels measuring 48,003 sq. ft. (1.1 acres) in total area and located on the northeast corner of Dempster Street and Birch Avenue in Morton Grove, Illinois. The two southernmost parcels are zoned C-1 General Commercial and the two northernmost parcels are zoned R-2 Single Family Residence. The adjoining property to the north is a single-family home and the adjoining property to the east is within the Forest Preserves of Cook County (Wayside Woods). The subject property is located east across Birch Avenue from several single-family homes as well as a sporting goods retail store (Gunzo's) that fronts Dempster Street. The subject property is located north across Dempster Street from the Sawmill Station development.



Subject Property Location Map

Project Overview

The applicant is proposing a mixed use development that will include approximately 7,180 square feet per floor, including a Joe Donut restaurant (2,105 sq. ft.), and four retail spaces (+/- 1,270 sq. ft. each) on the first floor, along with six (6) apartments on the second floor. The building will be oriented in the east-west direction, with the frontage facing Dempster Street.

A single lane drive-through will be provided along the western edge of the property for use by the restaurant customers only. At this time, Joe Donut is the proposed occupant of the westernmost unit with the drive-through facility. Access to the site is proposed via two access drives along Birch Avenue. The site plan includes 62 parking spaces located in one double-sided parking aisle in the front of the building and a larger parking area located in the rear with an access drive connecting the two lots running along the eastern edge of the property. Residential units vary in size and include four (4) two-bedroom units and two (2) one-bedroom units. Resident access to the second-floor units will be provided by a stairwell in the southeast corner (accessible from the southern parking lot) and a stairwell on the northern side of the building (accessible from the northern parking lot). The roof of the porte-cochere for the drive-through will also serve as a shared patio area for residences on the second floor.

Zoning Review

A mixed use building is proposed for the two southern lots which are zoned C-1. Mixed use development requires a Special Use Permit within the C-1 district and must adhere special zoning provisions listed in Section 12-5-6: Mixed Use Development Provisions in the C-1 and C-2 Districts of the Unified Development Code (UDC). The two northern parcels are zoned R-2 and will be solely used for parking. Parking lots adjacent to a commercial property are a permitted use within the R-2 zoning district. While staff typically encourages development sites to be brought into uniform zoning classification prior to redevelopment, staff believes that retaining residential zoning classification for the northern portion of the property will protect the adjacent residential district to the north and west from more intense commercial uses if the property is ever redeveloped in the future.

PROPOSED USE	DISTRICT	PERMITTED/SPECIAL
Mixed use Developments	C-1	<i>Special</i>
Restaurants - sit-down and carryout	C-1	<i>Permitted</i>
Drive-through Facilities	C-1	<i>Special</i>
Parking lots adjacent to a commercial property	R-2	<i>Permitted</i>

Outdoor Seating

Staff notes that while outdoor dining has not been requested as part of the application, the front walkway measures 16.5 feet and would provide sufficient room for outdoor seating and pedestrian flow. Outdoor seating areas can be approved via administrative review at a later date per Section 12-5-5:C of the UDC.

Development Controls

The following table provides a comparison of the proposed development against applicable dimensional controls. Lot area requirements for the residential component, and overall project height and rear setback comply with C-1 Mixed Use requirements, however variances are needed for front and side setback. Staff notes that variations are being requested to authorize setbacks that are greater than allowed by the UDC.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
Lot Area (12-5-6:B)	Max. 16 dwelling units per acre (du/ac), 24 du/ac by Special Use	5.4 du/ac	<i>Compliant</i>
Front Setback (12-5-6:D)	Min. 0 feet, Max. 10 feet	Dempster Street: 91.5 feet Birch Avenue: 17 feet	<i>Waiver of 81.5 feet along Dempster St.; Waiver of 7.0 feet along Birch Ave.</i>
Side Setback (12-5-6:D)	Min. 5 feet, Max. 10 feet depending on building height	East side: 25 feet	<i>Waiver of 15.0 feet on east side yard</i>

Rear Setback (12-5-6:D)	Min. 10 feet	> 10 feet; Parking is a permitted obstruction	<i>Compliant</i>
Building Height (12-5-6:E)	Max. 40 feet	< 40 feet	<i>Compliant</i>
Dwelling Unit Size (12-5-6:F)	Max. 2 Bedrooms per unit	Four (4) 2-Bedroom units + Two (2) 1-Bedroom units	<i>Compliant</i>

