



**VILLAGE BOARD OF TRUSTEES
SPECIAL MEETING NOTICE/AGENDA
MAY 13, 2025, 5:30 PM**

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

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Other Business:**
 - a. Appeal of Appearance Review Commission Case AC 25-05 Entitled, “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.”
 - b. Closed Session upon proper motion pursuant to 5 ILCS 120/2 (c) (4) to discuss:

Evidence or testimony presented in open hearing, or in closed hearing where specifically authorized by law, to a quasi-adjudicative body, as defined in this Act, provided that the body prepares and makes available for public inspection a written decision setting forth its determinative reasoning.
- 5. Public Comments**
- 6. Adjournment**

To: Village President and Board of Trustees

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

Date: May 6, 2025

Re: Appearance Commission Case AC 25-05 Appeal
Appeal of a decision by the Appearance Commission to deny a request for 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 were not explicitly referenced in the Village's Unified Development Code at the time of application, 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 sought approval of an Appearance Certificate and sign waiver after the fact. Staff have cited concerns with emergency access, electrical work without a permit, and potential for visual blight if such installations were to become widespread.

Appearance Commission Determination

On March 4, 2025, the Appearance Commission held a public meeting on Case AC 25-05. After hearing the applicant's presentation, the Appearance Commission voted unanimously (5-0) to require that the security shutters be installed on the interior of the business and that the security shutters shall be fully stored out of sight and not visible from the exterior during business hours. The Appearance Commission also stipulated that the use of the security shutters over any portion of the subject property windows or doors during business hours shall be prohibited. The applicant submitted a request to appeal the Appearance Commission decision on March 12, 2025.

Code Update

On March 18, 2025, the Plan Commission voted unanimously to recommend approval of a text amendment pertaining to the installation of security shutters. The approved text amendment consisted of the same language used by the Appearance Commission in its determination pertaining to AC 25-05. The Village Board approved the recommended text amendment on April 22, 2025. One Stop Liquor was informed of these changes to the Municipal Code and requested to keep the previously scheduled May 13, 2025 appeal hearing.

The Appearance Commission Staff Report includes additional discussion and research regarding this topic and is provided under separate cover. Also provided are the applicant's appeal request and minutes from the Appearance Commission hearing.

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.

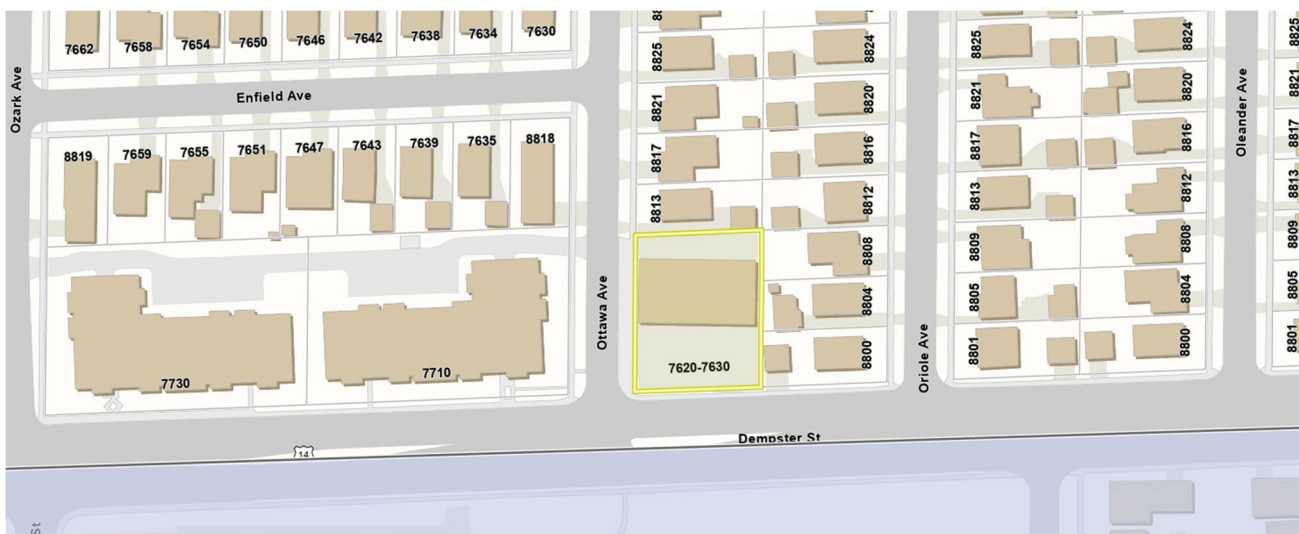
Project Overview

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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 (Sec. 10-10-4.M.3)	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 (Sec. 10-10-4.M.4)	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.

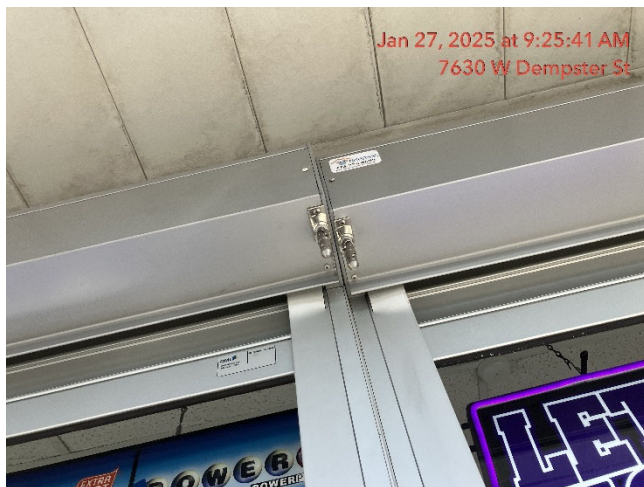
As outlined in the table above, using the shutters requires a waiver to the following section of the Morton Grove Municipal Code:

- 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

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
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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

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 2/10/2025

CASE NUMBER: AC 25-05

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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:



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 MGPD 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.

Department of
Community & Economic Development



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 Stenstrom 447-3374-6559	J.Simard@inspiration	
David Miele			David Miele
Charles	2545 N PASCHE		Charles
David Miele	9311 N. CHASE	major@inspiration	David Miele
David Miele	8921 CENTRAL AVE	—	David Miele
Bob Fickman	7710 Dempster Unit 201	847-476-4126	Bob Fickman
Ray Khmar	9340 Oliphant	773 964 0880	
DeWayne Fox	1836 Leuce Ave' Evanston IL	(847) 525-5274	
Tim Bonting	711 S. River St. Apt 202	224-266-3301	Tim Bonting
M. Spelman	8835 OSCODA AVE Northbrook	312-241-3979 me.mj@me@gmail.com	M. Spelman
John Lasalle	7730 Dempster Street Morton Grove	224 616-1065	
C. Morrell	8814 N. Winsor Niles IL		C. Morrell
Marci Heymann	6200 Lake St. Morton Grove	847-302-0377	Marci Heymann
Brian Patre	8810 N. Broadway Ave	664-228-1043	
Kenneth Pien	8346 N. Hawthorn Ave	224 488-8524	
C. A. Wilson	9134 N. WILLOW DR	312-286-7804	
Tommy Beyer	8830 Sanders Dr	847-638-7218	Tommy Beyer
John Miele	8804 Knight Ave	223 575 3283	
Oliver Simon	7818 Lincoln St	847-638-1993	Oliver Simon
Ryan Kress	8818 N. Alexander	312 330 3510	

