



Village of Morton Grove

PLAN COMMISSION MEETING

Tuesday, May 20, 2025 - 7:00 P.M.

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

AGENDA

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES** March 18, 2025

III. **PUBLIC HEARINGS:**

CASE: PC 25-04

PETITION: Request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems and wind energy collection systems. The applicant is the Village of Morton Grove.

CASE: PC 25-05

PETITION: Request for a Special Use for the operation of an indoor recreational facility at the property commonly known as 7840-60 Lehigh Avenue in Morton Grove, Illinois (PIN 10-29-100-047-0000), all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E. The applicant is Vitrychenko Academy.

IV. **OTHER BUSINESS:** None

V. **CLOSE MEETING**

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, May 20, 2025, to bnolin@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Plan Commission.

**MINUTES OF THE MARCH 18, 2025
MEETING OF THE MORTON GROVE PLAN COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Plan Commission was called to order at 8:23 p.m. by Chairman Chris Kintner. Secretary Kirchner called the roll.

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

Commissioners Absent: Hussaini with notice

Village Staff Present: Brandon Nolin, Community Development Administrator;
Anne Kirchner, Planner/Zoning Administrator and Secretary;
Jim English, Building and Inspectional Services;
Rick Dobrowski, Fire Prevention Coordinator

Trustees Present: Thill

Chairman Kintner described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board.

A motion to approve the minutes of the January 21, 2025 meeting was made by Commissioner Dorgan and was seconded by Commissioner Gabriel.

Commissioner Dorgan	voting	aye
Commissioner Gabriel	voting	aye
Commissioner Liston	voting	abstain
Commissioner Mohr	voting	aye
Commissioner Stein	voting	abstain
Chairman Kintner	voting	aye

Motion passed (4-0).

CASE: PC 25-03

PETITION: Request for approval of various Text Amendments to Sections 12-2-5, 12-2-6, 12-3-3, 12-3-9, 12-3-10, 12-4-2, 12-5-13, 12-6-7, 12-12-2, 12-16-3, 12-16-4, and 12-17-1 of the Morton Grove Unified Development Code (Title 12) to clarify various definitions; provide guidance for the parking of vehicles with livery plates; extend the construction timing period for Planned Unit Developments and Special Use Permits; define opportunities for the Zoning Board of Appeals to receive input from the Traffic Safety Commission; permit the in kind replacement of driveways with two approaches; and provide guidance for the installation and use of synthetic turf, security shutters, solar energy collection systems, and wind energy collection systems. The applicant is the Village of Morton Grove.

Mr. Nolin noted Commission may make a motion that includes the removal of any code sections it feels warrant further discussion beyond today's public hearing. Given an outstanding appeal to a recent Appearance Commission case, Staff request that the Plan Commission make a motion that includes a recommendation of approval or denial of

changes to Section 12-12-2:B regarding the installation of security shutters and other similar security features. Staff is happy to walk through the proposed changes section-by-section and/or answer any questions on specific recommendations.

Chairman Kintner asked the Commissioners for comments that would include a motion regarding changes regarding security shutters. He asked to start the discussion regarding security shutters and then discuss other suggested sections.

Commissioner Gabriel asked if the Commissioners could be polled to see if they had comments on any of the sections. He said he has no comments and appreciates the thoroughness of the staff report.

Chairman Kintner said he has one comment on wind energy that he will make after further comment from Commissioners.

Commissioner Liston gave one comment, for clarification, to add the word "such" after "any" and before "security" in the last sentence in section 12-12-2:B. new item 9. The sentence would read "The installation of any such security feature requires a permit to ensure that all applicable Building and Fire Codes requirements are met."

The Commissioners agreed with the addition. Chairman Kintner said he appreciated staff recognizing the need to control security shutter installations.

Chairman Kintner asked if other communities had similar shutter regulations. Mr. Nolan noted the surrounding communities do not list shutters in their code, meaning they are not allowed. Adding regulations will support the security needs of businesses and meet our Appearance regulations.

The Commissioner's appreciated the use of illustrations in the amendments.

The Commission agreed with the time extension for the PUD construction.

Chairman Kintner asked about the height allowances for solar energy collection. Discussion ensued regarding the 5 feet height pitch. Staff will provide more information regarding this type of installation.

The Commission discussed free-standing wind energy collection systems on lots less than 10,000 square feet.

Commissioner Liston asked if the Village would not like a free-standing turbine. Commissioner Mohr noted other issues such as noise and appearance.

It was decided to further investigate wind energy and re-visit at another meeting.

Chairman Kintner said the turf regulations are needed. Mr. Nolin said the regulations were written with consultation of the Village engineers.

There was no public comment.

Chairman Kintner made a motion to recommend approval of Case 25-03, a request of various Text Amendments to Sections 12-2-5, 12-2-6, 12-3-3, 12-3-9, 12-3-10, 12-4-2, 12-5-13, 12-6-7, 12-12-2, 12-16-3, 12-16-4, and 12-17-1 of the Morton Grove Unified Development Code (Title 12) to clarify various definitions; provide guidance for the parking of vehicles with livery plates; extend the construction timing period for Planned Unit Developments and Special Use Permits; define opportunities for the Zoning Board of Appeals to receive input from the Traffic Safety Commission; permit the in kind replacement of driveways with two approaches; and provide guidance for the installation and use of synthetic turf, security shutters, solar energy collection systems, and wind energy collection systems with the following conditions:

1. Section 12-12-2:B. new item 9. The last sentence would read “The installation of any such security feature requires a permit to ensure that all applicable Building and Fire Codes requirements are met.”
2. Removal of Section 12-3-9;
3. Removal of Section 12-3-10

The motion was seconded by Commissioner Gabriel. Chairman Kintner called for the vote.

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

Motion passed (6-0).

Chairman Kintner asked for any other business or discussion. Mr. Nolin reminded the Commissioners they will soon be involved with the Dempster Street Corridor Plan, with additional public meetings to attend.

Commissioner Liston moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Dorgan.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:55 p.m.

Minutes by: Anne Kirchner

To: Chairperson Kintner and Members of the Plan Commission

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

Date: May 13, 2025

Re: Plan Commission Case PC 25-04
Request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems and wind energy collection systems. The applicant is the Village of Morton Grove.

STAFF REPORT

Public Notice

The Village provided public notice for the May 20, 2025, Plan Commission public hearing for Case PC 25-04 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on May 1, 2025. Letters to surrounding property owners and a public notice sign were not required due to the application being for a Text Amendment to the Unified Development Code (Title 12) and not in relation to any particular property.

Background

The Department of Community and Economic Development continuously reviews and updates the Unified Development Code (Title 12, Morton Grove Municipal Code) as needed to keep regulations current and promote predictable and desirable development. This report outlines several text amendments recommended by Staff based on input received throughout 2024 and discussion with the Plan Commission on December 17, 2024 and March 18, 2025. The background on each recommended text amendment is provided in each section.

Solar Energy

Solar energy collection systems are not currently defined within the UDC and Staff reviews requests on a case-by-case basis. The Building Code provides some guidance on solar such as requirements for the use of electrical conduit and structural supports, but there is not guidance to ensure such installations do not have a negative impact on adjacent properties. Staff recommend the following definition and treatment of solar energy collection systems to provide fair certainty to applicants and avoid inconsistent guidance.

NOTE: *Following Plan Commission discussion on March 18, 2025, the permitted height for solar energy collection systems on pitched roofs was reviewed by Staff. Staff determined that allowing for systems to extend up to five feet (5') above the surface of a pitched roof was appropriate to allow users to angle solar panels to optimize solar capture. Accommodating all manner of roof angles would be impractical within the Code. The following statement has been included in Section 12-3-9:A.5 to highlight the concern: "System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system."*



TEXT AMENDMENT APPLICATION

Village of Morton Grove
Department of Community & Economic Development
6101 Capulina Avenue, Morton Grove, Illinois 60053

(847)470-5231 (p)

(847)965-4162 (f)

CASE NUMBER: PC 25-04 DATE APPLICATION FILED: 4/ 7 /2025

APPLICANT INFORMATION

Applicant Name: Village of Morton Grove

Applicant Organization: Village of Morton Grove

Applicant Address: 6101 Capulina Ave.

Applicant City / State / Zip Code: Morton Grove, IL 60053

Applicant Phone: Work: (847) 663-3063 Home: ()

Mobil / Other: ()

Applicant Fax: Work : () Home : ()

Applicant Email: bnolin@mortongroveil.org

Applicant Signature: *nb bnolin*

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

1. Applicant is requesting a Text Amendment for Section(s) New sections 12-3-9 & 12-3-10 of the Unified Development Code.

2. The precise wording of the proposed amendment to the text of this title as follows:

See attached regarding text amendments to multiple sections of the Unified Development Code in the Village of Morton Grove.

3. Statement of Purpose

See attached regarding the purpose of proposed amendments in the Village of Morton Grove.

To: Chairperson Kintner and Members of the Plan Commission

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

Date: May 13, 2025

Re: Plan Commission Case PC 25-04
Request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems and wind energy collection systems. The applicant is the Village of Morton Grove.

STAFF REPORT

Public Notice

The Village provided public notice for the May 20, 2025, Plan Commission public hearing for Case PC 25-04 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on May 1, 2025. Letters to surrounding property owners and a public notice sign were not required due to the application being for a Text Amendment to the Unified Development Code (Title 12) and not in relation to any particular property.

Background

The Department of Community and Economic Development continuously reviews and updates the Unified Development Code (Title 12, Morton Grove Municipal Code) as needed to keep regulations current and promote predictable and desirable development. This report outlines several text amendments recommended by Staff based on input received throughout 2024 and discussion with the Plan Commission on December 17, 2024 and March 18, 2025. The background on each recommended text amendment is provided in each section.

Solar Energy

Solar energy collection systems are not currently defined within the UDC and Staff reviews requests on a case-by-case basis. The Building Code provides some guidance on solar such as requirements for the use of electrical conduit and structural supports, but there is not guidance to ensure such installations do not have a negative impact on adjacent properties. Staff recommend the following definition and treatment of solar energy collection systems to provide fair certainty to applicants and avoid inconsistent guidance.

NOTE: *Following Plan Commission discussion on March 18, 2025, the permitted height for solar energy collection systems on pitched roofs was reviewed by Staff. Staff determined that allowing for systems to extend up to five feet (5') above the surface of a pitched roof was appropriate to allow users to angle solar panels to optimize solar capture. Accommodating all manner of roof angles would be impractical within the Code. The following statement has been included in Section 12-3-9:A.5 to highlight the concern: "System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system."*

12-3-9 New Section for Solar

12-3-9: Solar Energy Collection Systems

Solar energy collection systems are allowed as an accessory use in all districts with the following conditions:

A. Building-Mounted Systems

1. Location:
 - a. Roof-mounted: Solar energy collection systems may be mounted on any roof face of principal or accessory structures. Systems should be flush mounted when possible.
 - b. Façade-mounted: Solar energy collection systems may be applied flat against a building facade, or project off a building facade up to three feet (3'), but shall not encroach in required yards.
2. Quantity: The total square footage of the system panels may not exceed the total area of roof surface of the structure to which the system is attached.
3. Roof Overhang: No part of a roof-mounted system shall extend over the edge of the roof.
4. Measuring Height: Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
5. Maximum Height: Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof. System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system.

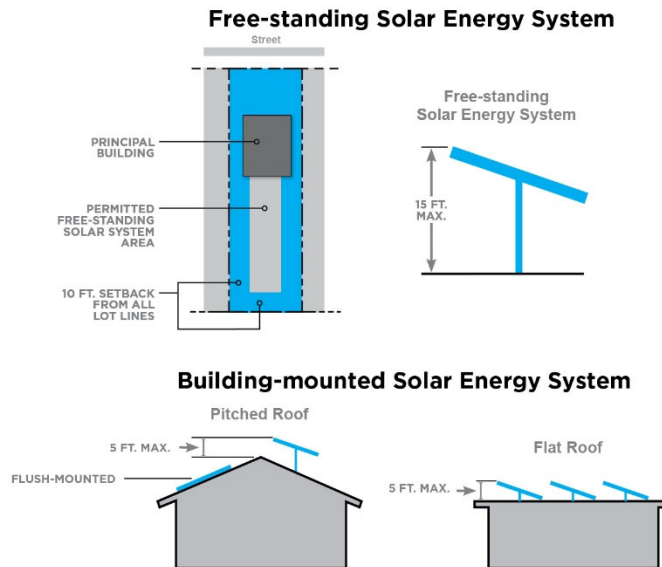
B. Free-Standing Systems

1. Location: Systems are permitted in the rear and side yards only, but may not be located in a required side yard. All parts of a freestanding system shall be located within the buildable area of a parcel.
2. Maximum Height: Maximum height shall be 15 feet (15') in height, measured from the grade at the base of the pole to the highest edge of the system.
3. Setbacks: All parts of the freestanding system shall follow the requirements of a detached accessory structure pursuant Section 12-2-5:B of this Chapter, however no freestanding system shall be located closer than ten feet (10') from an adjacent residential lot line.
4. Accessory Structure: A free-standing system shall count toward the maximum number of accessory structures allowed, but does not count toward the maximum gross floor area of accessory structures.
5. Coverage: The area of a free-standing system shall be included in lot coverage and yard coverage calculations, and shall not occupy greater than 75 percent when accessory to a commercial use.

C. Requirements for all solar energy collection systems.

1. Blending: Efforts shall be made in the design of solar energy systems to incorporate the use of materials, colors, textures, screening and landscaping that will aid in blending the system into the natural setting and existing environment.
2. Wiring and Piping: All exterior electrical and plumbing lines for solar energy collection systems shall be placed in a conduit or copper piping, shall be installed underground or contained within a raceway that complements the building materials of the principal structure, and shall otherwise comply with all other village requirements relative to electrical or plumbing lines.
3. No Resale: All energy produced by a solar energy collection system shall be utilized on site, except for net metering as authorized by the applicable electric or other utility.
4. Glare and Heat: No glare or heat from a solar energy collection system shall be detectable at any point off the lot on which the system is located. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.
5. No Advertising: Solar energy collection systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a property line.

SOLAR ENERGY COLLECTION SYSTEMS



Wind Energy

Wind energy collection systems are not currently defined within the UDC. Staff have received few inquiries regarding wind energy collection systems, but there is potential for such requests to become more frequent as collection systems continue to decrease in scale and residential applications become more common. Staff recommend the following definition and treatment of wind energy collection systems to provide fair certainty to applicants and avoid inconsistent guidance.

NOTE: Following Plan Commission discussion on March 18, 2025, freestanding wind energy collection systems are proposed as prohibited within all residential districts.

- **12-3-10** New Section for Wind

12-3-10: Wind energy collection system

Wind energy collection systems are allowed as an accessory use in all districts with the following conditions:

A. Freestanding Systems

1. Freestanding systems are prohibited within residential districts and are not allowed on zoning lots less than 10,000 sq. ft.
2. Clearance: Minimum clearance between the lowest tip of the rotor or blade and the ground is 12 feet (12').
3. Permitted Yard Location: Allowed only in the side and rear yards.
4. Height: No accessory wind energy collection systems may be greater in height than the maximum building height permitted in the zoning district.
5. Front yards: Turbines may be allowed in the front yards of nonresidential districts with a special use permit provided there are no residential districts within 120 feet of any property line of the zoning lot where the turbine will be located.
6. Setbacks: The base of a wind energy collection systems shall be setback 1.1 times the height of the highest edge of the system from all property lines, overhead utility line poles, public sidewalks or trails, and public rights-of-way. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.

7. Access: Climbing access (rungs or foot pegs) to the tower shall not start until twelve feet (12') above grade to prevent unauthorized access.

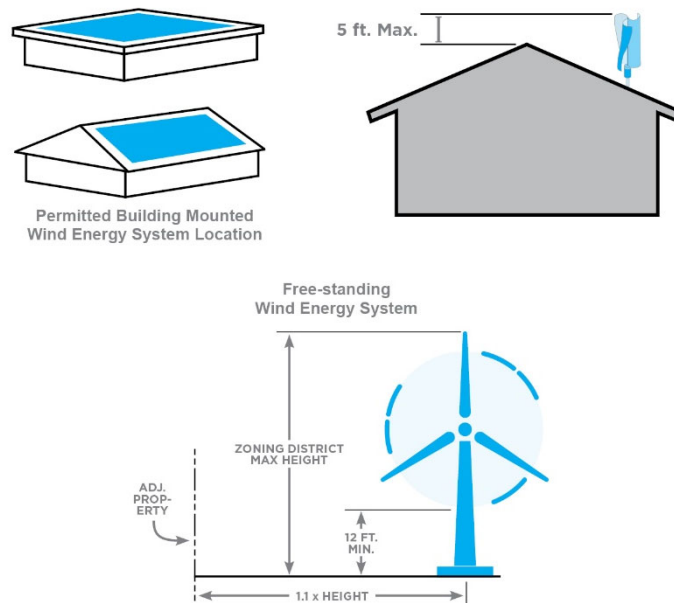
B. Building Mounted Systems.

1. Quantity: One turbine is allowed for every 750 square feet of the combined roof area of all structures on a zoning lot. For a pitched roof, each surface of the roof shall be included in the roof area calculation.
2. Rated Capacity: A maximum rated capacity of 3 kilowatts (kW) per turbine is allowed.
3. Height: Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof. Systems shall be affixed to the roof deck of a flat roof or to the ridge or slope of a pitched roof and may not be affixed to the parapet or chimney of any structure.
4. Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof.

C. Requirements for all small wind energy collection systems.

1. Noise: Except during such short-term events such as utility outage or a severe windstorm, a wind energy system shall not exceed 45 dBA when adjacent to all residential districts, and 55 dBA when in or adjacent to all non-residential districts. Noise levels shall be measured at the adjacent lot line.
2. Safety: Every wind energy system shall have an internal automatic braking device to prevent uncontrolled rotation of over speeding.
3. No Resale: All energy produced by a wind energy collection system shall be utilized on site, except for net metering as authorized by the applicable electric or other utility.

WIND ENERGY COLLECTION SYSTEMS



To: Chairperson Kintner and Members of the Plan Commission

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

Date: May 13, 2025

Re: Plan Commission Case PC 25-05
Request for a Special Use for the operation of an indoor recreational facility at the property commonly known as 7840-60 Lehigh Avenue in Morton Grove, Illinois (PIN 10-29-100-047-0000), all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E. The applicant is Vitrychenko Academy.

