



**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
JUNE 24, 2025, 7:00 PM**

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

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

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes – Regular Meeting – June 10, 2025**
5. **Special Reports**
6. **Public Hearings – None**
7. **Plan Commission Reports – None**
8. **Residents’ Comments (agenda items only)**
9. **President’s Report – Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee**
 - a. Board and Commission Appointments:
 - 1) Traffic Safety Commission:
Amit Shah, Chairperson of the Traffic Safety Commission
Frank Wang, Commissioner
 - 2) Advisory Commission on Aging:
Janice Pietron, Commissioner

3) Plan Commission / Zoning Board of Appeals:
Mathew Ingram, Commissioner

4) Appearance Review Commission:
Lindsey Dahlberg, Commissioner

5) Economic Development Commission:
Furqan Mohammed, Commissioner

b. Establishment of Dempster Corridor Plan Steering Committee:

1) Mayor Janine Witko

2) Trustee Connie Travis

3) Trustee Ashur Shiba

4) Village Clerk Eileen Scanlon Harford

5) Chairperson Chris Kintner, Plan Commission / Zoning Board of Appeals

6) Chairperson John Pietron, Appearance Commission

7) Chairperson Mark Fernandez, Economic Development Commission

8) Chairperson Georgianne Brunner, Environment and Natural Resources
Commission

9) Chairperson Theresa Polyak, Community Relations Commission

10) Commissioner Mathew Ingram, Plan Commission / Zoning Board of
Appeals

11) Commissioner Michael Stein, Plan Commission / Zoning Board of Appeals

12) Commissioner Robert Campenella, Traffic Safety Commission

13) Commissioner Christopher Sheehan, Traffic Safety Commission

14) Commissioner Lindsey Dahlberg, Appearance Review Commission

c. [Village Board Liaison Appointments](#)

10. Clerk's Report – *Condominium Association, Strategic Plan Committee*

11. Staff Report

a. Village Administrator

b. Corporation Counsel

12. Reports by Trustees

a. Trustee Khan – *Finance Department, Appearance Commission, (Trustee Travis)*

b. Trustee Minx – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*

1) **Resolution 25-51:** Authorizing the Purchase of Genesis Extrication Tools from Equipment Management Company

- c. **Trustee Shiba** – *Building Department, Environment & Natural Resources Commission, Legal Department, IT Department Sawmill Station TIF (Trustee White)*
- d. **Trustee Thill** – *Public Works Department, SWANCC (Solid Waste Agency of Northern Cook County), MG-Niles Water Commission, Traffic Safety Commission (Trustee Minx)*
 - 1) **Resolution 25-52:** Authorizing a Contract with Visu-Sewer of Illinois, LLC., for the 2025 Sewer Lining Program
 - 2) **Resolution 25-53:** Authorizing the Purchase of the Metra Train Station Parking Pay Terminals from Total Parking Solutions, Inc., of Downers Grove, Illinois
- e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, Niles Township Government (Trustee Khan)*
- f. **Trustee White** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board Lincoln/Lehigh TIF (Trustee Shiba)*
 - 1) **Ordinance 25-20** (*Introduced June 10, 2025*) (*Second Reading*): Approving a Minor Amendment to Ordinance 24-17 Granting an Amendment to a Special Use Permit (Ord. 18-09) Authorizing the Expansion of an Existing School at the Property Commonly Known as 8601 Menard Avenue in Morton Grove, Illinois
 - 2) **Ordinance 25-21** (*Introduced June 10, 2025*) (*Second Reading*): Approving a Special Use Permit for an Indoor Recreational Facility at 7840-60 Lehigh Avenue in Morton Grove, Illinois
 - 3) **Ordinance 25-22** (*Introduced June 10, 2025*) (*Second Reading, Village Administrator recommends item be tabled to allow for time to confirm compliance with Public Act 102-1123*): Approving 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 in Morton Grove, Illinois

13. **Presentation of Warrants** – \$489,346.54

14. **Other Business**

15. **Residents’ Comments**

16. **Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
JUNE 10, 2025**

CALL TO ORDER

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

III. **APPROVAL OF MINUTES**

Mayor Witko asked for a motion to approve the Minutes of the May 27, 2025 Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Khan.

Motion passes: 6 ayes, 0 nays.

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

IV. **SPECIAL REPORTS**

Mayor Witko had two announcements under Special Reports.

1. The first is that the Village is aware that “Pride” signs are being taken out of planters, and they are taking it very seriously. A police report has been filed and appropriate action will be taken.
2. The second item has to do with Ordinance 25-16. Mayor Witko thanked the residents for their engagement on the issue of unregulated THC and Kratom products. She also thanked the Village Board for their diligent and thoughtful research. Mayor Witko said she, like many others, is deeply concerned for the potential health risks posed by these substances, particularly due to lack of oversight on how they are manufactured and sold. The FDA and other agencies have raised alarms about contaminants, unsafe synthesis methods, and the absence of proper labeling or dosage standards. She said, “After careful consideration, the Village Board is recommending that Ordinance 25-16 be tabled at this time.”

