



VILLAGE OF MORTON GROVE
APPEARANCE COMMISSION

Flickinger Municipal Center
6101 Capulina Avenue, Morton Grove, IL 60053

Tuesday, March 4, 2025 - 7:00 P.M.
AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

January 7, 2025, Meeting of the Appearance Commission

III. PUBLIC MEETING

CASE

AC 25-04

APPLICANT

Zubair Patel, ZAP Properties, LLC

LOCATION

6727 Beckwith Road
Morton Grove, Illinois 60053

PETITION

Request for an Appearance Certificate for site, building, and landscape plans for a detached single-family dwelling within the Beckwith Crossing Subdivision authorized under Ordinances 19-10 and 21-07.

CASE

AC 25-05

APPLICANT

Deep Oza, One Stop Liquor

LOCATION

7630 Dempster Street
Morton Grove, Illinois 60053

PETITION

Request for approval of an Appearance Certificate for the installation of security shutters on the exterior of the property commonly with a request for a waivers to window screening requirements of Chapter 10-10.

IV. OTHER BUSINESS

None

V. CLOSE MEETING

**MINUTES OF THE JANUARY 7, 2025
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Appearance Commission was called to order at 7:00 p.m. by Chairperson Pietron. Brandon Nolin called the roll.

Commissioners Present: Block, Hedrick, Manno, Minx, Pietron, and Zimmer

Commissioners Absent: Ingram with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the November 5, 2024, minutes.

Commissioner moved to approve the minutes. Commissioner seconded the motion. Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (6-0)

Chairperson Pietron called for the case.

CASE: AC 25-01

APPLICANT: NAI HIFFMAN

LOCATION: 6340 Oakton Street
Morton Grove, Illinois 60053

PETITION: Request for waivers to select sign requirements of Chapter 10-10

Mr. Nolin said the applicant is requesting approval of a waiver to the sign requirements of Chapter 10-10 to display a commercial real estate banner as a permanent sign at the property commonly known as 6340 Oakton Street, which is located in an M-2 General Manufacturing District. The existing 32-square-foot sign in question advertises industrial space for lease at 6160-6380 Oakton Street, a multi-building and multi-tenant industrial property under common ownership, is to be displayed for a period of one (1) year. All other signage on the property is being treated as legal or legal nonconforming.

Staff notes that commercial real estate signs are considered temporary and may not be displayed for more than sixty (60) days unless an extension of up to sixty (60) additional days is granted by the Village administrator. The applicant

was previously granted a similar waiver by the Appearance Commission in 2023 (AC 23-11) for the same sign and has removed other non-compliant signs from the property. If granted, the existing sign would remain in its current location for one (1) year and Staff anticipate that the applicant would request a similar extension in 2026 unless the property is sold or fully leased.

Commissioner Zimmer moved to approve AC Case 25-01, a request for waivers to select sign requirements of Chapter 10-10 for the property commonly known as 6340 Oakton Street in Morton Grove, Illinois, subject to the following conditions:

1. The commercial real estate banner/wall sign may be displayed for 365 days from the date of approval.

The motion was seconded by Commissioner Minx.
Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

CASE: AC 25-02

APPLICANT: STR Partners, LLC, on behalf of Morton Grove School District 70

LOCATION: 6200 Lake Street
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-01, a request for a Special Use Permit to allow the expansion and modification of an existing school.

Mr. Nolin said the school district is requesting approval of site, landscape, and building plans associated with Case PC 25-01, a request for a Special Use Permit to allow the expansion and modification of an existing school (Park View Elementary School) at 6200 Lake Street. The parcel is zoned R-1 Single Family Residence and is located to the north of Harrer Park (Morton Grove Park District) and to the east and south of the Linne Woods portion of the Cook County Forest Preserves. All surrounding properties to the east are zoned R-2 and improved with single-family residences.

The proposed expansion consists of a new wing to the northwest of the school with a partial second floor, a playground, and related landscaping. The north wall of the proposed addition would align closely with north wall of the existing gym located to the east, and sight lines to the addition from adjacent residential properties would be limited due to distance and the location of the gym.

The adjoining parking lot to the west would be reconfigured for one-way circulation to increase parking and no changes are proposed to existing parking or access to the site to the south and east of the school. Proposed lighting is limited to four (4) light poles in the parking lot and wall sconces at entryways. No new building signage is proposed.

The architect noted the building materials will match and/or complement the existing building portions. The plan accommodates recent changes to the Village landscape requirements. Bird film will be used on the second-floor windows.

Chairman Pietron asked if one of the proposed replacement trees, the Sweet Gum Tree, could be replaced as it is messy and non-native. It will be substituted with a northeastern Illinois species.

The new parking lot lighting will be in the center of the parking lot islands and baffles will be applied to the fixtures.

Commissioner Zimmer moved to approve AC Case 25-02, a request for an Appearance Certificate for site, landscape, and building plans, for the expansion and modification of an existing school under Special Use Permit (PC 25-01) for the property commonly known as 6200 Lake 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 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.

The motion was seconded by Commissioner Manno.
Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

CASE: AC 25-03

APPLICANT: a+c architects, LLC on behalf of Varda & Company, LLC

LOCATION: 9312 Shermer Road
Morton Grove, Illinois 60053

PETITION: Request for an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision.

Mr. Nolin said the Ponto Collection is requesting an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision located on property commonly known as 9312 Shermer Road.

The applicant is proposing to install six-foot (6 ft.) tall painted aluminum fencing surrounding in the rear yard of each of the subdivision's six (6) units. No other aspect of the approved PUD (Ord. 23-02) requires a change as part of the amendment request. The applicant is requesting the fencing in response to potential buyer feedback that indicates fences would make the newly constructed homes in the subdivision more marketable. Fences were not previously included in the PUD application for the Ponto Collection Subdivision, and were explicitly discussed with the Appearance Commission and Plan Commission as not being included in the subdivision, therefore an amendment is required.

Mr. Arzoumanian and Mr. Varda said potential buyers are requesting fencing to protect their children and pets. The painted aluminum fence is not obtrusive.

Commissioner Zimmer moved to approve AC Case 25-03, a request for an Appearance Certificate for site and landscape plans, for the installation of fencing between and surrounding residential lots within the Ponto Collection Subdivision under an amendment to a Planned Unit Development (PC 25-02) for the property commonly known as 9312 Shermer Road 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 site plans, landscape plans, and material specifications for review and approval. Final plans 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.

The motion was seconded by Commissioner Minx.
Chairperson Pietron called for the vote.

Commissioner Block voting	aye
Commissioner Hedrick voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

Hearing no further business, Commissioner Zimmer moved to adjourn the meeting. The motion was seconded by Commissioner Manno. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:17 p.m. Minutes by: Anne Ryder Kirchner

To: Chairperson Pietron and Members of the Appearance Commission

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

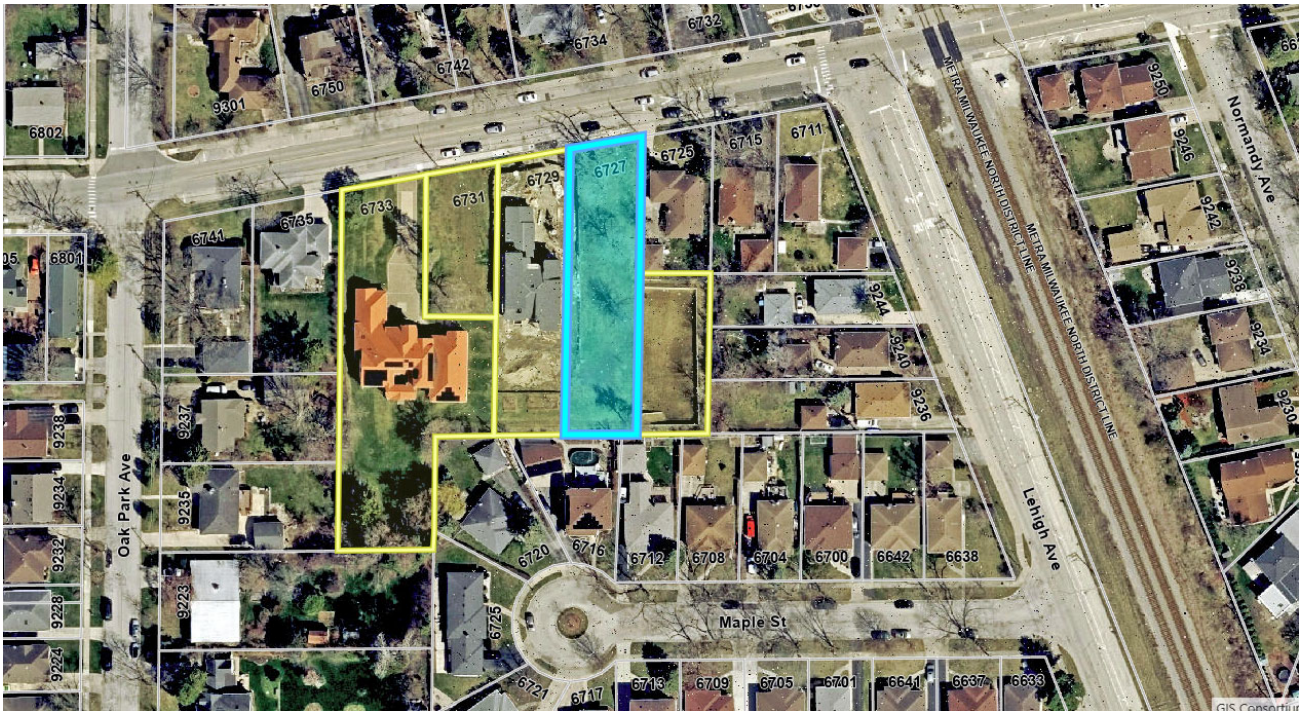
Date: February 25, 2025

Re: Appearance Commission Case AC 25-04
Request by Zubair Patel, ZAP Properties, LLC, for an Appearance Certificate for site, building, and landscape plans for a detached single-family dwelling at the property commonly known as 6727 Beckwith Road (10-18-205-062-0000) within the Beckwith Crossing Subdivision authorized under Ordinances 19-10 and 21-07 in Morton Grove, Illinois

Project Overview

Zubair Patel of ZAP Properties, LLC (“applicant” and “owner”), submitted a complete Appearance Commission Application to the Department of Community and Economic Development requesting an Appearance Certificate for site, building, and landscape plans for a proposed detached single-family dwelling at 6727 Beckwith Road (“subject property”). The subject property is currently vacant and is Lot 1 of the Beckwith Crossing Subdivision, which was approved under Ordinances 19-10 and 21-07 in 2019 and 2021, respectively.

The Beckwith Crossing Subdivision created five new lots, four of which are designated for detached single-family residential development and one of which is an outlot improved with a stormwater detention facility to remain under common ownership of a homeowner’s association. Two lots of the subdivision at 6733 Beckwith and 6729 Beckwith have been improved single-family residences. The lots at 6727 and 6731 Beckwith are currently vacant. Pursuant Section 12-12-1:B.5 and Ordinance 19-10, an Appearance Certificate must be granted by the Appearance Commission prior to the issuance of any building permit for development of the residential lots. Appearance Certificates were granted to the lot at 6733 Beckwith in 2019 under Case AC 19-04 and to the lot at 6729 Beckwith in 2023 under case AC 23-04.



Subject Property Location Map (Subject Property in Blue, Subdivision in Yellow)

Project Summary

The subject property, known as Lot 1 of the Beckwith Crossing Subdivision, is a 14,984-square-foot lot with a width of 61.01 feet and an average depth of 249.73 feet. The property is zoned R-1 Single Family Residence. The proposed residential building footprint complies with the R-1 District minimum requirements for front yard (25 feet), side yard (6 feet, 14 feet combined), and rear yard (30 feet). All aspects of the proposed development as presented in the submitted site plan comply with the dimensional requirements for single-family residential development.

Vehicular access to the property will be provided along Beckwith Road, with an attached side-entry three-car garage that projects from the front of the home. The building footprint provides a generous front yard of approximately 46.75 feet. The covered front entrance to the two-story home faces Beckwith Road and is set back approximately 33 feet from the front building line. A two-story deck and patio are located to the rear of the building.

The proposed single-family residence is designed in a contemporary style with a mix of gabled and shed rooflines. The following materials are being proposed by the applicant:

- Architectural asphalt shingles – Timberline Gray
- Composite wood soffit & fascia – Black
- Aluminum gutters – Black
- Stone veneer – Biltmore Canyon Creek
- James Hardie smooth fiber cement panel siding – Weathered Cliffs
- Wood siding – Accoya Smooth Uinta

The proposed building design mirrors the architecture of the home recently constructed on Lot 2 of the Beckwith Crossing Subdivision at 6729 Beckwith. The rendering of the proposed development below illustrates a slightly different, although complementary, use of materials and colors when compared to 6739 Beckwith.



Proposed Development (Front Elevation)



Recently Completed Home at 6729 Beckwith Road

Landscape Design

The applicant submitted a landscape plan for the single-family residence that includes new foundation plantings, an existing Pin Oak, and five (5) recently planted shade trees that are each three inches (3 in.) in diameter. An American Elm is also located along the south property line. As a condition of approval of the subdivision (Ord. 19-10), Appearance Commission approval of a landscaping and tree preservation plan and issuance of an Appearance Certificate prior to issuance of any building permit is required.

Foundation Landscaping

The foundation planting plan includes Korean boxwood, little princess spirea, switch grass, rhododendron azalea, and periwinkle. Only switch grass is native to the Chicago region, according to the Morton Arboretum. Common periwinkle is a widely used ground cover, but it has been known to escape into natural areas and develop into an invasive plant in some areas. Staff does not believe it poses a risk to the Forest Preserves at this location so long as it is maintained within the property boundary.

Tree Replacement

Ordinance 19-10 made the following tree replacement plan a requirement of the subdivision's development. The authorized tree replacement plan includes a total of nine (9) "existing trees to remain" and four (4) "new trees" on Lot 1. With two (2) existing trees and five (5) recently planted trees, the applicant is proposing a total of six (7) trees on Lot 1, which does not meet the approved tree replacement plan requirements. ***The applicant should speak to the lack of any new proposed tree plantings as part of the submitted landscape plan, and the tree replacement requirements previously agreed to by the applicant.***



TREE LEGEND

	NEW TREE 4" CALIPER		EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN		EXISTING DEAD TREE TO BE REMOVED

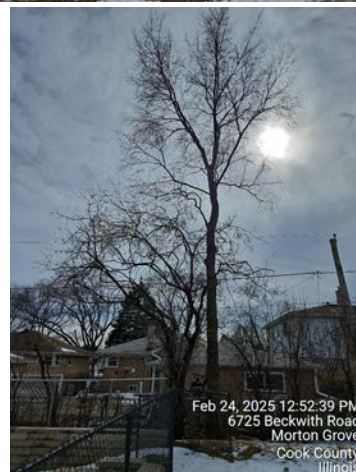
Approved Tree Replacement Plan (Ordinance 19-10)

Previous Discussion with Applicant

Per the Plan Commission report issued during the subdivision approval process, a principal concern raised by the Appearance Commission in their review of the subdivision request (AC 19-04), as recorded in the approved minutes of the meeting, was the potential removal of mature trees located on the subject property. At that time, in 2019, the applicant stated that they were willing to replace some existing trees if construction of the new residences would require their removal.

During the public hearing, the applicant's civil engineer indicated that once the lots are sold, tree removal and grading would commence based on the design of the proposed residence. The applicant also stated that any requirement to replace trees on the property would be complied with. It was stated that future buyers would be responsible for determining the footprint of their homes, and removing and replacing trees accordingly.