Name	Address (Optional)	Phone	Email (Optional)	Signature
Jeff GALT	7346 W. PRAIRIE			Jeff GALT
Whitney Scherby	7441 Lyons St, Marion Grove IL 60053		wdscherby@gmail.com	Whitney Scherby
Andre Eason	7100 Dempsey St, Marion Grove IL 60053		AndreEason@mobility.net	Andre Eason
Neil Reiter	8643 N OSCOLA AVE	815-505-8091		Neil Reiter
Paul's Sakowski	53741 OPAKA			Paul's Sakowski
Noni Dickson	8010 S. 2nd St, Marion Grove			Noni Dickson
Miguel Vazquez	1449 Berta Dr, Crest Hill IL 60403			Miguel Vazquez
D. Dittmann	7340 W LILL	ILL.		D. Dittmann
V. K. AKOSZ	6211 LINCOLN	MA		V. K. AKOSZ
V. Janowski	1200 N. Lincoln			V. Janowski
Geoffrey Kaiser	7620 Dempster, N. Ill.			Geoffrey Kaiser
John J. Hest	1831 Prairie Ridge Ln			John J. Hest
B. J. Hest	5755 N. Lincoln	ILL.		B. J. Hest
Franklin J. Hest	5837 N. OLIVER			Franklin J. Hest
Winston Hest	4230 ASPEN Dr, Des Plaines			Winston Hest
Ryan Hest				Ryan Hest
James Hest	5826 W. Wauve Ave.			James Hest
Frank Hest	7642 Church	M. G.		Frank Hest
Charles Oliver	901 Lakeside Ave			Charles Oliver
Charles Hest	8601 N. Lincoln	ILL.		Charles Hest

Name	Address (Optional)	Email (Optional)	Signature
Jeffrey	9201 Knappa Road 2411	SM1200m	[Signature]
D. Hunsbury	7643 W. Greenwood	8472951-4357	[Signature]
John B. B...	2629 N. Okant Ave Niles	630-9458- 20194	[Signature]
Nicholas E...	241 Des Plaines Ave, Evanston	224-210-1480	[Signature]
Onesmo Cardenas	8613 N. Milwaukee Avenue, Niles	228 803 6201	[Signature]
Isma Cardenas	8613 N. Milwaukee Avenue, Niles	8217-344-1440	[Signature]
Tony Ingle		276-608-0606	[Signature]
Johnny Yoon	625 Emerson St Niles, IL	7493-983-7411	[Signature]
Michael B...	8014 N. OZARK NILES, IL.	224 361-5392	[Signature]
William L...	1623. Cowland Dr Niles, IL	847-852-6731	[Signature]
John Yoon	7703 Lake St Niles	847-312 8450 (Niles)	[Signature]
Mark B...	7703 Lake St Niles	847-312 8450	[Signature]
Bijay Chrestha	7703 Lake St Niles, IL	224-243-0164	[Signature]
Chetu	9612 Greenwood AV	224 804 5737	[Signature]
Ashwathamma	8003 Church St	812-877-2971	[Signature]
Guy Winger		847-966-7630	[Signature]
Melissa Lankowski	8641 N. Milwaukee Ave Niles, IL Apt	847-687-8098	[Signature]
Victor Galicia	8641 N. Milwaukee Ave Niles, IL	(312) 392-6557	[Signature]
Edgar C.	3776 W. Canal St Niles	224 440-5305	[Signature]
G. SANTIAGO	8760 N. OZARK	312 623 9560	[Signature]

Name	Address (Optional)	Email (Optional)	Signature
Cristina Araya	7847 Lake St Morton Grove		Cristina
ADRIAN KOST		ADRIAN.KOST@GMAIL.COM	ADRIAN KOST
Wendy P. P.		7722	Wendy P.
John P. P.	8431 N. Otis Ave	john.p.p.	John P.
Paul K. P.	2900 Kilo Dr		Paul K.
John P. P.	5539 Alcorn Pl. Morton Grove		John P.
Sharon Vance	8817 W. MERRILL		Sharon
Anne P.	6501 D. O'Connor Ave		Anne
Ed Byda	7326 Davis		Ed Byda
ZARA KAO	8911 OGDEN AVE		ZARA KAO
SAM ROBE	8719 NOISE H		SAM ROBE
Reginald Sigore	9430 Clifton Ave		Reginald Sigore
Edy P.	7622 Burrhead Way		Edy P.
SOCIA BORDJIAN	8711. — BULLARD		SOCIA BORDJIAN
MIRIAM BALBIN			MIRIAM BALBIN
Wynn Scribblin	8225 Merrill Niles		Wynn Scribblin
JAMIL KHIO	8998 KENNEDY D.R. DISPLA		JAMIL KHIO
Marc Passarelli	7247 W. Greenleaf, Niles	847/376-0866	Marc Passarelli
Keith King	8612 N. Milwaukee	773-1276-4413	Keith King
David Lysek	6623 N. Navajo	773-301-2464	David Lysek



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

\$5,641.40

1

\$3,384.84

Control: Motor w/ Manual Override

Power: LDR

Buildout:

Sill:

Location: Window

Additional Options: Remote

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

\$6,227.06

1

\$3,736.24

Control: Motor w/ Manual Override

Power: TB| BB| LDR| RDR

Buildout:

Sill:

Location: Window

Additional Options: Remote

\$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 dollars only) as a deposit. And I assure I will finish the work before 01/15/25 before 3/15/25. And the \$6513 left balance will be paid after the work is finished. I will bring the permit from village.