IV. **SPECIAL REPORTS** (continued)

- b. Mayor Witko pointed out that, as a municipality, Morton Grove is not fully equipped or authorized to regulate these types of product in a comprehensive or enforceable manner. This is an issue that extends beyond the Village’s borders. While local bans may appear proactive, they do not solve the problem. Residents can go a mile down the road and purchase these products in surrounding communities.
- c. Instead of rushing to adopt a local ordinance that offers only symbolic protection, Mayor Witko felt this time could be better used to work collaboratively with State and County legislators, who **do** have the authority, infrastructure, and reach to regulate the sale, manufacturing, and distribution of these substances effectively and consistently. She said, “Tabling this vote is not about inaction—it’s about strategic leadership,” adding “We must push for uniform regulations that ensure customers’ safety state-wide.”
- d. Mayor Witko said she is committed to advocating for this cause and will work with staff, legal counsel, and legislators at the State and County level to support meaningful and enforceable change.

V. **PUBLIC HEARINGS**

NONE

VI. **PLAN COMMISSION REPORTS**

Mayor Witko said these would be presented by Brandon Nolin, Community Development Administrator.

- 1. Mr. Nolin presented **Plan Commission Case PC 24-05, Request by MCC Academy for approval of a minor amendment to a Special Use Permit authorizing the expansion of an existing school at the property commonly known as 8601 Menard Avenue to allow for the elimination of horizontal window slits within porcelain rainscreen approved for the exterior south façade.**
 - a. In October of 2024, the Village Board approved a Special Use Permit with conditions for the expansion of the existing school, including the expansion of an existing gymnasium and the installation of a track within the existing field in the norther portion of the property at 8601 Menard. In a letter dated June 2, 2025, Raffi Arzoumanian of a+c architects, LLC on behalf of MCC Academy (the applicant) requested that horizontal window slits included in the approved elevations for the south façade be removed from the project. In discussion with staff, the applicant cited concerns with rising construction costs and the potential for light glare to impact players using the proposed gymnasium floor.
 - b. Section 12-16-4:B of the Unified Development Code allows for minor amendments of existing special use applications upon the review of the request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, the Village Administrator, and Corporation Counsel.

- VI. **PLAN COMMISSION REPORTS** (continued)
- c. The Appearance Commission chairperson had no concerns with the proposed amendment and agreed that Appearance Commission review is not needed. Since the proposed elimination of the horizontal window slits within the porcelain windscreen would not change any aspect of the approved use or site plan, the proposed amendment is eligible for approval as a minor amendment to Ordinance 24-17.
2. Next, Mr. Nolin presented **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 Unified Development Code to provide guidance for the installation and use of solar energy collection systems and wind energy collection systems.**
 - b. The Department of Community and Economic Development continuously reviews and updates the Unified Development Code as needed to keep regulations current and to promote predictable and desirable development. These are text amendment based on input received by Staff throughout 2024 and Staff discussions with the Plan Commission in December of 2024 and March of 2025.
 - c. The Village of Morton Grove, as the Applicant, submitted a complete application to the Plan Commission under Case PC 25-04 requesting text amendments to Chapter 12-3 of the Unified Development Code. The text amendments provide guidance for the installation and use of solar energy collection systems and wind energy collection systems.
 - d. In May of 2025, the Applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 24-04. Following Plan Commission discussion in March of 2025, freestanding wind energy collection systems were proposed as prohibited within all residential areas. Also, language was added to highlight Plan Commission comments regarding permitted height for solar energy collection systems on pitched roofs. All the revised text amendments were unanimously approved by the Plan Commission.
 3. Mr. Nolin then presented **Plan Commission Case PC 24-05, Request by Vitrychenko Academy for approval of a Special Use Permit for the operation of an indoor recreational facility at the property commonly known as 7840-60 Lehigh Avenue in Morton Grove, IL, all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E.**
 - a. The Applicant, Vitrychenko Academy, submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting to operate an indoor recreational facility within the existing industrial space at 7840-7860 Lehigh Avenue.
 - b. Per Section 12-4-4:E of the Village's Unified Development Code, an indoor recreational facility is classified as a Special Use in the M-2 General Manufacturing District and requires Plan Commission review and Board of Trustees approval. The Applicant is leasing space to accommodate a proposed gymnastics training facility with four (4) mats, offices, and a lounge.