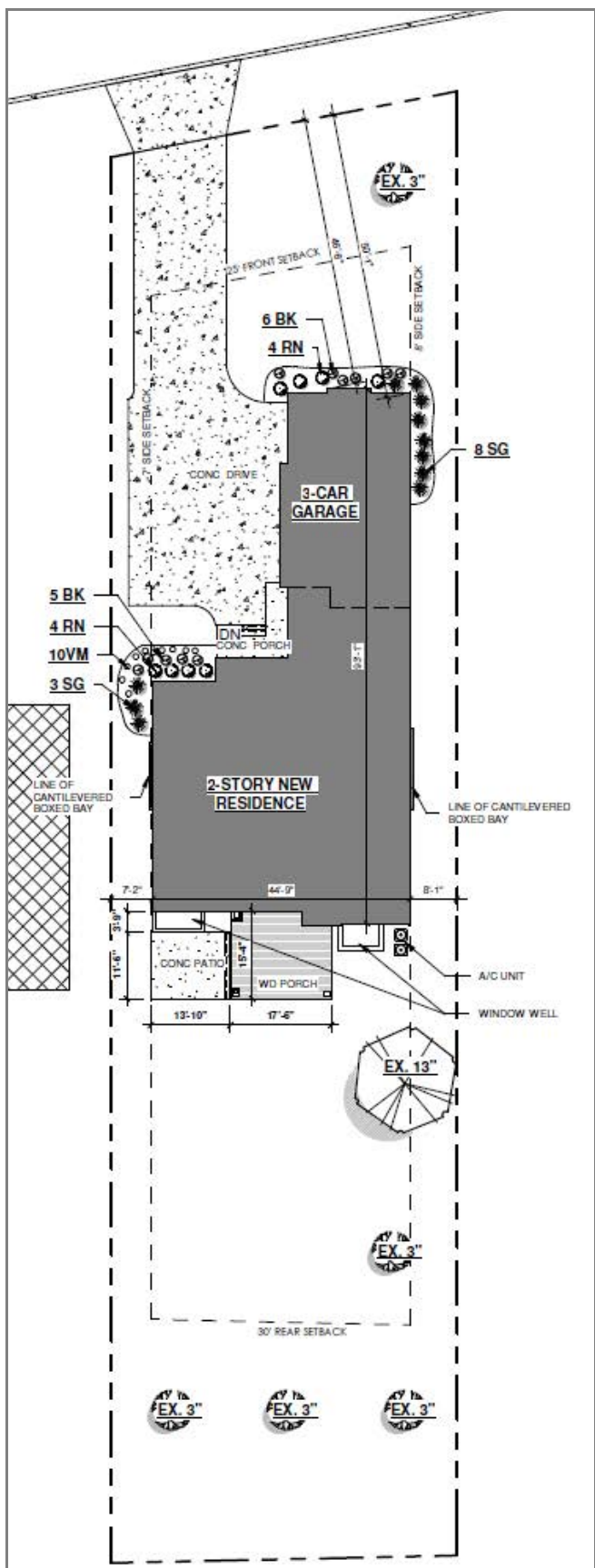
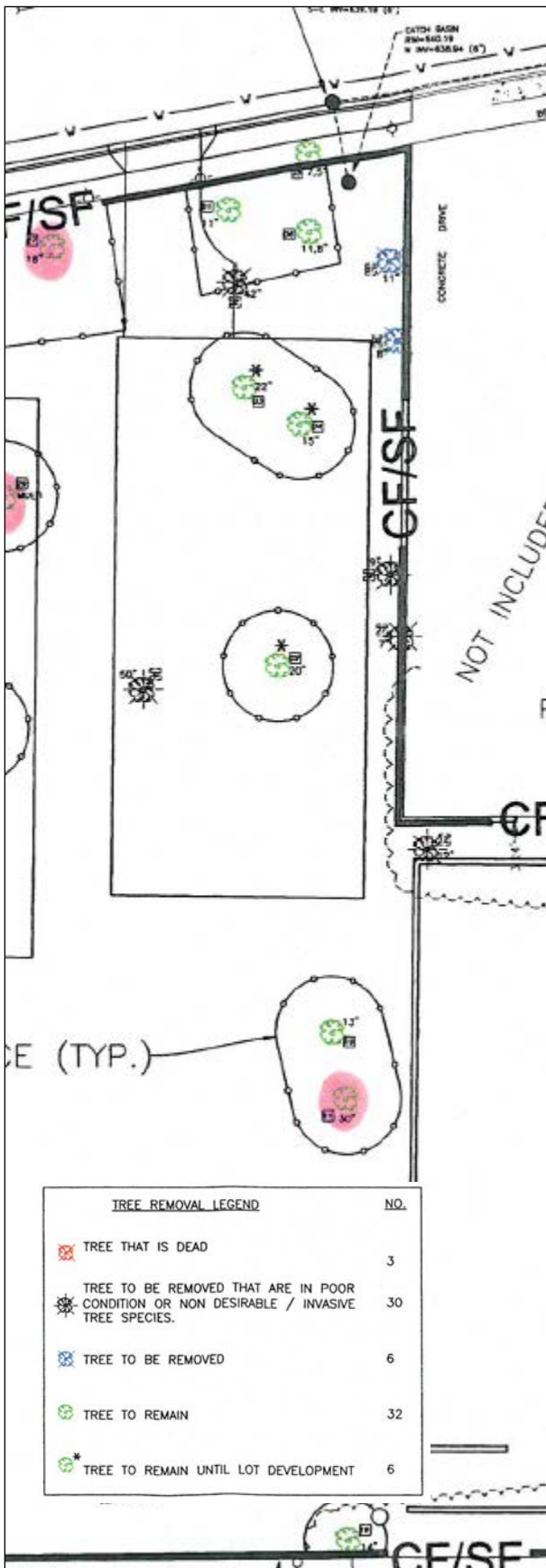
In response to letters issues by surrounding neighbors regarding tree preservation concerns, the applicant's wife, Mrs. Patel, also stated that she shared the neighbors' desire to preserve trees. She explained that the existing trees create a cool breeze and provide privacy on the property, and that her hopes were to maintain as many trees as possible. Her family selected the subject property because of the existing trees.



Existing Trees at Subject Property: Right-of-way Tree (Upper Left), Norway Maples in Building Footprint (Upper Right), Recently Planted Rear Yard Trees and Existing Pin Oak (Bottom Left), Existing Elm on South Property Line (Bottom Right)

Tree Removal Plan

The subdivision ordinance included both a Landscape Plan (dated June 17, 2019) and a Tree Removal Plan (dated November 9, 2018). While the Landscape Plan was newer, it appears to have indicated several existing trees which to remain, that were previously marked as invasive (buckthorn), in poor health, or planned for removal. As both the Landscape Plan and Tree Removal Plan were approved, but appear to conflict with one another, Staff would recommend enforcing the Tree Removal Plan which takes species and health into consideration.



LEFT: Approved Tree Removal Plan (Ordinance 19-10)
 RIGHT: Proposed Landscape Plan

The Tree Removal Plan shows a total of nine (9) trees to remain or be replaced on the property including:

- One (1) tree in the right of way to remain
- Two (2) trees in the front yard to remain
- Three (3) trees within the proposed building footprint to be removed during construction and replaced elsewhere; and
- Three (3) trees in the rear yard to remain.

Over the course of site preparation work, several trees that were previously identified to remain were removed from the property. The applicant has since planted five (5) trees.

Discussion

When accounting for the approved Tree Removal Plan and trees originally proposed to be removed, a total of nine (9) trees should remain on the property. With only two (2) existing trees to remain, five (5) trees recently planted, and no other plantings proposed, there would be a total deficit of two (2) trees on the property post-development that should be replaced per previous discussion with the Applicant. Requiring adherence to the approved Landscape Plan would provide for an even larger deficit of six (6) trees that would be needed to be replaced. ***As a condition of approval, Staff recommend that the planting of a minimum of two (2) native species shade trees at least three inches (3 in.) in diameter at breast height be required in keeping with recent plantings at the subject property.***

Appearance Commission Review

In accordance with Unified Development Code 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, and landscape plans for a detached single-family dwelling at the property commonly known as 6727 Beckwith Road in Morton Grove, Illinois, staff recommends the following motion and conditions of approval:

Motion to approve Case AC 25-04, a request for an Appearance Certificate for site, building, and landscape plans for a detached single-family dwelling at the property commonly known as 6727 Beckwith Road within the Beckwith Crossing Subdivision authorized under Ordinances 19-10 and 21-07 in Morton Grove, Illinois, subject to the following conditions:

- 1) *Prior to the issuance of a building permit, the applicant shall submit a revised landscape plan showing all existing and proposed landscaping and complying with the requirements of the Appearance Certificate issued under Case AC 25-04.*
- 2) *At least two (2) shade trees measuring at least three inches (3 in.) in diameter at breast height shall be planted on the subject property and the selected tree species and locations shall be subject to review and approval by the Community Development Administrator.*
- 3) *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications 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.*



Incredibly Close ✨ Amazingly Open

Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development

6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

Case Number: 25-04 Date Application Filed: 2/20/2025

APPLICANT INFORMATION

Applicant Name: ZUBAIR PATEL

Applicant Address: 6733 BECKWITH

Applicant City / State / Zip Code: MORTON GROVE IL 60053

Applicant Phone: (847-644-3908) Mobil / Other: (____)

Applicant Email: zappropriate@gmail.com

Applicant Legal Interest in Property (Owner, Tenant, Etc.): OWNER

Applicant Signature: 

PROPERTY INFORMATION

Common Address of Property: 6727 BECKWITH

Property Identification Number (PIN): _____

Zoning District: R-1 Property's Current Use: RESIDENTIAL

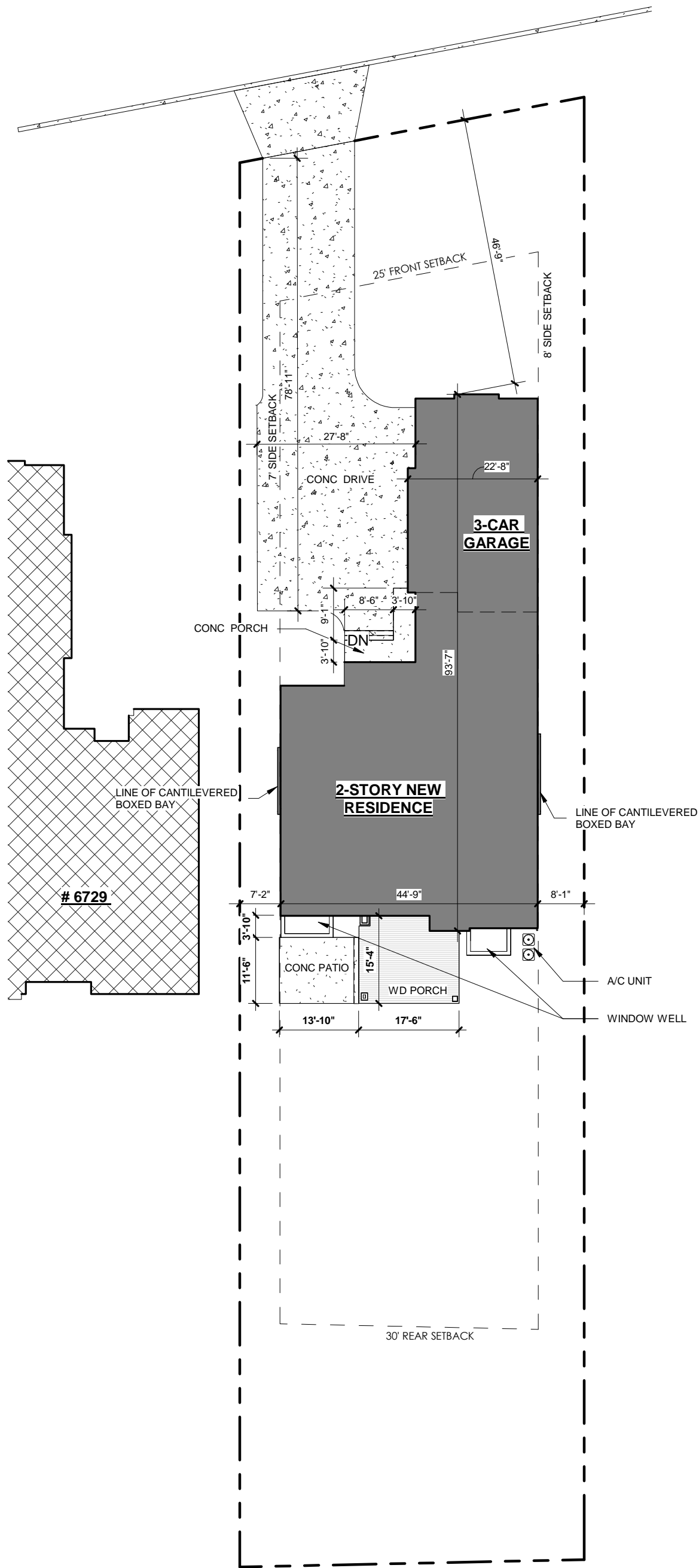
APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:

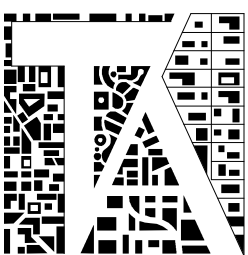
CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

AS PER REQUIREMENTS OF VILLAGE OF MORTON GROVE, WE ARE SEEKING APPROVAL FROM APPEARANCE COMMISSION IN ORDER TO APPLY FOR BUILDING PERMIT FOR THE ABOVE PROJECT.



1 SITE PLAN
1" = 20'-0"



THOMAS ARCHITECTS
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847 235 6815
THOMAS@THOMASARCH.COM