STAFF REPORT

Public Notice

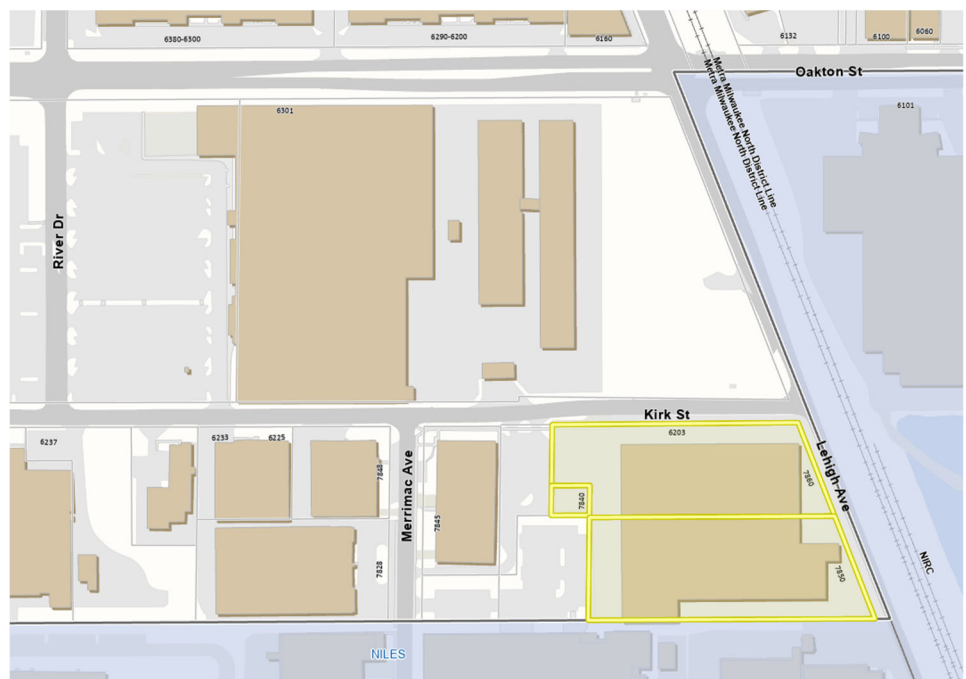
The Village provided Public Notice for the May 20, 2025, Plan Commission public hearing for PC 25-05 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on May 1, 2025. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on May 1, 2025.

Application Summary

Vitrychenko Academy ("applicant"), submitted a complete application to the Department of Community and Economic Development under Case PC 25-05 requesting a Special Use Permit to operate an indoor recreational facility within the 125,660-square-foot industrial building at 7840-7860 Lehigh Avenue ("subject property"), which is zoned M-2 General Manufacturing. Indoor recreational facilities in the M-2 district are subject to Section 12-4-4:E. The applicant is leasing 14,660 sq. ft. to accommodate a proposed gymnastics training facility with four (4) mats, offices, and a lounge.

Subject Property

The subject property consists of three (3) parcels occupied by an industrial building at 7840-60 Lehigh Avenue in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing. The building that occupies the subject property is currently vacant and was the former location of a truck repair facility. The subject property is located to the east of another M-2 industrial property and south of a home improvement center (Menards) which is zoned C-1. All surrounding properties to the south are occupied by industrial buildings and located in the Village of Niles. Properties to the east across Lehigh Avenue are also industrial and located in the Village of Skokie.



Subject Property Location Map

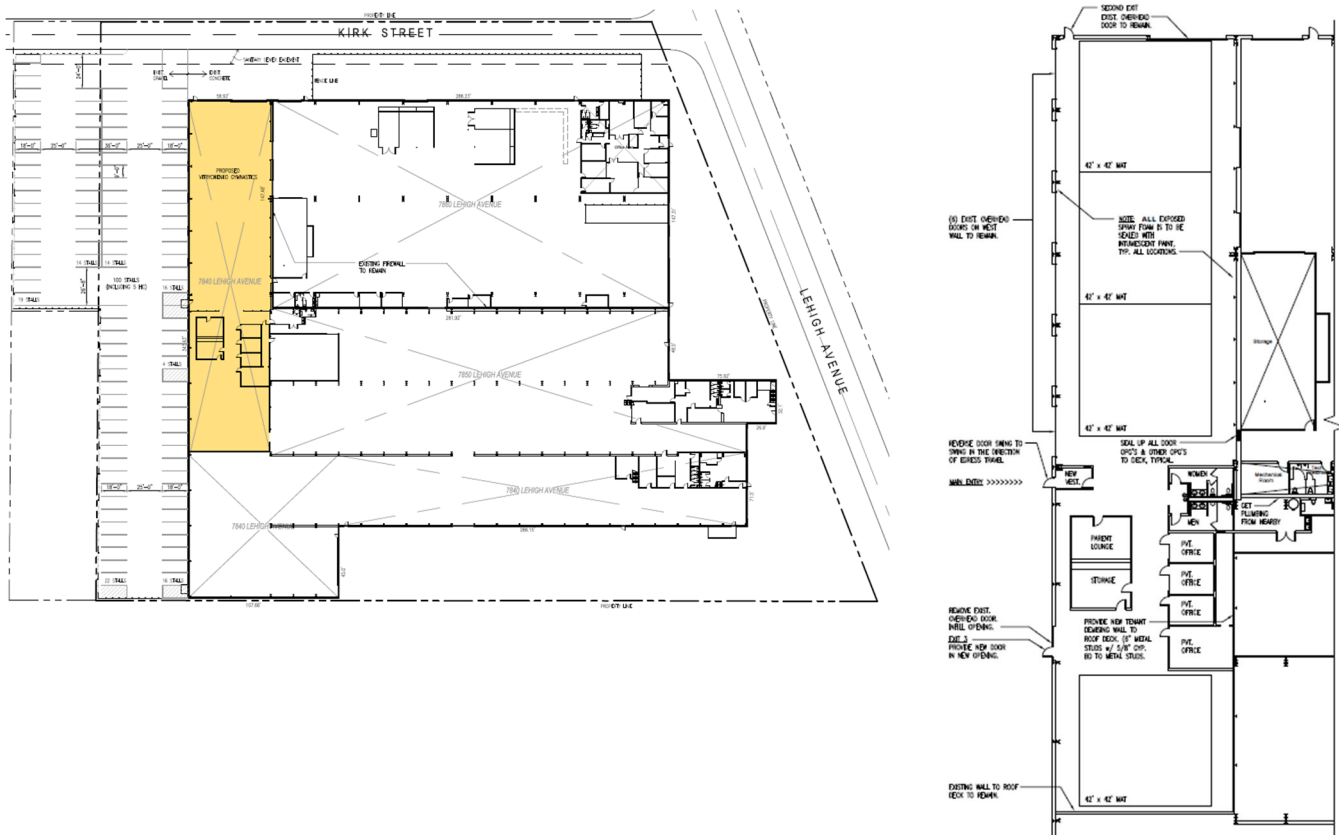
Project Overview

Vitrychenko Academy is proposing an indoor recreational facility within the 125,660-square-foot industrial space at 7840-60 Lehigh Avenue, which is zoned M-2 General Manufacturing. The applicant proposes to lease 14,660 sq. ft. (12% of all leasable area in the structure) and is proposing a members-only gymnastics training facility with four (4) mats. The facility would accommodate a maximum of 35 individuals at one time with seven (7) employees on-site at any given time. The applicant indicates the anticipate an average of 25 students and families at the facility on a daily basis.

Most members range from elementary school-age to high school-age and many are dropped off/picked up by parents. Planned hours of operation are 4:40 pm to 9:00 pm on weekdays, 9:00 am to 5:00 pm on Saturdays, and 9:00 am to 3:00 pm on Sundays. Instruction would consist of a combination of one-on-one private coaching and group training classes.

The applicant operates a similar, but smaller facility in Arlington Heights, Illinois and is renting by the hour at Canlan Sports in Libertyville, Illinois. Their goal is to locate into a larger space for the long-term and eliminate the need to rent space elsewhere.

Proposed lighting is limited to four (4) wall-mounted lights and two (2) light poles in the parking lot. Proposed building signage is limited to a 32-square-foot wall sign above the main entrance, and a directory sign. Neither sign requires Appearance Commission review.



Site Plan (Left) and Proposed Floor Plan (Right)

Zoning Review

A gymnastics training facility is proposed to occupy an existing industrial building that is zoned M-2 General Manufacturing. The proposed use is classified as an indoor recreational facility per Section 12-17-1 and requires a Special Use Permit within the M-2 district. The project will consist of interior renovations to the existing structure at the subject property including new bathrooms, repurposing existing office spaces, and the installation of regulation mats. Exterior modifications will be limited to the replacement of an overhead door with a new pedestrian entrance, parking lot lighting, and signage. The existing parking lot will also be reconfigured from a truck parking facility to accommodate passenger vehicles (see discussion below).

Future Tenants

The subject property is a former truck repair facility that was recently purchased and is now vacant. Per a proposed demising wall plan shared by the property owner, the 7840-60 Lehigh Avenue building will likely be shared by up to four tenants. The property is zoned M-2 and manufacturing uses could occupy the space as permitted uses. This creates the potential for conflict with the proposed gymnastics training facility as it relates to noise, odor, and truck traffic generated by potential future uses. Staff reviewed these concerns with the applicant and are comfortable with the proposed demising wall plans and tenant configuration. The proposed gymnastics facility would occupy the westernmost portion of the building with its primary entrance located on the west façade facing a newly reconfigured parking lot. No truck access would be provided on the west side of the building. While six (6) overhead doors would remain in place, they would be inactive and wholly within the gymnastics facility envelope meaning no other tenant at the subject property could use them. One additional door is provided on the south end of the west parking lot, but would be for pedestrians only accessing the tenant to the south of the gymnastics training facility. Staff are generally satisfied with this configuration regarding mitigating potential future conflicts between adjacent uses. Parking availability remains the primary concern as discussed below.

Traffic Impact

A traffic impact study was prepared by Kimley-Horn and is included in the hearing packet for Case PC 25-05. The study concluded that the proposed site plan has sufficient off-street parking to meet the demands of the proposed gymnastics training facility and projected future traffic can be successfully accommodated on the surrounding roadway network. Kimley-Horn found that the addition of traffic related to the proposed development would increase trips by an estimated 7-8% during a typical weekday and by approximately 27% during the weekday PM peak hour.

Staff cited a lack of information provided regarding the capacity of Kirk Street which is the roadway providing primary access to the proposed business location. The study also concludes that no modifications are needed to Lehigh Avenue to accommodate the use, but the study lacks the analysis to support or contradict such a finding other than noting general excess capacity of about 3,800 daily trips out of a total 10,000 daily trip capacity (38%). The Traffic Safety Commission did not raise concern with the applicant's responses to these issues during discussion.

Parking Impact

As part of the traffic impact study, Kimley-Horn also evaluated parking. Parking at the 7840-60 Lehigh Avenue building will likely be shared by up to four tenants. The proposed site plan shows a parking lot with 100 spaces on the west side of the subject property, but no parking is identified for the other sides of the building. The proposed lease stipulates that parking will be assigned to Vitrychenko Academy based on the findings of the Kimley-Horn report. Based on Village requirements of one (1) space per 250 sq. ft., the facility would require 59 dedicated parking spaces. However, based on anticipated business operations and pick-up/drop-off activity, Kimley-Horn estimates a peak parking demand of 33 spaces.

Parking Concerns

Staff are concerned that the proposed business could limit the ability to lease the other spaces available at the vacant property. The traffic study does not provide data addressing the site's total parking supply and no analysis is provided as to what parking demand may be generated by potential future uses that would be co-tenants at the subject property.

Per Section 12-7-3 of the Unified Development Code, the Village requires 1 off-street parking space for every 500 to 1,000 sq. ft. of several manufacturing uses (see below). However, many by-right uses within the M-2 district require 1 space per 250 sq. ft. When considering the 111,000 sq. ft. that could accommodate other uses at the subject property, anywhere from 111 to 444 spaces could be required. Conversely, general manufacturing uses require parking based on number of employees, so a manufacturer with greater space needs for machinery or storage and fewer employees may operate with no parking issues.

The applicant or property owner should speak to how the overall property could be occupied while maintaining parking demand within the constraints of the parking supply at the subject property.

12-7-3: Off Street Parking - Required Spaces By Use:

Manufacturing uses:	
Permitted and special uses in the manufacturing zoning district except for those uses specified below or where requirements have been set in other sections of this chapter	1.0 space per 250 square feet of gross floor area
Building material sales	1.0 space per 500 square feet of gross floor area
Cannabis cultivation centers	1.0 space per employee, plus 1.0 space per vehicle owned and used by the cultivation center only
Moving and storage facilities	1.0 space per employee plus 1.0 space for each vehicle owned or used in the business
Manufacturing uses	1.0 space for each 2.0 employees plus 1.0 parking space for each vehicle owned and used by the local plant only
Parcel and express services	1.0 space per 1,000 square feet of gross floor area or 1.0 space per employee whichever is greater
Public utility and public service use	1.0 space per each employee (minimum of 2.0 spaces)
Self-service storage or miniwarehouse facilities	1.0 space per 3,000 square feet of gross square feet of floor area
Warehouse and storage establishments	1.0 space per 1,000 square feet of gross floor area or 1.0 space per employee whichever is greater
Wholesale sales	1.0 space per 500 square feet of gross floor area plus 1.0 space for each vehicle owned or used in the business

Parking Lot Lighting

The proposed use would increase nighttime activity at the subject property which has historically been used for daytime activities. Parking lot lighting has been proposed using a combination of wall mounted lights and light poles, however no photometric analysis was provided that documents proposed light levels. The Conceptual Site Lighting Plan provided by the applicant indicates the extent of 0.1 footcandles and it appears that light levels along the property edge will be appropriate, but it is not clear as to whether lighting is sufficient to provide proper security for patrons visiting in the evenings. *Staff recommends as a condition of approval that, prior to the issuance of a building permit, the applicant shall submit a photometric analysis to document appropriate lighting, subject to review and approval of the Community Development Administrator or requirement by the Village to install necessary lighting.*

Commission Review

Appearance Commission

The Appearance Commission chairperson agreed to waive the requirement for the Appearance Commission review. Since the only exterior improvements proposed include a compliant wall sign and directional sign with parking lot lighting, the Appearance Commission review was deemed as not warranted.

Traffic Safety Commission

On May 1, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-05 and the Traffic Impact Study including a revision memo. At the conclusion of the discussion, the TSC voted unanimously (6-0) to recommend approval of the application. If the Plan Commission approves the request to amend the Special Use Permit, the following conditions were recommended for inclusion by the TSC (see “**Attachment A**”):

- *Look into speed control measures in the parking lot.*

Departmental Review

The proposed project was reviewed by several department representatives with the Department of Public Works being the only department to provide comments (see “**Attachment B**”).

- **Building Department:** No comments at this time.
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated May 12, 2025, regarding:
 - Kirk Street traffic concerns related to the width of the street and adjacency of the home improvement center retail, current street lighting, and lack of sidewalks.
 - IDOT control of Lehigh Avenue.
 - Discrepancies between the Traffic Study and proposed project details regarding hours of operation and potential traffic volumes.
 - Lack of information regarding student ages and the parking configuration for the site as a whole.
 - The potential need for a turnaround area at the south end of the parking lot.
 - Need for additional discussion of potential future expansion of the business if successful and related

- impacts.
- Insufficient information to support findings including the assertion that no improvements are needed to Kirk Street or Lehigh Avenue.
- The need for a parking plan for the larger site including a circulation diagram for pick-up/drop-off.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards For Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance To Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village Board of Trustees as a part of the special use permit.

Recommendation

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

Motion to recommend approval of Case PC 25-05, a request for a Special Use Permit to allow an indoor recreational facility, all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E, at the property commonly known as 7840-60 Lehigh Avenue in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final site plan for review and approval. Final plans must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator. If such designs are deemed to be inconsistent with the approved plans then the owner/applicant will be required to file an application for an amendment to the Plan Commission.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final parking plan that identifies parking stall (including ADA spaces) for the entirety of the subject property. The parking plan must be consistent with representations made during the approval process, as determined by the Community Development Administrator. If such parking plan is deemed to be inconsistent with the approved plans and representations then the owner/applicant will be required to file an application for an amendment to the Plan Commission.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric analysis to document appropriate lighting, subject to review and approval of the Community Development Administrator. If lighting is deemed to be insufficient, the owner/applicant shall be required to revise the lighting plan and install necessary lighting as directed by the Village.*
4. *The Business Compliance Certificates issued for all future businesses to be located at the subject property shall*

include conditions related to parking to ensure that no combination of uses results in a demand for parking in excess of the parking provided on-site at the subject property based on the approved parking plan.

5. *Gymnastics training operations at the subject property shall be limited to training and education, and the hosting of tournaments and special events shall be prohibited.*
6. *The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated May 12, 2025, by strict or alternative compliance, subject to their respective approvals.*

(Any other conditions recommended by the Plan Commission)

Attachments

- **Attachment A** – Plan Review Comment Form for PC 25-05, prepared by Keith White, Traffic Safety Commission Chair dated May 12, 2025
- **Attachment B** – Plan Review Comment Forms for PC 25-05, prepared by Chris Tomich, Village Engineer dated May 12, 2025
- **Attachment C** – Final Plans and Supporting Documents for PC 25-05

Attachment A

Plan Review Comment Form for PC 25-05,
Prepared by Keith White, Traffic Safety Commission Chair
Dated May 12, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 4/11/2025

CASE NUMBER: PC 25-05

APPLICATION: Request for a Special Use for the operation of an indoor recreational facility at the property commonly known as 7840-60 Lehigh Avenue in Morton Grove, Illinois (PIN 10-29-100-047-0000), all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E. The applicant is Vitrychenko Academy.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, April 25, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

Look into speed control measures in the parking lot.

These comments accurately represent existing Village regulations or policies.

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

Signed: *Keith A. White*

Date: 05/12/2025

Attachment B

Plan Review Comment Forms for PC 25-05
Prepared by Chris Tomich, Village Engineer
Dated May 12, 2025

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 4/11/2025

CASE NUMBER: PC 25-05

APPLICATION: Request for a Special Use for the operation of an indoor recreational facility at the property commonly known as 7840-60 Lehigh Avenue in Morton Grove, Illinois (PIN 10-29-100-047-0000), all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E. The applicant is Vitrychenko Academy.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, April 25, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

1. GENERAL – The current land use for this area is light industrial with big-box retail on the opposite side of Kirk Street. The proposed use is forecasted to generate passenger car traffic, so the mingling of traffic on Kirk Street should be considered as part of the application. Kirk Street does not match the Village's standard for a street. Both the right-of-way and pavement is narrower than the Village's residential street standard. The Village's standards require sidewalk and street lighting, but neither are in place along Kirk Street or Lehigh Avenue. The paved width of Kirk Street is a few feet narrower than the Village's standard width. There are no parking restrictions along Kirk Street east of Merrimac Avenue, except that it is a snow route, so parking is restricted when there is 2 or more inches of snow on the pavement. The proposed use is located near Kirk Street's T-intersection at Lehigh Avenue. Some of the safety concerns could be reduced by this facility being an "end-unit" on the block.
2. GENERAL – Lehigh Avenue abuts the site. Note that Lehigh Avenue is a State highway under the jurisdiction of the Illinois Department of Transportation (IDOT). Any required improvements within this right-of-way would need to be approved by IDOT.
3. GENERAL – The Village requires sidewalk on Kirk Street and Lehigh Avenue. There is not a public sidewalk system to connect to in front of this site. The Village does not currently have a plan to construct sidewalk along Kirk Street and Lehigh Avenue. It is not expected this site would generate pedestrian traffic for its operations. It could generate recreational pedestrian trips if parents would be at the site during the training sessions. It should be considered whether adding sidewalk to this segment should be a condition of the permit.
4. GENERAL - The Village requires street lighting on Kirk Street and Lehigh Avenue. Street lighting on Kirk Street could improve safety for traffic entering or leaving this facility and should be considered as a condition of this permit. Street lighting on Lehigh Avenue is not recommended by the Department of Public Works due to the location of Lehigh Avenue relative to the active parts of this facility as well as the need for it to be part of a larger lighting project for Lehigh Avenue.
5. GENERAL – The proposed hours of operation given in the applicant's narrative attached to the Special Use Permit application vary from those presented in the Traffic Study, Part 3, Business Operations Characteristics. The applicant should clarify the proposed hours of operation for weekdays, Saturdays, and Sundays.
6. GENERAL – The applicant does not specifically mention the age limits of the anticipated students or other student demographics. It should be clarified whether any students might be old enough to drive at any point during training. This could possibly affect parking demand and place young, inexperienced drivers in the area.
7. GENERAL - Traffic Study Table 6: ITE Parking Demand Projections incorrectly labels "Use" as GIL Sewing Corporation. This incorrect information should be corrected.