Setbacks

The purpose and intent of the mixed use development provisions are to permit the construction of residential dwelling units on the same zoning lot as commercial developments while preserving the aesthetic character of the community, within the C-1 and C-2 Districts. The objective of mixed use development provisions is to contribute to the economic viability of the existing commercial areas and encourage the implementation of innovative housing options by providing alternatives to the typical detached single-family dwelling unit. Section 12-5-6:D defines a build-to-zone of zero (0) feet to ten (10) feet for front yards and a similar setback zone of five (5) to ten (10) feet for side yards.

It is staff's position that while the build-to-zone specified in Section 12-5-6 is desired within the older commercial areas like the eastern portion of Dempster Street, mixed use development in other areas that are more suburban in character should be considered for larger setbacks in keeping with surrounding commercial properties and recent development. As an example, the front setback provided for the coffee shop with a drive-through (currently Starbucks) in the Sawmill Station development across Dempster Street to the south is approximately 80 feet. That development includes double-loaded front parking and an 8-foot sidewalk. By comparison, the proposed project includes a 91.5-foot front setback with a 16.5-foot paved area that can better accommodate outdoor seating.

Staff recommends that variances be granted as follows:

- *An 81.5 feet variance for the front setback (along Dempster Street);*
- *A 7.0 feet variance for the front setback (along Birch Avenue); and*
- *A 15.0 feet variance for the east side setback (adjacent the Forest Preserves of Cook County).*

Traffic Impact

A traffic impact study was prepared by Kimley-Horn and is included in the hearing packet for Case PC 24-01. The study demonstrated that the proposed site plan has sufficient off-street parking to meet the demands of the development and projected future traffic can be successfully accommodated on the surrounding roadway network and intersection controls.

Site Access

Access to the site is proposed via two access drives along Birch Avenue. A northern access is located north of the building (and the east-west alley north of Gunzo's) and a southern access is located south of the building closer to Dempster Street. The north access drive is planned to be 24 feet wide and the south access drive will be 25 feet wide.

Drive-through

The first floor will include a Joe Donut restaurant with a single lane drive-through that has stacking for three vehicles before reaching the east-west drive aisle just north of the building and stacking for another two-three vehicles before reaching the northern access, bringing the total stacking provided to five to six vehicles. The drive-through will operate one-way southbound along the western side of the building and exit near the south access drive. The stacking lane is approximately 113 feet and exceeds the 100 feet minimum required by Section 12-5-5 of the UDC.

As a condition of Special Use Permit approval, staff recommends that the drive-through facility operator is prohibited from allowing any customer vehicle to queue in the public right of way, that an employee shall be stationed at the driveway entrance to flag customers away if queueing occurs in the public right of way, and that if queueing in the public right of way is observed on any regular basis by Village staff, that the owner and operator of the drive-through facility shall submit a traffic management plan to the Village Administrator that addresses traffic queueing issues. The plan shall be subject to the Village Administrator's

approval and the business shall operate in accordance with the final approved traffic management plan.

Signal and Turn Lane Warrant Analyses

Based on peak hour future traffic projections for the proposed development, a new traffic signal is not warranted at Dempster Street and Birch Avenue and the current stop sign and stop bar can remain in place on Birch Avenue. Based on volume and geometric guidance provided by IDOT, future traffic volumes may warrant a westbound right-turn lane along Dempster Street, and it should provide 145 feet of storage with a 175-foot taper. However, it is likely not feasible to install the turn lane as the site frontage along Dempster Street is approximately 162 feet based on the site plan, which is not enough distance to meet IDOT's guidelines for storage and taper. Private property would need to be acquired or an easement granted from the Wayside Woods Nature Preserve, which is owned by the Forest Preserves of Cook County.