SITE PLAN

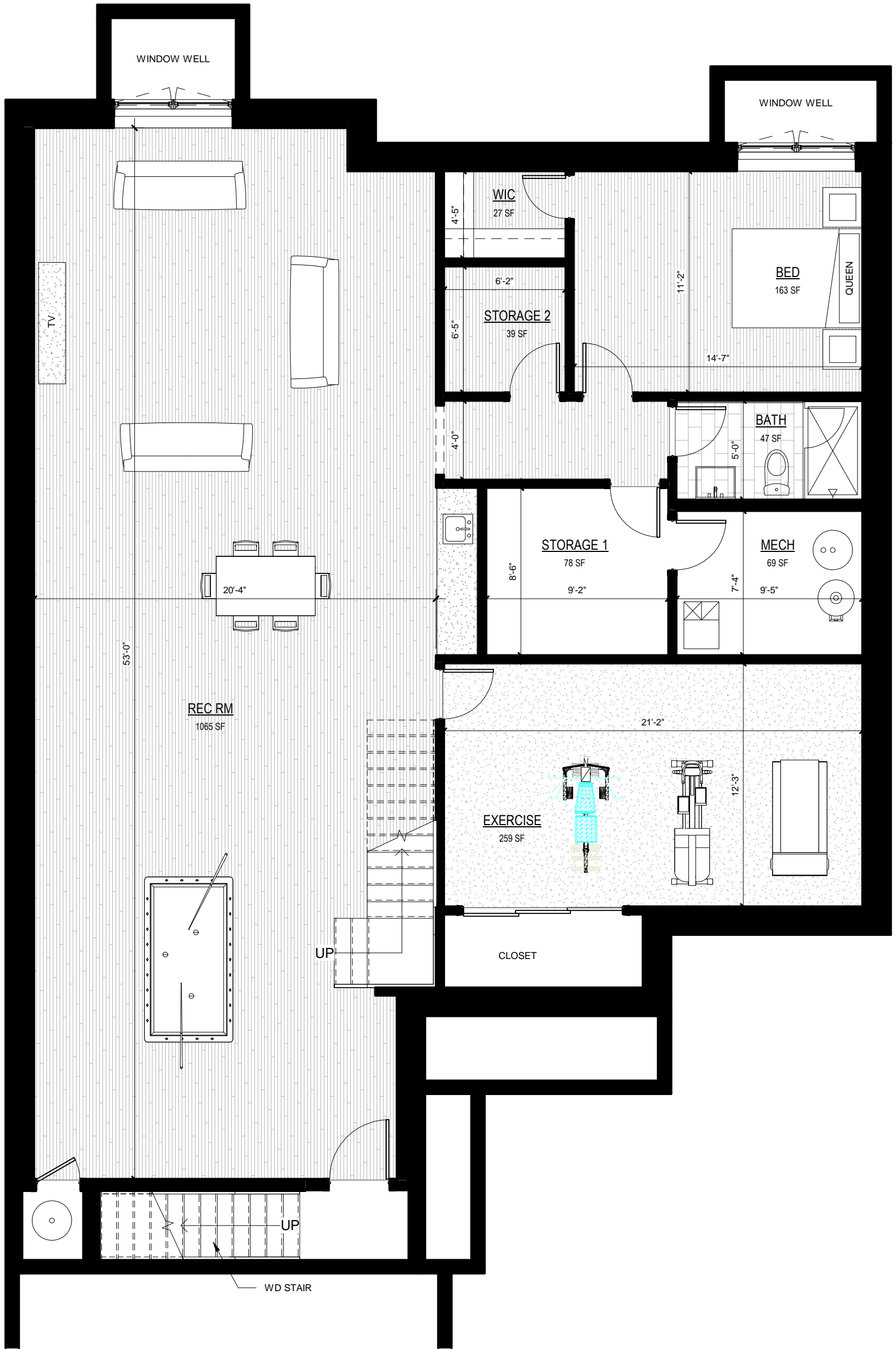
6727 BECKWITH RD, MORTON GROVE

24-105

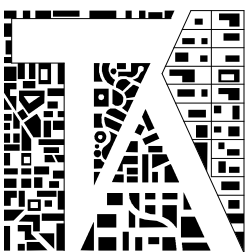
NEW SPEC
RESIDENCE

01.23.2025

ACC.1



1 BASEMENT - ACC
 3/16" = 1'-0"



THOMAS
 ARCHITECTS
 2800 S RIVER RD, #305
 DES PLAINES, IL 60018
 O: 847 235 6815
 THOMAS@THOMASARCH.COM

BASEMENT

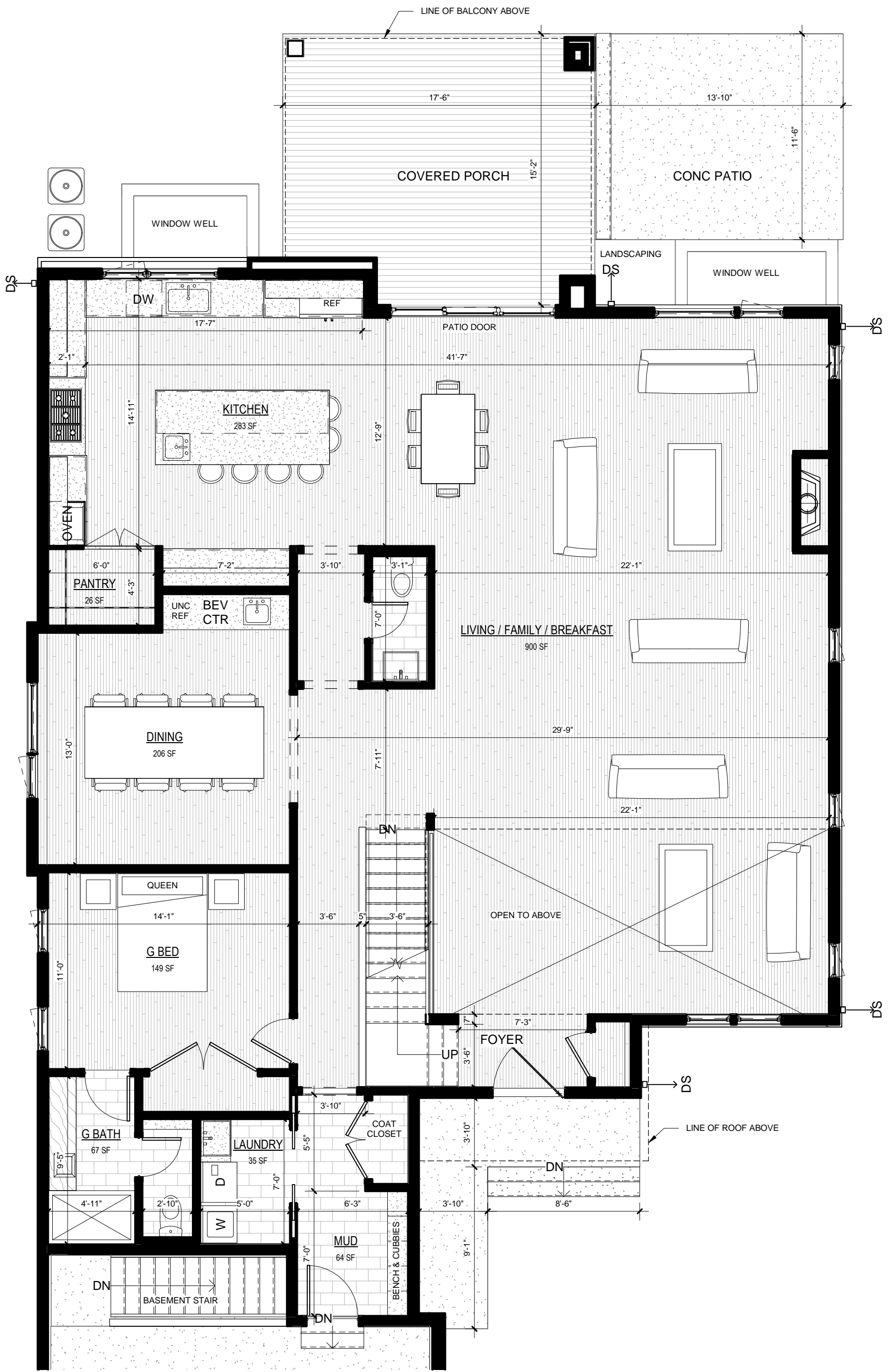
6727 BECKWITH RD, MORTON GROVE

24-105

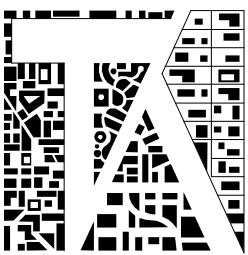
NEW SPEC
 RESIDENCE

01.23.2025

ACC.2



1 1st FLOOR
 3/16" = 1'-0"



THOMAS ARCHITECTS
 2800 S RIVER RD, #305
 DES PLAINES, IL 60018
 O: 847 235 6815
 THOMAS@THOMASARCH.COM

1ST FLOOR

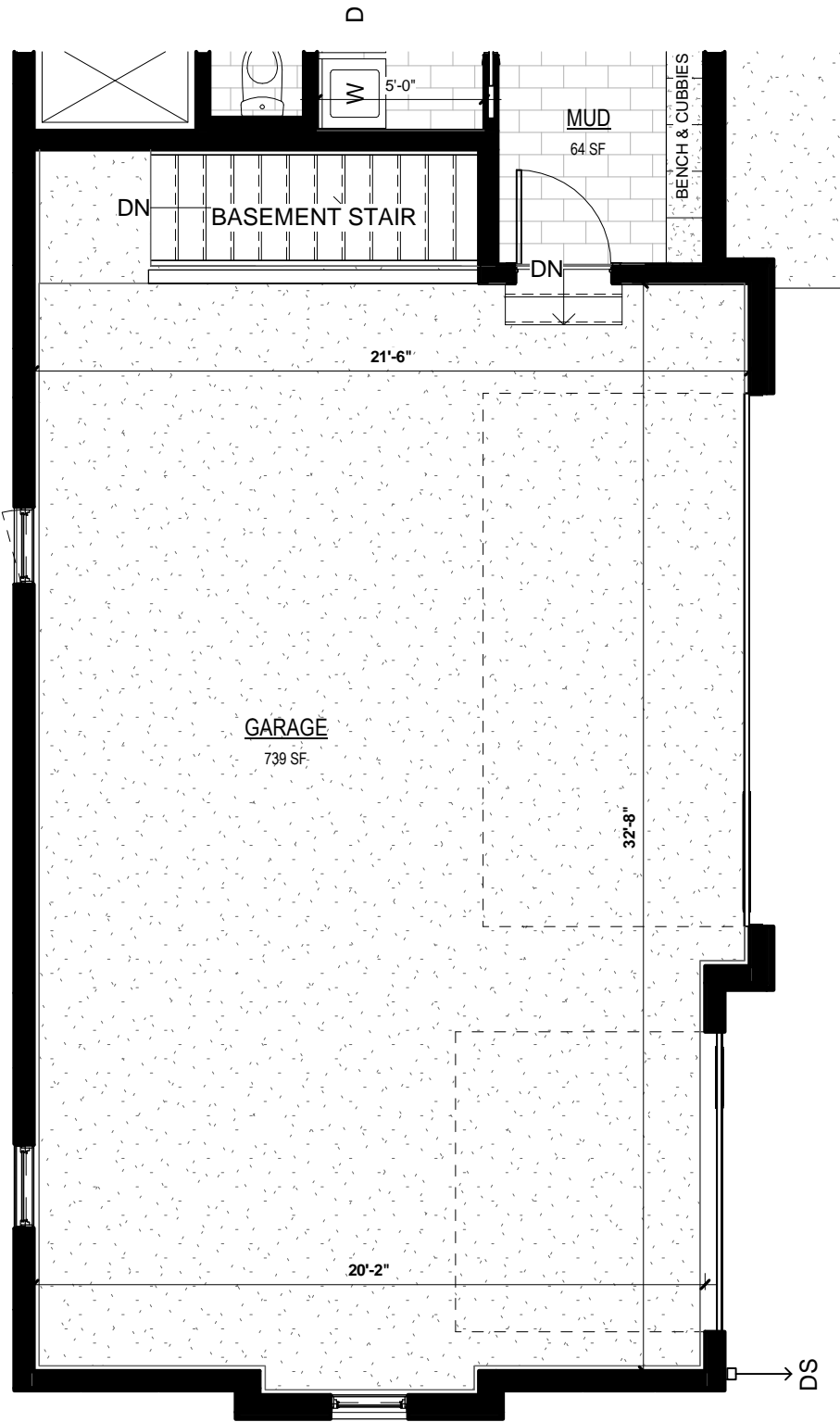
6727 BECKWITH RD, MORTON GROVE

24-105

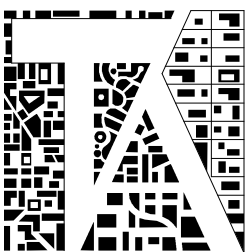
NEW SPEC RESIDENCE

01.23.2025

ACC.3



① 1st FLOOR - GARAGE
 3/16" = 1'-0"



THOMAS ARCHITECTS
 2800 S RIVER RD, #305
 DES PLAINES, IL 60018
 O: 847 235 6815
 THOMAS@THOMASARCH.COM

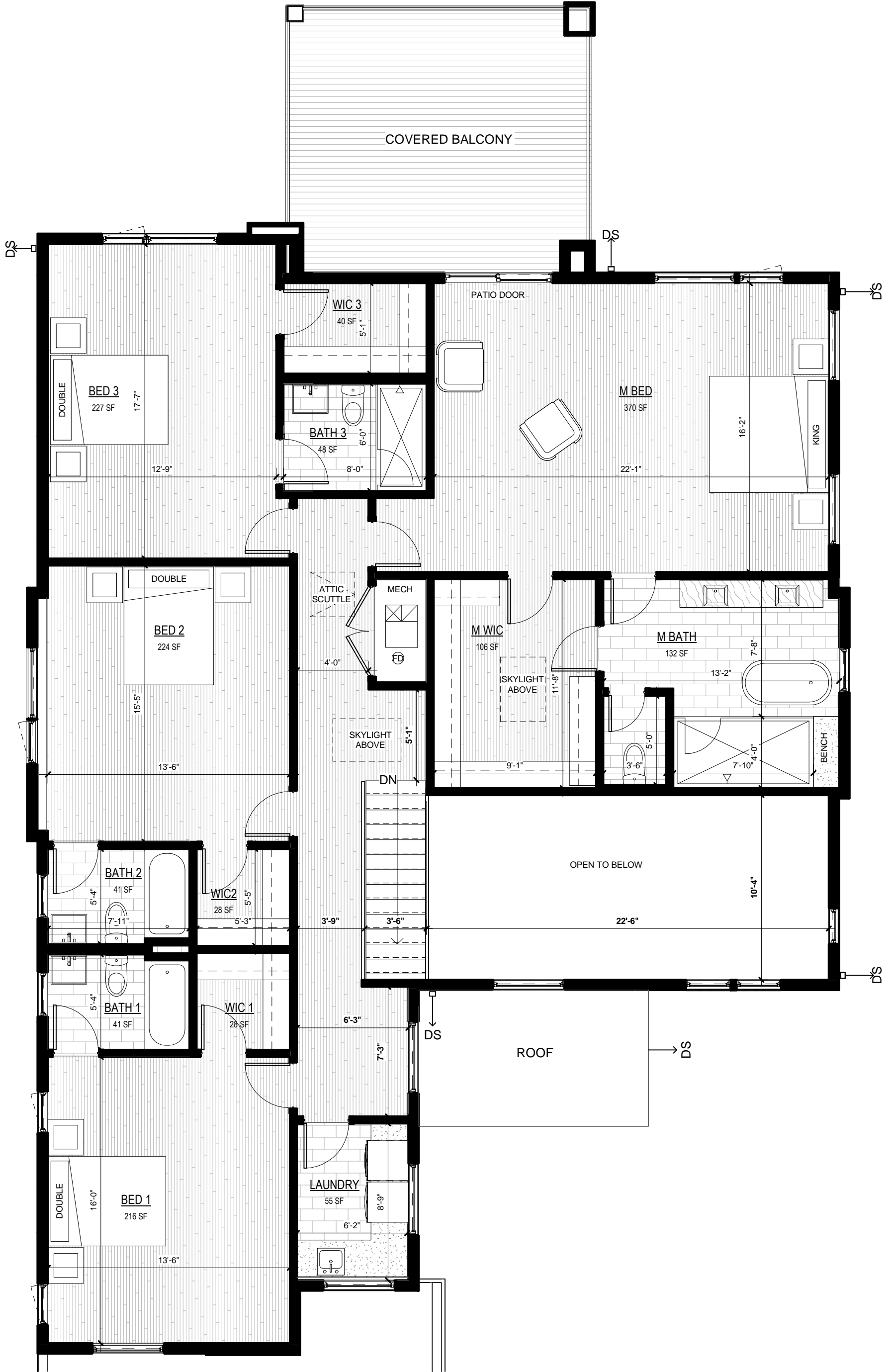
1ST FLOOR - GARAGE
 6727 BECKWITH RD, MORTON GROVE

24-105

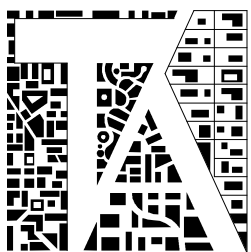
NEW SPEC RESIDENCE

01.23.2025

ACC.4



1 2nd FLOOR
 3/16" = 1'-0"



THOMAS ARCHITECTS
 2800 S RIVER RD, #305
 DES PLAINES, IL 60018
 O: 847 235 6815
 THOMAS@THOMASARCH.COM

2ND FLOOR

6727 BECKWITH RD, MORTON GROVE

24-105

NEW SPEC RESIDENCE

01.23.2025

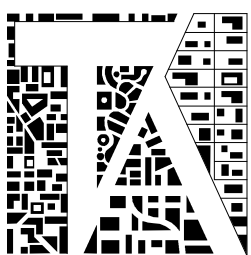
ACC.5



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



THOMAS ARCHITECTS
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847 235 6815
THOMAS@THOMASARCH.COM

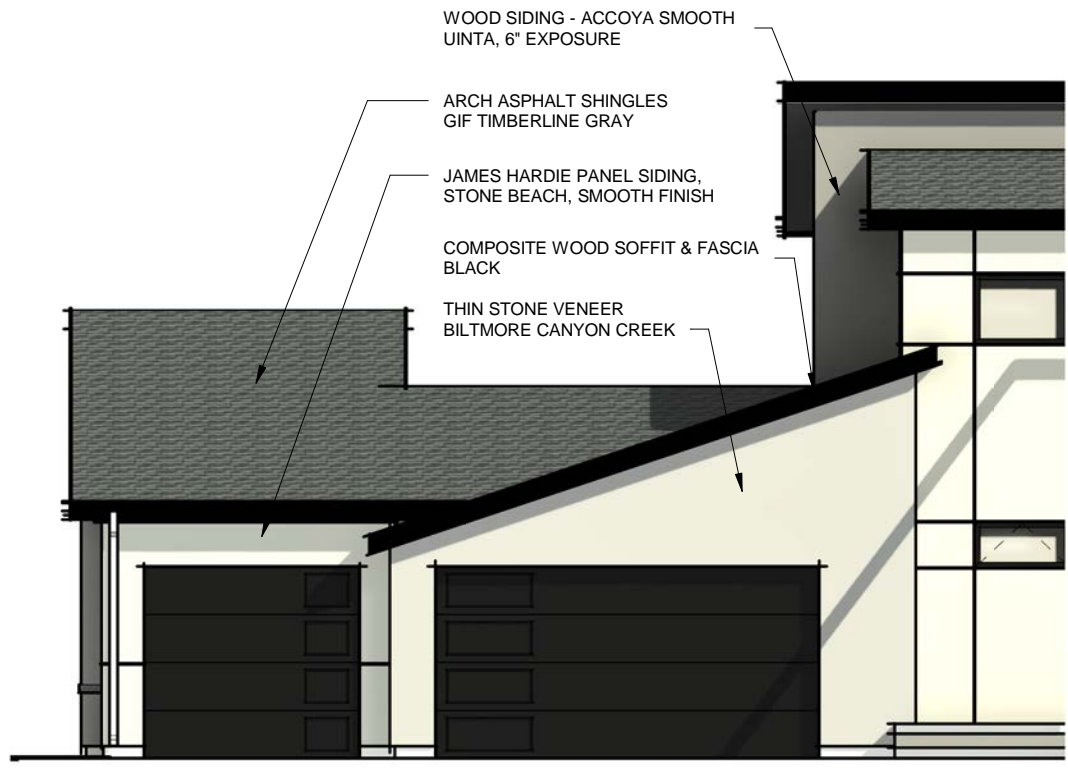
FRONT & REAR ELEV
6727 BECKWITH RD, MORTON GROVE

24-105

NEW SPEC
RESIDENCE

01.23.2025

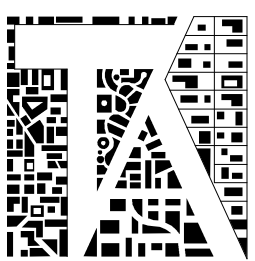
ACC.6



② EAST ELEVATION - GARAGE
1/8" = 1'-0"



① EAST ELEVATION - HOUSE
1/8" = 1'-0"



THOMAS ARCHITECTS
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847 235 6815
THOMAS@THOMASARCH.COM