8. TRAFFIC – The proposed parking will change the existing parking layout. The applicant will need to demonstrate fire trucks can circulate the site to respond to all emergency responses. Some adjustment of the number of parking spaces may result from this refinement.
9. TRAFFIC – The circulation of traffic into the dead-end area at the south end of the site should be discouraged, unless it could be improved to allow a reasonable turn-around area.
10. TRAFFIC – The Traffic Study should be revised to indicate where drop-offs and pick-ups will occur, so that can be evaluated. The applicant should be able to provide that information.
11. TRAFFIC – The mingling of large vehicles and site-generated traffic, especially at night during inclement weather is a concern. The Traffic Study does not include a complete analysis of the area's street network. It should be revised to include an evaluation of traffic entering or leaving Kirk Street, the characteristics of Kirk Street, describe any relevant factors which might affect traffic operations and safety during the applicant's proposed hours of operation, and suggest any remedies if necessary.
12. TRAFFIC – The effect of expanding a successful business and its effect on site circulation and network traffic has not been evaluated. The applicant should be able to provide some forecast for expanding the business. The Traffic Study would then either need to be revised and the change to the site reviewed or the permit should include a condition controlling the site's operation to the approved parameters.
13. TRAFFIC – The Traffic Study indicates traffic generated for weekends is greater than that projected for weekdays. There is no evaluation of weekend traffic on Kirk Street or Lehigh Avenue because the information is not publicly available. It is reasonable to believe that traffic generated by Menards might be higher on Kirk Street on the weekends when its patrons are more likely to take on home improvement projects or seasonal shopping. It seems unlikely there would be significant safety concerns from the volume of traffic on Kirk Street or Lehigh Avenue, but that is speculative without information to support it. If this is a concern, then traffic could be counted on a Saturday and an evaluation completed.
14. TRAFFIC – The Traffic Study does not provide a trip distribution analysis. It is reasonable to believe that students of the proposed Academy might arrive and depart from directions other than Lehigh Avenue. The applicant should address this possibility and the Traffic Study may need to be revised to include the additional analysis.
15. TRAFFIC – The Conclusion section of the Traffic Study states "no modifications along Lehigh Avenue, such as turn lanes or pavement striping modifications, are recommended." The study lacks the analysis to support or contradict the recommendation.
16. TRAFFIC – It is assumed patrons and employees will drive to the site and walking, cycling, and transit trips are unlikely. There is a Pace bus stop within 800 feet of the facility. The Metra station is nearby. The applicant should be able to confirm how people will get to the site.
17. TRAFFIC – Traffic Study Table 3: Existing and Future Traffic Volume Comparison states the existing counts for weekday AM Peak is 328. In the appendix IDOT Traffic Volume Data, Volume Count Report shows 377 for the AM Peak. The Traffic Study should be revised to correct the contradictory information.
18. PARKING – The Traffic Study only reviews a portion of the parking spaces on the site abutting the proposed tenant space. A review of the parking supply on the entire site is needed to approve a special use permit that may constrain other possible uses of the remaining interior space. This tenant space accounts for approximately 12% of the existing 125,660 SF building. There is no data provided for the site's total parking supply count. There is no analysis or speculation of what could occupy the remaining tenant space and the associated parking demand.
19. PARKING – The conclusion of the Traffic Study related to parking supply and parking demand is an unreliable source for the Village to make a decision on the required number of parking spaces. It states the parking demand is 23 to 33 parking spaces and the parking supply allocated for the proposed tenant is only 14 parking spaces (of 44 spaces in the parking lot). It is understood the gymnastics academy does not allow parents to watch a class. First, any parent may choose to park at the site for some or all of the class. Second, enforcing the 14-parking-space limit will be difficult for the property owner to enforce. It is difficult to determine the number that may use the parking lot during the class. However, historically, these types of operations or operations that do not have a solid plan for handling traffic have tended to cause vehicles to accumulate into the abutting street and cause a problem for the Village. A circulation plan should be provided that demonstrates safe and orderly movements and help to visualize reliable parking and circulation patterns. The applicant should be able to answer questions about the patterns of drop-offs, pick-ups, and whether arrivals and departures are staggered.
20. PARKING – Per the 2018 Illinois Accessibility Code section 208.2, for a separate parking facility of 26-50 parking spaces, a minimum of two spaces should be accessible parking spaces whereas only one is noted on the Conceptual Parking Layout. The Traffic Study should include an exhibit of the pedestrian access route from these spaces to the accessible building entrance. This can be addressed in the permitting of the improvement, but would affect the number of parking spaces.
21. PARKING – The Traffic Study states the Conceptual Parking Layout in the appendix is helpful to the reviewer. Given the specific 44 parking space supply denoted with a predicted shortage of 2-29 spaces based on the method used to calculate the parking

demand estimate, the applicant should explain why more, if not all, of the 44 denoted spaces are not being allowed for use by the applicant to ensure an adequate parking supply for the applicant.

22. PARKING – It is understood this facility will be only for training and not for events or competitions. If the number of parking spaces is less than required by the code is allowed, then the permit should include a condition limiting the business operation to training only.
23. PARKING – The provided parking lot layout is conceptual at this time. A site plan of the parking lot layout designed by a professional engineer will be required for the permit application.
24. PARKING – Consider whether using the Athletic Club industry comparison for the various traffic volume and parking demand estimates is appropriate. The applicant should have parking supply and demand at its Gymnastics Academy sites in Arlington Heights and Libertyville as a basis of comparison.

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:

A handwritten signature in black ink, appearing to read "Chris Tomich", written over the "Signed:" label.

Date: 05/12/25

Attachment C

Final Plans and Supporting Documents for PC 25-05

1. *Special Use Application, submitted by Vitrychenko Academy, received April 11, 2024*
2. *Written Authorization from Property Owner Jon Vandehey, dated April 4, 2024*
3. *Business Description, submitted by Vitrychenko Academy, received April 25, 2024*
4. *Plat of Survey of 7840-60 Lehigh Avenue, prepared by Lichtenwald-Johnston Iron Works Co., dated September 14, 1976*
5. *Site Plan, prepared by Design Partners Architects, dated June 27, 2023*
6. *Proposed Floor Plan, prepared by Gillespie Design Group, dated April 2, 2025*
7. *Detailed Site Plan, prepared by Gillespie Design Group, dated April 24, 2025*
8. *Potential Tenant Demising Plan, prepared by Gillespie Design Group, dated April 24, 2025*
9. *Conceptual Lighting Plan, prepared by Gillespie Design Group, dated April 24, 2025*
10. *Building Code Review Plan, prepared by Gillespie Design Group, dated December 8, 2023*
11. *Sign Application, submitted by Vitrychenko Academy, received April 11, 2025*
12. *Lease Agreement, submitted by Vitrychenko Academy, received April 11, 2024*
13. *Traffic and Parking Study, prepared by Kimley-Horn, Inc., dated April 7, 2025*
14. *Special Use Permit Staff Review Comments Response Memorandum, prepared by Gillespie Design Group, dated April 24, 2025*



SPECIAL USE APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: _____ Date Application Filed: _____

APPLICANT INFORMATION

Applicant Name: Olena Vitrychenko
Applicant Organization: Vitrychenko Academy
Applicant Address: 739 Concorde Drive
Applicant City / State / Zip Code: Highland Park, Illinois 60035
Applicant Phone: 224-241-0247
Applicant Email: vitrychenkoolena@gmail.com
Applicant Relationship to Property Owner: Prospective Tenant
Applicant Signature: [Signature] 4/10/2025
8832DEED25014CB...

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Vandy Properties Morton Grove, LLC
Owner Address: 1945 Green Tree Road
Owner City / State / Zip Code: Junction City, Wisconsin 54443
Owner Phone: _____
Owner Email: ionv@ascendtrucks.com
Owner Signature: [Signature] 4/10/2025
EABF0646137D4E2...

PROPERTY INFORMATION

Common Address of Property: 7840-7860 Lehigh Avenue Morton Grove
Property Identification Number (PIN): 10-29-100-047-0000
Property Square Footage: 125,660
Legal Description (attach as necessary): See Special Warranty Deed
Property Zoning District: M-2

APPLICATION INFORMATION

Requested Special Use: Indoor Recreational Facility
Purpose of Special Use (attach as necessary): Vitrychenko Academy is a rhythmic gymnastics training facility with both 1:1 private coaching and group training classes. We are requesting a variation to allow this facility as Indoor Recreation.

RESPONSES TO STANDARDS FOR SPECIAL USE

Provide responses to the seven (7) Standards for Special Use as listed in Section 12-16-4-C-5 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Special Use Standards are as follows:

- a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
Vitrychenko Academy will not be detrimental to the Public. A business like this increases the general welfare of the Village of Morton Grove.
- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
This indoor recreational facility is beneficial to the Village. Having an Olympian business owner in the Village increases the prestige and improves the area.
- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The Academy is structured and quiet in nature. The Special Use will not impede the business and development of the surrounding area.
- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
The space will be separately metered for gas and electric. The Landlord is placing signs about permeable asphalt on property for drainage. A parking and traffic study has been completed.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
The Special Use is not contrary and will only benefit the Village of Morton Grove.
- f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.
The Special Use is not contrary and will only benefit the Village of Morton Grove.
- g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.
Vitrychenko Academy will always conform to the applicable regulations of the Village.

Vitrychenko Academy is a distinguished rhythmic gymnastics school dedicated to nurturing gymnasts of all levels, from beginners to elite athletes who represent the USA national team. Founded in 2014, the academy has quickly established itself as a leader in the field of artistic development and competitive success. Under the guidance of Olena Vitrychenko, a nine-time World Champion, twelve-time European Champion, and bronze medalist in the Atlanta 1996 Olympics, our program emphasizes excellence in training, discipline, and artistry.

Vitrychenko Academy currently employs 7 dedicated staff members, with a maximum of 35 individuals in the gym at any given time to ensure personalized coaching and mentorship for our athletes. On average, we anticipate welcoming approximately 25 students and families at our facility daily.

Vitrychenko Academy operates from 4:30 PM to 9:00 PM Monday-Friday, with our dedicated team members arriving by 4:30 PM and departing at 9:00 PM. On occasion there will be 1:1 training with Olena occurring during the typical weekday schedule. The times vary because students are typically in school. She may also be at the Academy during the middle of the day working through paperwork.

On Saturdays, Vitrychenko Academy operates group classes from 9am through 5pm. On Sundays, the Academy has private, 1:1 training from 9am to 3pm.

We also prioritize accessibility for our families, offering ample customer parking and well-organized pick-up/drop-off procedures to ensure the safety and convenience of our young gymnasts. The families are required to drop off the students and those parents frequent the surrounding businesses in the community. The parents do not wait in their vehicles for their children. Around 10% of the parents come inside at the end of class to pickup their children, but typically students leave the facility and get picked up in their parents vehicle.

There will be a parent's lounge in the space, reusing existing conditions of the space.

Also the four existing private offices are used in the following manner:

- Biggest Private Office Room is used for little kids class (Ages 3-4)
- Private Office 2 is the coaches office/resting area
- Private Office 3 is Olena Vitrychenko's office
- Private Office 4 is for gymnast resting/recovery room.

VANDY PROPERTIES MORTON GROVE, LLC

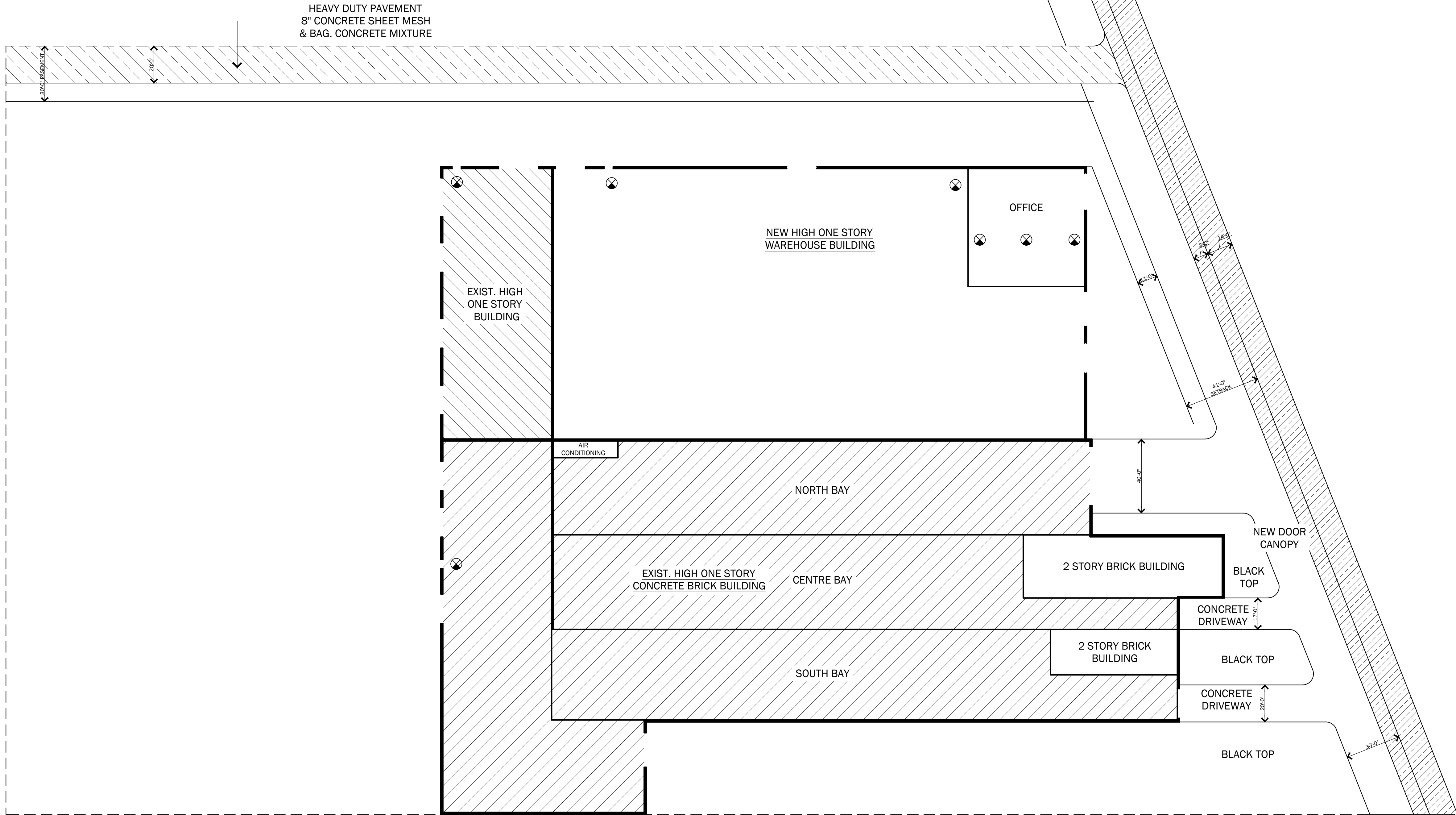
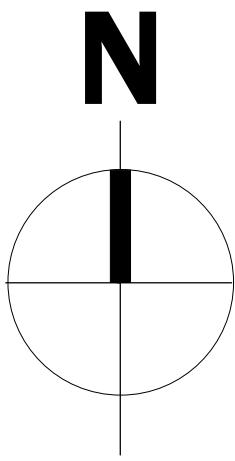
April 4, 2025

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue
Morton Grove, Illinois 60053
Department of Community Development,

To whom it may concern, my name is Jon Vandehay, the Manager of Vandy Properties Morton Grove, LLC.
Vandy Properties Morton Grove LLC owns the property at 7840-7860 Lehigh in Morton Grove.
Please allow this letter as written authorization for Vitrychenko Academy Corp. to file the Special Use application for occupancy and accept conditions of approval regarding the project and at this property.

Sincerely,

John Vandehay



SITE PLAN

SITE PLAN
SCALE: 1/32" = 1'-0"

CERTIFICATION

These drawings have been prepared under the Architect's direct supervision and in the Architect's opinion, these drawings comply with applicable codes. This certification is void if there are any changes or deviations from these drawings without the Architect's written approval.