Intersection Capacity Analysis

The unsignalized intersection of Dempster Street / Birch Avenue / Commercial Access will continue to perform at a Level of Service (LOS) A or B for east-west traffic. Traffic turning on to Dempster currently experiences delay and the north and south legs of the intersection will continue to experience delays and operate at a lower level of service rating during peak traffic. Due to heavy traffic on Dempster Street, it is not uncommon for the minor-leg approaches to experience some delay. Despite the existing LOS, queues for each turn lane are expected to remain at two vehicles or less which is not anticipated to negatively impact circulation within the nearby Sawmill Station development. Site traffic is almost exclusively anticipated to make southbound right-turn movements from Birch Avenue onto Dempster Street, as evidenced by existing traffic patterns at the intersection.

Cut-through Traffic

Staff has concern with the potential for future business patrons at 6724 Dempster to avoid trying to turn back on to Dempster Street after visiting the site and instead traveling north on Birch Avenue and "cutting through" the residential area to the north to Lehigh Avenue or Waukegan Road. *Per the traffic impact study findings, Staff recommends requiring a "Left Turn Only" sign, along with left turn arrow striping to be installed for exiting traffic at each access. In addition to this, the northern curb radii at each access should be reduced to the greatest extent possible to further discourage right turns.*

Traffic generated by the subject property should be monitored to ensure that cut-through traffic does not become problematic. If Staff determine in the future that cut-through traffic is of concern, the Community Development Administrator will work with the Village Engineer to identify any potential modifications to street signage (such as installing "Local Traffic Only" signs) or changes to Birch Avenue (such as installing a lane choker) to deter northbound visitor traffic. *Staff recommends that as a condition of approval, if northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.*

Parking Impact

As part of the traffic impact study, Kimley-Horn also evaluated parking. The proposed development will provide 62 parking spaces provided, four (4) of which will be ADA accessible. There is public on-street parking (five marked spaces) along the west side of Birch Avenue, close to its intersection with Dempster Street. According to the provided signage, parking is allowed for a maximum time of three hours and is prohibited between the hours of 2:00 to 5:00 AM. Parking along the east side of Birch Avenue is currently unrestricted.

Based on the off-street parking requirements outlined in Section 12-5-3 of the UDC, 49 parking spaces are required for the proposed mix of uses. The 62 spaces proposed on-site exceed the Code minimum by 13 spaces. If shared parking requirements specified in Section 12-7-3 are applied, the number of required spaces could be reduced to 44. The Village's parking requirements are summarized in the following table.

C-1 DISTRICT - MIXED USE PARKING STANDARDS	REQUIREMENT	PROPOSED	COMMENT
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Off-Street Parking (12-7-3:H-I)	(1.75 spaces/du) + (1.0 space/100 SF drive-in or carryout GFA) + (1.0 space/300 SF commercial services GFA) = 49 spaces	62 spaces	<i>Compliant</i>
Minimum Accessible Parking Spaces (IAC 208.2)	3 accessible spaces	4 accessible spaces	<i>Compliant</i>
Drive-Through Minimum Stacking Length (Sec. 12-5-5:B.)	Minimum of 100 ft.	Approx. 113 ft.	<i>Compliant</i>
Loading Berths (Sec. 12-7-4.I)	None required for commercial uses less than 10,000 sq. ft.	None	<i>Compliant</i>

Tenants are currently not known for four (4) of the proposed commercial spaces totaling 5,705 sq. ft. The Kimley-Horn analysis applied a commercial services use for the purposes of calculating parking demand (at 1 space per 300 sq. ft.). If a restaurant use were applied to the same space, required parking would increase (at a ratio of 1 space per 150 sq. ft.) from 49 spaces to 66 spaces, resulting in a parking deficit of 4 spaces. However, when applying the shared parking requirements, the number of required spaces could be reduced to 62. It is unlikely that all ground-floor commercial space will be occupied restaurant space. *Staff recommends accepting the Traffic Impact Study findings with respect to parking and considers off-street parking sufficient to meet the demand of the proposed development.*

Bicycle Parking

No bike parking is provided for in the proposed development and no bicycle parking is required. *Staff recommends as a condition of approval that, prior to the issuance of a building permit, the applicant shall submit a revised site plan to include on-site bicycle parking to encourage non-auto trips, subject to review and approval of the Village Engineer.*