EAST ELEV

6727 BECKWITH RD, MORTON GROVE

24-105

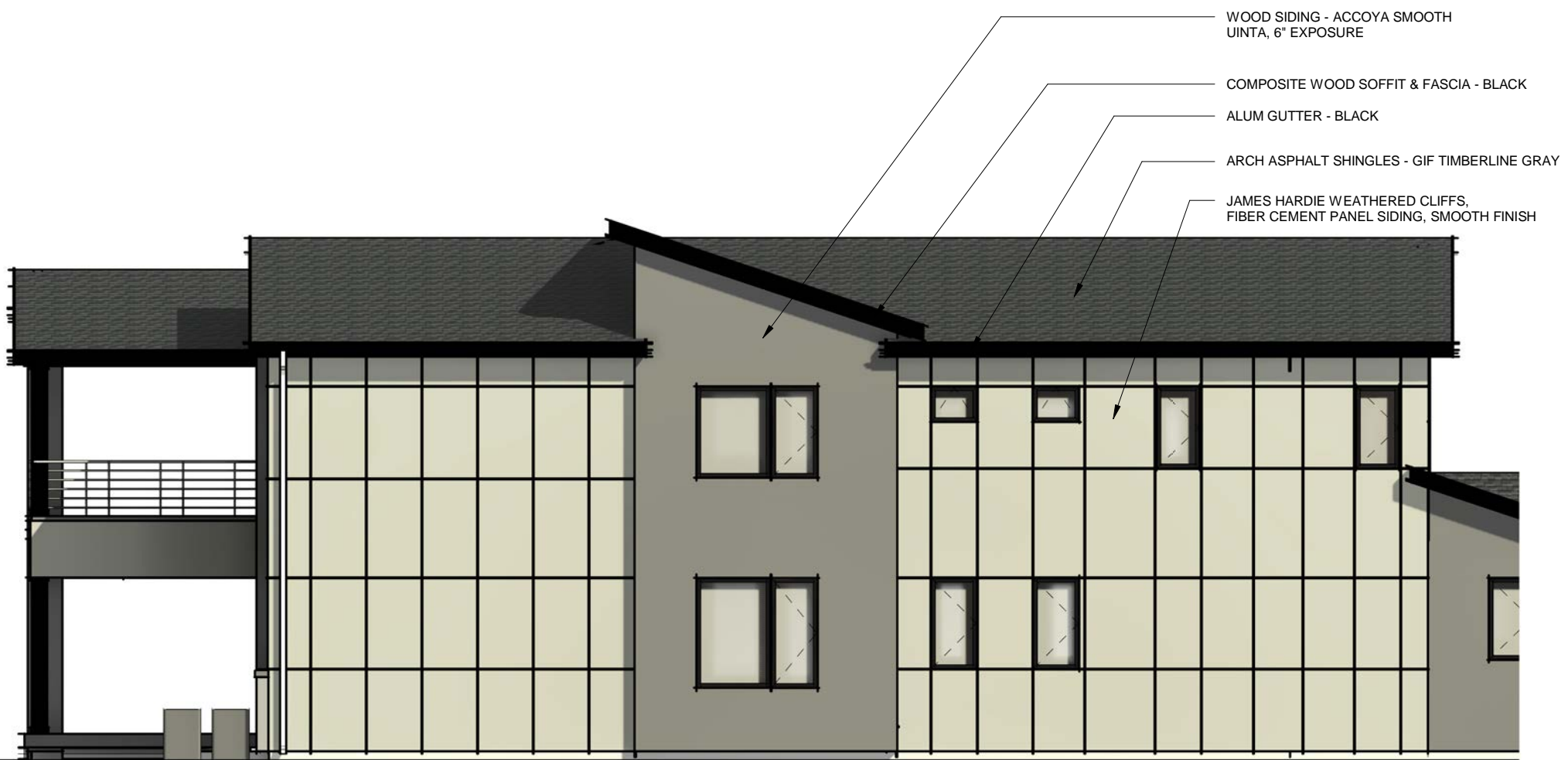
NEW SPEC RESIDENCE

01.23.2025

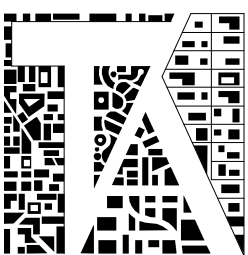
ACC.7



② WEST ELEVATION - GARAGE
1/8" = 1'-0"



① WEST ELEVATION - HOUSE
1/8" = 1'-0"



THOMAS ARCHITECTS
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847 235 6815
THOMAS@THOMASARCH.COM

WEST ELEV

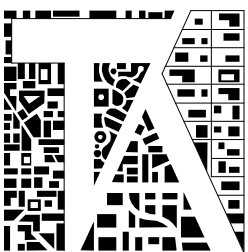
6727 BECKWITH RD, MORTON GROVE

24-105

NEW SPEC RESIDENCE

01.23.2025

ACC.8



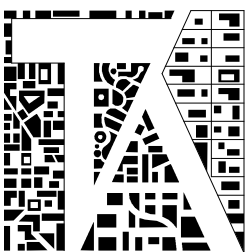
THOMAS ARCHITECTS
 2800 S RIVER RD, #305
 DES PLAINES, IL 60018
 O: 847 235 6815
 THOMAS@THOMASARCH.COM

FRONT & REAR PERSPECTIVES
 24-105
 6727 BECKWITH RD, MORTON GROVE

NEW SPEC
 RESIDENCE

01.23.2025

ACC.9



**THOMAS
ARCHITECTS**
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847 235 6815
THOMAS@THOMASARCH.COM

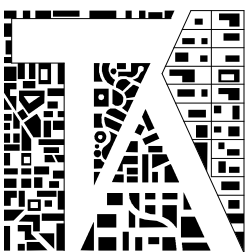
FRONT- L & REAR- L PERSPECTIVES

6727 BECKWITH RD, MORTON GROVE

NEW SPEC
RESIDENCE

01.23.2025

ACC.10



**THOMAS
ARCHITECTS**
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847 235 6815
THOMAS@THOMASARCH.COM

FRONT- R PERSPECTIVES

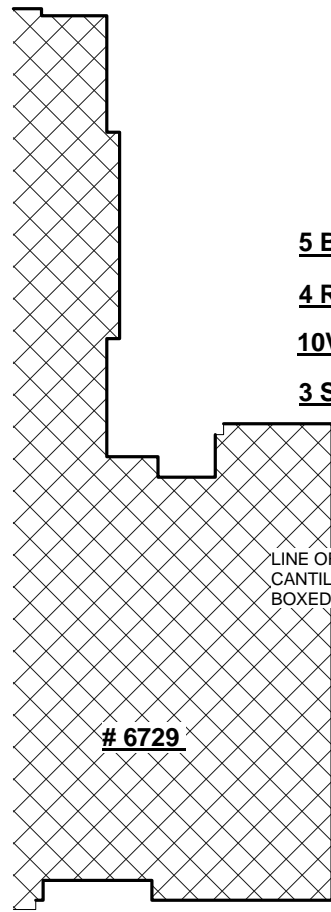
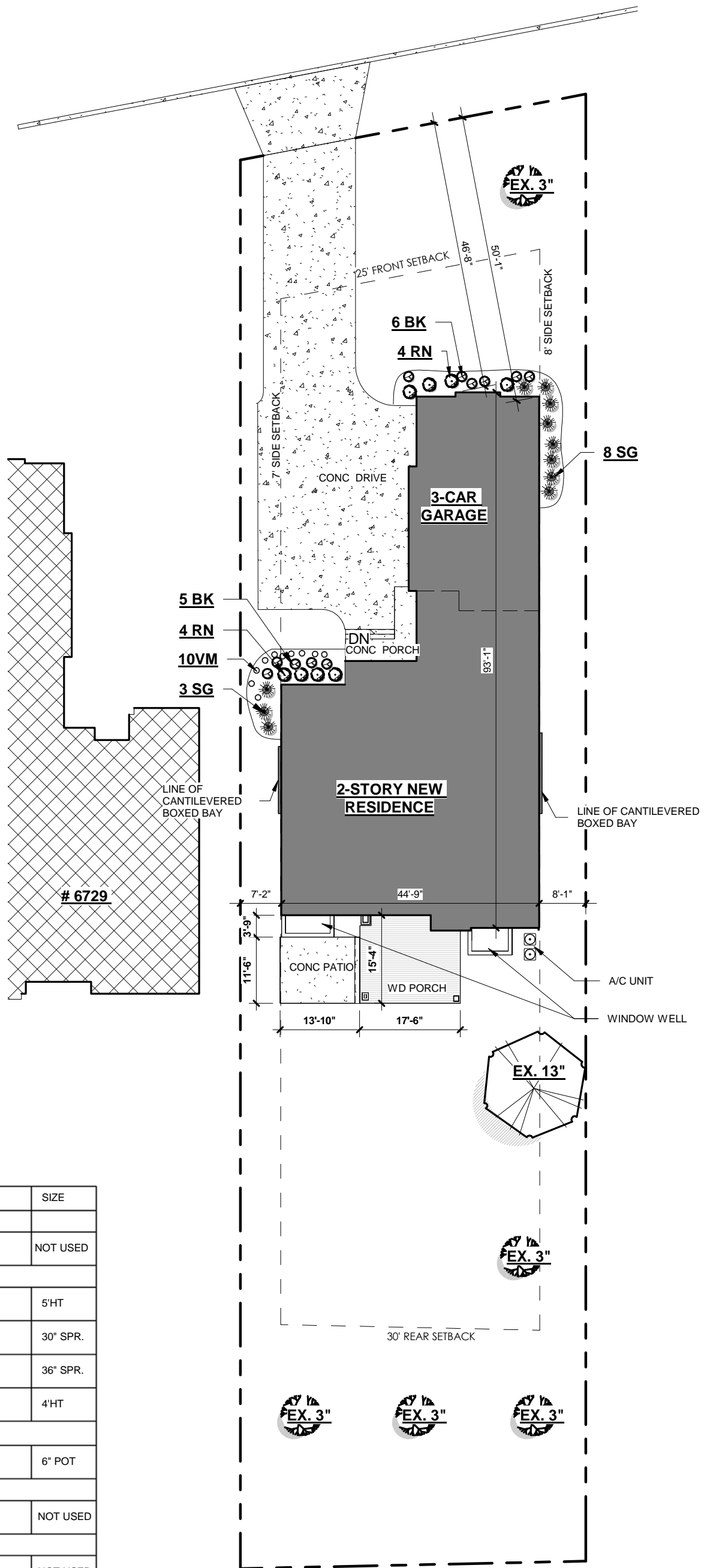
6727 BECKWITH RD, MORTON GROVE

24-105

NEW SPEC
RESIDENCE

01.23.2025

ACC.11

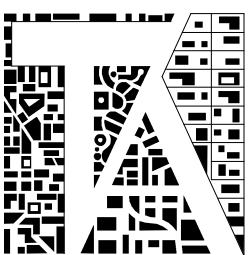


LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS & ORNAMENTAL TREES				
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	NOT USED
SHRUBS				
BK	11	BUXUS KOREANA X SEMPERVIRENS	BOXWOOD	5'HT
SP	0	SPIREA JAPONICA	LITTLE PRINCESS SPIREA	30" SPR.
SG	11	PANICUM VIRGATUM 'HEAVY METAL'	SWITCH GRASS	36" SPR.
RN	8	RHODODENDRON NORTHERN LIGHTS	RHODODENDRON AZALEA	4'HT
PERENNIALS & GROUND COVER				
VM	10	VINICA MINOR	PERIWINKLE	6" POT
EVERGREENS				
PS	0	PINUS STROBUS	EASTERN WHITE PINE	NOT USED
SHADE TREE				
AS	2	ACER SACCHARUM	SUGAR MAPLE	NOT USED

PLANT SCHEDULE
SCALE: NTS



1 SITE PLAN
1" = 20'-0"



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THOMAS@THOMASARCH.COM

LANDSCAPE PLAN

6727 BECKWITH RD, MORTON GROVE

24-105

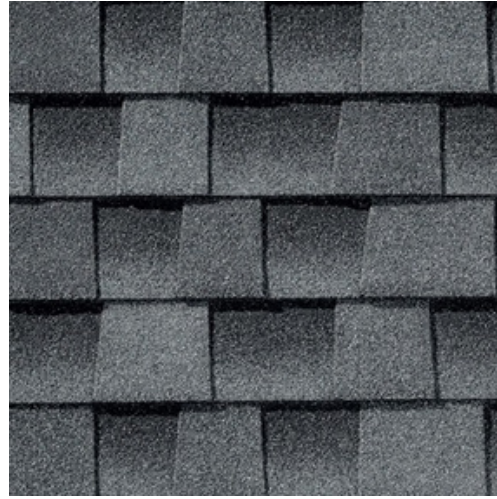
NEW SPEC RESIDENCE

01.23.2025

ACC.12



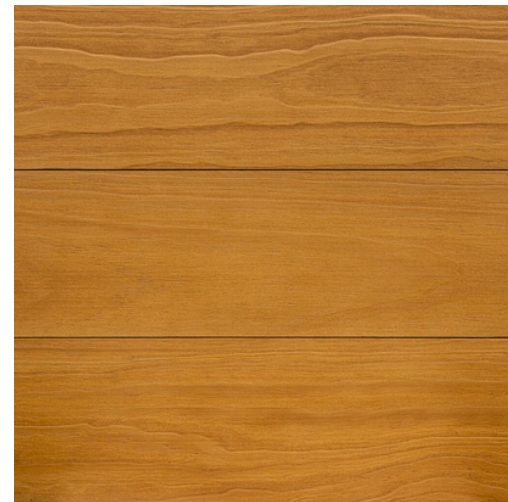
BILTMORE CANYON CREEK
Stone Veneer



GIF TIMBERLINE GRAY
Asphalt Shingle



BLACK TRIM
Window, Door



ACCOYA SMOOTH UINTA
Accent Wood Siding
6 Exposure



JAMES HARDIE WEATHERED CLIFFS
Fiber Cement Panel Siding, Smooth Finish

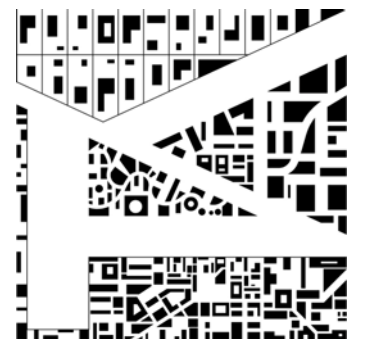
MATERIAL BOARD

6727 BECKWITH RD, MORTON GROVE, IL
NEW SPEC RESIDENCE

THOMAS ARCHITECTS
2800 S RIVER RD #305
DES PLAINES, IL 60018

O: 847.235.6815

THOMAS@THOMASARCH.COM



To: Chairperson Pietron and Members of the Appearance Commission

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

Date: February 25, 2025

Re: Appearance Commission Case AC 25-05

Request for approval of an Appearance Certificate for the installation of security shutters on the exterior of the property commonly known as 7630 Dempster Street in Morton Grove, Illinois (PIN 09-13-325-022-0000) with a request for a waivers to window screening requirements of Chapter 10-10, all within a C-2 Neighborhood Commercial District. The applicant is Deep Oza, owner of One Stop Liquor.

Project Overview

Deep Oza (“applicant”), owner of One Stop Liquor, submitted an Appearance Commission Application to the Department of Community and Economic Development requesting approval of the installation of security shutters on the exterior of the property commonly known as 7630 Dempster Street which is located within a C-2 Neighborhood Commercial District. As security shutters are not explicitly referenced in the Village’s Unified Development Code such an installation may be prohibited by the Appearance Commission. A waiver to the screening requirements defined in Section 10-10-4:D is also required as the security shutters would be considered a window screening blocking 100% of the window when in use.

The applicant installed the security shutters at the subject property without a permit and is seeking approval of an Appearance Certificate and sign waiver after the fact. Staff has cited concerns with emergency access, electrical work without a permit, and potential for visual blight if such installations become widespread. The Plan Commission is also considering requiring security systems to be installed on the interior as part of a forthcoming code update.

Subject Property

The subject property is a 0.44-acre (19,372 sq. ft.) corner lot located on the north side of Dempster Street and east side of Ottawa Avenue and is zoned C-2. The property to the west is also zoned C-2 and is improved with a four-story condominium building. Properties to the north and east are zoned R-2 and improved with single-family homes with detached garages. Notre Dame College Prep school is located south across Dempster Street in the Village of Niles.



Subject Property Location Map

Facade

The applicant has installed a silver aluminum security shutter system on all windows and doors at the subject property. The shutters roll into a seven inch (7 in.) by seven inch (7 in.) aluminum housing that sits at the top of the window opening. The shutter housing conceals the upper portion of the windows and transom. The shutters slide in a track at the outside edge of each window, so they cannot be pried away from the window. The security system represents a change to the façade of a commercial property and must be approved by the Appearance Commission.