Roman Schlaeger, Architect, for DESIGN PARTNERS ARCHITECTS LTD.,
an Illinois Registered Design Firm LIC EXP: NOV 31, 2042

DPA
DESIGN PARTNERS
ARCHITECTS

586 GREEN BAY RD. GLENCOE, IL 60022
www.DesignPartnersArchitects.com
647.507.4400

06/27/2023
ISS. FOR PERMIT
REVISIONS DATE

PROJECT

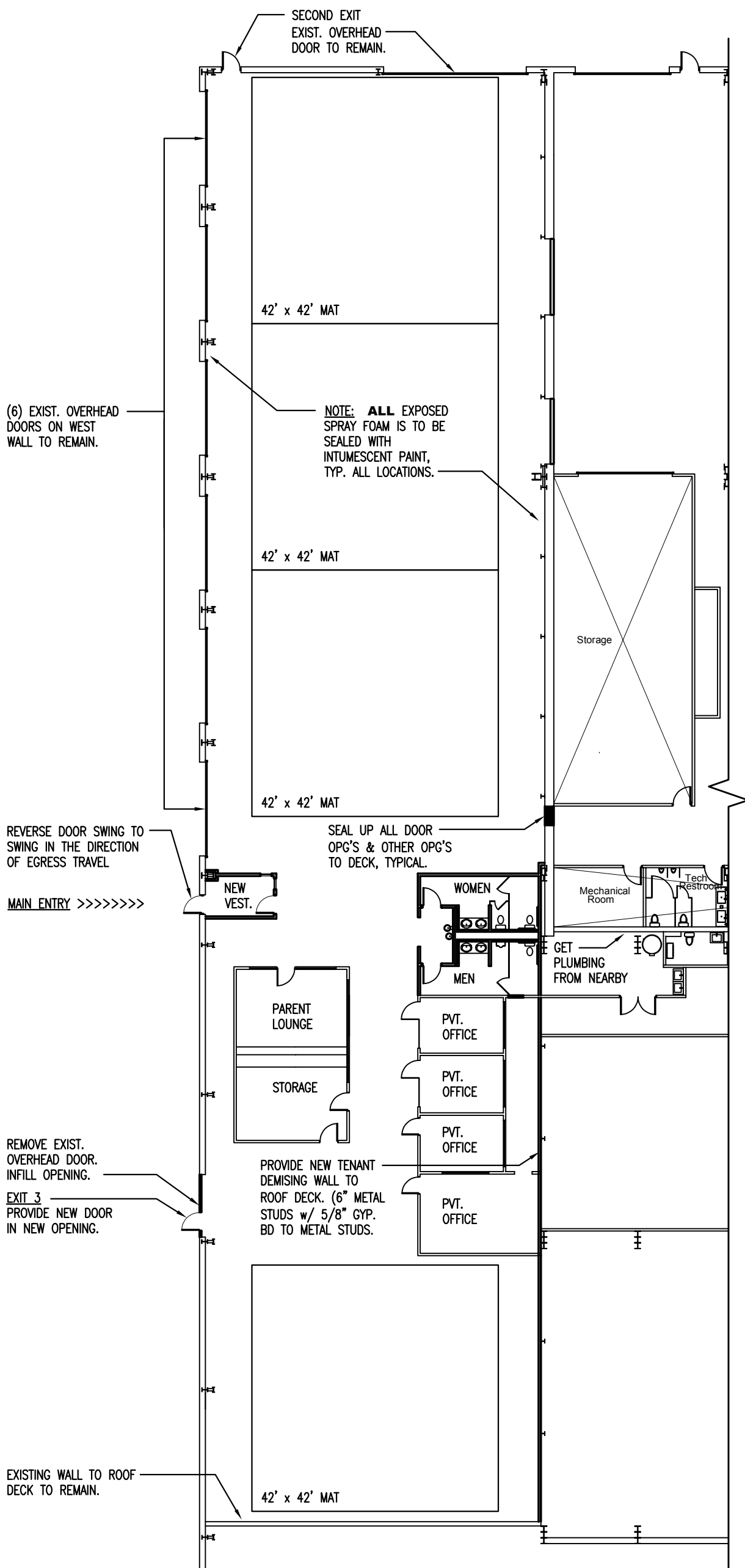
7840 - 7860
LEHIGH AVE.
MORTON GROVE, IL

AS BUILT
SITE PLAN

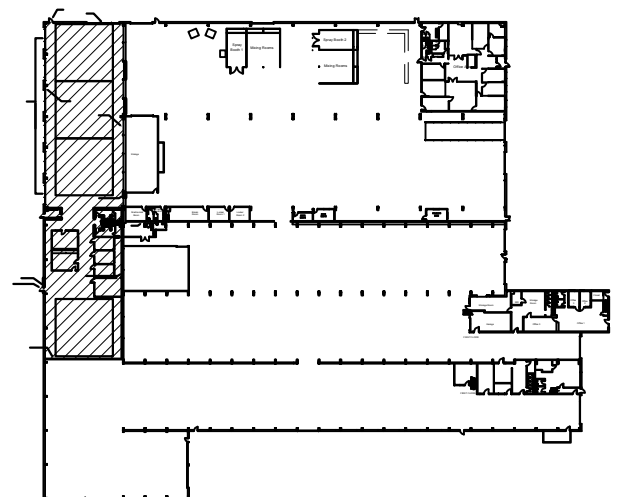
DRAWN BY: BHAGAT CHECKED BY: RS

ORIGINAL DATE OF ISSUE: SEE ABOVE

A1



PROPOSED FLOOR PLAN
1" = 20'-0"



AREA OF WORK SHOWN SHADED

KEY PLAN
NO SCALE



Syncr-Gymnastics
7860 LEHIGH ROAD
MORTON GROVE, ILLINOIS

**GILLESPIE
DESIGN
GROUP**

P.O. Box 64
Ringwood, Illinois 60072
815.653.7100 phone
www.gillespiedesigngroup.com

date 04/02/25
project number 25-008

PROPOSED FLOOR PLAN
TENANT SPACE = APPROX. 14,660 SF

SHEET 1 OF 1

Noctura Series
LED Area Luminaires

Product Description

The Noctura® LED Area luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. Versatile mounting configurations offer installation flexibility and ease of application for direct pole, fence or vertical flat surface mounting.

Applications: Ideal for both retrofit and new installation: parking area, security, or site pathway applications.

Performance Summary

Lumen Output: Up to 35,600 lumens
Efficacy: Up to 155 LPW
CRI: Minimum 90 CRI
CCT: 4000K
Limited Warranty: 5 years for luminaire, mounts, backlight shields, bird spikes, occupancy sensor and cable/1 year for remaining field-installed accessories

*See www.cree.com/lighting.com/resources/warranty for warranty terms.

Accessories

Field-Installed	Button Photocell	Pole Mounted Occupancy Sensor
Backlight Shield NTA-BLSF-11L - For use with T1L only NTA-BLSF-19L - For use with T1L only NTA-BLSF-25L - For use with 25L only Bird Spikes NTA-BRDSFK-19L - For use with T1L only NTA-BRDSFK-25L - For use with 25L only	Button Photocell NTA-BLSF-11L - For use with T1L only NTA-BLSF-19L - For use with T1L only NTA-BLSF-25L - For use with 25L only Shunting Cap KA-KCL5-RT	Pole Mounted Occupancy Sensor NTE-FSP2718-S-LF-M - Requires KA-S6N6REM Hand-Held Remote DA-GENREM - For successful implementation of the Pole Mounted Occupancy sensor, a minimum of one hand-held remote is required.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: Mount: NTA-DA-EZ-U + Luminaire: NTA-A-NM-T3-11L-40K-UL-BZ

Mount (Luminaire must be ordered separately)*				
Direct Arm Mounts	Adjustable Arm Mounts	Transition Mounts	Lumen Package	Weight**
NTA-DA-EZ-U (120-480 Volt) - Direct Arm Mount NTX-76-EZ-U (120-480 Volt) - Extended Arm Indicator - NEMA® 7-pin Photocell - Must be used with NTA-DA-EZ-U mount NTX-36-EZ (120-277 Volt) - Extended Arm Indicator - NEMA® 7-pin Photocell - Must be used with NTA-DA-EZ-U mount	NTX-AA-EZ-U (120-480 Volt) - Adjustable Arm Mount w/ knockout for field installed Button Photocell By other's NTX-AA-76-EZ-U (120-480 Volt) - Adjustable Arm Mount w/NEMA® 7-pin Photocell NTX-36-EZ (120-277 Volt) - Extended Arm Indicator - NEMA® 7-pin Photocell - Must be used with NTA-DA-EZ-U mount	NTX-TB-EZ-U (120-480 Volt) - Transition Mount NTX-TB-76-EZ-U (120-480 Volt) - Transition Mount w/NEMA® 7-pin Photocell NTX-TB-PK-EZ-U (120-480 Volt) - Transition Mount w/knockout for field-installed Button Photocell By other's	11L* 19L* 25L*	12.5 lbs. (5.7kg) 19.0 lbs. (7.9kg) 21.1 lbs. (9.6kg)
				Dim "A"
				Dim "B"
				Dim "C"

* See page 19 for additional line drawings.
** Includes housing & mount. For housing weight only refer to page 20.
*** Refer to page 19 for fixture mounting drill pattern.

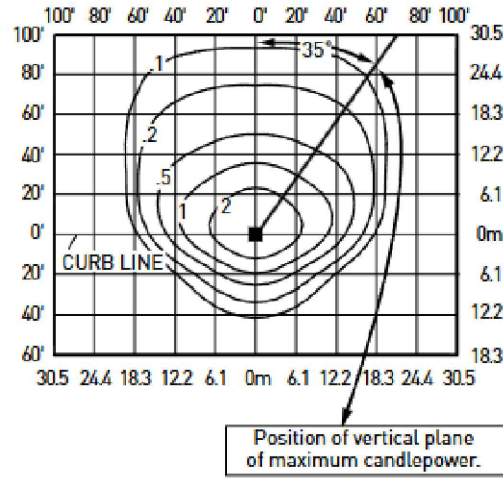
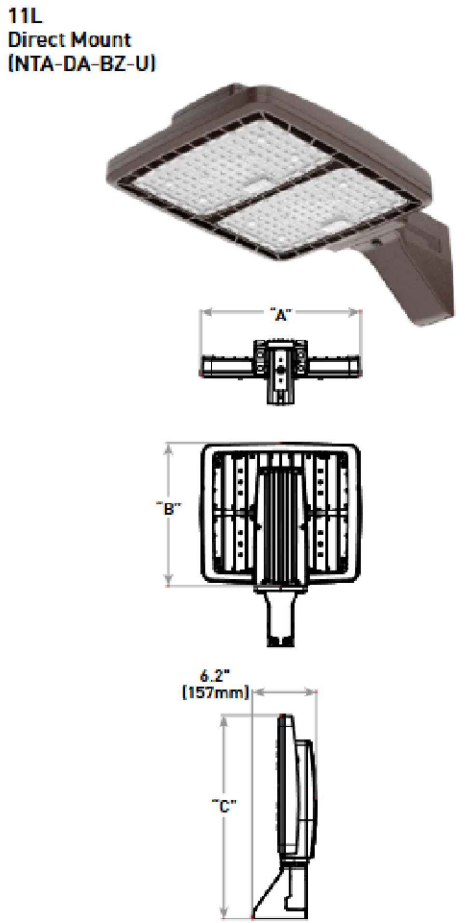
Luminaire (Mount must be ordered separately)**						
Family	Series	Mounting	Optic*	Lumen Package**	CCT	Voltage
NTA	A	NM	T3 - Type II	11L	40K	UL - 120-277V
NTA	A	NM	T4 - Type IV	11L	40K	UL - 120-277V
NTA	A	NM	T4 - Type IV	19L	40K	UL - 120-277V
NTA	A	NM	T3 - Type II	25L	40K	UL - 120-277V
NTA	A	NM	T4 - Type IV	25L	40K	UL - 120-277V
NTA	A	NM	T3 - Type II	25L	40K	UL - 120-277V

* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Lumen Package code: identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumens table for specific lumen values
*** Based on latest product availability. Consult factory for availability.

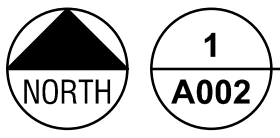
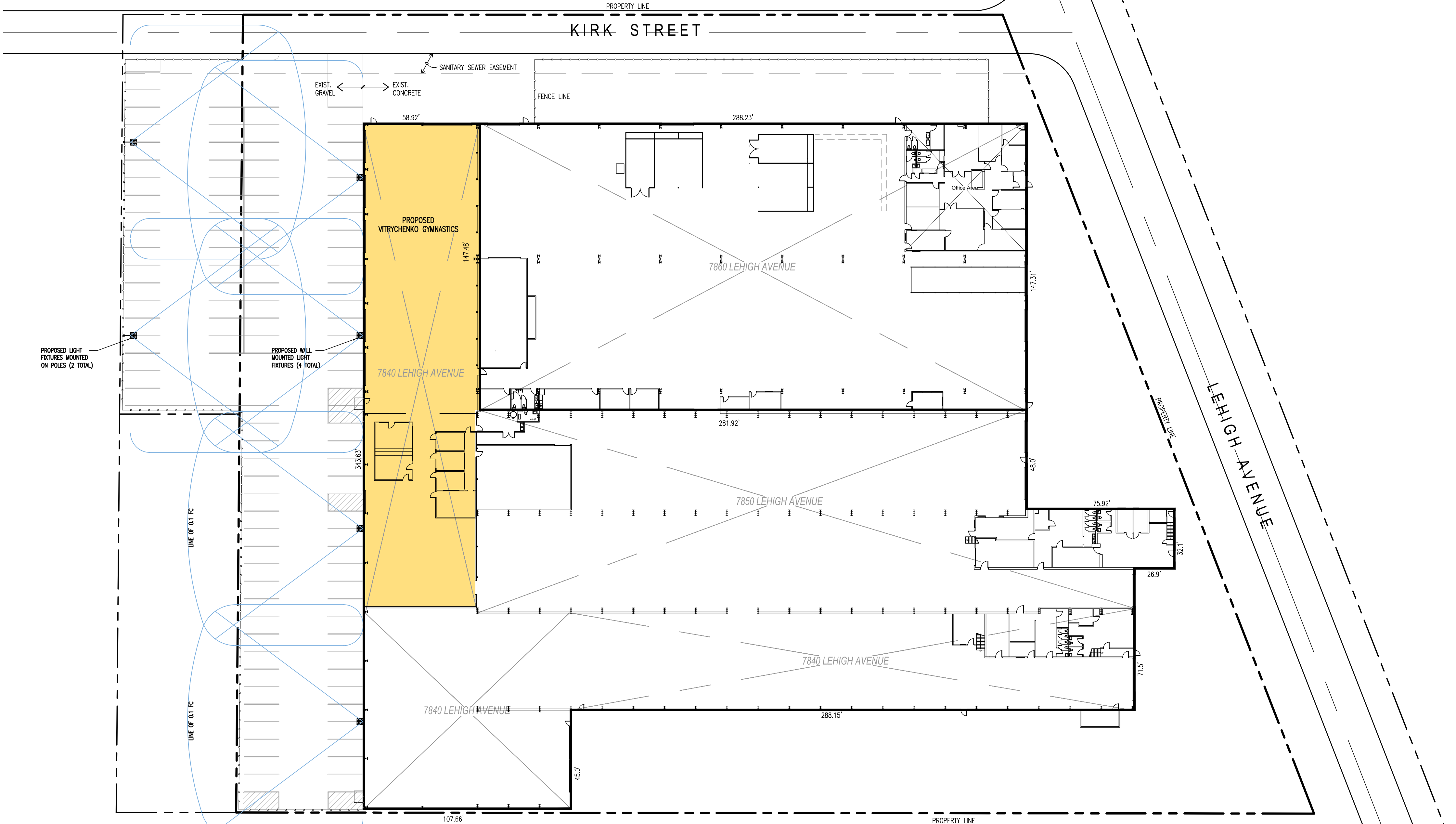


CREE LIGHTING

Rev. Date: V17 04/21/2025



NTA-A-NM-T4-11L-40K-UL-BZ
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,475
Initial FC at grade



CONCEPTUAL LIGHTING PLAN

- NOTES:
1. LIGHT FIXTURES AT BOTH WALL PACKS AND ON LIGHT POLES ARE MOUNTED AT 25'-0" HEIGHT.
 2. LIGHT FIXTURES ARE 35,600 LUMENS, LED, 4000K, WITH MEDIUM BRONZE FINISH.
 3. SEE NOCTURA SERIES LIGHT FIXTURE, AS MANUFACTURED BY CREE LIGHTING, CUT SHEET AND PHOTOMETRIC PLAN THIS SHEET.

GILLESPIE
DESIGN
GROUP
ARCHITECTS • PLANNERS
PO BOX 64
RINGWOOD, IL 60072
815-653-7100
www.gillespiedesigngroup.com

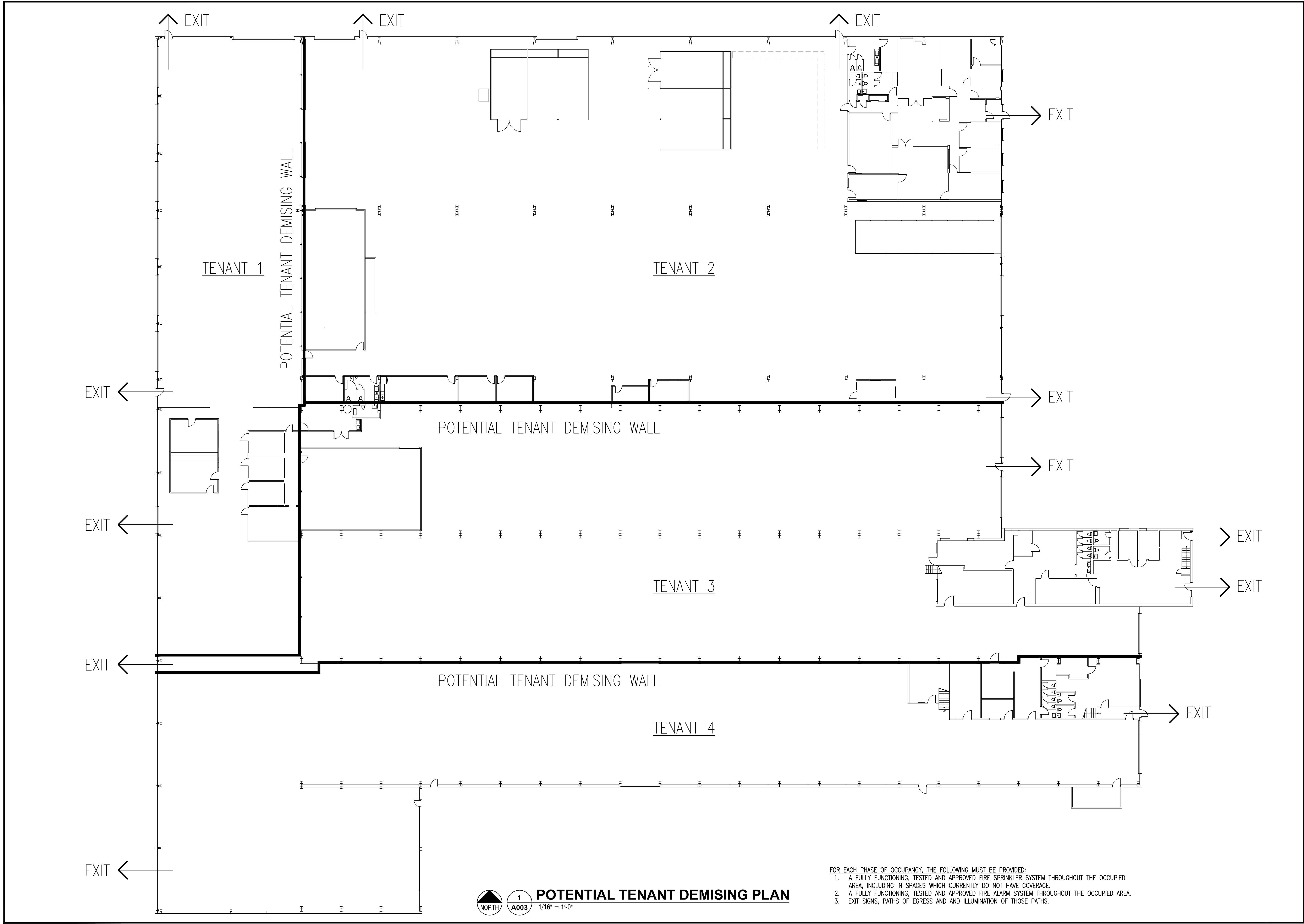
project number
25-008

TENANT IMPROVEMENTS
VITRYCHENKO GYMNASTICS
7860 LEHIGH AVENUE
MORTON GROVE, ILLINOIS 60053

date	description
4/24/25	SPECIAL USE PERMIT

CONCEPTUAL LIGHTING PLAN

A002



date	description
4/24/25	SPECIAL USE PERMIT



Village of Morton Grove
Department of Buildings
6101 Capulina, Morton Grove, IL 60053
Phone: 847/ 470-5214 Fax: 847/ 663-6185

SIGN APPLICATION

All information below must be filled in prior to submission (Please Print):

Date Filed: 04 / 10 / 25 Tax Index #: __ - __ - __ - __ - __ - __ - __ - __

Project Address: 7860 Lehigh Morton Grove Unit #

Project Description: Vitrychenko Academy Construction Value: \$ 1,560.00

Office Use Only

Permit #:

Date Issued:

Property Owner: <u>Vandy Properties Morton Grove, LLC</u>	Contractor: <u>Image 360 South Elgin</u>
Address: <u>1945 Green Tree Road</u>	Address: No P.O. Box <u>560 Sundown Rd.</u>
City / State / Zip Code: <u>Junction City, Wisconsin 54443</u>	City / State / Zip Code: <u>South Elgin, IL. 60177</u>
Phone #: Email: <u>jonv@ascendtrucks.com</u>	Phone #: <u>847 571-6135</u> License No Email: <u>Rafael@image360se.com</u>
Name of Business: <u>Vintrychenko Academy Corp.</u> Contact Name: <u>Olena Vitrychenko</u>	Electrical Contractor:
Address: <u>739 Concode Ave.</u>	Address: No P.O. Box
City / State / Zip Code: <u>Highland Park, Illinois 60035</u>	City / State / Zip Code:
Phone #: <u>224 241-0247</u> Email: <u>vitrychenkoolena@gmail.com</u>	Phone #: Fax #: License No

Requirements:

Required Submissions - This application must be accompanied by the following:

- Construction Plans (3 sets)

Required Inspections - When this permit is approved, the following inspections will be made.
The applicant is required to request these inspections at least (24) twenty four hours in advance, and their
Authorized agent must be present.