VI. **PLAN COMMISSION REPORTS** (continued)

- c. On May 1, 2025, the Traffic Safety Commission reviewed Case PC 25-05 and voted unanimously to recommend approval of the application. On May 20, the Applicant appeared before the Plan Commission to present the request for approval of the application made under Case PC 25-05. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously to recommend approval of the Special Use Permit with conditions relating to business operations, parking, and parking lot lighting.

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

1. **Jon Cole** said his comments tonight were regarding the Pride Month proclamation. He said he was here last year when the first Pride Month proclamation was read, and had said he hoped that next year, the Village would do more for Pride Month. Now it's next year and a lot has happened in the interim, some positive things, but some negative things as well.
 - a. On the positive side, a group of residents called Morton Grove Pride has gotten together and is working as a coalition with the Morton Grove Park District, the Morton Grove Public Library, the Village, Niles Township, and Maine Township to offer a range of Pride activities and events for the first time in Morton Grove, starting this month. The group's website is mortongrovepride.org, and Mr. Cole said the website has detailed information about all the activities and events being offered.
 - b. The first big event will be happening this Friday from 6:30pm to 10:30pm at Harrer Park, weather permitting. It's a sing-along version of the Wizard of Oz and more. Everyone is welcome to this free all-ages event. The movie will start at dark. There will be picnicking, socializing, organizational tables, a balloon artist, crafts, activities, a costume parade and more. If the weather is bad, it will be held indoors at the Morton Grove Library.
 - c. On the negative side, the LGBTQ+ community has been under attack by the current federal administration, among others. Hard-won rights and protections are being taken away and threatened. Mr. Cole said, "Our history is being erased and members of our community are being demonized and targeted." "It's times like these," he said, "that we need all of our allies to join with us together for support and to fight to protect our rights."
 - d. He thanked Mayor Witko for making this proclamation at this crucial time, because it offers a sense of safety, inclusion, and support in these troubling times. Mr. Cole said, for the rest of Pride Month, "Let's all celebrate our vibrant and resilient LGBTQ+ community while we also come together to reclaim our right and protect our most vulnerable members."
2. **David King** said he was here to speak in favor of Ordinance 25-16 which, if passed, would make the sale of illicit THC products illegal. He said he had recently sent a letter to each Board member along with articles from respected sources such as the Mayo Clinic, Cleveland Clinic, the FDA, the CDC, and an article from the Police Chief of Batavia.

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

- a. Mr. King said THC is a dangerous and toxic ingredient in cannabis and other products. There's Delta 8 and Delta 9, just another name for THC. THC products can cause depression, impaired concentration, impaired judgment and impaired memory for its users, rendering them a danger to themselves and to others at work, at home, or while driving.
- b. Mr. King said THC is a "bad product across the board." It doesn't matter whether you ingest it via eating it or smoking it, it causes the same ill effects. As Mayor Witko pointed out, THC has other problems such as its accessibility to minors and its unregulated and unsanitary manufacturing conditions.
- c. Mr. King said the Village is right to table this, but said he hoped it was only tabled temporarily. He said he hoped the Village would one day make all recreational products containing THC illegal. In the meantime, he said, Ordinance 25-16 was and is "a step in the right direction for public health and safety." He said he didn't care about what happens a mile down the road; he felt it was important for Morton Grove to take action on this ordinance to help keep their own residents safe. Mr. King said he has similar concerns about Kratom, but he'll discuss them later once the ordinances is no longer tabled and is up for discussion.

VIII. **PRESIDENT'S REPORT**

1. **Mayor Witko proclaimed the month of June 2025 as "Pride Month" in the Village.** She said that June of 2025 marks the 56th annual celebration of Pride Month throughout the United States. It embraces diversity and recommits our efforts to advance inclusion and prevent discrimination against LGBTQ+ individuals, who are important and respected members of our community. They are our family members, friends, and neighbors, and they make invaluable contributions to the cultural, civic, and economic success of Morton Grove.
 - a. The Village's tagline "Incredibly Close and Amazingly Open" underscores its collective resolve to work together with all members of our community to facilitate open relationships and foster a safe and welcoming environment for our residents and visitors regardless of age, race, religion, marital status, national origin, gender, sexual orientation, or physical challenges. Mayor Witko said that she and the Board Members believe all residents should feel valued, safe, empowered and supported by their peers, educators, community leaders, and the community at large, without regard to sexual orientation, gender identity, or expression.
 - b. She said "Morton Grove salutes 'Morton Grove Pride,' a group of residents who have planned a series of events this month celebrating the diversity of our community." She urged residents to learn about and support these events by visiting the organization's website: mortongrovepride.org. She further encouraged all residents to join with the Village Board and herself to eliminate discrimination wherever it exists, to accept all people for who they are and who they love, and to honor our diversity by celebrating with our LGBTQ+ family, friends, and neighbors.