LEFT: Existing Shutter Installation at Subject Property; RIGHT: Shutter Panel Example (Source: QMi USA)

Signs

In addition to seeking approval for the exterior façade changes caused by the security shutter housing, the applicant is requesting a waiver from the window screening requirements of Section 10-10-4 for review and approval by the Appearance Commission. With no clear definition of security shutters within the Unified Development Code, Staff has interpreted security shutters as window screenings. The installed security shutters cover 100% of all windows of the façade at One Stop Liquor when in use. When the shutters are retracted, the housing covers approximately the uppermost seven (7) inches of each window. The following table compares the proposed shutters with the Village’s window screening requirements pursuant to Section 10-10-4 of the Morton Grove Municipal Code:

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER REQUESTED
Window Signs and Window Screenings <i>(Sec. 10-10-4:M.3)</i>	Window screenings and window signs combined may occupy no more than fifty percent (50%) of the total window area per frontage, except that window screening coverage may be increased by written authorization of the Village Administrator.	100% window screening when shutters in use	Waiver of 50% to allow 100% coverage during use of security shutters.
Window Signs and Window Screenings <i>(Sec. 10-10-4:M.4)</i>	Window screenings and window signs shall not obscure more than twenty-five percent (25%) of the window area of any public entrance door.	100% screening of public entrance doors	Waiver of 75% to allow 100% coverage during use of security shutters.

As outlined in the table above, using the shutters requires a waiver to the following section of the Morton Grove Municipal Code:

- Section 10-10-4:M – A waiver to allow 100% coverage of windows and entrances when security shutters are in use.

Departmental Review

The project was reviewed by several department representatives (see "Attachment A").

- **Building Department:** Comments highlighting concerns regarding the electrical work performed to install the shutters. The installation included power supply to the shutters passing through a drop ceiling.
- **Fire Department:** Comments regarding the need to provide a means of emergency operation on the exterior, adjacent to the shutter via a Knox key switch, to provide a clearly marked secondary egress with proper egress hardware, and to allow for proper inspection to identify any additional fire code violations.
- **Police Department:** In review of the proposed project, the Police Chief issued the following comments:

The Morton Grove Police Department is supportive of businesses implementing security measures to deter criminal activity, including the installation of infrastructure aimed at preventing smash-and-grab type burglaries. As a matter of best practice, the Police Department generally recommends that such security enhancements, including pull-down shutters, be installed on the interior of the premises. Interior installation helps maintain the aesthetic character of the business district while still providing effective security against forced entry.



Code Enforcement Photos at Subject Property

Discussion

The applicant has installed a series of exterior security shutters without a permit and is seeking an Appearance Certificate with necessary waivers after the fact. The applicant is requesting that the shutters be allowed to remain on the exterior of the business. Staff recommends that the shutters be relocated to the interior of the business, but are otherwise supportive of the investment in the security shutters.

The applicant has indicated the shutters are needed due to repeat break-ins that included property damage. Two break-ins were reported in September 2019 and January 2020. More recently the front glass door suffered damage from an attempted, but unsuccessful break-in November 2024. The applicant provided several police incident reports to support claims of property damage and theft. It should be noted that only two such incident reports were related to break-ins, while the others are related to crimes that occurred during business hours (such as shoplifting) and such crimes would not be addressed by the security shutters.

The applicant also identified three locations within the region that have external security shutters. The properties identified by the applicant are shown below with shutters rolled up. While Staff does not disagree that security shutters have become more common, there is concern with the exterior installation of security shutters having a potential blighting effect on the Village's broader commercial corridors. The Plan Commission will be considering a change to the Unified Development Code to require interior installation of security shutters. Staff is concerned permitting the shutters at the subject property will set a poor precedent as outlined in the next section.



Willow Liquors - 2657 Shermer Road, Northbrook, IL (Source: Google Streetview)



Extra Value Food & Liquor - 9570 Potter Rd, Des Plaines, IL (Source: Google Streetview)



Cardinal Warehouse Wine & Liquors - 7780 N Milwaukee Ave, Niles, IL (Source: Google Streetview)

Visual Blight

Staff understands that security is an important matter and the Village does not want to prevent shop owners from protecting their merchandise. The Village must also account for the negative impact to the Village's image that could accompany widespread exterior installation of security shutters. The Village's commercial corridors provide visitors with a critically important first impression of the Morton Grove community. A view of storefront after storefront of aluminum security shutters as one travels down Dempster Street or Waukegan Road would send a negative message to those residents and business owners considering putting down roots and investing in the community.

Proposed Text Amendment

The Village does not have a policy or regulations explicitly addressing security features such as shutters and gates, and Staff has had to rely on window screening regulations within the sign code (Chapter 10-10) to guide location and transparency. As part of a public hearing scheduled for March 18, 2025, the Plan Commission will be considering a variety of amendments to the Unified Development Code including the following addition to Village's design standards regarding security shutters:

*"Security shutters, gates, grills, or other similar security features, as deemed applicable by the Zoning Administrator, shall **not be fully opaque** and shall **not be affixed to the exterior** of any building façade. Interior security features shall **not be visible from the exterior** during business hours of operation. The installation of any security feature **requires a permit** to ensure that all applicable Building and Fire Codes requirements are met."*

With the proposed amendment, the Village will not prevent businesses from investing in security systems, but will simply require that such systems be located on the interior.

Potential for Window Damage

Staff understands that shop owners want to limit damage to their storefront windows, but reports have shown that visible security barriers deter property damage. If a would-be thief sees a security shutter behind a glass window, they will be less likely to attempt to gain access and break the window.

As noted in a security industry article by Loss Prevention Magazine, a store in Atlanta reported 28 storefront break-ins in the first two years of business at that location. The city would not allow exterior security shutters as typically installed by the retailer, but after installing shutters on the interior of the storefront, the same store reported zero burglary attempts in the following six years. (Source: <https://losspreventionmedia.com/physical-safety-barriers-low-tech-can-be-highly-effective/>)

Precedent for Interior Security Shutter Installation

When reviewing available information from area security installers online, Staff has noted that various companies (including the applicant's installer) market their security shutter systems for both interior and exterior install. The project image galleries used for marketing show the same systems installed both on the interior and exterior. Interior installation may add some cost, but that is not clear as the labor would likely be similar. The primary change in having the applicant install shutters on the interior would be requiring that merchandise displays be moved slightly away from the windows and for any signage to be flush to the window to allow for the shutters to come down.

As shown below, the same installation company hired by the applicant (National Shutters Chicago) has installed numerous shutter systems in interior retail locations throughout the region.



Sample Images of Interior Security Shutter Installation (Source: National Shutters Chicago)

Appearance Commission Review

In accordance with Unified Development Code 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 the installation of security shutters for the property commonly known as 7630 Dempster Street, based on draft text amendment language under consideration by the Plan Commission, Staff recommends the following motion and conditions of approval:

Motion to approve Case AC 25-05, a request for waivers to select sign requirements of Chapter 10-10 for the property commonly known as 7630 Dempster Street in Morton Grove, Illinois, subject to the following conditions:

- 1. The security shutters shall be installed on the interior of the property.*
- 2. The security shutter shall be fully stored out of sight and not visible from the exterior during business hours. Use of the security shutters over any portion of the subject property window's or door's during business hours shall be prohibited.*
- 3. Prior to the issuance of a building permit, the applicant shall comply with all comments and recommendations set forth in the department review forms issued by the Director of Building and Inspectional Services, dated February 10, 2025, the Fire Prevention Bureau Coordinator, received February 13, 2025, and the Chief of Police, received February 12, 2025, by strict or alternative compliance, subject to the final approvals by each respective department representative.*
- 4. [Additional conditions as recommended by the Appearance Commission]*

ATTACHMENT A

Plan Review Comment Forms for AC 25-05,
Prepared by:

Jim English, Director of Building and Inspectional Services
Dated February 10, 2025

Rick Dobrowski, Fire Prevention Coordinator
Received February 13, 2025

Mike Weitzel, Chief of Police
Received February 12, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 2/10/2025

CASE NUMBER: AC 25-05

APPLICATION: Request for approval of an Appearance Certificate for the installation of security shutters on the exterior of the property commonly known as 7630 Dempster Street in Morton Grove, Illinois (PIN 09-13-325-022-0000) with a request for a waivers to window screening requirements of Chapter 10-10, all within a C-2 Neighborhood Commercial District. The applicant is Deep Oza, owner of One Stop Liquor.

An application has been submitted to the Appearance Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, February 14, 2024.**

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

BUILDING DEPARTMENT

- 1) Condition of building permit will be that all existing receptacles and outlets will meet 2011 National Electric Code, International Fire Code (IFC), 2018 Edition, NFPA 101- Life Safety Code, 2015 edition, and all local amendments.
- 2) Separate electrical permit will be required.

These comments accurately represent existing Village regulations or policies.

Name (please print): James English

Signed: 

Date: 02/10/25

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 2/10/2025

CASE NUMBER: AC 25-05

APPLICATION: Request for approval of an Appearance Certificate for the installation of security shutters on the exterior of the property commonly known as 7630 Dempster Street in Morton Grove, Illinois (PIN 09-13-325-022-0000) with a request for a waivers to window screening requirements of Chapter 10-10, all within a C-2 Neighborhood Commercial District. The applicant is Deep Oza, owner of One Stop Liquor.

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

The FD will require:

1. A means of emergency operation on the exterior, adjacent to the shutter, via a Knox key switch.
2. A clearly marked secondary egress with proper egress hardware. ***"1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort."***
3. A sign on or adjacent to the shutter stating. "The shutter shall remain secured in the full-open position during the period of occupancy by the public."
4. The installation of any security gate requires a permit to make sure that all applicable Building and Fire Codes requirements are met. Any code violations in this specific installation shall be remediated.

These comments accurately represent existing Village regulations or policies.

Name (please print): Rick Dobrowski

Signed:

Date: 02-13-2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 2/10/2025

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APPLICATION: Request for approval of an Appearance Certificate for the installation of security shutters on the exterior of the property commonly known as 7630 Dempster Street in Morton Grove, Illinois (PIN 09-13-325-022-0000) with a request for a waivers to window screening requirements of Chapter 10-10, all within a C-2 Neighborhood Commercial District. The applicant is Deep Oza, owner of One Stop Liquor.

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

The Morton Grove Police Department is supportive of businesses implementing security measures to deter criminal activity, including the installation of infrastructure aimed at preventing smash-and-grab type burglaries.

As a matter of best practice, the Police Department generally recommends that such security enhancements, including pull-down shutters, be installed on the interior of the premises. Interior installation helps maintain the aesthetic character of the business district while still providing effective security against forced entry.

These comments accurately represent existing Village regulations or policies.

Name (please print):

Signed:

Date:



Incredibly Close & Amazingly Open

Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development

6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

Case Number: 25-05 Date Application Filed: 02-06-25

APPLICANT INFORMATION

Applicant Name: Deep Oza
 Applicant Address: 8213 W. Lyons St.
 Applicant City / State / Zip Code: Niles, IL 60714
 Applicant Phone: (773) 416-6674 Mobil / Other: (____)
 Applicant Email: onestopliquor7630@gmail.com
 Applicant Legal Interest in Property (Owner, Tenant, Etc.): Manager
 Applicant Signature: [Signature]

PROPERTY INFORMATION

one stop liquor
 Common Address of Property: 7630 Dempster St. Morton Grove, IL 60053
 Property Identification Number (PIN): 09-13-325-022-0000
 Zoning District: C-2 Property's Current Use: Liquor

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting Appearance Commission approval for the following:

Please view 2nd Page.

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

Please view 2nd-3rd Page.

1. Applicant is requesting Appearance Commission approval for the following:

- Allow installed Security Shutters to remain on the outside of the business as an extra layer of security for the business.

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

- Over the years, we have had an increase in the number of break ins at One Stop Liquor.
- These break ins have been either full fledged burglaries which often result in 10s of thousands of dollars in damage, or attempted break ins, which still result in a few thousand dollars in damage to the exterior doors and windows.
- We have attached previous incident cards given to us by MGPD that contain the police report numbers.
- We have been informed a few times now by MGPD on the night of the burglaries, that due to new laws, they are no longer able to start a full pursuit, which results in the burglars getting away.
- There have been increasing concerns over safety by both employees and customers due to the burglaries at our store and in Morton Grove in general.

- There has been one instance in 2020, where our insurance provider sent us a notice of nonrenewal due to the amount of theft claims that were made that year. We have attached that to this application.
- After changing insurances, we became more hesitant in the claims we filed regarding these break ins.
- This is because there's fear that the insurance company will drop us again or increase our premiums significantly.
- Because of this, there have been numerous occasions where we have had to eat the cost of any repairs or losses due to these break ins or attempted break ins.
- In fact in 2024 alone, we had a total of 3 break ins, in which 2 we didn't end up filing an insurance claim because the burglars had only attempted to break the door/window glass but did not actually make it inside and steal. Nonetheless, we have to get the entire glass replaced which is an incurred cost to us.
- These events in 2024 have once again caused the insurance company to raise their premium for us.
- We have growing fear that at some point, these insurance companies will start denying coverage altogether or offer premiums that are simply too high for us. And unfortunately, we cannot continue operating our business without any insurance.
- Being able to keep the shutters on the outside of the building would disallow these "attempted" break-ins from occurring in the future.

- As we understand, our hired shutter company did not get a permit for this job. We do have a signed agreement with them, attached in this application, that stated their responsibility in attaining any required permits for the work performed.
 - We are more than willing to pay any penalties related to the permit that the village requires
 - We are also 100% dedicated to working with the Fire and Police department to provide an extra remote in a lock box on the outside of the property in case of an emergency.
 - The shutters can also be manually opened via a crank handle gadget that the shutter company provided us
-
- Here are some of the stores that we know in the area that have shutters installed outside of their business:
 - **Willow Liquors**
2657 Shermer Rd, Northbrook, IL 60062
 - **Extra Value Food & Liquor**
9570 Potter Rd, Des Plaines, IL 60016
 - **Cardinal Warehouse Wine & Liquors**
7780 N Milwaukee Ave, Niles, IL 60714

Attached to this application:

- Previous incident cards given to us by MGLPD that contain the police report numbers.
- Nonrenewal notice by insurance provider in 2020.
- Contract with the shutter company addressing their responsibility to attain a permit.
- Petition, showing support from our customers for having shutters being installed outside.

January 31, 2025

Deep Oza
One Stop Liquor
7630 Dempster Street
Morton Grove, Illinois 60053

Mr. Oza:

The Department of Community and Economic Development has been alerted to the installation of exterior security shutters at 7630 Dempster Street. Please be aware that a building permit is required for the installation of security shutters due to, among other concerns, the electrical work involved and emergency access considerations.

Pursuant Section 12-16-2:C of the Morton Grove Unified Development Code, "the building commissioner shall not issue a building permit for any new construction, for any renovation or remodeling involving the exterior of any existing structure, or site development, except for one- and two-family residential buildings, until an appearance certificate is issued by the appearance review commission." As such, the proposed security shutter project must appear before the Appearance Commission and obtain an appearance certificate.

Attached is the Appearance Commission application for your review. It outlines the materials needed for the application and you will need to fill out the form on the final page. Please submit application materials by Feb. 10, in order to appear on agenda for Tuesday, March 4. Submission of your application after February 10 may result in a delay in the approval process.

After reviewing the Appearance Commission application, please let me know if you have any questions regarding required materials. Please contact the Department of Community and Economic Development at bnolin@mortongroveil.org or 847-663-3063.

Sincerely,



Brandon Nolin, AICP
Community Development Administrator
Village of Morton Grove

Dear Customers,

Recently, the village of Morton Grove deemed our shutters to be in violation of the municipal code.










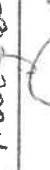


The shutters have one job for us at One Stop Liquor, and that's adding an additional layer of safety and protection for our business. In recent years, we have all seen a spike in the amount of burglaries at stores around the state and the nation. Unfortunately, our store has been one of the many small businesses affected by this.

This has caused numerous issues for us including but not limited to the following:

- **Damage of property both internal and external**
- **Thousands of dollars in stolen products**
- **Increased insurance premiums**
- **Insurance companies not willing to renew our policies due to increased number of claims**
- **Rising concerns of safety by both employees and customers**




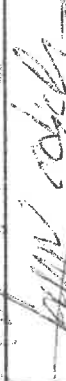
















Our only ask from the village of Morton Grove is to allow the shutters to be installed on the outside of the property (instead of the inside) in order to further protect our business. For us, this will eliminate even attempted burglaries where the door/window glasses are broken and the damage costs falls on our hands.

We're collecting signatures to support this petition and if you have a few minutes and are willing to support, please sign on the next page. Our goal is to come together and show the importance of safety and protection across both business owners and our loving customers. Thanks!