- Final – Electrical/Sign Finalize Sign

Required Fees

When this permit is granted, the following fees must be paid. The amount of the fees will be calculated based on the
Plans submitted.

Sign..... \$

STRUCTURAL CHARACTERISTICS							
(Fill in Appropriate Column Each Sign)							
	Freestanding	Wall		Mansard	.Canopy	Awning	Other
Length of street frontage (unit of multi-tenant) 343 feet							
RECORD MEASUREMENTS IN TENTHS (Feet) (Example: 4.2 Feet)							
Height		40 ft					
Width		343 ft.					
Area (Sq. Ft.)		32 Sq.					
Overall Height (from finished grade)		20 feet					
Electric – provide one-line drawing		N/A					

ILLUMINATION:

NEON _____ FLUORESCENT _____ INCANDESCENT _____ LED _____
 TOTAL CANDLE POWER OUTPUT (DIVIDE TOTAL LUMENS BY 12.57 TO OBTAIN TOTAL CANDLEPOWER AT THE SOURCE/SIGN) _____

NOTE: ALL HOLES IN BUILDING WALLS MUST BE PATCHED AND PAINTED PRIOR TO ANY NEW OR REPLACEMENT SIGNS BEING INSTALLED.

The undersigned hereby makes application for a permit to erect a building / structure, etc. In the Village Of Morton Grove and in accordance with the ordinances of the Village of Morton Grove and in accordance with the plans and specifications herewith submitted and filed in consideration of the issuance of this permit, and other good and valuable considerations the receipt of which is hereby acknowledged, we/I do hereby agree and covenant to forever hold harmless the Village of Morton Grove, Its agents and employees, and to save them from all costs, claims, suits, demands, and actions arising from or through or because of or in any way connected with any work performed or being done in the excavation, construction, building, or finishing of the premises for which this permit is issued.

Date: 04 / 10 / 25 Contractor: Rafael Plazola

Date: ___ / ___ / ___ Owner: _____

Date: ___ / ___ / ___ Building Commissioner: _____

MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-41614

7860 Lehigh Ave, Morton Grove, IL 60053

Date: 04-10-25

Created by: Rafael Plazola

Additional Description and/or Design Notes:

(1) 48" x 96" White ACM Panel with vinyl

Installation included

Non-illuminated

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



T. 847.488.0650 | 506 Sundown Road | South Elgin, IL 60177

This rendering was created by Image360 and is for your organization only. This print is not to be reproduced, copied, or exhibited in any fashion. This print is the sole property of Image360.

MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-41614

7860 Lehigh Ave, Morton Grove, IL 60053

Date: 04-10-25

Created by: Rafael Plazola

Additional Description and/or Design Notes:

(1) 48" x 96" White ACM Panel with vinyl

(1) 24" x 36" White ACM panel with vinyl

Installation is included.

Non-illuminated

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



Installation location TBD

2018 INTERNATIONAL BUILDING CODE REVIEW

USE GROUP:
508.3 NONSEPARATED MIXED USE OCCUPANCY

508.3.1 NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED AND SHALL COMPLY WITH THE REQUIREMENTS FOR ITS OCCUPANCY. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 FOR ANY OCCUPANCY SHALL APPLY TO THE ENTIRE BUILDING.

311.2 GROUP S-1, MODERATE-HAZARD STORAGE: MOTOR VEHICLE REPAIR GARAGES COMPLYING WITH THE MAXIMUM ALLOWABLE QUANTITIES OF HAZARDOUS MATERIALS LISTED IN TABLE 307.1(1).

304.1 GROUP B, BUSINESS: FOOD PROCESSING ESTABLISHMENT AND/OR COMMERCIAL KITCHEN NOT ASSOCIATED WITH RESTAURANTS, NOT MORE THAN 2,500 SF.

304.1 GROUP B, BUSINESS: OFFICE, SERVICE-TYPE TRANSACTIONS, STORAGE OF RECORDS AND ACCOUNTS.

304.1 GROUP B, BUSINESS: PER SECTION 303.1.2, A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS OR LESS THAN 750 SF AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS EITHER PART OF THAT OCCUPANCY OR GROUP B.

CONSTRUCTION TYPE:
602.2 TYPE 2B, NONCOMBUSTIBLE, UNPROTECTED

AUTOMATIC SPRINKLER SYSTEM
903.1 BUILDING IS TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 903.1.

AREA/HEIGHT LIMITATIONS FOR ONE-STORY SPRINKLERED BUILDING
506.2 GROUP S-1: 70,000 SF

506.2 THEREFORE, BUILDING SHALL BE CLASSIFIED AS GROUP S-1.

503.1 EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED A SEPARATE BUILDING.

THEREFORE, BUILDING SHALL BE DIVIDED INTO SEPARATE BUILDINGS TO COMPLY WITH THE ALLOWABLE AREA.

BUILDING 1: (COMMONLY KNOWN AS 7860 LEHIGH)
BUILDING AREA: 42,460 SF

BUILDING 2: (COMMONLY KNOWN AS 7860 AND 7840 LEHIGH)
BUILDING AREA: 76,600 SF

EXCEEDS ALLOWABLE AREA PER TABLE 506.2

THEREFORE, BUILDING 2 AREA FACTOR INCREASE BASED ON FRONTAGE:

506.3.2 MINIMUM FRONTAGE DISTANCE:
W = 30'-0" (SEE CALCULATION ON SHEET 6)

506.3.3 AMOUNT OF INCREASE:
IF $(1/P) - 0.25 \leq W/30$

WHERE: $P = 989.94$, $P = 1527$, $W = 30$

IF $P < 0.300$

THEREFORE, BASED ON AREA INCREASE DUE TO FRONTAGE,
70,000 SF \div (70,000 SF \div 0.300) = 97,800 SF IS THE ALLOWABLE AREA

BUILDING 2 AREA PLANNED: 76,600 SF, THEREFORE AREA OK.

504.3 ALLOWABLE HEIGHT: 55'-0" ±

ACTUAL HEIGHT: 30'-0" ± (EXISTING TO REMAIN)

FIRE RESISTANCE RATINGS:
601 FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS - TYPE 2B

601 STRUCTURAL FRAME: 0 HOURS

BEARING WALLS - EXTERIOR: 0

BEARING WALLS - INTERIOR: 0

NON-BEARING WALLS - EXTERIOR: 0

NON-BEARING WALLS - INTERIOR: 0

FLOOR CONSTRUCTION: 0

1020.1 CORRIDOR FIRE-RESISTANCE RATING: 0

402 EXTERIOR WALL FIRE RESISTANCE RATING BASED ON DISTANCE - S-1:

IF SEPARATION LESS THAN 5'-0": 2 HOURS

IF SEPARATION 5'-0" TO 10'-0": 1 HOUR

IF SEPARATION GREATER THAN 10'-0": 0

508.2 REQUIRED SEPARATION OF OCCUPANCIES:
BETWEEN S-1 AND B, SPRINKLERED: 0 HOUR

706.4 FIRE WALL FIRE-RESISTANCE RATING:
GROUP S-1, TYPE 2B CONSTRUCTION: 2 HOURS

706.6 VERTICAL CONTINUITY: FIRE WALL MAY TERMINATE AT UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEETING WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.

706.8 OPENINGS IN FIRE WALLS SHALL NOT BE LIMITED TO 156 SF WHERE BOTH SIDES ARE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER.

716.1(2) OPENING FIRE PROTECTION ASSEMBLIES:
REQUIRED WALL ASSEMBLY RATING: 2 HOURS

MINIMUM FIRE ASSEMBLY RATING: 1-1/2 HOURS

DOOR VISION PANEL MAXIMUM SIZE: 100 SQ IN

803.1.3 INTERIOR WALL AND CEILING FINISH REQUIREMENTS - GROUP S-1:

INTERIOR EXIT PASSAGEWAYS: C

CORRIDORS: C

ROOMS AND ENCLOSED SPACES: C

803.1.2 CLASS C FINISHES, IN ACCORDANCE WITH ASTM E84:

FLAME SPREAD INDEX: 75-200

SMOKE DEVELOPED INDEX: 450

OCCUPANT LOAD:
1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

BUSINESS AREAS: 1/150 CSF \times 10,130 SF: 68 OCC

INDUSTRIAL AREAS: 1/100 CSF \times 36,240 SF: 363

WAREHOUSES: 1/200 CSF \times 48,047 SF: 139

KITCHEN - COMMERCIAL: 1/200 CSF \times 1,600 SF: 8

TOTAL: 119,060 SF 588 OCC.

ACTUAL NUMBER OF OCCUPANTS:

BUSINESS AREAS: 6

INDUSTRIAL AREAS: 20

WAREHOUSES: 2

KITCHEN: 1

TOTAL: 29 OCC.

EGRESS:
1006.2.1 SPACES WITH ONE MEANS OF EGRESS ALLOWED IF LESS THAN:

BUSINESS AREA: 50 OCCUPANTS AND 100'-0" TRAVEL DISTANCE

OTHER AREAS: 30 OCCUPANTS AND 100'-0" TRAVEL DISTANCE

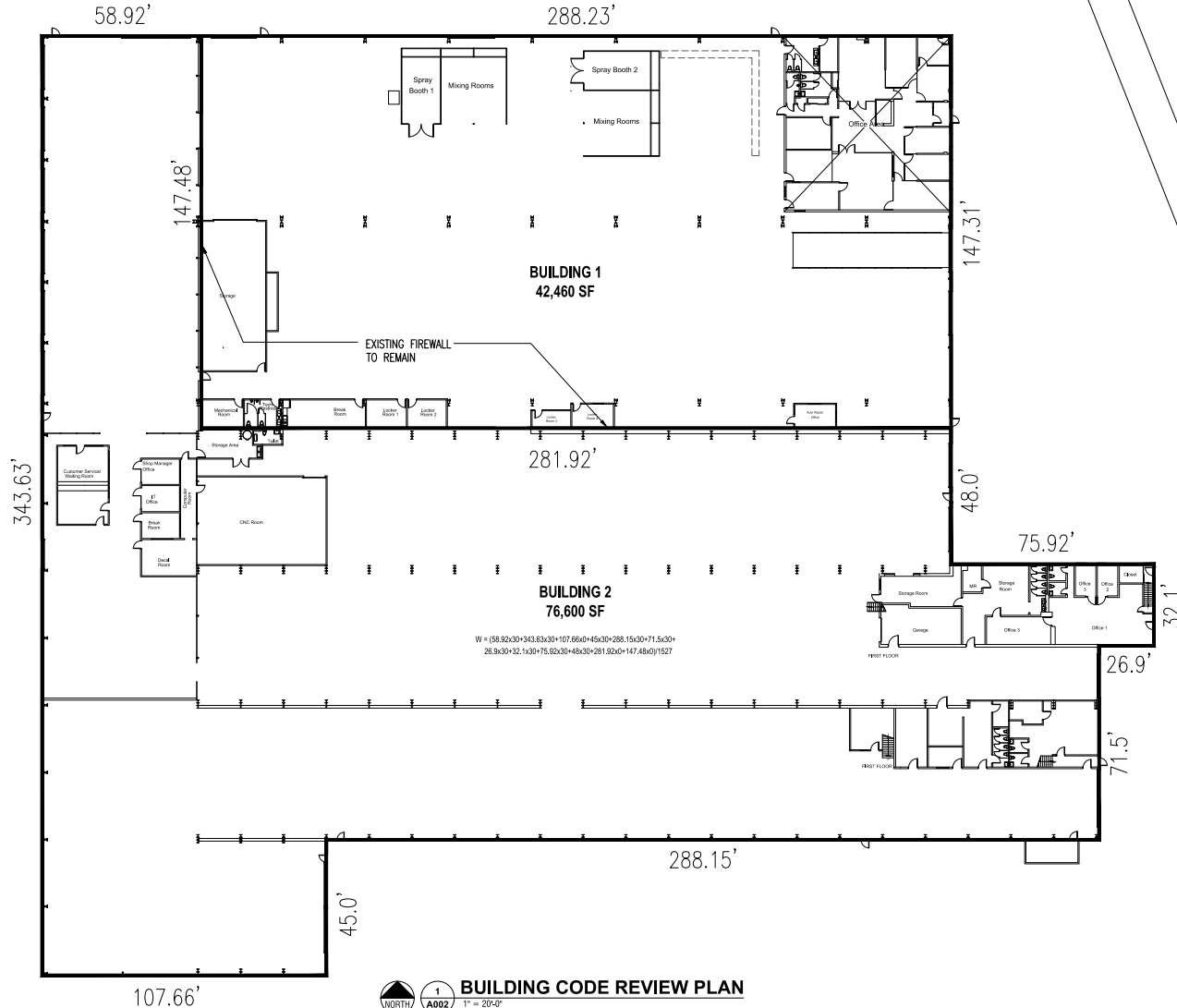
1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL: 100'-0"

1006.3.2 MINIMUM OF 2 EXITS ARE REQUIRED FOR UP TO 500 OCCUPANTS

MINIMUM OF 3 EXITS ARE REQUIRED FOR 501-1,000 OCCUPANTS

1017.2 EXIT ACCESS TRAVEL DISTANCE: 250'-0" WITH SPRINKLER

1020.4 DEAD END CORRIDOR LENGTH: 20'-0" MAXIMUM



BUILDING CODE REVIEW PLAN

1" = 20'-0"

**GILLESPIE
DESIGN
GROUP**
ARCHITECTS • PLANNERS
PO BOX 64
RINGWOOD, IL 60072
815-653-7100
www.gillespiedesigngroup.com

Project Number
23-039

**CROWN POINT
TRUCK & TRAILER REPAIR**
7860 LEHIGH AVENUE
MORTON GROVE, ILLINOIS 60053

date	description
12/23	OCCUPANT PLAN

BUILDING CODE REVIEW
BUILDING CODE REVIEW PLAN

A002

LEASE AGREEMENT

THIS LEASE AGREEMENT (this “*Agreement*”) is entered into by and between **Vandy Properties Morton Grove, LLC** (“*Landlord*”) and **Vitrychenko Academy Corp.** (“*Tenant*”).

1. Premises and Use. The Landlord, for and in consideration of the terms and conditions contained in this Agreement, leases to Tenant 14,868 square feet of the real estate, including the commercial building and improvements located at 7860 Lehigh Avenue (West), Morton Grove, Illinois (the “*Premises*”). The layout of the Premises is contained in the attached Exhibit A.
2. Term. The term of this Agreement shall be ten (10) years, commencing April 1, 2025 and terminating March 31, 2035. (the “*Term*”). Conditioned on the faithful performance by Tenant of the covenants of this Agreement, Landlord grants to Tenant an option to extend this Agreement for two (2) additional five (5) year terms, provided Tenant gives Landlord written notice at least one hundred twenty (120) days prior to termination of the then current term of Tenant’s intent to so extend. Rent during any additional term shall be calculated at Fair Market Value as mutually determined by brokers representing both Landlord and Tenant, but shall not be less than the rental amount being paid prior to said additional term.
3. Base Rent. Tenant shall pay to Landlord base rent under this Agreement on a monthly basis. All base rent payments shall be made in advance no later than the first (1st) day of each and every month during the Term. Any base rent payment received by Landlord after the tenth (10th) day of any month shall be subject to a \$10 per day late payment charge. Base rent for the Term shall be as follows:

a. Year 1-	\$16.00 PSF	\$19,824 per month
b. Year 2-	\$16.00 PSF	\$19,824 per month
c. Year 3-	\$16.48 PSF	\$20,418.72 per month
d. Year 4-	\$16.97 PSF	\$21,025.83 per month
e. Year 5-	\$17.48 PSF	\$21,657.72 per month
f. Year 6-	\$18.00 PSF	\$22,302 per month
g. Year 7-	\$18.54 PSF	\$22,971.06 per month
h. Year 8-	\$19.14 PSF	\$23,714.46 per month
i. Year 9-	\$19.71 PSF	\$24,420.69 per month
j. Year 10-	\$20.30 PSF	\$25,151.70 per month
4. Additions to Base Rent. In addition to the base rent payable by Tenant to Landlord under Section 3 above, Tenant shall be responsible for and shall pay occupancy expenses relative to the Premises, including, without limitation, routine maintenance and repair, and utilities. Notwithstanding the foregoing, Tenant shall be under no obligation to pay any mortgage of Landlord or franchise or income tax payable by Landlord.

5. Security Deposit. Tenant shall pay to Landlord a security deposit of \$20,000 to be held by Landlord in a non-interest bearing account. The security deposit shall be refunded to Tenant in the event the Premises are left in the condition called for by this Agreement within twenty-one (21) days after termination of this Agreement, which will be mailed to the address supplied by Tenant. Landlord shall furnish Tenant with a written statement of conditions causing forfeiture of all or part of Tenant's security deposit within twenty-one (21) days after Tenant vacates the Premises. Any damage caused by Tenant, normal wear and tear excepted, shall be repaired by Landlord and the cost thereof deducted from said security deposit.
6. Landlord Responsibilities. Prior to occupancy of the Premises by Tenant, Landlord shall complete the following:
 - a. Removal of all trucking equipment.
 - b. Removal of floor lifts and wall/boom cranes.
 - c. Overhead cranes to be repositioned.
 - d. Installation of Unisex restrooms as required by the Village of Morton Grove occupancy requirements. The installation of restrooms is subject to Section 7 below.
 - e. Installation of fire/life safety devices as required by the Village of Morton Grove. Said requirements shall be provided to Landlord in writing from the Village of Morton Grove including, but not limited to, emergency calls in the locker room and restroom and emergency alarmed door handles in the locker room and restroom. Cost of the installation of the fire/life safety devices shall be divided equally between Landlord and Tenant.
 - f. Provide parking spaces for Tenant and Tenant's clients in accordance with the traffic and parking study completed by Kinberly-Horn. The Kimberly-Horn traffic study shall be paid for in full by Tenant.
 - g. Separation of the of the utility meters for electricity and gas so the Premises is serviced by its own meters.
7. Contingencies. This lease shall be contingent upon the approval of the Village of Morton Grove for the intended special use of the Premises as a rhythmic gymnastics facility. If approval is not received from the Village of Morton Grove by April 30, 2025, or if the conditions imposed by the Village of Morton Grove in the special use permit are deemed unacceptable by either party, this Agreement shall be null and void. In addition, the work to be performed in accordance with Section 6(d) above is contingent upon Landlord's acceptance of cost associated with the installation of the restroom, at Landlord's sole discretion.