Reserved Resident Parking

Per Section 12-5-6:G.2, of the total parking spaces provided, at least one reserved space per residential unit must be provided. *Staff recommends as a condition of approval that, prior to the issuance of a building permit, the applicant shall submit a revised site plan to indicate the location of six (6) reserved resident parking spaces.*

On-Street Parking

Currently there are no parking restrictions on Birch Avenue and patrons of Gunzo's (on the west side of Birch Avenue opposite the subject property) frequently park on northbound Birch Avenue. The on-site parking proposed is sufficient to accommodate all proposed uses per the Village Code, and there is not expected to be much additional demand for on-street parking. Staff is evaluating a restriction of on-street parking on the east side of Birch Avenue for the portion of the street that abuts the subject property. The Department of Public Works maintains the authority to restrict on-street parking in a manner that best suits the development and the residential neighborhood.

Stormwater & Utilities

Lukaven Engineering submitted a Preliminary Stormwater Detention plan that describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. The on-site detention is proposed to be provided in an underground stormwater chamber system. The applicant will be required in final engineering to identify required stormwater storage volumes and provide a drainage plan. It is anticipated that permits will be required from several outside agencies including, but not limited to the Illinois Environmental Protection Agency (IEPA), the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and potentially from the Illinois Department of Transportation (IDOT) if any work is proposed within the Dempster Street right-of-way.

Undergrounding Utilities

Per Section 12-10-3:A, the Village requires the burial of overhead utilities. While the overhead utilities along Dempster Street will

not be affected by the proposed development, the overhead utilities along Birch Avenue will be affected and need to be relocated by the developer. The overhead public utilities should be buried along Birch Avenue from Dempster Street to the alley north of Dempster Street. To avoid having to install a utility pole on the subject property immediately adjacent the proposed drive-through and aboveground balcony, Staff would like to further evaluate the potential of burying utilities from the subject property across Birch Avenue to the first existing pole within the alley.

Staff recommends that as a condition of approval, the applicant shall agree to bury existing overhead utilities along Birch Avenue adjacent to the subject property, and agree to coordinate with the Village in evaluating and potentially burying overhead utilities west across Birch Avenue right-of-way to the nearest utility pole, subject to review and approval by the Village Engineer.

Street Lighting

Existing street lighting along Birch Avenue would be affected by the proposed development. To provide for a safe and attractive pedestrian environment, the existing street lighting should be replaced with underground electrical supply and light poles matching the Village's standards. *Staff recommends that as a condition of approval, the applicant shall agree to install two street lights along Birch Avenue, subject to review and approval by the Village Engineer.*

Regional Detention Opportunity

Two vacant properties located to the north of the subject property (8833 and 8837 Birch Avenue) will require individual stormwater management if they are to be developed because they are part of a subdivision that did not include common area stormwater facilities. Several development proposals for the two properties have been withdrawn in the past citing stormwater improvement costs as problematic. The proposed development at 6724 Dempster may provide an opportunity to establish a regional stormwater detention on the subject property that would relieve 8833 and 8837 Birch Avenue of their existing stormwater requirements and assist in facilitating development. Staff recommends evaluating the potential for creating a regional detention facility including reviewing costs, benefits, and practicality from an ownership and funding perspective.

Staff recommends that as a condition of approval, the applicant shall agree to cooperate with the Village in evaluating the practicality and potential cost of establishing regional detention as part of proposed stormwater improvements, and installing such improvements pending Village direction. The cost of any stormwater improvements or related professional services in excess of the improvements required for the proposed development shall be the responsibility of the Village.

Commission Review

Appearance Commission

On February 6, 2024, the Appearance Commission unanimously approved (7-0) an Appearance Certificate for the proposed project and forwarded a recommendation of approval of case PC 24-01 to the Plan Commission consistent with the staff report included in the hearing packet and attached hereto as "**Attachment A.**" The Appearance Commission noted that prior to filing any Building Permit Application, the owner/applicant shall provide the Village with the following:

- *Final elevations and material specifications (including details regarding the trash enclosure) for review and approval.*
- *A final photometric plan that meets the minimum requirements of Village Code and addresses concerns regarding potential spillover onto the adjacent residential property.*
- *Final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code.*
- *The final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings.*
- *Materials that confirm number, size, and location of residence balconies and identify window treatments and frame materials.*
- *Materials that confirm the use of bird-friendly glass/window treatments*
- *Specifications indicating illuminated signage and other illuminating features on the property will not exceed 5,000K (degrees Kelvin).*