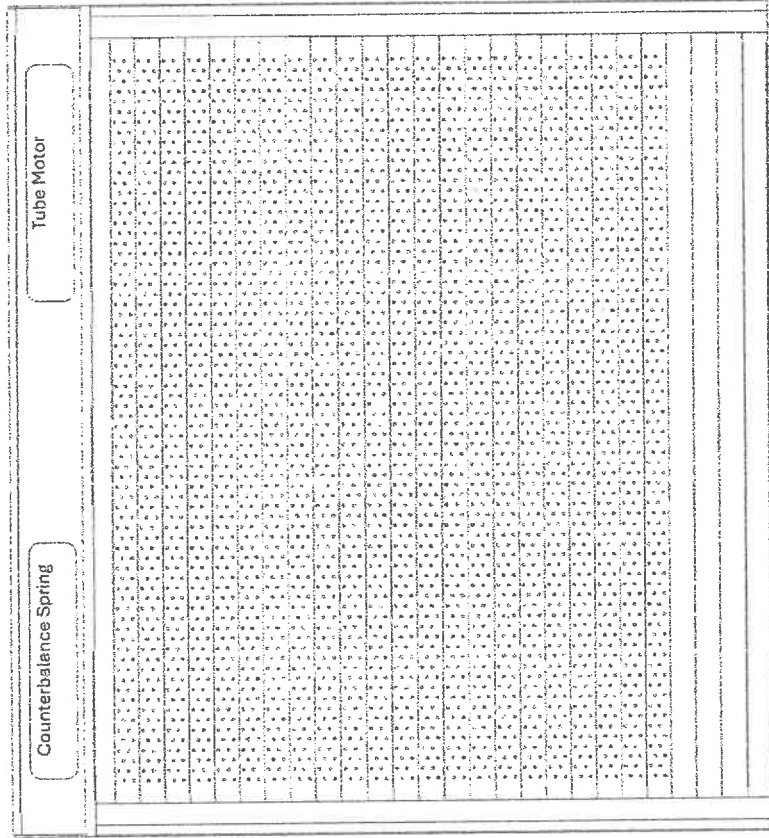
National security system

6513

Powered by Thryv

Bennett

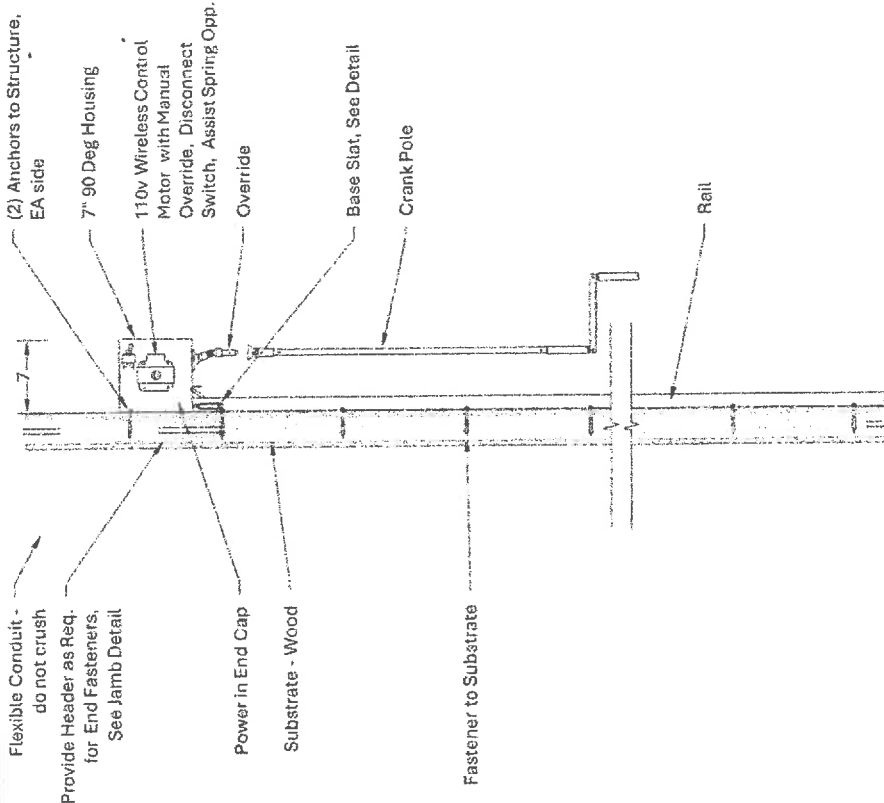
Model: AL8



7'-11 1/8" [95.125"]

8'-1 3/8" [97.375"]

8'-8 1/2" [104.5"]



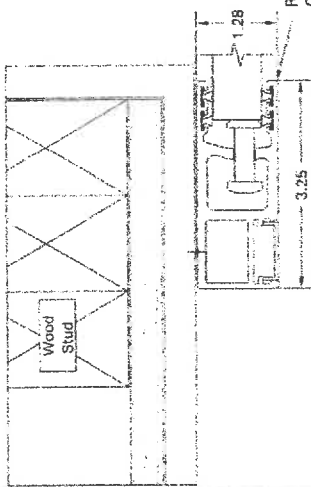
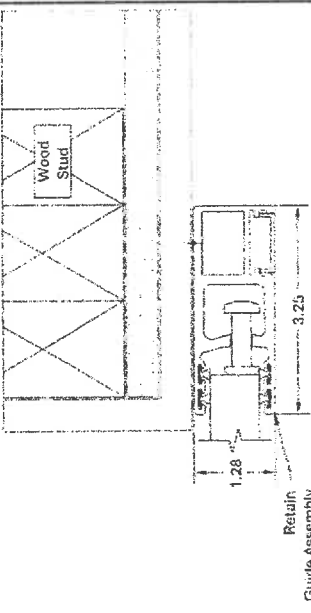
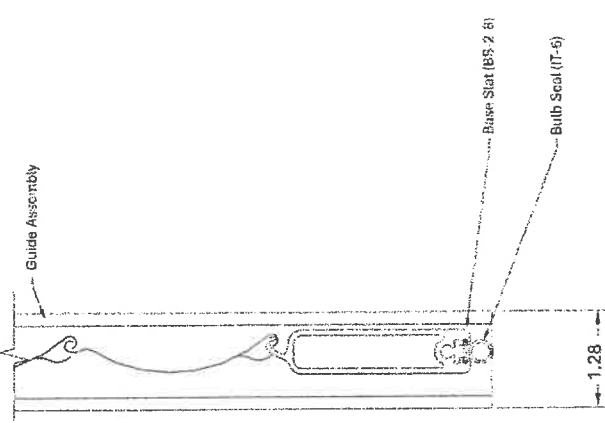
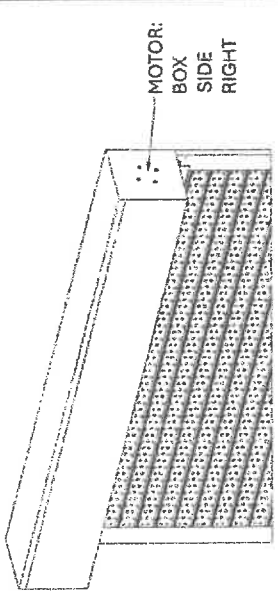
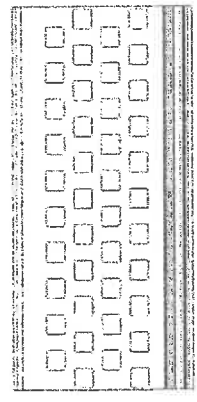
G Bennett