8. Tenant Covenants. Tenant covenants and agrees that during the Term and for such further time as Tenant shall hold the Premises or any part thereof:

- a. To utilize the Premises as a Rhythmic Gymnastics Academy, and for no other purpose unless said usage is in compliance with all municipal regulations and permitting.
- b. To pay the base rent and any other monies due on the days and in the manner herein provided.
- c. During the construction period and prior to receipt of an occupancy permit from the Village of Morton Grove, Tenant shall be solely responsible for payment of all utilities for the Premises.
- d. Not to suffer the interest of the Landlord in the Premises at any time during said Term, to become subject to any liens, charges or encumbrances whatsoever and to indemnify and to keep indemnified the Landlord against all such liens, charges and encumbrances placed thereon by acts of the Tenant.
- e. Not to use the Premises in any manner contrary to, and to comply with, any and all governmental regulation, rule, law or ordinance now or hereinafter in force.
- f. To surrender, yield and to give up the Premises in a clean and reasonable condition, ordinary wear and tear and damage by fire or other casualty reimbursed by insurance to Landlord excepted, upon the termination of the Agreement.
- g. To maintain, repair, and keep at its own expense, in good condition, all of the Premises occupied by Tenant, including, without limitation, heating and air conditioning system, electrical system, plumbing system, fixtures and all other appliances and appurtenances belonging thereto and all equipment used in connection with the Premises. Such maintenance and repair to be made promptly as and when necessary and in a quality and class at least equal to the condition of the Premises upon commencement of this Agreement, excluding, however, structural repairs not caused by acts or omissions of Tenant, agents or invitees. Tenant shall contract with a licensed HVAC contractor for annual service and cleaning of the HVAC system at Tenant's sole expense. Tenant shall provide Landlord with a written copy of said HVAC contract. Any mechanical issues with the HVAC system shall be immediately reported to Landlord.
- h. To obtain, manage and keep in force for the benefit of the Tenant and Landlord general public liability insurance against claims for personal injury, death or property damage occurring on or about the Premises or areas adjacent thereto in such amounts as is ordinary and customary for a commercial building similar to the Premises. To obtain, manage and keep in force for the benefit of the

Tenant personal property insurance for property damage to Tenant's personal property occurring on or about the Premises or areas adjacent thereto in such amounts as is ordinary and customary for such personal property. Such insurance to be carried at Tenant's own expense naming Landlord as an additional insured and Tenant shall furnish to Landlord proof of such coverage and provide for noncancellation without thirty (30) days written notice to Landlord.

- i. To obtain, maintain and keep in force insurance against damage to Tenant's inventory, equipment, machinery and leasehold improvements and other items owned by Tenant for the benefit and in the name of the Tenant in such amounts as is ordinary and customary. All such insurance shall be at Tenant's expense and Tenant shall furnish to Landlord proof of such coverage to Landlord upon request.
- j. To remove snow from parking areas and pedestrian walkways and maintain the lawn and landscaping on the Premises.
- k. To accept the Premises "AS IS," with no representation or warranty of Landlord as to the condition thereof.
- l. To be responsible for furnishing and paying for all utilities and services desired by Tenant, including, without limitation, electrical, water, phone, fuel, garbage, maintenance, etc.
- m. To pay (subject to proration for periods of time when the Premises is not under lease to Tenant) for all taxes and assessments when due on the Premises, including any and all taxes and assessments upon the property of the Tenant used in the operation of the Premises or in connection with the Tenant's business conducted on the Premises. In the event of the imposition of any special assessment or assessments which may be paid in annual installments, at Tenant's option, exercisable by written notice to Landlord, Tenant shall advise the appropriate municipal agency in writing of its intention to elect payment in annual installments, and Tenant shall provide Landlord with a copy of said written communication; and Tenant shall be liable for any such annual installments as shall be due and payable during the term of this Agreement or, if the option to extend shall be exercised, the extended term hereof.

9. Landlord Covenants. Landlord covenants and agrees that during the Term and for such further time as Tenant shall hold the Premises or any part thereof:

- a. Landlord shall furnish the Premises at Lease commencement with a fully operational HVAC system.
- b. Tenant may peacefully and quietly have, hold, occupy and enjoy the Premises free from any disturbance by the Landlord or any party lawfully claiming

authority through the Landlord. Notwithstanding the foregoing, Landlord or its agents may examine the Premises at any reasonable time.

- c. To maintain and keep in force fire and extended coverage, vandalism, malicious mischief and other casualty insurance to the extent of the fair market value of the Premises. All such insurance shall be at Landlord's sole expense.
- d. In the event Landlord shall fail to make payments on any mortgages or other payments with respect to the Premises which Landlord is required to pay, the Tenant may, but shall not be required to, make such mortgage or such other payments, or do such acts or things as may be necessary to keep the mortgages on the Premises from being in default, and may deduct such payments from the next ensuing rentals due under this Agreement, together with interest thereon at 5%.

10. Alterations and Trade Fixtures. Tenant may make structural, cosmetic, and nonstructural alterations and improvements to the Premises only with prior written consent of Landlord and at the sole expense of Tenant.

Trade fixtures and equipment owned by or installed at the cost of Tenant shall remain personal property of Tenant and shall not be deemed to become part of the Premises. Tenant shall have the right to remove such trade fixtures and equipment subject to repair to and restoration of the Premises caused by such removal by Tenant

11. Waiver of Liability--Hold Harmless and Indemnity Agreement.

- a. Other than as a result of the negligence of Landlord, or as a result of Landlord's breach of the terms and conditions of this Agreement:
 - i. Landlord shall not be responsible to Tenant for damage to the Premises or property or business of Tenant, and Tenant shall not have a cause of action nor a right of action to collect for the same against Landlord.
 - ii. Tenant does hereby waive any and all right of recovery against Landlord and Landlord's agents for loss occurring to the Premises, Tenant's property or business.
 - iii. Tenant shall indemnify and save Landlord free and harmless from any and all claims for injury and damages to persons or property, all costs and expenses, causes of action, suits, claims, demands or judgments of any nature arising from Tenant's use, misuse or occupancy of the Premises or arising from any breach by Tenant of any covenant or obligation made and to be performed by it under the terms of this Agreement.

- b. Landlord shall indemnify and save Tenant free and harmless from any and all claims for injury and damage to persons or property, all costs and expenses, causes of action, suits, claims, demands or judgments of any nature arising from any breach by Landlord of any covenant or obligation made and to be performed by it under the terms of this Agreement, or which result from the negligence of Landlord.

12. Destruction; Condemnation.

- a. Destruction of Premises. In the event the Premises are totally destroyed by fire or other casualties, Landlord or Tenant, within thirty (30) days of such destruction, may, at their option, terminate this Agreement. If neither party elects to terminate this Agreement, Landlord shall rebuild the building situated on said Premises and the rent shall abate between the time of such destruction and the time the building is rebuilt, and said Premises are ready for occupancy. In the event of a partial destruction of said premises by fire or other casualty, Landlord may, at its option, terminate this Agreement or rebuild and repair said Premises, and in such case the rent shall proportionately abate during the time between such partial destruction and repair or rebuilding thereof, provided that in the event aforesaid, the options allowed to Landlord shall be exercised within ten (10) days after the event giving rise thereto. In the event Landlord determines to repair or rebuild the same after partial destruction, the same must be completed within thirty (30) days of the destruction or Tenant may terminate this Agreement at its option. Partial destruction shall take place in the event the transaction of Tenant's business upon the demised premises is materially impaired immediately following the destruction or damage by fire or other casualty and during that period that repairs and replacements are being made.
- b. Condemnation of Premises. In the event of condemnation, each party may seek, at their own expense, such awards and rights they deem appropriate subject to the following:
 - i. Partial condemnation: In the event there is sufficient land and improvements after such condemnation to continue the business of Tenant, the proceeds of any such award shall be first applied to restore/modify the Premises to the extent necessary to continue the conduct of the business. The rent under this Agreement shall be appropriately adjusted to reflect the reduction of leasehold interest lost by Tenant. In the event Landlord and Tenant cannot agree on such reduction, it shall be determined by binding arbitration; said arbitrator to be appointed by any Circuit Judge for the Circuit Court for Cook County, Illinois upon application by either party.
 - ii. Total condemnation: In the event of total loss by condemnation, this Agreement shall terminate.

13. Sublet or Assign.

- a. Tenant shall have no right to sublet or assign this Agreement, expressed or implied, without written consent of Landlord, which shall not be unreasonably withheld.
- b. Landlord shall have the right to sell or convey the Premises or to assign its rights, title and interest as Landlord under this Agreement in whole or in part, however, the sale, conveyance or assignment shall be subject to the terms and conditions of this Agreement. In the event of any such sale or assignment other than a security assignment, Landlord shall be relieved, from and after the date of such transfer or conveyance, of liability for the performance of any obligation of Landlord contained herein, except for obligations or liabilities accrued prior to such assignment or transfer.

14. Default; Remedies.

a. Events of Default. In the event that:

- i. Tenant fails to make payment of any amount due by the terms of this Agreement within ten (10) days after the due date thereof; or
- ii. Tenant fails to keep and perform any of the covenants, agreements, stipulations or conditions herein contained to be by it kept and performed and such failure continues for fifteen (15) days after written notice of such failure from Landlord to Tenant; or
- iii. Tenant shall make an assignment for the benefit of creditors; or
- iv. A voluntary or involuntary petition is filed by or against Tenant under any law for the purpose of adjudication of Tenant as bankrupt, or for the extension of the time payment, composition, arrangement, adjustment, modification, settlement or satisfaction of the liabilities of Tenant, or for the reorganization of Tenant under the Bankruptcy Act of the United States or any future law of the United States having the same general purpose; or
- v. A receiver is appointed for Tenant by reason and insolvency of Tenant; and such adjudication, order, judgment, decree, custody, or supervision has not been vacated or set aside or otherwise terminated or permanently stayed within sixty (60) days after the date of entry or beginning thereof,

the occurrence of such event shall be a breach of this Agreement and considered an “*Event of Default.*”

- b. Remedies upon Default. Upon the occurrence of any Event of Default, Landlord may, at its option, at any time thereafter give written notice to Tenant specifying such Event of Default and stating that this Agreement shall expire and terminate on

the date specified in such notice. If Tenant fails to cure such Event of Default by such date, Landlord may terminate this Agreement by written notice to Tenant, and may thereafter have all remedies available in law or in equity, subject to Landlord's obligation to mitigate its damages.

- c. Cumulative Rights. No right or remedy herein conferred upon or reserved to Landlord is intended to be exclusive of any other right or remedy herein or by law provided, but each shall be cumulative and in addition to every other right or remedy given herein or hereafter existing at law or in equity or by statute.
 - d. Other Remedies of Landlord. Landlord, after notice to Tenant and after giving Tenant a reasonable time to cure such default, may perform for the account of Tenant any covenant in the performance of which Tenant is in default. Tenant shall pay to Landlord as additional rent, upon demand, any amount paid by Landlord, including reasonable attorneys' fees and interest, in the performance of such covenant and any amounts which Landlord shall have paid by reason of failure of Tenant to comply with any covenant or provision of this Agreement, in connection with prosecution or defense of any proceedings instituted by reason of default of Tenant.
 - e. Effect of Waiver or Forbearance. No waiver by Landlord of any breach by Tenant of any of its obligations, agreements or covenants hereunder shall be a waiver of any subsequent breach by Tenant of any of its obligations, agreements or covenants, nor shall any forbearance by Landlord of its rights and remedies with respect to such or any subsequent breach constituted such a waiver. No waiver, change, modification or discharge by either party hereto of any provision in this Agreement shall be deemed to have been made or shall be effective unless expressly in writing.
 - f. Rent Acceleration. If this Agreement shall terminate as provided in this Section 14 before expiration of the then current Term, or if Tenant is dispossessed or removed therefrom by summary proceedings or otherwise, then Landlord may, at its option, declare all rents remaining payable during the then existing Term to be immediately due and payable, subject to Landlord's obligation to mitigate any damages caused by such termination, dispossession, or removal.
15. Notice. Any notice, demand, request or other instrument which may be or is required to be given under this Agreement shall be delivered in person or sent by certified mail and shall be addressed to the party at the address noted under the signature to this Agreement or to such other address as may be, from time to time, designated by written notice.
16. Binding Effect. All the covenants, conditions and obligations herein contained shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto to the same extent as if each successor and assign were in each case named as a party to this Agreement. This Agreement may not be changed, modified or discharged except by writing signed by both parties.

17. Waiver. No waiver of any default by Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated and no express waiver shall effect any default other than the default specified in the express waiver, and then only for the time and the extent therein stated. One or more waivers of any covenant, term or condition of this Agreement by Landlord shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.
18. Separability. Each and every covenant and agreement contained in this Agreement shall for all purposes be construed to be a separate and independent covenant and agreement. The breach of any covenant or agreement contained herein by either party shall in no way or manner discharge or relieve the other party from its obligation to perform each and every covenant and agreement herein.
19. Headings and Terms. The headings to the various sections of this Agreement have been inserted for convenient reference and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof. The term “person” when used in this Agreement, shall mean the appropriate individual, corporation, partnership, firm, trust, joint venture, business association, syndicate, combination organization or any other person or entity as sense required.
20. Construction of Agreement. Words of any gender used in this Agreement shall be held to include any other gender, and words in the singular number shall be held to include the plural, when the sense requires. Wherever used herein, the words “Landlord” and “Tenant” shall be deemed to include the heirs, personal representatives, successors, sub-tenant and assigns of said parties, unless the context excludes such construction.
21. Governing Law. This Agreement shall be governed and construed under the laws of Illinois where the Premises is located.
22. Entire Agreement. This Agreement, and any other instruments or agreements referred to herein, constitute the entire agreement between the parties with respect to the subject matter hereof, and there are no other representations, warranties or agreements except as herein provided.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereby execute this Agreement on the date(s) set forth below (the latest of which shall be the effective date of this Agreement).

LANDLORD

Dated: _____

By: _____

Name: Jon Vandehey

Title: Manager

Address: 1945 Green Tree Road
Junction City, WI 54443

TENANT

Dated: _____

By: _____

Name: Lena Vitrychenko

Title: Owner

Address:

PERSONAL GUARANTY

The undersigned, as an inducement to Landlord to enter into the foregoing Agreement, does hereby unconditionally guaranty that all payments, including rent, which are at any time payable by Tenant under this Agreement, will be paid in full when due in accordance with the Agreement and that Tenant will faithfully perform and observe each covenant and condition of the Agreement to be performed or observed by the Tenant. This Guaranty is unconditional, irrevocable and absolute as to the payment and performance of said Agreement by Tenant. Guarantor does hereby agree that the Tenant has full authority to make any changes, modifications and alterations in the foregoing Agreement which are agreeable to Landlord and Tenant and that such changes, modifications and alterations will not relieve the undersigned from their responsibilities hereunder.

Dated: _____

By: _____

Name: Lena Vitrychenko

MEMORANDUM

To: **Ms. Olena Vitrychenko**
Vitrychenko Academy Corp.

From: Justin Opitz, AICP

Date: April 7, 2025

Subject: Gymnastics Academy
7840-7860 Lehigh Avenue
Morton Grove, Illinois

Kimley-Horn, Inc. (KH) was engaged to evaluate the traffic characteristics and parking requirements and operations of the proposed Gymnastics Academy to be located in the existing industrial building at 7840-7860 Lehigh Avenue in Morton Grove, Illinois.

Site Characteristics

The Gymnastics Academy is planned to occupy one tenant space with 14,868 square-feet (SF) in the northwest corner of the existing 125,660 SF industrial building. There are four additional tenant spaces within the building that are currently vacant and planned to be leased in the future. The site has access along Kirk Street approximately 350 feet west of Lehigh Avenue. The Kirk Street driveway provides access to a parking lot located along the west side of the building, which is planned to be restriped at its north end to accommodate the Gymnastics Academy and other future tenants. The southern portion of this parking lot adjacent to the other tenant spaces is planned to remain striped as is until future tenants occupy space. The Kirk Street driveway also provides access to an aisle of parking along the north side of the building, which would be utilized by other tenant spaces in the future and not the Gymnastics Academy. The site generally provides access to tenant spaces along its entire frontage with Lehigh Avenue.

The Gymnastics Academy has plans for 4 gymnastics carpets that are 42-foot by 42-foot in size and would be located throughout the tenant space. As explained later in the *Parking Evaluation* section of this memorandum, the parking lot located on the west side of the building would be restriped to provide approximately 44 spaces.

Pertinent attachments with supporting documentation and information are included at the end of this document. A site plan is included as **Attachment 1**.

Traffic Evaluation

Kimley-Horn determined the anticipated traffic to be generated by the site for comparison to recently collected annual average daily traffic (AADT) volumes along Lehigh Avenue by the Illinois Department of Transportation (IDOT). This comparison is qualitative in nature and is meant to provide context around the developments potential traffic impact.

Trip Generation

In order to estimate trip generation for the proposed site, data was referenced from the Institute of Transportation Engineers (ITE) manual titled Trip Generation, Eleventh Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the most similar land use to the proposed redevelopment use are shown in **Table 1**. The ITE Trip Generation Manual does not specifically provide data for a gymnastics academy; and therefore, LUC 493 (Athletic Club) and LUC 495 (Recreational Center) were selected as most closely representative of the operational characteristics of a gymnastics academy. It should be noted the gymnastics academy is not planned to be open until 5:00 PM on weekdays, thus the AM Peak Hour was not included. A copy of the ITE data is provided as **Attachment 2**.

Table 1. ITE Trip Generation Data

ITE Land Use	LUC	Unit (X)	Weekday			Weekend
			Daily	AM Peak Hour	PM Peak Hour	SAT Peak Hour
Athletic Club	493	Per 1,000 SF GFA	$T = 28.82(X)^1$ 50% in/50% out	-- ²	$T = 6.29(X)$ 62% in/38% out	$T = 8.60(X)$ 49% in/51% out

T = number of trips X = 1,000 SF GFA

¹ LUC 495 (Recreational Center) was utilized to estimate daily trips as ITE does not provide data related to daily trip generation for LUC 493 (Athletic Center)

² The Gymnastics Academy is not planned to have hours of operation during the AM peak hour

As summarized in **Table 2**, the trip generation estimates were calculated for weekday daily, weekday PM peak hour, and weekend Saturday midday peak hour times using the ITE assumptions in Table 1.