Name	Address (Optional)	Email (Optional)	Signature
J. Simard	7710 Aven #702A 5047-3374-6559	J.Simard@simard.com	
Daryl Mirele			Daryl Mirele
Charles	2545 W PASCHER		Charles
Bob	9311 N. CHELSEA	Bob	Bob
Greg	8921 CENTRAL AVE		Greg
Bob Beckman	7710 Dempster Unit 201	847-476-4126	
Ray Khomas	9340 Oliphant	773 964 0880	
DeWayne Fox	1830 Lence Ave' Evansville IN	(847) 525-5274	
Tim Bontas	711 S. River St. Apt 202	224-266-3301	Tim Bontas
M. Espinosa	8835 OSCODA AVE NORTH GATE	ME.MJ@me@gmail.com	ME.MJ@me@gmail.com
Ann Lascie	7730 Dempster Street, Madison	224 616-1065	
C. Moroz	8814 N. Wisconsin Niles IL		
Marci Heymann	6200 LAKE ST. MORTON GATE	847-302-0377	Marci Heymann
BRIEN PATRICK	8810 N OZARKA AVE	667-228-1043	
Kennel Pien W	8346 N. Hawthorn AVE	224 478-1752	
P. H. Wilson	9134 N. WILLOW DR	312-286-7804	
Tommy Bente	8830 Sanders DR	847-638-7218	Tommy Bente
Joe L. Mirele	8894 Knight AVE	224 575 3283	
Oliver Simon	7815 Blanche St	847-638-1993	
Ryan Kueschke	8816 N. Alexander	847 390 7510	

Name	Address (Optional)	PAGE-2	Email (Optional)	Signature
JEFF GAUT	7346 W. ARCADIA			[Signature]
Whitney Coherly	7444 Lyons St, Morton Grove IL 60053		wedcherty@gmail.com	[Signature]
Andre E. Aston	7620 Dempster St, Morton Grove IL 60053		andrea@emcnet.net	[Signature]
Neil Reppel	8643 N OSCEOLA AVE			[Signature]
Paul's Sikorski	53741 O'FAHARAN			[Signature]
NonPichipol	8610 Osceola Norton Grove			[Signature]
Miguel Vazquez	1449 Berta Dr. Crest Hill 60403			[Signature]
D. D. AAND	7340 W LILL ILL.			[Signature]
V. KUPAKOSEZ	6211 LINCOLN AVE MA			[Signature]
V. J. J. J. J.	120 N. CAMPBELL			[Signature]
Geoffrey Hirsch	7620 Dempster, Niles			[Signature]
John J. Hurl	1831 Benning Ridge Ln			[Signature]
B. J. J. J.	5755 N. DUNBAR ST			[Signature]
FRANCIS J. J. J.	5837 N. OLDFATHER			[Signature]
Christina K. K.	4230 ASPEN DR Des Plaines			[Signature]
Ryan K. K.				[Signature]
James K. K.	5876 W. WARENECK AVE.			[Signature]
Debra K. K.	7642 Church M. G.			[Signature]
James K. K.	901 Lakeside Oak Park			[Signature]
Frank A. K.	8601 W. LUCAS AVE			[Signature]

Name	Address (Optional)	Email (Optional)	Signature
John Boyle	9201 Knah 7087672411	JM1200m	[Signature]
D. Houshany	7643 N. Greenwood	817-9961-4357	[Signature]
[Signature]	2129 N. Okoth Ave Niles	630-948- 90194	[Signature]
Nicholas Ego	241 Des Plaines Ave, Evanston	824-210-1480	[Signature]
Onesime Cardenas	8613 N. Milwaukee Avenue, Niles	228 803 6201	[Signature]
Isma Cardenas	8613 N. Milwaukee Avenue, Niles	817-344-1490	[Signature]
Tony Ingle		276-608-0601	[Signature]
Jimmy Yoon	655 Greenway St, North Chicago	793-983-7411	[Signature]
MICHAEL BACON	8014 N. OZARK NILES, IL.	224 361-5392	[Signature]
Walter H. Lee	1623. Cowland Dr, North Chicago	847-852-6731	[Signature]
John Yoon	7703 LAKE ST, MC	847-312 8450 (Green)	[Signature]
[Signature]	705 Tomahawk Dr	815 231 8873	[Signature]
Bitap Shrestha	7401 Davis St, Niles, IL 60063	224-243-9164	[Signature]
Chelo	9612 Greenford AV	774 804 5797	[Signature]
Ashwaththaram	8003 Church St	312-877-2971	[Signature]
Guy Winger		817-966-7639	[Signature]
Melissa Lemkowski	8641 N. Milwaukee Ave, Niles, IL 60044	847-687-8088	[Signature]
Victor Galicia	8641 N. Milwaukee Ave, Niles, IL 60044	(312) 392-6557	[Signature]
Edgar C.	3776 W. Canal St, Niles	224 948 5345	[Signature]
G. SANTIAGO	8760 N. OZARK	312 623 9566	[Signature]

Name	Address (Optional)	Email (Optional)	Signature
Cristina Araya	7847 Lake St Morton Grove		
ADAM KOST		ADAM.KOST@ymail.com	
XXXXXXXXXX			
JOHN PRITCH	8431 N. OTTAWA A.		
PAUL HARBAR	2900 Kelo Dr		
JACOB WIDENHO	5539 ALCONA PL FORT KENNY GARDEN		
SHARON VERONE	8817 W. MERRILL		
ANNE P.	1581 D OAKMONT AVENUE		
Ed/Byda	7326 Davis		
ZARA KAP	8911 OGDON AVE		
SAM ROBLE	8719 NOICE ST		
Reginald Sigeoy	9430 OLIPHANT AVE		
Edy/Valba	762 BURDEWAY		
SACIA BOMADJIN	8711. — BULLARD		
MIRIAM BALBIN			
Yvonne Scubidin	8225 Meridell Niles		
JAMIL KHIO	8998 KENNEDY P.R. DI ESPLA		
Marc Passarelli	7247 W. Greenleaf, Niles	847/376-0866	
Keith King	8617 N. Milwaukee	773-1276-4413	
David Lysek	6623 N. Nava Jo.	773-301-2464	



INVOICE

#0000601

From: National Shutter System
15808 Clifton Park Ave,
Markham, IL 60428
+1773-778-8053
sales@nationalsecuritysolutions.
net
<http://www.nationalshutterschicago.com>

Bill To: Deep DK
7630 Dempster St, Morton Grove

Balance Due:
\$12,513.59

Date of Issue:
12/26/2024

Due Date:
12/26/2024

Item	Rate (excl tax)	Quantity	Tax	Total
Security Rolling Shutter Rolling Shutter Box Rail Slat Color: Anodized Slat type: AL 7 End Retention Punch 51 Size: 175 1/2 x 104 1/2 Control: Motor w/ Manual Override Power: RDR Buildout: Sill: Location: Door Additional Options: Key Pad	\$6,604.19	1		\$3,962.51

Item	Rate (excl. tax)	Quantity	Tax	Total
------	---------------------	----------	-----	-------

Security Rolling Shutter

Rolling Shutter
 Box| Rail| Slat Color: Anodized
 Slat type: AL 7 End Retention| Punch 5|
 Size: 143 x 104 1/2
 Control: Motor w/ Manual Override
 Power: LDR
 Buildout:
 Sill:
 Location: Window
 Additional Options: Remote

\$5,641.40 1 \$3,384.84

Security Rolling Shutter

Rolling Shutter
 Box| Rail| Slat Color: Anodized
 Slat type: AL 7 End Retention| Punch 5|
 Size: 157 1/2 x 104 1/2
 Control: Motor w/ Manual Override
 Power: TB| BB| LDR| RDR
 Buildout:
 Sill:
 Location: Window
 Additional Options: Remote

\$6,227.06 1 \$3,736.24

*\$6513 paid on 01-27-15
 Check No - 1136*

Buildout

2 x 3 x 172 - 1 piece
 2 x 3 x 105 - 2 pieces
 2 x 2 x 105 - 3 pieces
 2 x 2 x 139 - 1 piece
 2 x 2 x 153 - 1 piece

\$880.00 1 \$880.00

Key Pad

\$550.00 1 \$550.00

*12513
 6000 deposit paid 12-26-14 check no - 1114
 6513 left*

Subtotal \$12,513.59
 Total \$12,513.59

Terms & Conditions:

Thank you for choosing NSS! We appreciate your business and your trust in us.

There is a 5 year warranty on motors, a 1 year warranty on labor, and a 90 day warranty on parts and labor for services.

National Shutter System is powered by National Security Solutions. We Provide You with Privacy, Protection & Peace of Mind.

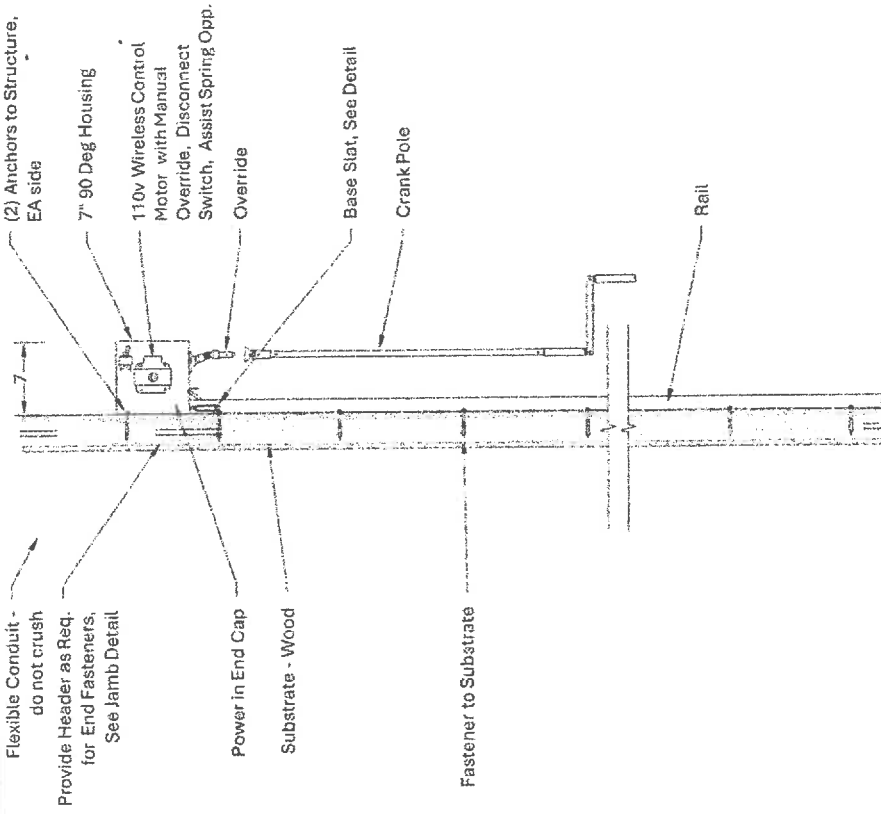
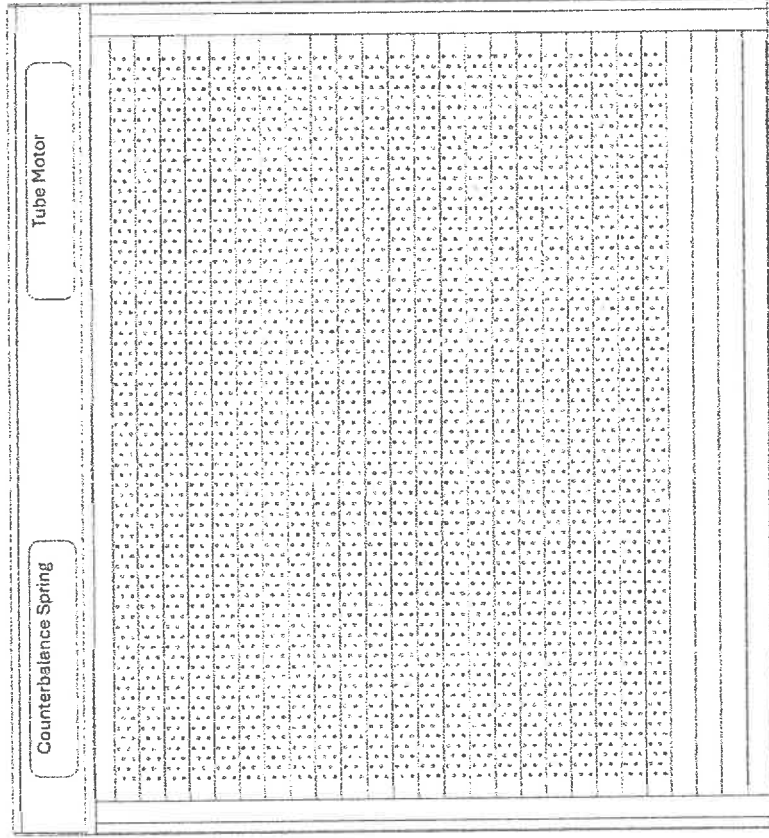
Payments should be made to National Security Solutions.

I have received \$6000 (six thousands dollarz only) as a deposit. And I assure I will finish the work before 01/15/25 before ok 3/15/25
And the \$6513 left balace will be paid after the work is finished. I will bring the permit from village.

National security system

6724
 Powered by Thru


Model: AL8



S Bennett

SECTION

Quote #: TID1039866 - 1111106		Inside of Rail:	169"
Date: 12/30/2024		Outside of Rail:	175.5"
Shutter #: 1 Qty: 1		Clear Opening:	95.125"
Customer: National Security Solutions LLC		Bottom of Box:	97.375"
Job Name: Deep DK		Top of Box:	104.5"
Color		Box Size:	7"
Housing:		Housing:	Anodized
Rails:		Rails:	Anodized
Curtain:		Curtain:	Anodized
Base Slat:		Base Slat:	Anodized
Environment: Standard - Interior		Width	
Install Type: Window		Height	
Primary Control: Tube Motor - Wireless Override		Color	
Right [50Nm, 120v, 60Hz, 2.1A FLA]		Housing:	
Assist Control: Counterbalance Spring		Rails:	
Left Initial Turns: 2 1/3 Total Turns: 9 1/6		Curtain:	
Power Loc.: In End Cap (Not UL)		Base Slat:	
Univ. Loc.: Box Mnt. - BOTTOM Face, FRONT Pos.		Color	
MANUFACTURE APPROVAL:			
By: _____			
Date: 01/02/2025			
<input checked="" type="checkbox"/> Approved for Manufacture: <input type="checkbox"/> Approved for Manufacture as noted <input type="checkbox"/> Make changes as noted & resubmit:			



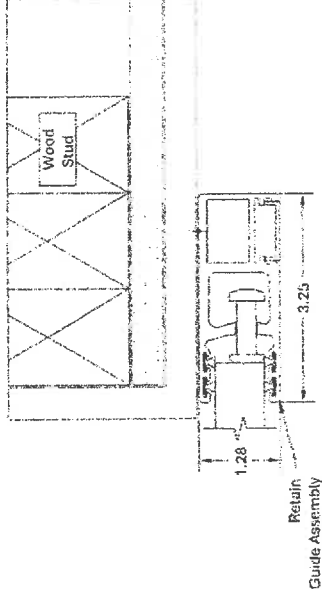
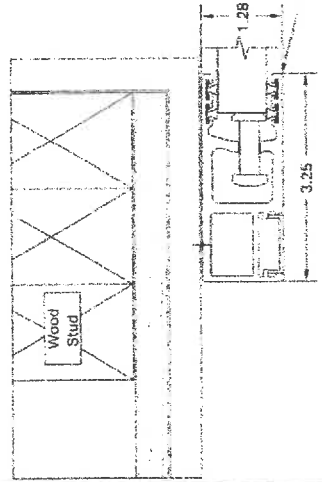
QMI Contact:
Jeremy Tomkiewicz
1661 Glenlake Ave
Itasca, IL 60143
800 446 2500
jtomkiewicz@qmiusa.com

Mounting Type: Surface
 Hole Dia Front: .5"
 Spacing: 12"
 Toggle Bolts: NO

Mounting Type: Surface
 Hole Dia Rear: .1875"
 Spacing: 12"
 Toggle Bolts: NO

Base Slat Type: Standard
 Lock Type: No Lock
 Cylinder, Box Side: N/A
 Astragal Seal: 0.5" Black Bulb Seal

Lock Location:
 Non-Box Side: N/A
 Bottom Flange: N/A

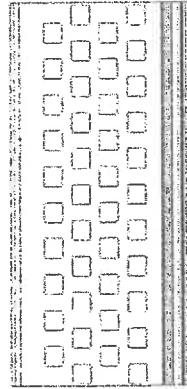


LEFT RAIL DETAIL

RIGHT RAIL DETAIL

BASE SLAT DETAIL

Slat Type: AL8
 Visibility: 25.4%
 Curtain Weight: 138.1



CURTAIN DETAIL

ISOMETRIC ~ CONTROL SIDE

- Control Types (size dependent):
- Motor
 - Manual - Gear
 - Push Up/Pull Down
 - Strap
- Control Options:
- Standard
 - Low Voltage w/ Control
 - Override - Universal:
 - Plated Steel
 - Box Mounted
- Security Level
- Standard
 - High Security [LVL-2]

GENERAL NOTES:

This document is our interpretation of the product requirements. Please verify the details and specifications and indicate acceptance by completing the manufacturing approval block and initialing each page.