SECTION

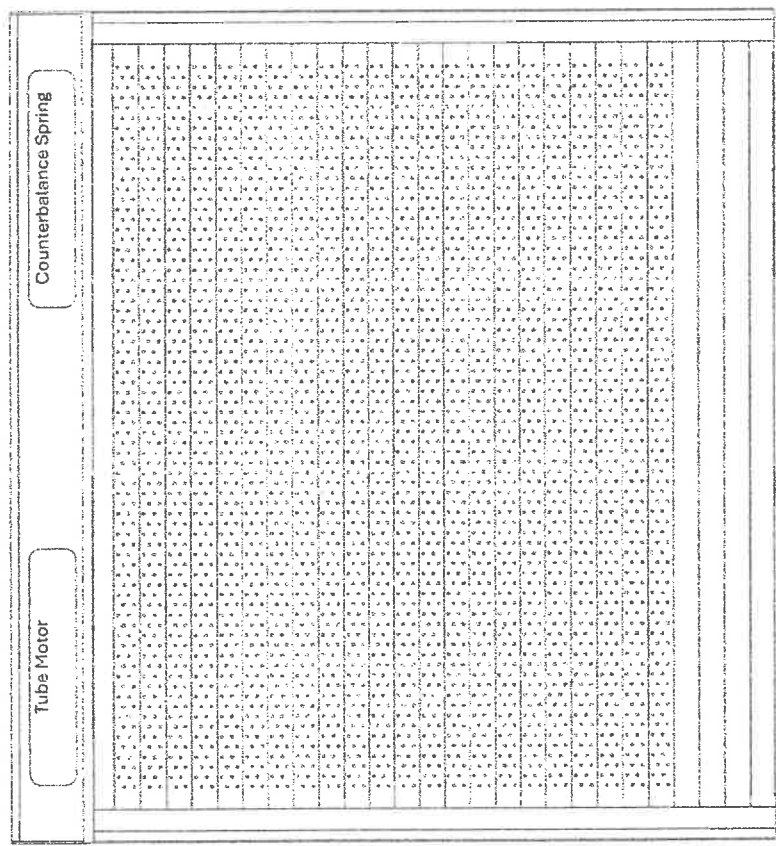
Sheet 1 of 2

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

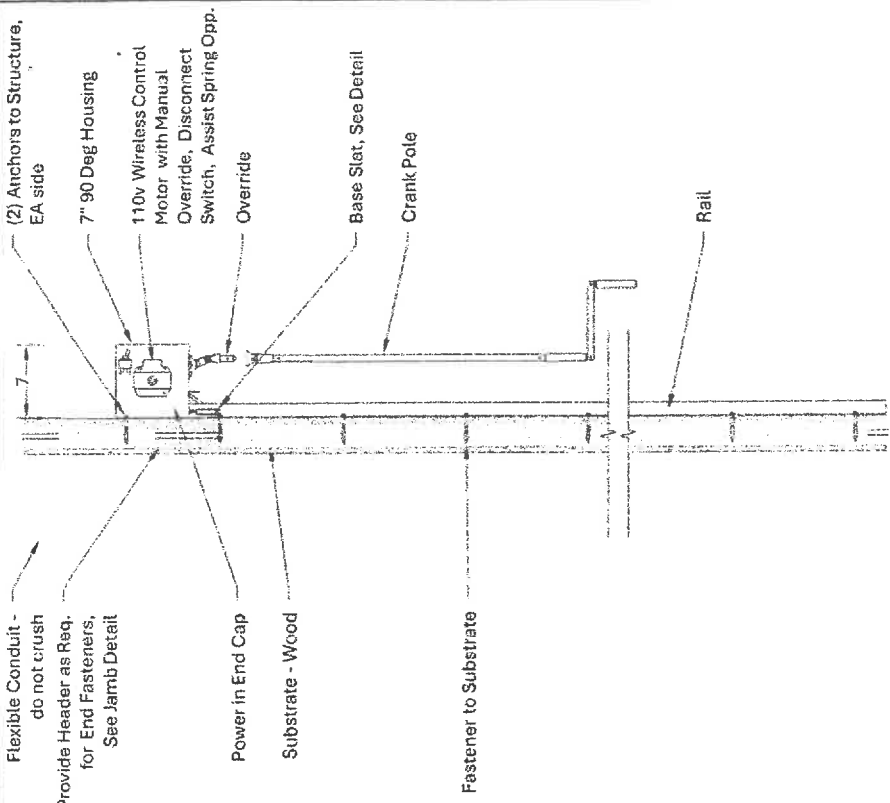
QMI Contact:
Jeremy Tomkiewicz
1661 Glenlake Ave
Itasca, IL 60143
800 446 2500
jtomkiewicz@qmiusa.com

<div>Mounting Type: Surface</div> <div>Hole Dia Front: .5"</div> <div>Spacing: 12"</div> <div>Toggle Bolts: NO</div>	<div>Hole Dia Rear: .1875"</div> <div>Bolt Length: 8"</div>	<div>Base Slat Type: Standard</div> <div>Lock Type: No Lock</div> <div>Cylinder, Box Side: N/A</div> <div>Astragal Seal: 0.5" Black Bulb Seal</div> <div>Lock Location: N/A</div> <div>Non-Box Side: N/A</div> <div>Bottom Flange: N/A</div>
<div>LEFT RAIL DETAIL</div> <div><p>Wood Stud</p><p>Retain Guide Assembly</p><p>3.25</p><p>1.28</p></div>	<div>RIGHT RAIL DETAIL</div> <div><p>Wood Stud</p><p>Retain Guide Assembly</p><p>3.25</p><p>1.28</p></div>	<div>BASE SLAT DETAIL</div> <div><p>Guide Assembly</p><p>Bulb Seal (BS-2 6)</p><p>Bulb Seal (IT-6)</p><p>1.28</p></div>
<div>Slat Type: AL8</div> <div>Visibility: 25.4 %</div> <div>Curtain Weight: 138.1</div>	<div>ISOMETRIC ~ CONTROL SIDE</div> <div><p>MOTOR: BOX SIDE RIGHT</p></div>	<div>INSTALLER COMMENTS</div> <div>Initial: _____ Sheet 2 of 2</div> <div>Quote #: TID1039866 - 1111106</div> <div>Date: 12/30/2024</div> <div>Shutter #: 1 Qty: 1</div> <div>Customer: National Security Solutions LLC</div> <div>Job Name: Deep DK</div>
<div>CURTAIN DETAIL</div> <div><p>2" TOP - 3" BOTTOM VARIES</p></div>	<div>GENERAL NOTES:</div> <div>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.</div> <div>It is the responsibility of the contractor to verify the structural capacity of the mounting structure.</div> <div>Rails must be installed plumb and in plane - Out of plumb tolerance of 1/16" per side.</div>	<div>QMI</div> <div>1661 Glenlake Ave Itasca, IL 60143 800 446 2500</div> <div>QMI Contact: Jeremy Tomkiewicz jtomkiewicz@qmiusa.com</div>

Model: AL8



7'-11 1/8" [95.125"]
8'-1 3/8" [97.375"]
8'-8 1/2" [104.5"]