Table 2. Site-Generated Traffic Projections

Land Use	Size	Weekday				Weekend		
		Daily	PM Peak Hour			SAT Peak Hour		
			In	Out	Total	In	Out	Total
Gymnastics Academy								
Athletic Club (LUC 493)	14,868 SF	430	58	36	94	63	65	128

¹ Daily trips rounded to the nearest 10

Traffic Evaluation

Kimley-Horn obtained traffic volumes along Lehigh Avenue from IDOT's Traffic Count Database System (TCDS) using the most recent year (2023) for bi-directional through movement traffic counts. Based on the referenced TCDS counts and the trip generation estimates in Table 2

above, **Table 3** summarizes existing and future anticipated traffic conditions on Lehigh Avenue. The IDOT count data is included as **Attachment 3**.

Table 3: Existing and Future Traffic Volume Comparison

Future Development	Weekday		
	Daily	AM Peak	PM Peak
Existing Volumes			
Existing Counts ¹	5,767	328	471
Proposed Development Trip Generation			
Gymnastics Academy	430	-- ²	128
Future Total EXISTING + PROPOSED	6,197	328	599
% Increase EXISTING VS. FUTURE	+7.5%	--	+27.2%

¹ Referenced from IDOT's Traffic Count Database System

² The Gymnastics Academy is not planned to have hours of operation during the morning peak hour.

The addition of traffic related to the proposed development is estimated to increase trips by approximately 7-8 percent during a typical weekday and roughly 27 percent during the weekday PM peak hour.

Per the Highway Capacity Manual (HCM), Lehigh Avenue south of Oakton Street has a capacity of about 10,000 vehicles per day before significant congestion and delay are expected to occur. As noted in Table 3, with the addition of the proposed Gymnastics Academy traffic, Lehigh Avenue is anticipated to carry approximately 6,197 vehicles per day. Thus, Lehigh Avenue is projected to have capacity for approximately 3,803 additional daily trips before this segment of the roadway nears the limit for efficient traffic operations. The projected increase in traffic is not anticipated to significantly impact operations along Lehigh Avenue.

Parking Evaluation

Kimley-Horn reviewed three metrics to evaluate the adequacy of the proposed parking supply on the site located at 7840-7860 Lehigh Avenue:

1. Parking requirements based on Village Code.
2. Estimated parking demand based on national industry resources.
3. Estimated parking demand based on business operating characteristics.

Parking at the 7840-7860 Lehigh Avenue building is planned to be designated for employees and patrons of each of the tenants. As depicted in **Attachment 4** at the end of this memorandum, the parking lot located on the west side of the building would be restriped to provide approximately 44 spaces, including 1 ADA space. It should be noted that the parking lot configuration is conceptual in nature and that the owner and/or striping contractor are responsible for confirming items in the field and assume full liability for the work. The Gymnastics Academy would be permitted to utilize 14 of the 44 spaces within the parking lot.

Future parking areas to the south, and along the north and east sides of the building, are planned to be restriped as future tenants occupy the remaining spaces within building.

Part 1. Village Code Requirements

Table 4 summarizes the parking requirements per the Village of Morton Grove Unified Development Code for the proposed use. For this use, the Village code defines parking requirements based on SF of gross floor area.

Table 4. Off-Street Parking Requirements

Business Name	Code Categorization / Land Use	Size	Required Space by Use	Required Spaces
Gymnastics Academy	Permitted and special uses in the manufacturing zoning district	14,868 SF	1.0 space per 250 square feet of gross floor area	59
Remaining Tenant Spaces	Vacant	110,792 SF	--	--
Total Required Off-Street Parking Spaces				59

Based on Village code, 59 off-street parking spaces are required for the proposed use. The proposed supply of 44 off-street parking spaces does not meet the 59-space requirement with a deficit of 15 spaces.

The Village code permits required off-street parking to be shared between two or more land uses jointly providing off-street parking when their respective hours of peak operation do not overlap. As future tenants occupy space, such a case is worth examining for the uses within the 7840-7860 Lehigh Avenue building.

Part 2. National Industry Resources

Kimley-Horn reviewed parking demand data provided in the Institute of Transportation Engineers (ITE) Parking Generation Manual – 6th Edition to determine off-street parking demand for the proposed use per industry research. LUC 493 (Athletic Club) was assumed for the Gymnastics Academy.

Table 6. ITE Parking Demand Projections

Use	ITE Land Use	Size	Monday-Friday			
			Average Peak Demand		85th% Peak Demand	
			ITE Rate	Projection	ITE Rate	Projection
GIL Sewing Corporation	Athletic Club (LUC 493)	14,868 SF	S = 3.09(X)	46 spaces	S = 4.88(X)	73 spaces
Total Projected Peak Parking Demand				46 spaces		73 spaces

X = 1,000 SF GFA

As shown in **Table 6**, based on ITE parking demand data, the ITE projected peak demand exceeds the parking supply of 44 parking spaces by 2 spaces when considering average peak parking demand and 29 spaces when considering 85th percentile peak parking demand.

However, it should be noted that the 85th percentile demand data reflects a great likelihood that parking demand will be below the projection, and within the athletic club dataset there is a small sample size of data points which can greatly affect the parking demand projection.

Part 3. Business Operations Characteristics

In general, analyzing parking demand for a site based on its specific operations is more pertinent than national industry resources, as those resources do not contain data that is tailored to more unique land uses, such as the Gymnastics Academy.

Kimley-Horn used operational characteristics provided by the Gymnastics Academy to calculate peak parking demand for the site. These operational characteristics are based upon other facilities throughout the northwest suburbs, including locations at 567-569 S. Arthur Avenue in Arlington Heights and 1950 US 45 in Libertyville.

Gymnastics Academy Parking Demand Projections

The following operational assumptions related to the Gymnastics Academy were made:

- Typical days of operation are planned to be seven days a week with Monday – Saturday offering class-based training from 5:00 – 8:30 PM on weekdays and 9:00 AM – 4:00 PM on Saturday. Sunday's are planned to offer 1 on 1 private training from 9:00 AM – 4:00 PM.
- The facility is planned to be operated by 7 coaches.
- A maximum of 3 classes are planned to be running at the same time. Each class is instructed by 1 coach and has a maximum of 10 kids. This results in a maximum of 30 kids and 3 coaches on site at one time.
- Class length depends on the age and level of instruction. Lower-level classes with younger kids are approximately 1 hour and 30 minutes, while higher-level classes with older kids are approximately 3 hours.
- Similar to operations at the existing facilities in Arlington Heights and Libertyville, parents will be instructed to drop their children off and generally are not permitted to stay and watch class or 1 on 1 private training.

Assuming there is carpooling amongst parents at 1.5 kids per vehicle, the peak parking demand based on business operating characteristics for the Gymnastics Academy can be estimated at 23 parking spaces (3 coaches plus 30 kids at 1.5 kids per vehicle). However, on weekdays when two lower-level classes are planned back-to-back or on Saturdays, it is likely that some parents and kids may arrive early for their class. Assuming a 50% overlap (15 kids), this increases the peak parking demand to 33 spaces. It should be noted that parents will be instructed to drop their children off and generally are not permitted to stay and watch class or 1 on 1 private training. This should limit the peak parking demand period to a window of roughly 5 minutes while parents drop-off and pick-up, and once class begins the parking demand is likely much less than 23 spaces.

The peak parking demand for the proposed Gymnastics Academy can be estimated at approximately 23 – 33 parking spaces). Overall, analyzing parking demand for this facility

based on business operating characteristics is more pertinent than national industry resources, as those resources do not contain data that is specific to a gymnastics academy.

Conclusion

Kimley-Horn evaluated the traffic characteristics, parking requirements, and projected operations of the proposed 14,868 SF Gymnastics Academy to be located within the 7840-786 Lehigh Avenue building.

The traffic expected to be added to Lehigh Avenue as a result of the proposed development is not anticipated to significantly impact operations along Lehigh Avenue. Accordingly, no modifications along Lehigh Avenue, such as turn lanes or pavement striping modifications, are recommended.

Based on business operations, the peak parking demand for the proposed Gymnastics Academy is estimated at approximately 23 – 33 parking spaces. As depicted in Attachment 4, the parking lot located on the west side of the building would be restriped to provide approximately 44 spaces, including 1 ADA space. The Gymnastics Academy would generally be permitted to utilize 14 of the 44 spaces within the parking lot. While the estimated peak parking demand exceeds the permitted 14 parking spaces, it should be noted that parents will be instructed to drop their kids off and generally are not permitted to stay and watch class or private training. This should limit the peak parking demand period to a window of roughly 5 minutes while parents drop-off and pick-up, and once class begins the parking demand is likely much less than 23 spaces.

Future parking areas to the south, and along the north and east sides of the building, are planned to be restriped as future tenants occupy the remaining spaces within building.

This traffic and parking evaluation was conducted by:

Justin Opitz, AICP
Transportation Planner

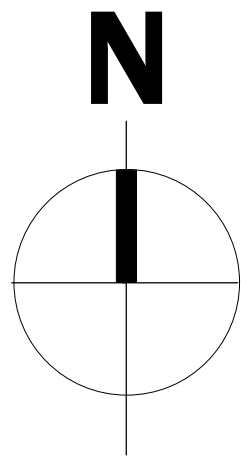
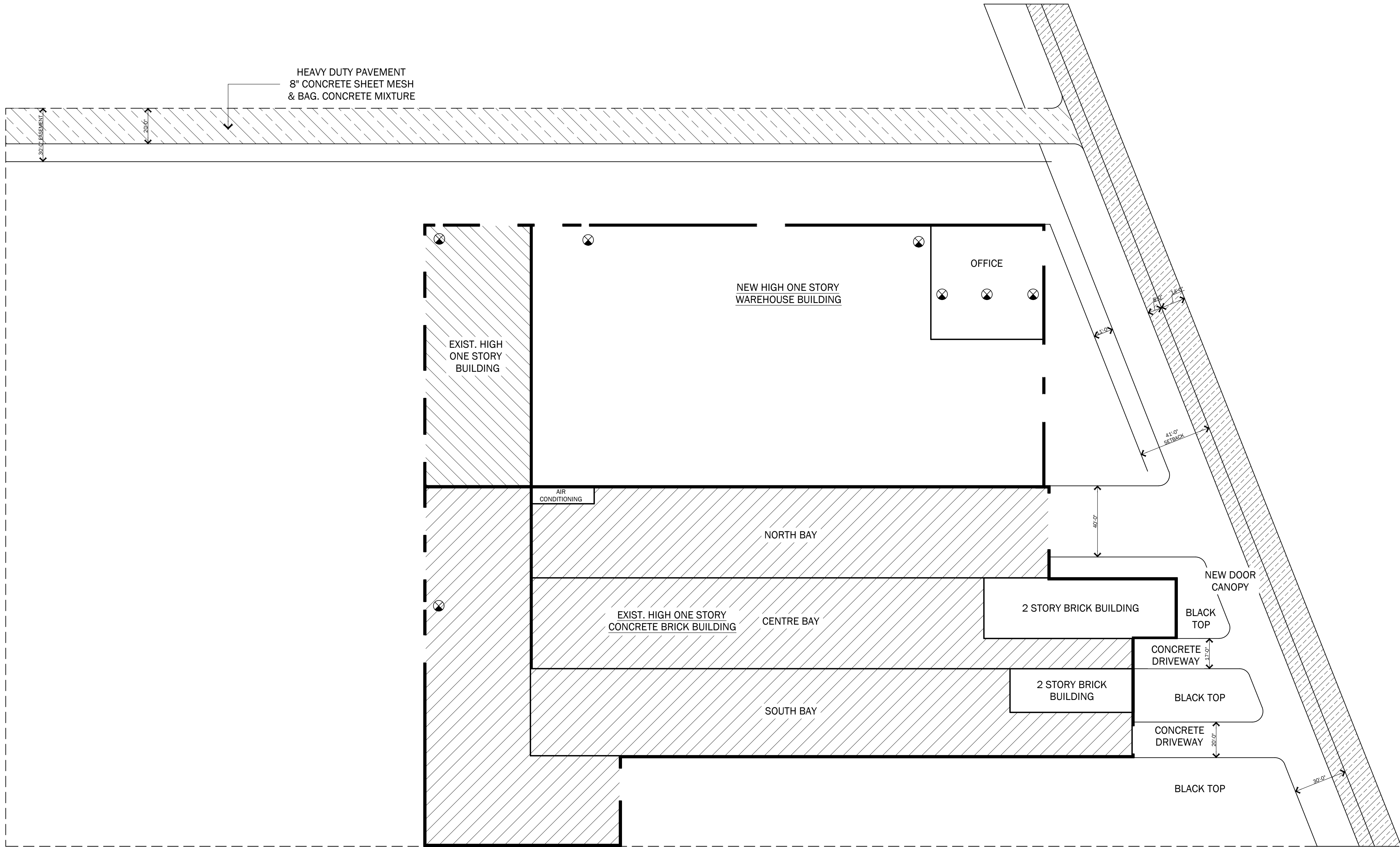


ATTACHEMENTS

1. Site Plan
2. ITE Trip Generation Manual, 11th Edition Excerpts
3. IDOT Traffic Volume Data
4. Conceptual Parking Lot Layout Exhibit
5. ITE Parking Generation Manual, 6th Edition Excerpts



SITE PLAN



SITE PLAN

SITE PLAN
SCALE: 1/32" = 1'-0"

CERTIFICATION

These drawings have been prepared under the Architect's direct supervision and in the Architect's opinion, these drawings comply with applicable codes. This certification is void if there are any changes or deviations from these drawings without the Architect's written approval.



Roman Schlaeger, Architect, for DESIGN PARTNERS ARCHITECTS LTD.,
an Illinois Registered Design Firm LIC EXP: NOV 31, 2042



586 GREEN BAY RD. GLENCOE, IL 60022
www.DesignPartnersArchitects.com
647.507.4400

06/27/2023
ISS. FOR PERMIT
REVISIONS DATE

PROJECT

7840 - 7860
LEHIGH AVE.
MORTON GROVE, IL

AS BUILT
SITE PLAN

DRAWN BY: BHAGAT CHECKED BY: RS
ORIGINAL DATE OF ISSUE: SEE ABOVE

A1



ITE TRIP GENERATION MANUAL, 11TH EDITION EXCERPTS

Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

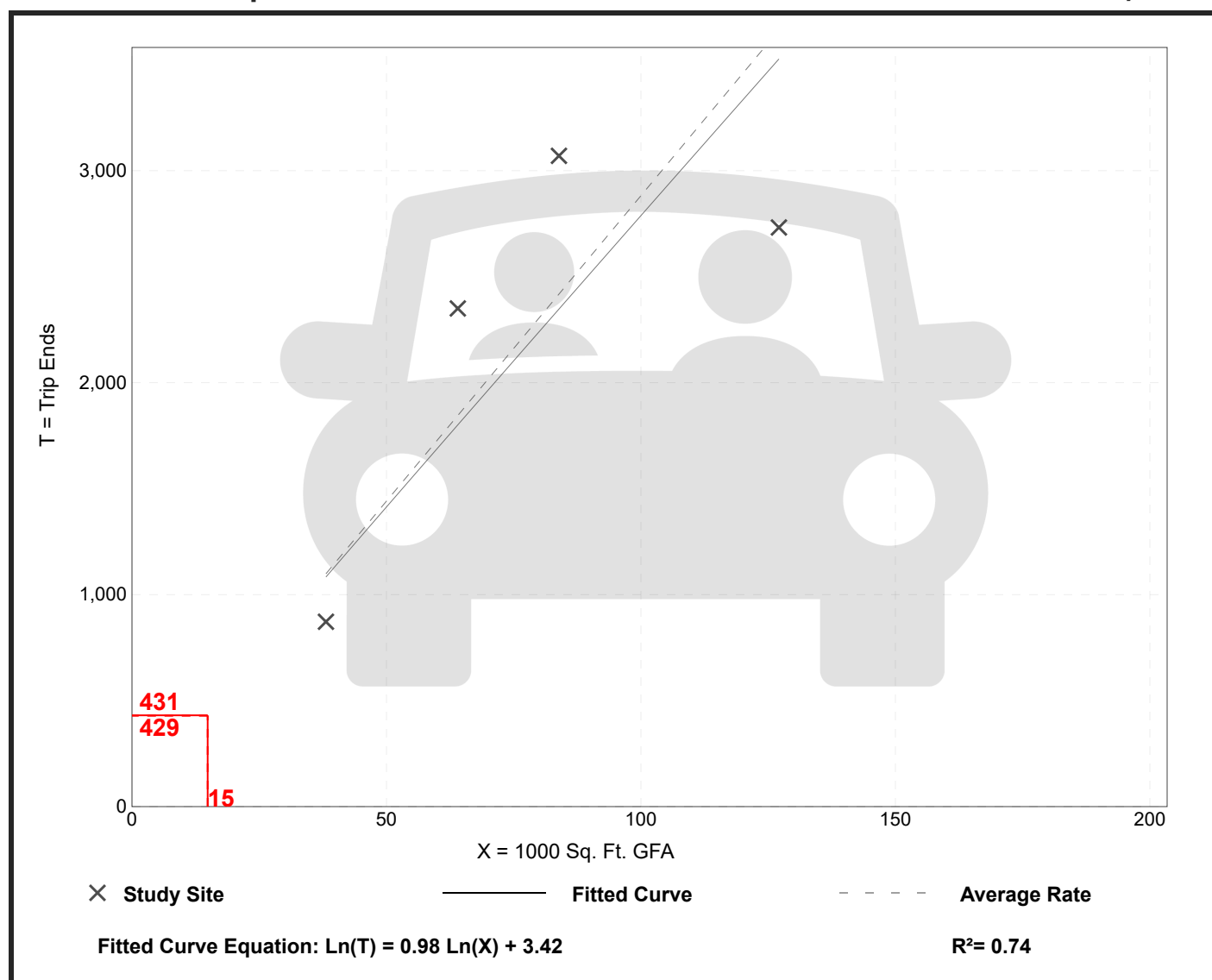
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

Data Plot and Equation

Caution – Small Sample Size



Athletic Club (493)