It is the responsibility of the contractor to verify the structural capacity of the mounting structure.

Rails must be installed plumb and in plane - Out of plumb tolerance of 1/16" per side.

<TB_ControlNote_2>

INSTALLER COMMENTS

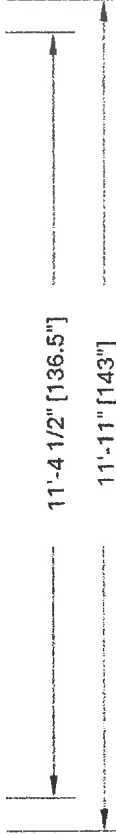
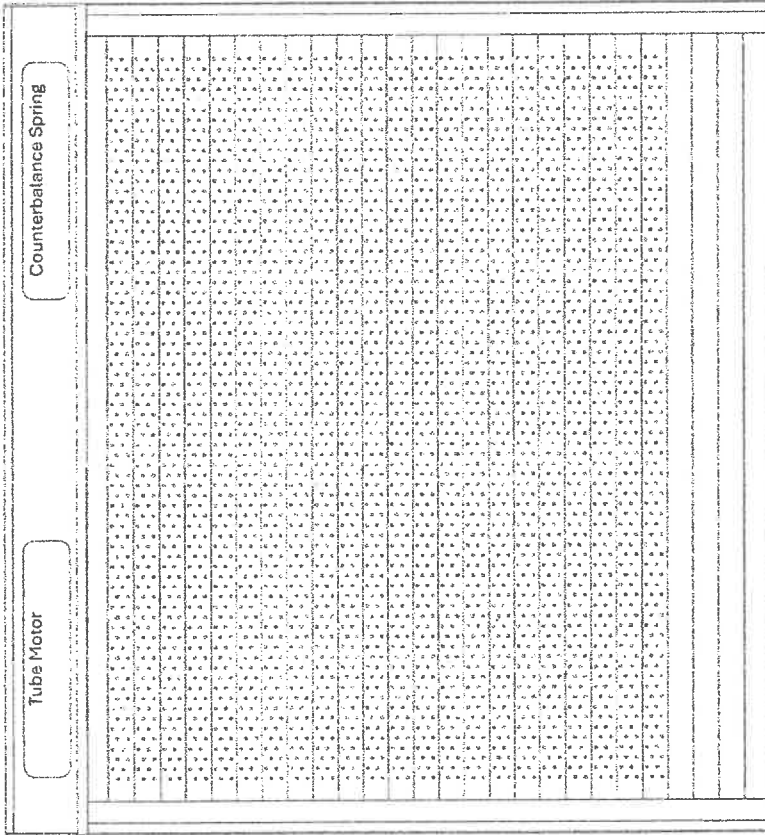
Initial: _____ Sheet 2 of 2
 Quote #: TID1039866 - 1111106
 Date: 12/30/2024
 Shutter #: 1 Qty: 1

Customer:
 National Security Solutions LLC
 Job Name:
 Deep DK

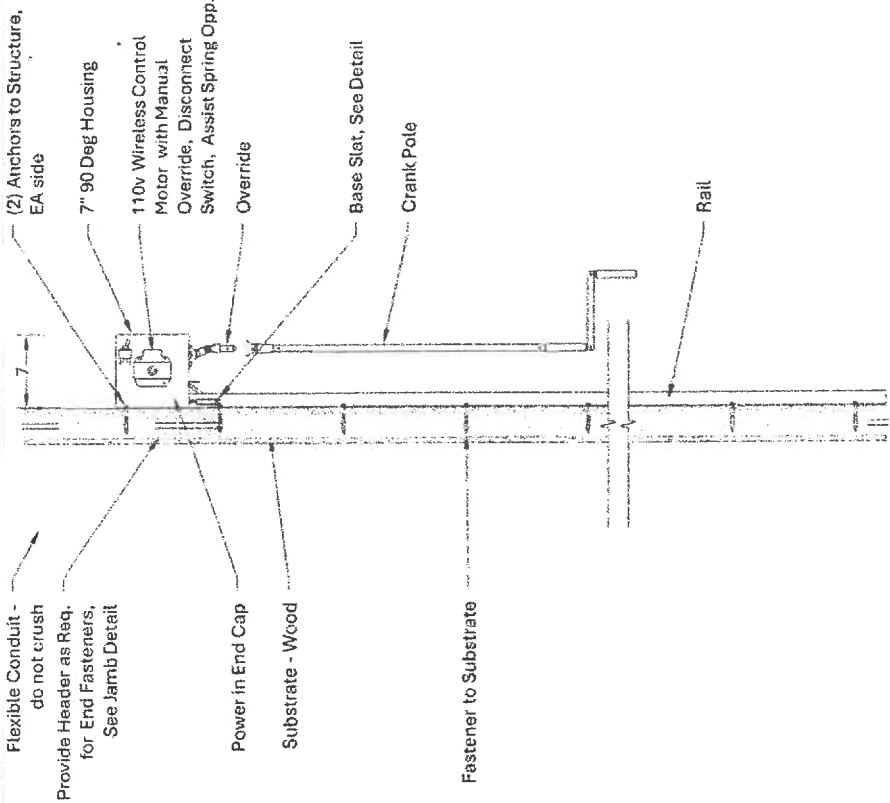


QMI Contact:
 1661 Glenlake Ave
 Itasca, IL 60143
 800 446 2500
 jtomkiewicz@qmiusa.com
 Jeremy Tomkiewicz

Model: AL8



FRONT ELEVATION ~ COIL SIDE



G Bennett

SECTION

Sheet 1 of 2

MANUFACTURE APPROVAL:		Environment: Standard - Interior		Quote #: TID1039866 - 11111110	
By:	01/02/2025	Install Type: Window	Width	Inside of Rail: 136.5"	Date: 12/30/2024
Date:		Primary Control: Tube Motor - Wireless Override	Height	Outside of Rail: 143"	Shutter #: 2 Qty: 1
<input checked="" type="checkbox"/> Approved for Manufacture:		Left [50Nm, 120v, 60Hz, 2.1A FLA]	Clear Opening: 95.125"	Customer: National Security Solutions LLC	
<input type="checkbox"/> Approved for Manufacture as noted		Right Initial Turns: 2 2/3 Total Turns: 9 1/2	Bottom of Box: 97.375"	Job Name: Deep DK	
<input type="checkbox"/> Make changes as noted & resubmit.		Power Loc.: In End Cap (Not ULI)	Top of Box: 104.5"		
		Univ. Loc.: Box Mnt. - BOTTOM Face, FRONT Pos.	Box Size: 7"		
			Housing: Anodized		
			Rails: Anodized		
			Curtain: Anodized		
			Base Slat: Anodized		



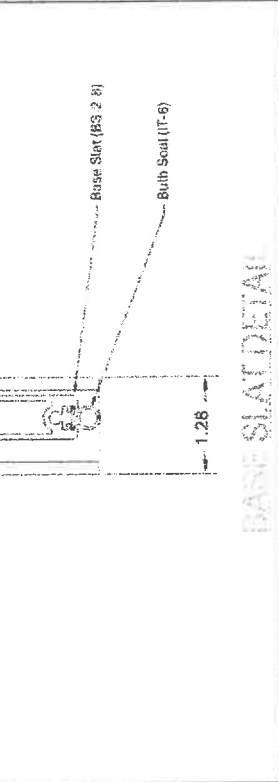
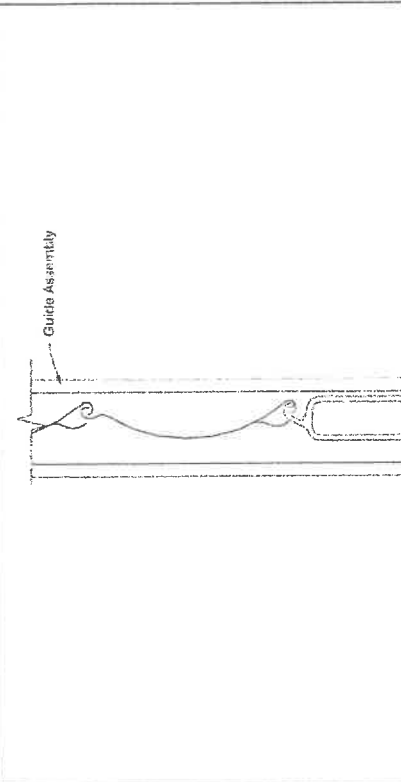
QMI Contact:
Jeremy Tomkiewicz
1661 Glenlake Ave
Itasca, IL 60143
RNN 44R 9500
itomkiewicz@amiusa.com

Mounting Type: Surface
 Hole Dia Front: .5"
 Spacing: 12"
 Toggle Bolts: NO

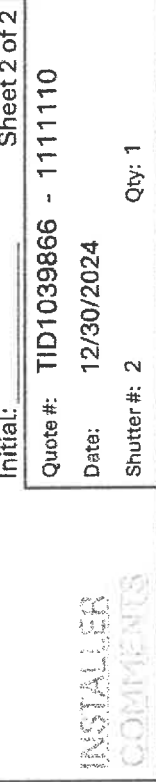
Hole Dia Rear: .1875"
 Bolt Length: 8"

Base Slat Type: Standard
 Lock Type: No Lock
 Cylinder, Box Side: N/A
 Astragal Seal: 0.5" Black Bulb Seal

Lock Location:
 Non-Box Side: N/A
 Bottom Flange: N/A



Slat Type: AL8
 Visibility: 25.4 %
 Curtain Weight: 112.2



Control Types (size dependent):
 Motor
 Push Up/Pull Down
 Strap
 Manual - Gear
 Wireless

Control Options:
 Standard
 Low Voltage w/ Control
 Override - Universal
 Plated Steel
 Box Mounted

Security Level
 Standard
 High Security (LVL-1)
 High Security (LVL-2)

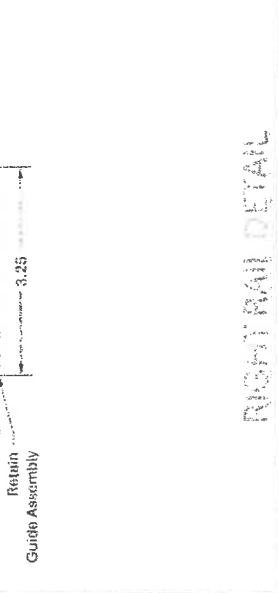
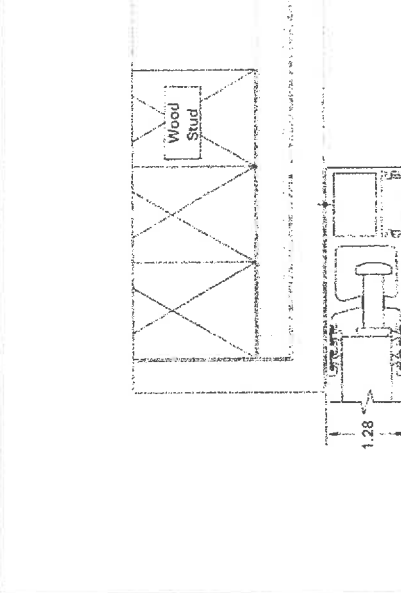
Stainless Steel
 Thru Wall

Mounting Type: Surface
 Hole Dia Front: .5"
 Spacing: 12"
 Toggle Bolts: NO

Hole Dia Rear: .1875"
 Bolt Length: 8"

Base Slat Type: Standard
 Lock Type: No Lock
 Cylinder, Box Side: N/A
 Astragal Seal: 0.5" Black Bulb Seal

Lock Location:
 Non-Box Side: N/A
 Bottom Flange: N/A



Slat Type: AL8
 Visibility: 25.4 %
 Curtain Weight: 112.2



Control Types (size dependent):
 Motor
 Push Up/Pull Down
 Strap
 Manual - Gear
 Wireless

Control Options:
 Standard
 Low Voltage w/ Control
 Override - Universal
 Plated Steel
 Box Mounted

Security Level
 Standard
 High Security (LVL-1)
 High Security (LVL-2)

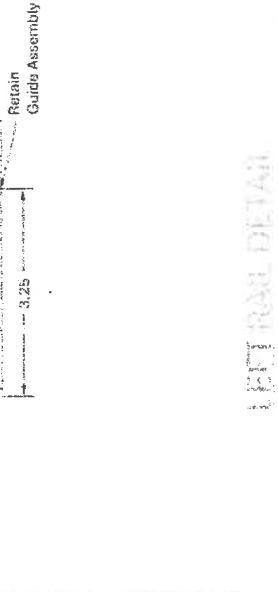
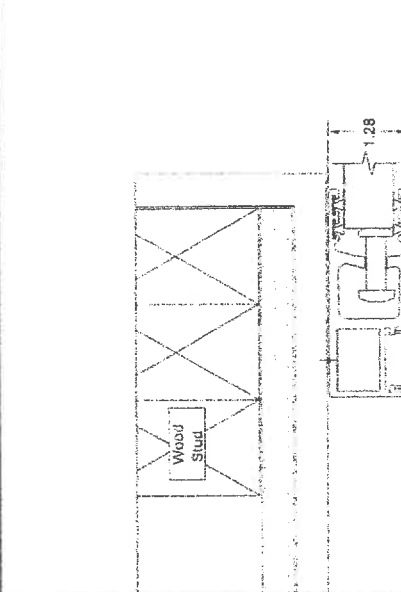
Stainless Steel
 Thru Wall

Mounting Type: Surface
 Hole Dia Front: .5"
 Spacing: 12"
 Toggle Bolts: NO

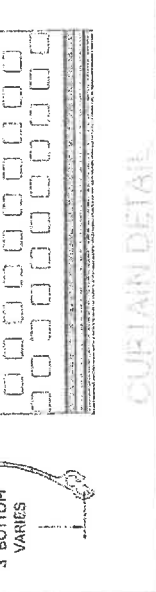
Hole Dia Rear: .1875"
 Bolt Length: 8"

Base Slat Type: Standard
 Lock Type: No Lock
 Cylinder, Box Side: N/A
 Astragal Seal: 0.5" Black Bulb Seal

Lock Location:
 Non-Box Side: N/A
 Bottom Flange: N/A



Slat Type: AL8
 Visibility: 25.4 %
 Curtain Weight: 112.2



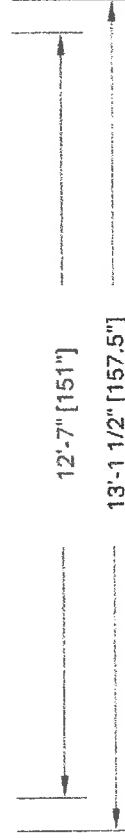
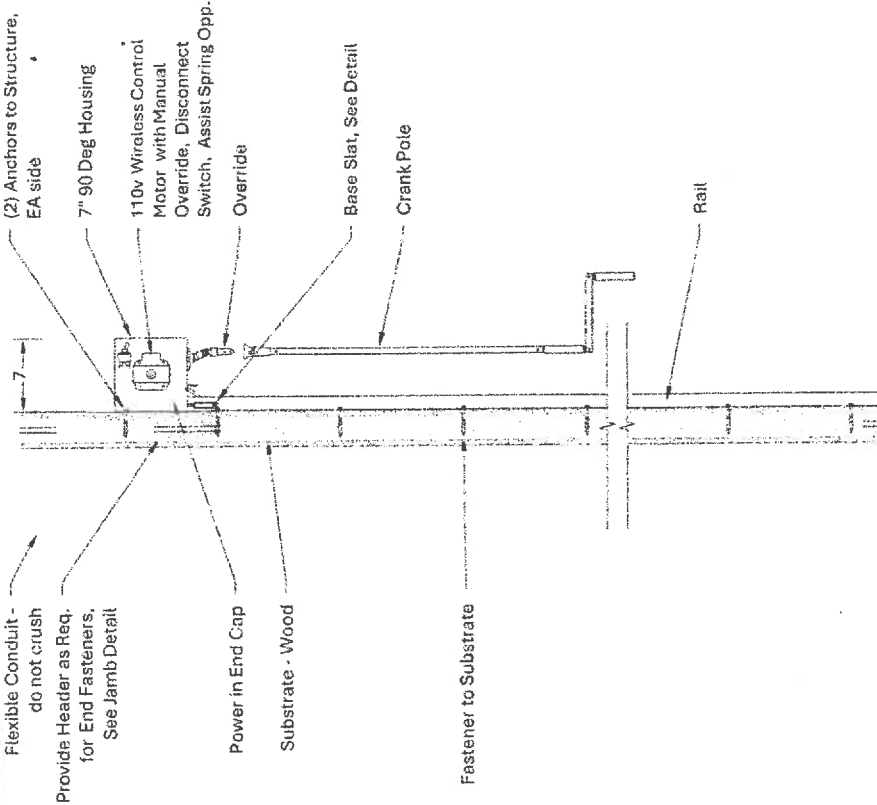
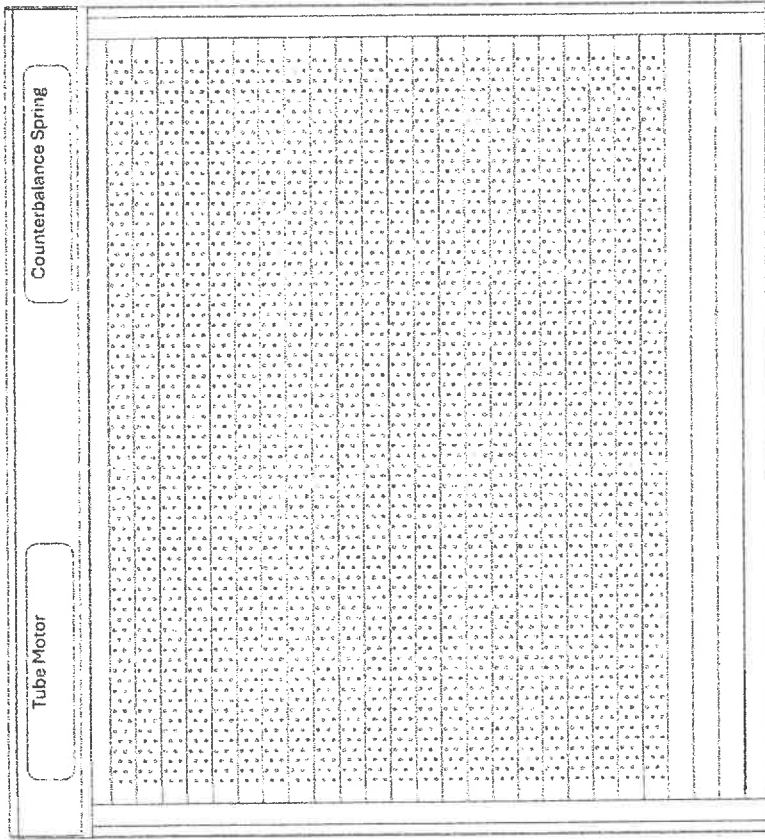
Control Types (size dependent):
 Motor
 Push Up/Pull Down
 Strap
 Manual - Gear
 Wireless