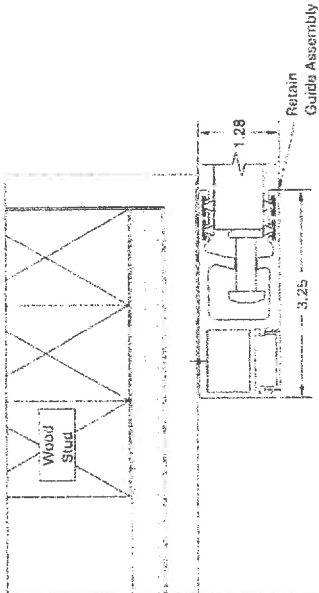
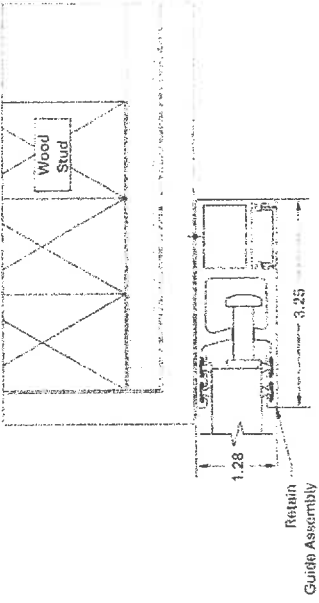
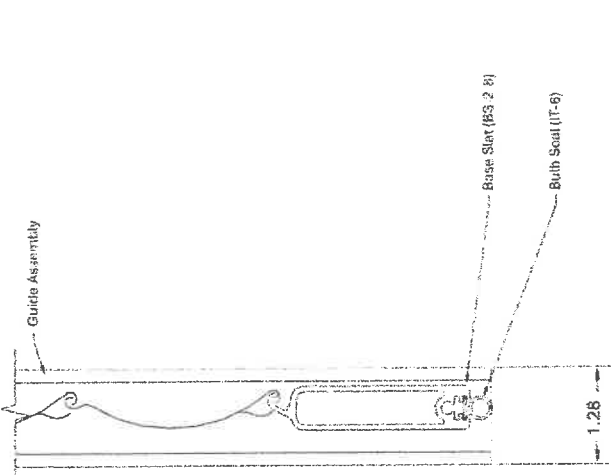

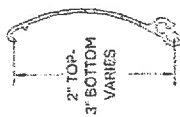
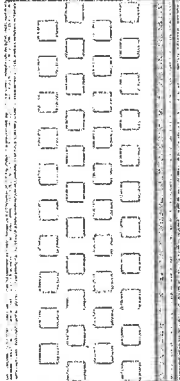
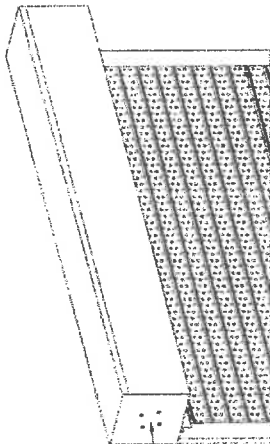


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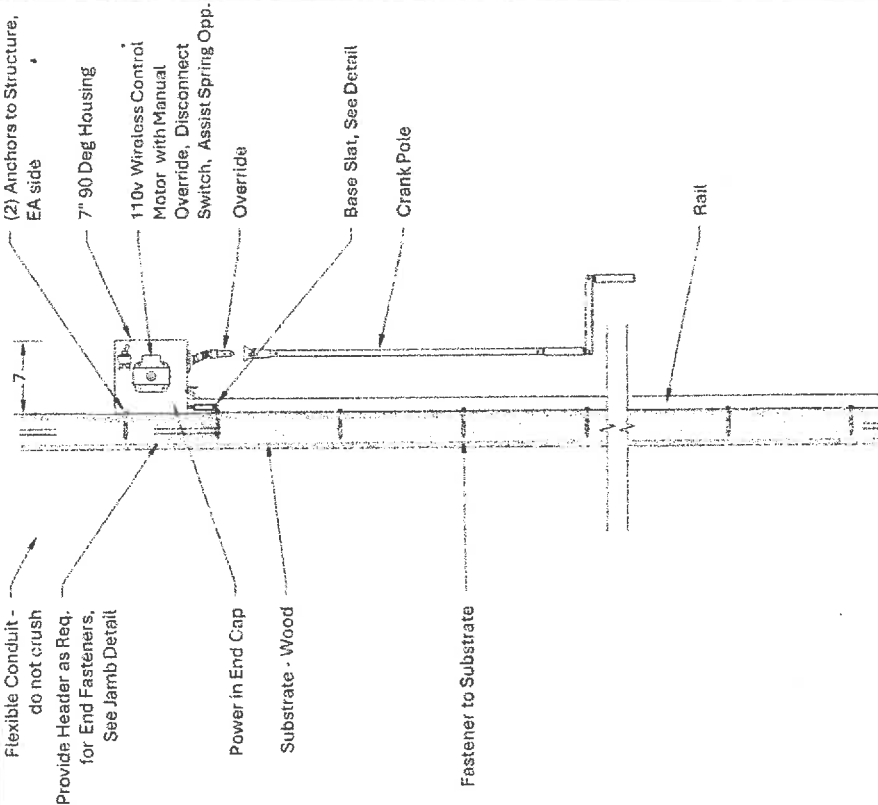
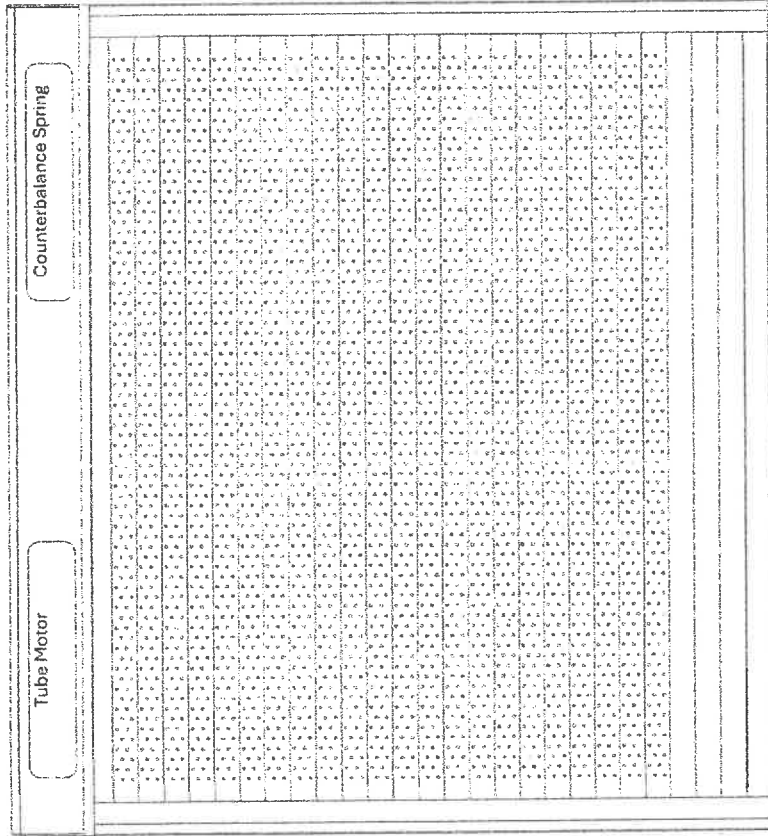
SECTION