Traffic Safety Commission

On February 1, 2024, the Traffic Safety Commission (TSC) reviewed Case PC 24-01. At the conclusion of the discussion, the TSC voted unanimously (8-0) to recommend approval of the project and issued two comments relating to the case to forward to the Plan Commission, attached hereto as “**Attachment B**,” which were recommended to be included as conditions of Special Use Permit approval:

- *The TSC has concerns about vehicles exiting drive-through at south access onto Birch Street and queuing at Dempster Street before moving through the intersection. The TSC recommends restrict left turns onto Birch Ave. during peak travel times if further research indicates the potential for excess queuing on Birch Ave.*
- *Fire Dept. representatives present at the TSC meeting expressed concerns regarding the width of the east drive around the building for fire engine access. (NOTE: Since meeting with the TSC, the applicant has submitted a revised site plan that satisfies the access drive requirements requested by the Fire Dept.)*
- *The TSC has concerns regarding lighting being sufficient at the entrance near intersection of Birch Ave. and Dempster St. (NOTE: Installation of street lights recommended by Staff would address this concern.)*

Departmental Review

The proposed project was reviewed by several department representatives and submitted comments are attached hereto as “**Attachment C**.”

- **Building Department:** In review of the proposed project, the Manager of Building and Inspectional Services issued comments dated January 19, 2024. It should be noted that if a fence is to be erected, to combat future accessory violations, the we recommend the perimeter fence post be of a maintenance free design (e.g. metal or concrete). Building staff also noted that there is concern regarding the close proximity of the refuse area (trash enclosure) to the abutting residential home and Forest Preserve. Staff strongly recommend that the structure be of a covered solid masonry design. (NOTE: Following initial Staff review, the applicant has since confirmed the trash enclosure will be built with brick walls matching the primary structure and a metal roof (bronze).)
- **Fire Department:** In review of the proposed project, the Fire Department Liaison issued comments dated February 2, 2024. As a condition of approval, the applicant should provide a turning exhibit that adheres to Fire Department criteria (see “**Attachment C**”). The Fire Department also requests that the east drive be widened to 19.0 ft. to better accommodate fire truck access. (NOTE: Following initial Staff review, the applicant has submitted a revised site plan that satisfies the access drive requirements requested by the Fire Dept.)
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated February 3, 2024. Several items of note were identified by the Village Engineer (see “**Attachment C**”) including comments regarding:
 - Burying overhead utilities;
 - Providing 2 streetlights;
 - Addressing Fire Department requirements;
 - Providing snow control details;
 - Addressing on-street parking;
 - Making map corrections within the application;
 - Documenting stormwater requirements;
 - Addressing drainage concerns;
 - Making typographical corrections to the Traffic Impact Study; and
 - Addressing potential concerns regarding northbound turns (cut-through traffic) in the future.

A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer’s final approval.

Standards for Review

The Standards for Subdivision are established in Section 12-16-4:D.3 of the Unified Development Code:

12-16-4:D.3. Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. **Orderly Development:** The proposed subdivision will encourage orderly and harmonious development within the Village.
2. **Coordination of Streets:** The streets within the proposed subdivision will coordinate with other existing and planned streets within the Village.
3. **Coordination of Utilities:** The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the Village.
4. **Consistency with Comprehensive Plan:** The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.

Section 12-6-4 establishes the following standards for evaluating PUD Applications:

- a) **Comprehensive Plan:** The planned unit development shall be consistent with the general policies of the Village as may be expressed in the comprehensive plan.
- b) **Public Welfare:** The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the Village.
- c) **Impact On Adjoining Properties:** The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.
- d) **Drives, Parking and Circulation:** Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.
- e) **Impact On Public Facilities:** The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.
- f) **Adequate Buffering and Landscaping:** Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.
- g) **Integrated Design:** The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.
- h) **Appearance:** The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.