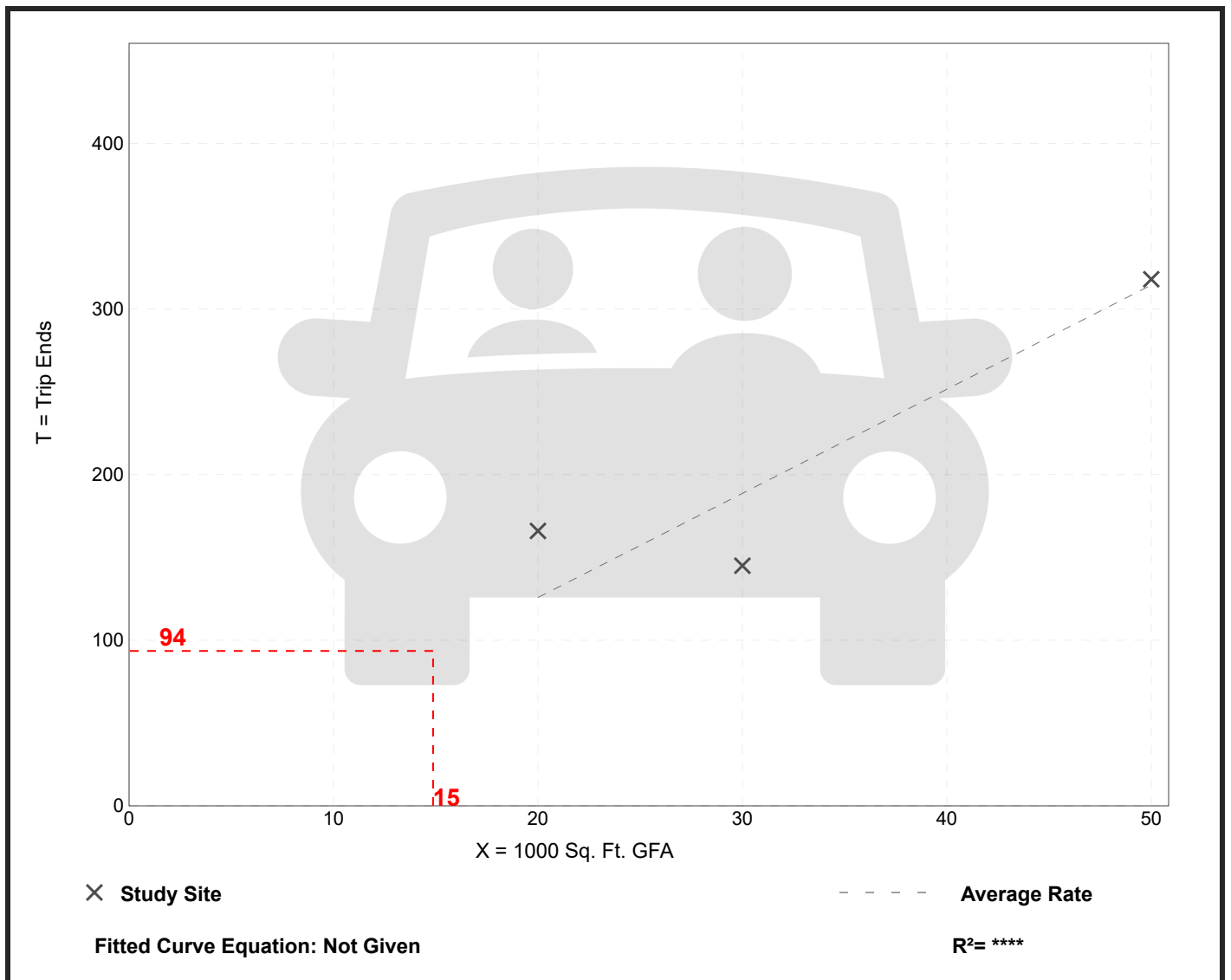
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 3
 Avg. 1000 Sq. Ft. GFA: 33
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.29	4.83 - 8.30	1.47

Data Plot and Equation

Caution – Small Sample Size



Athletic Club (493)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

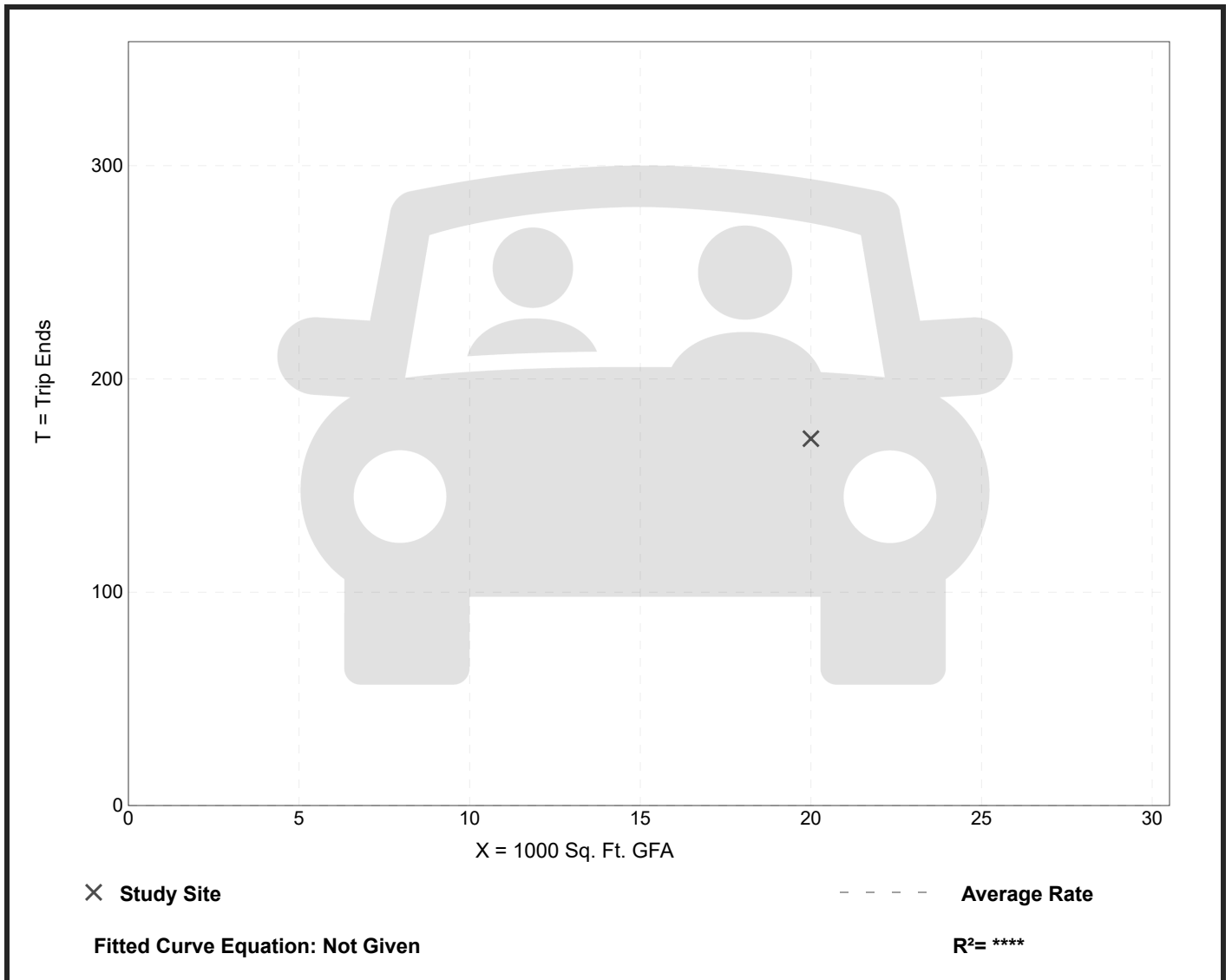
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 20
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.60	8.60 - 8.60	*

Data Plot and Equation

Caution – Small Sample Size





IDOT TRAFFIC VOLUME DATA



Volume Count Report

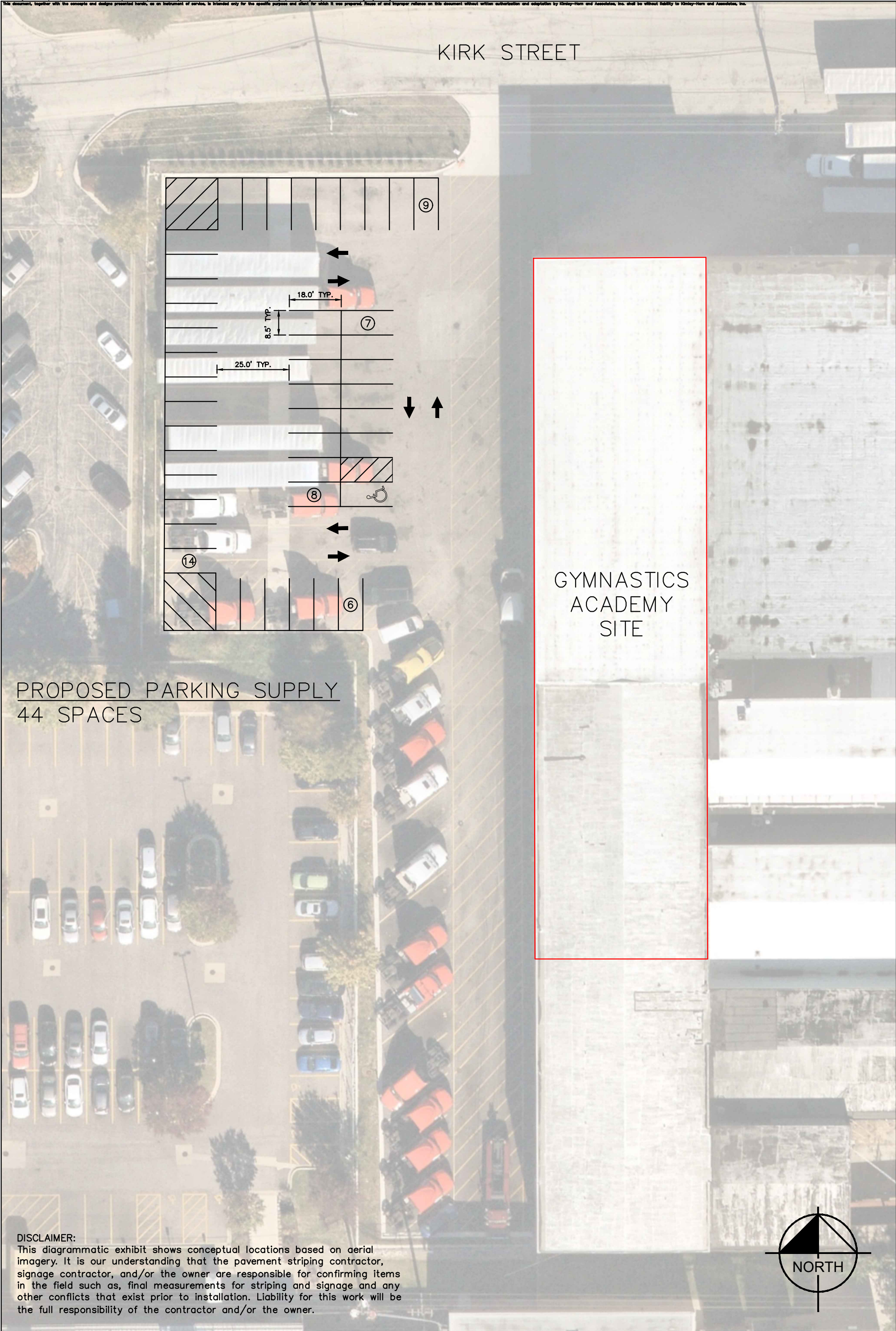
LOCATION INFO	
Location ID	016 1213
Type	LINK
Funct'l Class	5
Located On	Lehigh Ave
From Road	Oakton St
To Road	Howard St
Direction	2-WAY
County	Cook
Community	NILES
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Tue 8/8/2023
End Date	Wed 8/9/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	14
1:00-2:00	22
2:00-3:00	13
3:00-4:00	35
4:00-5:00	54
5:00-6:00	118
6:00-7:00	167
7:00-8:00	267
8:00-9:00	328
9:00-10:00	334
10:00-11:00	316
11:00-12:00	377
12:00-13:00	392
13:00-14:00	405
14:00-15:00	447
15:00-16:00	462
16:00-17:00	471
17:00-18:00	445
18:00-19:00	367
19:00-20:00	276
20:00-21:00	201
21:00-22:00	128
22:00-23:00	85
23:00-24:00	43
Total	5,767
AM Peak	11:00-12:00 377
PM Peak	16:00-17:00 471



CONCEPTUAL PARKING LOT LAYOUT EXHIBIT



DISCLAIMER:
This diagrammatic exhibit shows conceptual locations based on aerial imagery. It is our understanding that the pavement striping contractor, signage contractor, and/or the owner are responsible for confirming items in the field such as, final measurements for striping and signage and any other conflicts that exist prior to installation. Liability for this work will be the full responsibility of the contractor and/or the owner.



ITE PARKING GENERATION MANUAL, 6TH EDITION EXCERPTS

Athletic Club (493)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 4

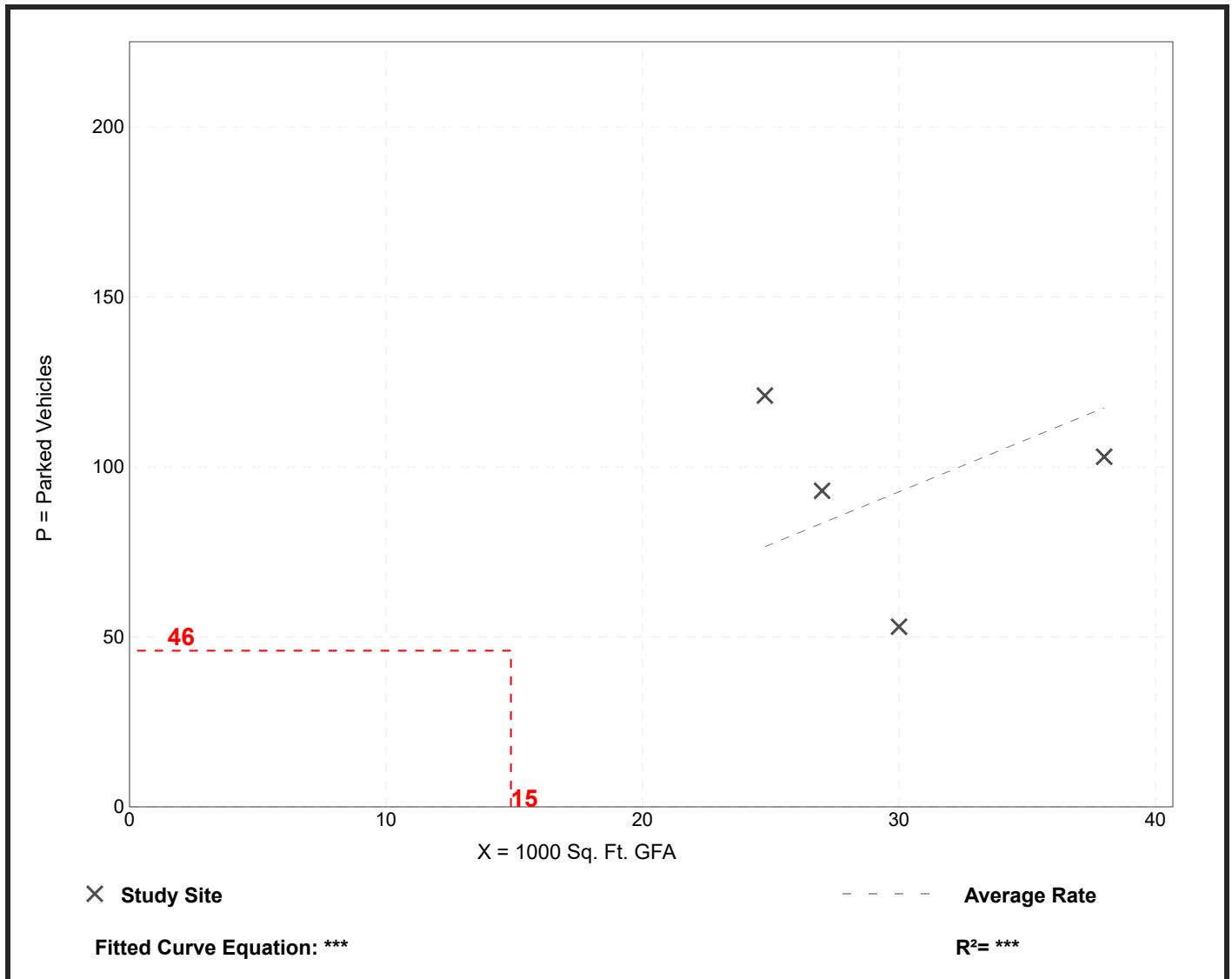
Avg. 1000 Sq. Ft. GFA: 30

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.09	1.77 - 4.88	2.38 / 4.88	***	1.25 (40%)

Data Plot and Equation

Caution – Small Sample Size





April 24, 2025

Mr. Brandon Nolin
Community Development Administrator
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

RE: Special Use Permit Review
Vitrychenko Gymnastics
7860 Lehigh Avenue
Morton Grove, Illinois

Dear Mr. Nolin:

We are in receipt of the preliminary review of the above referenced project, received by our office via email on April 22, 2025. Please note that the following response corresponds to the comments in the review.

Short Term Items

1. As this formerly single-user/single-tenant building is now being subdivided into multiple tenant spaces, it is necessary that appropriate fire-separation/demising walls be provided between tenants.

There are various potential scenarios for the proposed subdivision of the tenant spaces. Among these scenarios, there are a few consistent standards that will be implemented:

- One tenant is not permitted to exit through another tenant space: "Where more than one tenant occupies a building, each tenant space shall be provided with access to the required exits without passing through adjacent tenant spaces." IBC 1016.2.1 ('IBC' references 2018 International Building Code.)
- The existing building is 2B Construction Type, non-combustible construction, and fully sprinklered. (If not, the building is to become fully sprinklered with an approved fire-suppression system in compliance with Morton Grove Fire Department.) As such, separation of tenant spaces will be in compliance with the Required Separation of Occupancies, IBC Table 508.4.

- The Special Use Review states: “separation...from other potential *industrial* users...” The proposed gymnastics facility tenant space is consistent with being classified as either an A-3 Occupancy, “gymnasiums without spectator seating” (IBC 303.4), or B Occupancy, “...training and skill development... martial arts studios, gymnastics and similar uses...” (IBC 304.1). Our understanding is the Owner is pursuing other potential tenants in the building consistent with the A-3 or B Occupancies, but not industrial tenants.

Therefore, we will propose the appropriate tenant demising separation based on the standards listed above. Please know that the access from the west side of the building will be limited to Vitrychenko Gymnastics as indicated on the Plan.

2. It is our understanding that Vitrychenko Gymnastics will typically have less than 30 occupants in its facility. Please refer to the tenant for exact numbers of occupants, percentage of drop-offs and what their anticipated traffic will be. However, please see the Site Plan, Drawing 1/A001, for a layout of parking for the west side of the building. Note that this area yields approximately 100 parking stalls. Anticipating that other potential tenants will be similar occupancies, there will not be a need for truck docks at this facility. Therefore, there opens up potential parking on the east and towards the south of the building as well for future tenants.
3. Please see Drawing 1/A003 for a Potential Tenant Demising Plan. Please note that this plan is conceptual and is expected to be modified per tenant requirements. However, there are to be individual and sufficient exits for each tenant space.
4. Please see 1/A002 for a Conceptual Site Lighting Plan, indicating the extent of 0.1 footcandles, along with the light fixture catalog sheet.

Long Term Items

1. Please know that we will respond to Fire Department and Village of Morton Grove Community and Economic Development comments as we progress in the planning of the facility.
2. The work involved in this tenant buildout is to comply with all applicable codes.



(7860 Lehigh Avenue, Morton Grove, IL Special Use Permit Review; 4/24/25)

Mr. Nolin, included in this response are Sheets A001, A002 and A003. We trust this response satisfies the Village of Morton Grove immediate concerns. Please advise if you require further information in your review.

Sincerely,

GILLESPIE DESIGN GROUP, LTD.

A handwritten signature in black ink, appearing to read 'David J. Gillespie', written over a light blue horizontal line.

David J. Gillespie
Architect

Cc: Vitrychenko Gymnastics
Laurence Woznicki