Sheet 1 of 2

MANUFACTURE APPROVAL:		Environment: Standard - Interior		Width		Quote #: TID1039866 - 11111110	
By: _____		Install Type: Window		Inside of Rail: 136.5"		Date: 12/30/2024	
Date: 01/02/2025		Primary Control: Tube Motor - Wireless Override		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		Assist Control: Counterbalance Spring		Bottom of Box: 97.375"		Job Name: Deep DK	
<input type="checkbox"/> Make changes as noted & resubmit.		Right Initial Turns: 2 2/3 Total Turns: 9 1/2		Top of Box: 104.5"		QMI	
		Power Loc.: In End Cap (Not ULI)		Box Size: 7"		1661 Glenlake Ave	
		Univ. Loc.: Box Mnt. - BOTTOM Face, FRONT Pos.		Housing: Anodized		Itasca, IL 60143	
				Rails: Anodized		R00 44R 9500	
				Curtain: Anodized		1661 Glenlake Ave	
				Base Slat: Anodized		Itasca, IL 60143	
						R00 44R 9500	
						QMI Contact: Jeremy Tomkiewicz	
						itomkiewicz@arniusa.com	

<div>Mounting Type: Surface</div> <div>Hole Dia Front: .5"</div> <div>Spacing: 12"</div> <div>Toggle Bolts: NO</div>	<div>Hole Dia Rear: .1875"</div> <div>Bolt Length: 8"</div>	<div>Mounting Type: Surface</div> <div>Hole Dia Front: .5"</div> <div>Spacing: 12"</div> <div>Toggle Bolts: NO</div>	<div>Base Slat Type: Standard</div> <div>Lock Type: No Lock</div> <div>Cylinder, Box Side: N/A</div> <div>Astragal Seal: 0.5" Black Bulb Seal</div> <div>Lock Location: N/A</div> <div>Non-Box Side: N/A</div> <div>Bottom Flange: N/A</div>
<div>Left Rail Detail</div> <div></div>	<div>Right Rail Detail</div> <div></div>	<div>Base Slat Detail</div> <div></div>	<div>INSTALLER COMMENTS</div> <div>Initial: _____ Sheet 2 of 2</div> <div>Quote #: TID1039866 - 1111110</div> <div>Date: 12/30/2024</div> <div>Shutter #: 2 Qty: 1</div> <div>Customer: National Security Solutions LLC</div> <div>Job Name: Deep DK</div> <div><div>QMI Contact: 1661 Glenlake Ave Itasca, IL 60143 800.446.7500 tomblawie@qmiusa.com</div></div>
<div>Slat Type: AL8</div> <div>Visibility: 25.4 %</div> <div>Curtain Weight: 112.2</div> <div></div> <div></div>	<div>ISO METRIC - CONTROL SIDE</div> <div></div> <div>MOTOR: BOX SIDE LEFT</div>	<div>GENERAL NOTES:</div> <div>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.</div> <div>It is the responsibility of the contractor to verify the structural capacity of the mounting structure.</div> <div>Rails must be installed plumb and in plane - Out of plumb tolerance of 1/16" per side.</div>	<div>Control Types (size dependent):</div> <div><input type="checkbox"/> Motor</div> <div><input type="checkbox"/> Push Up/Pull Down</div> <div><input type="checkbox"/> Manual - Gear</div> <div><input type="checkbox"/> Strap</div> <div>Control Options:</div> <div><input type="checkbox"/> Standard</div> <div><input type="checkbox"/> Low Voltage w/ Control</div> <div><input type="checkbox"/> Override - Universal</div> <div><input type="checkbox"/> Plated Steel</div> <div><input type="checkbox"/> Box Mounted</div> <div>Security Level</div> <div><input type="checkbox"/> Standard</div> <div><input type="checkbox"/> High Security (LVL-1)</div> <div><input type="checkbox"/> High Security (LVL-2)</div> <div><input type="checkbox"/> Stainless Steel</div> <div><input type="checkbox"/> Thru Wall</div> <div><input type="checkbox"/> Wireless</div>

Model: AL8



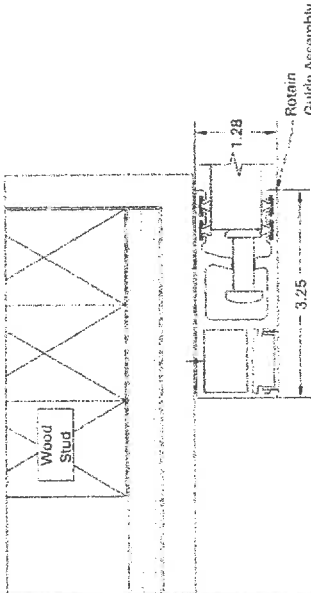
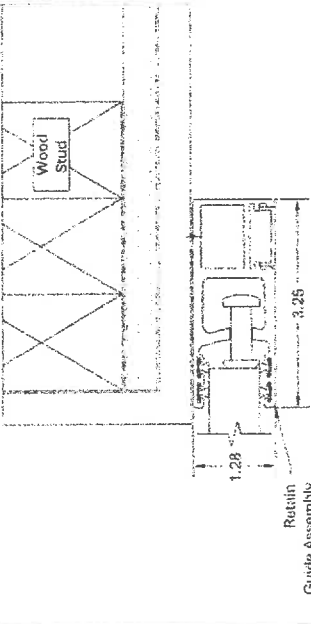
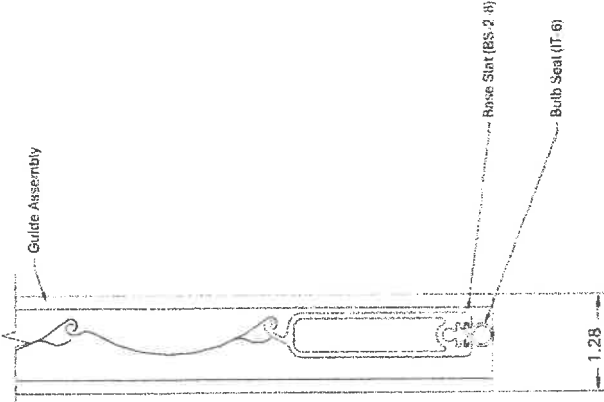
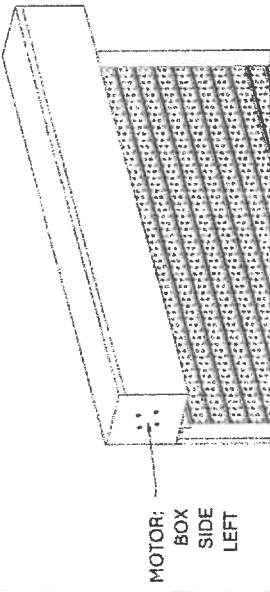
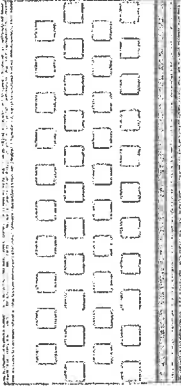

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SECTION

Sheet 1 of 2

MANUFACTURE APPROVAL:		Environment: Standard - Interior		Width		Quote #: TID1039866 - 1111117	
By:	01/02/2025	Install Type: Window		Inside of Rail:	151"	Date:	12/30/2024
Date:		Primary Control: Tube Motor - Wireless Override		Outside of Rail:	157.5"	Shutter #: 3	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 1/3 Total Turns: 9 1/3		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		
				Color			