- i) Relationship to Adjoining Land and Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and accessways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, re-subdivided, or redeveloped, new streets, sidewalks, and accessways may be carried to the boundaries of the proposed planned unit development.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

Motion to recommend approval of Case PC 24-01, a request for approval of a Special Use Permit for a mixed use development in a C-1 General Commercial District with waivers to front setback standards (12-5-6:D), and side setback standards (12-5-6:D) for the property commonly known as 6724 Dempster Street 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 January 15, 2024, whether by strict or alternative compliance, subject to review and approval by the Village Engineer.*
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. *A "Left Turn Only" sign along with left turn arrow striping shall be installed for exiting traffic at each access drive. In addition, the northern curb radii at each access drive shall be reduced to the greatest extent possible to further discourage right turns, or as otherwise approved by the Village Engineer.*
4. *If northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.*
5. *Prior to the issuance of a building permit, the applicant shall submit a revised site plan to include on-site bicycle parking to encourage non-auto trips, subject to review and approval of the Village Engineer.*
6. *Prior to the issuance of a building permit, the applicant shall submit a revised site plan to indicate the location of six (6) reserved resident parking spaces.*
7. *The applicant shall bury existing overhead utilities along Birch Avenue adjacent to the subject property, and shall coordinate with the Village in evaluating and potentially burying overhead utilities west across Birch Avenue right-of-way to the nearest utility pole, subject to review and approval by the Village Engineer.*
8. *The applicant shall install two street lights along Birch Avenue, subject to review and approval by the Village Engineer.*
9. *The applicant shall cooperate with the Village in evaluating the practicality and potential cost of establishing regional detention as part of the development's proposed stormwater improvements, and shall install such improvements pending Village direction. The cost of any stormwater improvements or related professional services in excess of the improvements required for the proposed development shall be the responsibility of the Village.*
10. *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.*
11. *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.*
12. *All utility connections, including but not limited to water, sewer, and sanitary, serving the development shall comply with*

all applicable code requirements, subject to review and approval of the Village Administrator.

13. *The drive-through facility operator shall be prohibited from allowing any customer vehicle to queue in the public right of way and an employee shall be stationed at the driveway entrance to flag customers away if queueing occurs in the public right of way. If queueing in the public right of way is observed on any regular basis by Village staff, the owner and operator of the drive-through facility shall submit a traffic management plan to the Village Administrator that addresses traffic queueing issues. The plan shall be subject to the Village Administrator's approval and the business shall operate in accordance with the final approved traffic management plan.*
14. *The applicant shall comply with all conditions of approval set forth by the Appearance Commission, including:*
 - a. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications (including details regarding the trash enclosure) for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
 - b. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
 - c. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code for review and approval by the Community Development Administrator.*
 - d. *The applicant shall submit a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant shall ensure that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:*
 - *Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.*
 - *Identify window treatments and frame materials and color.*
 - *Identify the materials, color, and finish of all wall panel locations and brick veneer.*
 - e. *The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
 - f. *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

Attachment E

Final Plans and Supporting Documents for PC 24-01

1. Special Use Application, submitted by 6724 Dempster LLC, dated January 8, 2024
2. Plat of Survey of 6724 Dempster Street, prepared by Christopher B Burke Engineering, dated February 3, 2017
3. Final Site Plan, prepared by Antonio Fanizza Assoc., dated February 2, 2024
4. Final Landscape Plan, prepared by Bertog Landscape Co., dated February 29, 2024
5. Final Building Elevations, prepared Antonio Fanizza Assoc., dated February 2, 2024
6. Photometric Plan, prepared by ParamountEO, dated July 21, 2023
7. Existing Site Plan, prepared by Lukaven Engineering, dated November 30, 2023
8. Engineering Details, prepared by Lukaven Engineering, dated November 30, 2023
9. Preliminary Stormwater System Calculations, prepared by Lukaven Engineering, dated November 30, 2023
10. Floorplans – Floor 1 Layout, prepared by Antonio Fanizza Assoc., dated January 24, 2023
11. Floorplans – Floor 2 Layout, prepared by Antonio Fanizza Assoc., dated January 24, 2023
12. Renderings, prepared by Antonio Fanizza Assoc., received March 4, 2024
13. Traffic Impact Study, prepared by Kimley-Horn LLC, received January 11, 2024

Attachment E on file with the Department of Community and Economic Development