Control Options:
 Standard
 Low Voltage w/ Control
 Override - Universal
 Plated Steel
 Box Mounted

Security Level
 Standard
 High Security (LVL-1)
 High Security (LVL-2)

Stainless Steel
 Thru Wall

Model: AL8



G Bennett

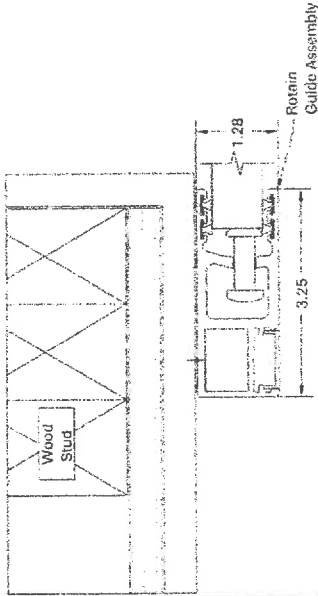
SECTION

MANUFACTURE APPROVAL:		Environment:	Standard - Interior	Quote #:	TID1039866 - 1111117
By:	01/02/2025	Install Type:	Window	Date:	12/30/2024
<input checked="" type="checkbox"/> Approved for Manufacture:		Primary Control:	Tube Motor - Wireless Override	Shutter #:	3 Qty: 1
<input type="checkbox"/> Approved for Manufacture as noted		Left	[50Nm, 120v, 60Hz, 2.1A FLA]	Customer:	National Security Solutions LLC
<input type="checkbox"/> Make changes as noted & resubmit:		Right	Initial Turns: 2 1/3 Total Turns: 9 1/3	Job Name:	Deep DK
		Power Loc.:	In End Cap (Not ULI)		
		Univ. Loc.:	Box Mnt. - BOTTOM Face, FRONT Pos.		
		Color			
		Width			
		Height			
		Inside of Rail:	151"		
		Outside of Rail:	157.5"		
		Clear Opening:	95.125"		
		Bottom of Box:	97.375"		
		Top of Box:	104.5"		
		Box Size:	7"		
		Housing:	Anodized		
		Rails:	Anodized		
		Curtain:	Anodized		
		Base Slat:	Anodized		

QMI
 1661 Glenlake Ave
 Itasca, IL 60143
 800 446 2500
 QMI Contact:
 Jeremy Tomkiewicz
 jtomkiewicz@qmiusa.com

Mounting Type: Surface
 Hole Dia Front: .5"
 Spacing: 12"
 Toggle Bolts: NO

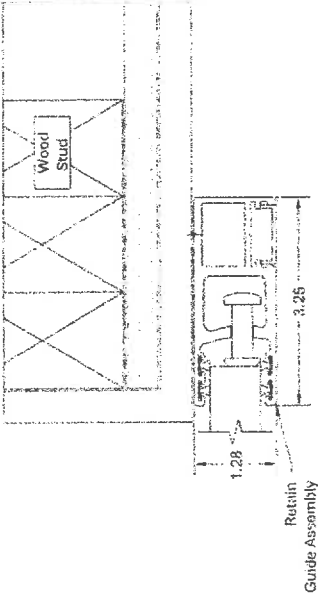
Hole Dia Rear: .1875"
 Bolt Length: 8"



LEFT RAIL DETAIL

Mounting Type: Surface
 Hole Dia Front: .5"
 Spacing: 12"
 Toggle Bolts: NO

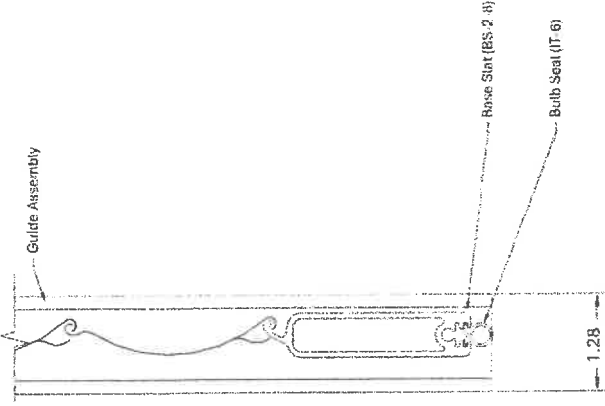
Hole Dia Rear: .1875"
 Bolt Length: 8"



RIGHT RAIL DETAIL

Base Slat Type: Standard
 Lock Type: No Lock
 Cylinder, Box Side: N/A
 Astragal Seal: 0.5" Black Bulb Seal

Lock Location:
 Non-Box Side: N/A
 Bottom Flange: N/A

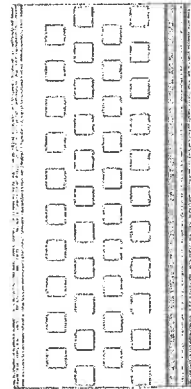


BASE SLAT DETAIL

Slat Type: AL8

Visibility: 25.4 %

Curtain Weight: 123.7



CURTAIN DETAIL

Control Types [size dependent]:

- Motor
- Push Up/Pull Down
- Manual - Gear
- Strap
- Standard
- Low Voltage w/ Control Override - Universal
- Wireless
- Plated Steel
- Box Mounted
- Stainless Steel
- Thru Wall

Security Level:

- Standard
- High Security [LVL-1]
- High Security [LVL-2]

GENERAL NOTES:

This document is our interpretation of the product requirements. Please verify the details and specifications and indicate acceptance by completing the manufacture approval block and initialing each page.

It is the responsibility of the contractor to verify the structural capacity of the mounting structure.

Rails must be installed plumb and in plane - Out of plumb tolerance of 1/16" per side.

<TB_ControlNote_2>

INSTALLER
 COMMENTS

Initial:

Sheet 2 of 2

Quote #: TID1039866 - 1111117

Date: 12/30/2024

Shutter #: 3 Qty: 1

Customer:

National Security Solutions LLC

Job Name:

Deep DK



1661 Glenlake Ave
 Itasca, IL 60143
 800 446 2500

QMI Contact:
 Jeremy Tomkiewicz
 jtomkiewicz@qmiusa.com

ALLIED INSURANCE COMPANY OF AMERICA
PO BOX 183117
COLUMBUS OH 43218-3117

NOTICE OF NONRENEWAL OF INSURANCE

Named Insured & Mailing Address:

PRATHAM FOODS, INC
DBA ONE STOP LIQUORS
7630 DEMPSTER ST
MORTON GROVE IL 60053-1823

Producer: 31939

SCOT V JAMIESON
1534 COLUMBINE DR
SCHAUMBURG IL 60173-2013

Policy No.: ACP 3047561805 BPRL
Type of Policy: PREMIER BUSINESS OWNERS
Date of Expiration: 01/27/2021; 12:01 A.M. Local Time at the mailing address of the Named Insured.

We will not renew this policy when it expires. Your insurance will cease on the Expiration Date shown above.

The reason for nonrenewal is due to two theft claims within months of each other. Both claims on 9/21/2019 and 1/5/2020 were a result of a break in and theft of merchandise.

If you have questions regarding your policies, please contact your agent at 847-838-3797 for assistance with this matter.

Attached to this notice is information concerning losses under this policy or previous policies which we have written for you, not to exceed three years. This information gives you details of closed claims, open claims and reserves, and occurrences which may not yet be concluded as a claim. Should you require additional information, we will, upon receipt of your written request, provide pertinent additional information within 20 days of receipt of your request.

Part 919 of the Rules of the Illinois Department of Insurance requires that our company advise you that, if you wish to take this matter up with the Illinois Department of Insurance, it maintains a Consumer Division in Chicago at 122 S. Michigan Ave., 19th Floor, Chicago, Illinois 60603 and in Springfield at 320 West Washington Street, Springfield, Illinois 62767.

You may also contact the Illinois Department of Insurance at <http://insurance.illinois.gov/> 312-814-2420 or 217-782-4515.

This policy provides fire and extended coverage insurance on your property. You should contact your agent concerning coverage through another insurer, or your possible eligibility for coverage through the Illinois Fair Plan Association, PO Box 849, Tinley Park, IL 60477.

Named Insured

PRATHAM FOODS, INC
DBA ONE STOP LIQUORS
7630 DEMPSTER ST
MORTON GROVE IL 60053-1823

Date Mailed:
12th day of November, 2020

Commercial Underwriting Department

AUTHORIZED REPRESENTATIVE



Detailed Report

BOP Type of Loss/Cause of Loss Detailed

01/27/2021-01/27/2020

Policy Number	Named Insured	Second Named Insured	Regional Office	Report Run Date	Requestor						
ACP BPRL 3047561805	PRATHAM FOODS, INC	ONE STOP LIQUORS	MWRO	11/12/2020	MB						
Claim #	Location	Premises ID	Date of Loss	Date Reported	Paid	Reserve	Incurred	Type of Loss	Cause of Loss	Expense (ALAE)	Closed Subro
253943GL (Open)	7630 DEMPSTER ST MORTON GROVE IL	N/A	11/10/2020	11/11/2020	\$0.00	\$0.00	\$0.00	N/A	N/A	\$0.00	N/A
Description: Armed robbery theft of cash from the store.											

01/27/2020-01/27/2019

Policy Number	Named Insured	Second Named Insured	Regional Office	Report Run Date	Requestor						
ACP BPRL 3037561805	PRATHAM FOODS, INC	ONE STOP LIQUORS	MWRO	11/12/2020	MB						
Claim #	Location	Premises ID	Date of Loss	Date Reported	Paid	Reserve	Incurred	Type of Loss	Cause of Loss	Expense (ALAE)	Closed Subro
063864GK (Closed)	7630 DEMPSTER ST MORTON GROVE IL	N/A	01/05/2020	01/06/2020	\$15,156.00	\$0.00	\$15,156.00	N/A	N/A	\$0.00	N/A

Claim #	Location	Premises ID	Date of Loss	Date Reported	Paid	Reserve	Incurred	Type of Loss	Cause of Loss	Expense (ALAE)	Closed Subro
Description: property was broken into and items stolen											
063864GK (Closed)	7630 DEMPSTER ST MORTON GROVE IL	N/A	01/05/2020	01/06/2020	\$11,545.62	\$0.00	\$11,545.62	N/A	N/A	\$0.00	N/A
Description: property was broken into and items stolen											
620658GJ (Closed)	7630 DEMPSTER ST MORTON GROVE IL	N/A	09/21/2019	09/23/2019	\$1,973.00	\$0.00	\$1,973.00	N/A	N/A	\$0.00	N/A
Description: Unk suspect broke into store and stole merchandise											
620658GJ (Closed)	7630 DEMPSTER ST MORTON GROVE IL	N/A	09/21/2019	09/23/2019	\$1,894.03	\$0.00	\$1,894.03	Loss Area Contents	Theft	\$0.00	N/A
Description: Unk suspect broke into store and stole merchandise											

01/27/2019-01/27/2018

Policy Number	Named Insured	Second Named Insured	Regional Office	Report Run Date	Requestor
ACP BPRL 3027561805	PRATHAM FOODS, INC	ONE STOP LIQUORS	MWRO	11/12/2020	MB

There are no claims for this policy period.

01/27/2018-01/27/2017

Policy Number	Named Insured	Second Named Insured	Regional Office	Report Run Date	Requestor
ACP BPRL 3017561805	PRATHAM FOODS, INC	ONE STOP LIQUORS	MWRO	11/12/2020	MB

There are no claims for this policy period.

Note: Report data current as of: 11/12/2020

MORTON GROVE POLICE DEPARTMENT
 6101 CAPULINA AVENUE
 MORTON GROVE, IL 60053

REPORT # 24-00070
 OFFICER: NICKELSON #135
 DATE: 11/24



HE INITIAL
 EPORT

BROKE THE DOOR DOWN
 ON 03-24 INTO AN UNIDENTIFIED
 WHEN RESCUE BARRI
 ON 06-24 INTO A 01-000

MORTON GROVE POLICE DEPARTMENT
 6101 CAPULINA AVENUE
 MORTON GROVE, IL 60053
 847-470-5200

POLICE REPORT #
 OFFICER:
 DATE:

COP # ONE BLACK FROM STATION 1A

PHONE 1738-7500ML-7837
WE TOOK HIS CAR RICHARD
AND 0-7 BLACK COLLEGE
649 0340-ALPHA
WARRANT

MORTON GROVE POLICE DEPARTMENT
 6101 CAPULINA AVENUE
 MORTON GROVE, IL 60053
 847-470-5200

POLICE REPORT # 22-01033
 OFFICER: BALLAZHI
 DATE: 01/26/2022

COPI R ONE MAN CAME IN

STOLE AND HARRASSING
THE EMPLOYER AND WILLED
WIFE
HONOR CAN
STATE NO. CT-53855L 5L

MORTON GROVE POLICE DEPARTMENT
 6101 CAPULINA AVENUE
 MORTON GROVE, IL 60053
 847-470-5200

POLICE REPORT # 23-04224
 OFFICER: George Holt
 DATE: 3-30-23

COPIES REPORT ONE

ONE BLACK COLLEGE
STATION 8 BARRIERS
TECHNICAL FROM STATION

STATION 8 STATION 8
MORTON GROVE POLICE DEPARTMENT
OFFICER: LANGELOTTI
DATE: 11-27-24
DRIVER'S AMU

MORTON GROVE POLICE DEPARTMENT
6101 CAPULINA AVENUE
MORTON GROVE, IL 60053
847-470-5200

POLICE REPORT #:

OFFICER:

DATE:

Armed Robbery
3 more items stolen
Cash & cigarettes

MORTON GROVE POLICE DEPARTMENT
6101 CAPULINA AVENUE
MORTON GROVE, IL 60053
847-470-5200

POLICE REPORT #:

OFFICER:

DATE:

one man & a woman
broke open cases and
took all lottery from
counter
no alarm sounding

MORTON GROVE POLICE DEPARTMENT
6101 CAPULINA AVENUE
MORTON GROVE, IL 60053
847-470-5200

POLICE REPORT #:

OFFICER:

DATE:

one man in car in
store stolen 950 ml
beer bottles

MORTON GROVE POLICE DEPARTMENT
6101 CAPULINA AVENUE
MORTON GROVE, IL 60053
847-470-5200

POLICE REPORT #:

OFFICER:

DATE:

3 kids took tobacco
litter from counter
and run away

MORTON GROVE POLICE DEPARTMENT
6101 CAPULINA AVENUE
MORTON GROVE, IL 60053
847-470-5200

POLICE REPORT #:

OFFICER:

DATE:

two black male
broke the window
glass and took liquor
& money from purchase

MORTON GROVE POLICE DEPARTMENT
6101 CAPULINA AVENUE
MORTON GROVE, IL 60053
847-470-5200

POLICE REPORT #:

OFFICER:

DATE:

2 black ladies took
one messy 750 ml
and 2 bottles liquor
from window 900 ml and
ammunition