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

<div>Mounting Type: Surface</div> <div>Hole Dia Front: .5"</div> <div>Spacing: 12"</div> <div>Toggle Bolts: NO</div> <div>Hole Dia Rear: .1875"</div> <div>Bolt Length: 8"</div>	<div>Mounting Type: Surface</div> <div>Hole Dia Front: .5"</div> <div>Spacing: 12"</div> <div>Toggle Bolts: NO</div> <div>Hole Dia Rear: .1875"</div> <div>Bolt Length: 8"</div>	<div>Base Slat Type: Standard</div> <div>Lock Type: No Lock</div> <div>Cylinder, Box Side: N/A</div> <div>Astragal Seal: 0.5" Black Bulb Seal</div> <div>Lock Location:</div> <div>Non-Box Side: N/A</div> <div>Bottom Flange: N/A</div>
<div>LEFT RAIL DETAIL</div> <div><p>Wood Stud</p><p>Retain</p><p>Guide Assembly</p><p>3.25</p><p>1.28</p></div>	<div>RIGHT RAIL DETAIL</div> <div><p>Wood Stud</p><p>Retain</p><p>Guide Assembly</p><p>3.25</p><p>1.28</p></div>	<div>BASE SLAT DETAIL</div> <div><p>Guide Assembly</p><p>Raise Slat (BS-2 8)</p><p>Bulb Seal (IT-6)</p><p>1.28</p></div>
<div>SLAT TYPE: AL8</div> <div>VISIBILITY: 25.4 %</div> <div>CURTAIN WEIGHT: 123.7</div>	<div>ISOMETRIC - CONTROL SIDE</div> <div><p>MOTOR: BOX SIDE LEFT</p></div>	<div>INSTALLER COMMENTS</div>
<div>2" TOP. 3" BOTTOM VARIES</div> <div></div> <div>CURTAIN DETAIL</div>	<div>GENERAL NOTES:</div> <div>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.</div> <div>It is the responsibility of the contractor to verify the structural capacity of the mounting structure.</div> <div>Rails must be installed plumb and in plane - Out of plumb tolerance of 1/16" per side.</div>	<div>Initial: _____ Sheet 2 of 2</div> <div>Quote #: TID1039866 - 1111117</div> <div>Date: 12/30/2024</div> <div>Shutter #: 3 Qty: 1</div> <div>Customer: National Security Solutions LLC</div> <div>Job Name: Deep DK</div> <div><div></div><div>QMI Contact: 1661 Glenlake Ave Itasca, IL 60143 800 446 2500 jtomkiewicz@qmiusa.com</div></div>

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

NOTICE OF NONRENEWAL OF INSURANCE

Named Insured & Mailing Address:

Producer: 31939

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

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

BROKE THE DOOR DOWN
 ON-03-24 AND AT 12:45 PM
 WHEN NICKELSON BROKE
 DOWN THE DOOR AT 12:45 PM

POLICE REPORT #
 OFFICER:
 DATE:

COP: ONE BLACK MALE SPORN
 AL: 15-09-01
 BORN 1978. 5'10" - 175 LB
 WE TOOK HIS CAR RICHARD
 AND 2.7 BLACK COLORED
 6-09-03 40-41014
 NUMBER

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

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

COP: ONE MALE CAME IN
 AL: 03-01-21
 STORE AND HARRISONS
 TO EMPLOYER AND KILLED
 HIM
 HONDA CAR
 PLATE NO. CT-53852L 52

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

POLICE REPORT # 23-04224
 OFFICER: COOPER 122
 DATE: 3-30-23

COPIES: 3 BLACK BODIES
 REPORT: 3 BODIES
 (A) 3 BODIES FROM STORE

SPRINKLER SYSTEM
 MORTON GROVE POLICE DEPT
 POLICE REPORT # 24-15662
 POLICE OFFICER - LARSEN
 DATE: 11-27-24
 DRUGS AND

MORTON GROVE POLICE DEPARTMENT

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

POLICE REPORT #:

OFFICER:

DATE:

ARMED ROBBERY
3 MORE CAME WITHIN
GUN THIS CITIZEN
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 DOWN CLOSET AND
TOOK ALL CLOTHING FROM
CLOSET
THE WOMAN WALKING

MORTON GROVE POLICE DEPARTMENT

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

POLICE REPORT #:

OFFICER:

DATE:

ONE MAN HE CAME IN
BROKE DOWN CLOSET
TOOK CLOTHING

MORTON GROVE POLICE DEPARTMENT

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

POLICE REPORT #:

OFFICER:

DATE:

3 KIDS TOOK TOBACCO
CIGARETTES FROM COUNTER
AND RAN AWAY

MORTON GROVE POLICE DEPARTMENT

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

POLICE REPORT #:

OFFICER:

DATE:

2 BLACK LADIES TOOK
ONE HUNNESSY TROUSEL
AND 2 CIGARETTES 1995
THEN WALKED AWAY AND
RAN 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
CLOSET AND TOOK CLOTHING
& MONEY FROM DRAWERS

**MINUTES OF THE MARCH 4, 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. Anne Ryder Kirchner called the roll.

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

Commissioners Absent: Block and Ingram with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the January 7, 2025 minutes.

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

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

Minutes approved (5-0)

Chairperson Pietron called for the case.

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

Mr. Nolin said the applicant Zubair Patel of ZAP Properties is requesting approval of 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.

The proposed building design mirrors the architecture of the home recently constructed on Lot 2 of the Beckwith Crossing Subdivision at 6729 Beckwith (AC 23-04). The provided rendering illustrates a slightly different, although complementary, use of materials and colors when compared to 6739 Beckwith.

The project includes new foundation plantings and existing trees consisting of a mix of 2 established and 5 recently planted shade trees. 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. Staff recommend that a minimum of 2 shade trees be planted to adhere to approved plans. The applicant has been asked to 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.

Mr. Patel, applicant, and Mr. Nazeri, architect, presented the plans. Material boards were provided to the Commissioners. It was noted the design compliments the adjacent new home that was approved by the Commission. The palette is slightly warmer and has similar trim for the doors and windows. Elevations and renderings were all shown.

Mr. Nazeri said they will have to remove a tree to construct the home. The landscape plan will adhere to the approved plans required for the subdivision.

Chairman Pietron said the area is a densely wooded area, and asked if trees will be added to the lot.

Mr. Patel said he planted 13 trees as part of the subdivision approval. Mr. Nolin said 2 trees need to be added to the lot. Mr. Patel said he would add 2 trees.

Commissioner Zimmer asked for the periwinkle to be substituted with a groundcover with a little more body and not invasive.

Commissioner Zimmer moved to approve AC Case 25-04, Commissioner Zimmer moved to approve AC Case 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.

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

Commissioner Hedrick voting	aye
Commissioner Manno voting	aye

Commissioner Minx voting aye
Commissioner Zimmer voting aye
Chairman Pietron voting aye

Motion passed 5-0.

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 with a request for waivers to window screening requirements of Chapter 10-10

Mr. Nolin said the applicant Deep Oza is requesting an Appearance Certificate for the installation of security shutters on the exterior of One Stop Liquor with a request for waivers to window screening requirements of Chapter 10-10. The applicant installed the security shutters at the subject property without a permit. Staff has cited concerns with emergency access, electrical work without a permit, and potential for visual blight if such installations become widespread.

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 same installation company hired by the applicant (National Shutters Chicago) has installed numerous shutter systems in interior retail locations throughout the region. Numerous other installers active in the region include interior installation locations in their marketing materials. Staff understands that shop owners want to limit damage to their storefront windows, but research indicates that visible security barriers deter such property damage.

The Plan Commission is also considering requiring security systems to be installed on the interior as part of a forthcoming code update to be heard at a public hearing on March 18 and conditions recommended by Staff align with the draft code language under consideration.

Mr. Oza's son, Harsh, presented the application. He said the shutters should have been installed with a permit and they are now complying with the Village process. He said the outdoor installation would better safeguard the business by deterring break-ins.

He described the break-ins involving window breakage, which is a large expense for replacement. They do not file insurance claims as the deductible is high and their rates may increase.

Moving the shutters inside would require rerouting an airduct and modifying counterspace. The main front door has a door closure that would need to be rearranged or replaced.

The applicant noted that exterior shutters are located in Niles and other Villages. He noted that their customer base is in favor of the installation and they have a petition with over 100 signatures in favor.

They would be able to minimize the time that the shutters are closed.

Chairman Pietron said the Commission is concerned with Appearance of the shutters. His is sympathetic with their security concerns, but the installation should be interior. He noted that the Fire and Police departments have commented in favor of an interior installation.

Commissioner Zimmer referred to Section 12-12-1:D and noted that exterior shutters are not consistent with the appearance evaluation standards.

The applicant noted that a business in Northbrook has shutters and noted the Village of Northbrook has higher median house prices and incomes than Morton Grove. He said if a Village like Northbrook allows exterior shutters, it must not be considered a

Chairman Pietron thanked the business for supporting Morton Grove.

Chairman Pietron made a motion to approve Case AS 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.

The motion was seconded by Commissioner Minx

Chairperson Pietron called for the vote.

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

Motion passed 5-0.

Hearing no further business, Chairman Pietron 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 7:31 p.m.

Minutes by: Anne Ryder Kirchner

Deep Oza
One Stop Liquor
7630 Dempster St.
Morton Grove, IL 60053
Email: onestopliquor7630@gmail.com
Phone: 773-603-4021
March 11th, 2025

Village Clerk
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

To whom it may concern,

I am writing to formally request approval for the installation of external shutters at **7630 Dempster St., Morton Grove, IL 60053**, where our business, **One Stop Liquor**, is located. We believe these shutters will significantly increase the safety of our property and business while maintaining the aesthetic of the commercial space.

Purpose of External Shutters:

The primary reason for this request is to increase security for our business. As you may be aware, burglaries have been a growing concern in our area as well as the Chicago land area as a whole. Installing external shutters will provide much-needed protection against potential break-ins and vandalism that businesses like ours have been experiencing.

The break-ins we have experienced have been either full-fledged burglaries with stolen inventory, as well as attempted break-ins, where the burglars failed to get inside the property but caused damage to the exterior doors and windows. Our primary reason to request external shutters is to eliminate all potential of attempted break-ins.

These break-ins end up being costly to us both time-wise and financially. For attempted break-ins, our business ends up paying the cost of any damaged windows and doors, as insurance deductibles generally don't cover that cost. We have included previous incidents related to both full-fledged burglaries and attempted burglaries in this envelope.

There's also growing fear of rising premiums and insurance companies denying us coverage due to the frequency and magnitude of the damages caused. We have attached a nonrenewal notice that was given to us by our insurance provider in 2020.

Lastly, we also want the committee to consider the additional costs that small businesses like ours would have to face in order to actually install the shutters inside. Larger stores have more space and higher ceilings to work with, which makes installation of interior shutters easier and cheaper. However, with smaller and older business, there's less room and requires quite a bit

more effort and possible reconstructing of ceilings, pipes, air ducts and wiring to get them installed on the interior.

Aesthetic Considerations:

We understand the importance of maintaining the visual appeal of our commercial district and the general character of the area. With this in mind, we have carefully selected shutters that are of high quality and committed to not interfere with the aesthetics of the property. In fact, we have had a few customers already comment on how they look quite nice at night and are much better options than having permanent metal bars or manual pull down shutters.

The Appearance Committee commented on visual blight being the single biggest reason for their decision. We'd like to bring into light that on Dempster Street itself, Harbor Freight, a business half a mile East of ours, has installed external shutters. Parts of the south side of Dempster (which includes Harbor Freight) fall within Niles and for any non-resident or potential investor of Morton Grove, there is no clear distinction as to what business is within Niles and what business is within Morton Grove.

We'd also like to comment on the numerous cities around our area that have allowed external shutters and because of that, they have seen a significant reduction in the number of burglaries. Here's a list of a few that we have noticed that have external shutters:

- **Harbor Freight**
7215 Dempster St, Niles, IL 60714
- **Cardinal Warehouse Wine & Liquors**
7780 N Milwaukee Ave, Niles, IL 60714
- **Extra Value Food & Liquor**
9570 Potter Rd, Des Plaines, IL 60016
- **Willow Liquors**
2657 Shermer Rd, Northbrook, IL 60062

Community and Economic Impact:

Allowing the installation of external shutters will not only help ensure the security and longevity of our business but also contribute positively to the local economy and the community. We've been in business for over 10 years now and the store itself has been at the property for even longer. This has allowed us to develop a personal relationship with daily customers and when we have break-ins and customers see boarded up windows and doors, they have significant concerns about the general safety and wellbeing in our neighborhood. We've collected over 130 signatures in support of this cause and attached those in this envelope as well. By enhancing the exterior of the building and improving security, we will be able to maintain an inviting

atmosphere for customers and contribute to sustaining foot traffic and attracting further investment in the local commercial area.

We'd also like to comment further on the visual blight and the economic impact. Some of the other communities that have allowed businesses to install external shutters have higher median incomes and median property prices. Picking on Northbrook, we see a median household income of \$155,000 and a median house price of \$644,000 versus \$106,000 and \$377,000 for Morton Grove respectively. That said, we don't believe aesthetics and visual blight should be the sole reason to disallow external shutters as these other cities, like Northbrook, have not seen a negative impact on their economic outlook. We strongly believe that customer and community sentiment is the sole driver and with external shutters we can be more certain that these break ins will be eliminated.

Conclusion:

We are committed to working closely with the Village of Morton Grove to ensure that any installations comply with local guidelines and regulations. We would be happy to provide any additional documentation or design plans that have not already been attached in this appeal submission.

We appreciate your consideration of this request and hope to receive your approval for the installation of external shutters at our business.

Thank you for your attention to this request. We look forward to your positive response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deep Oza', followed by a horizontal line.

Deep Oza

One Stop Liquor