IX. **CLERK’S REPORT**

Clerk Harford had no formal report this evening.

X. **STAFF REPORTS**

A. **Village Administrator:**

Village Administrator Chuck Meyer requested a motion and second to table Ordinance 25-16. Trustee Minx so moved, seconded by Trustee Thill, who commented that “this is a very intelligent thing to do.”

Motion passes: 6 ayes, 0 nays.

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

B. **Corporation Counsel:**

Corporation Counsel Liston had no formal report this evening.

XI. **TRUSTEES’ REPORTS**

A. **Trustee Khan:**

Trustee Khan had no formal report this evening.

B. **Trustee Minx:**

Trustee Minx said the Village’s annual Morton Grove Days event is set for July 3 through July 6. We are currently selling Morton Grove Days yard signs to show support. We are also looking for volunteers for the four-day event. Please visit the Village’s website to learn more and to get the latest updates.

C. **Trustee Shiba:**

Trustee Shiba had no formal report this evening.

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

D. Trustee Thill:

Trustee Thill had five Resolutions this evening.

1. **Resolution 25-46, Authorizing an Agreement with the Illinois Department of Transportation (IDOT) for Routine Maintenance of State Routes Within the Municipal Corporate Boundaries.**

- a. The Village maintains various state routes with the municipal boundaries through an intergovernmental agreement with IDOT. This agreement expires on June 30, 2025. This Resolution establishes a new 10-year agreement with an estimated compensation to the Village of \$1,450,000. Compensation will be adjusted yearly based on the Construction Cost Index published by Engineering News Records. The July 1, 2025 to June 30, 2026 term is a 1.60% increase from compensation received in the previous year.

Trustee Thill moved to approve Resolution 25-46, seconded by Trustee Minx.

- b. Trustee Thill commented, if people wonder why the Village is doing the State's job, it's because we're getting paid for it. We do the street sweeping and snow plowing for Waukegan Road, Dempster Street, Oakton Street and Caldwell Avenue. For this work, the Village receives \$145,000 annually, so over a ten-year contract, that's more than a million dollars.

Mayor Witko called for the vote on Resolution 25-46.

Motion passes: 6 ayes, 0 nays.

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

2. **Resolution 25-47, Authorizing a Contract with Goodmark Nurseries of Wonder Lake, IL for the Awarded Illinois Department of Natural Resources Urban and Community Forestry Grant—Phase 1 Tree Purchase.**

- a. On March 10, 2025, the Morton Arboretum notified the Village that it was awarded a \$25,000 matching tree grant by the US Department of Agriculture (USDA) Forestry Service and the Illinois Department of Natural Resources (IDNR) Urban and Community Forestry for tree plantings. The tree grant agreement stipulated that the Village pay all advanced costs for tree purchase and shall receive reimbursement from the Morton Arboretum at the end of the grant period on July 1, 2026. An estimated four hundred and fifty (450) trees are to be planted by July 1, 2026.
- b. The Public Works Department invited bids for the USDA Forestry Service and IDNR Urban and Community Forestry Tree Grant—Phase 1 tree purchase. Three bids were received, and Goodmark Nurseries of Wonder Lake, IL was the lowest bidder at \$14,550. This contract is a unit price contract, and the contract's final price will be based on the number of trees ordered and determined by the Village to be in its best interests.

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

D. Trustee Thill: (continued)

Trustee Thill moved to approve Resolution 25-47, seconded by Trustee Travis.

- c. Trustee Thill commented that this is for a \$25,000 matching grant with Morton Arboretum. He singled out and thanked Jayson and Jenny Lawfer, who brought this grant to the Village’s attention.

Mayor Witko called for the vote on Resolution 25-47.

Motion passes: 6 ayes, 0 nays.

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

3. **Resolution 25-48, Authorizing an Agreement Between the Village of Morton Grove and MGT Impact Solutions, LLC of Chicago, IL for Interim Administrative Support Services.**

- a. The Public Works Department is recruiting qualified candidates to backfill the recently vacated Administrative Assistant position and to support other organizational changes within the Department. Utilizing a third-party independent contractor for these administrative services in the interim has allowed vital Public Works functions to continue. The Village has engaged MGT Impact Solutions, LLC to perform these administrative support services for the last three months. These services have been satisfactory to the Village. The Village Administrator and Director of Public Works recommend that the Village retain MGT Impact Solutions, LLC until a qualified Administrative Assistant and Management Analyst is hired, or July 21, 2025, whichever occurs first. This Resolution will authorize the Village Administrator to negotiate and execute a contract with MGT Impact Services, LLC for interim administrative services until the Village hires the Administrative Assistant and Management Analyst. The planned end date of this support requirement is estimated to be July 21, 2025 and for an amount not to exceed \$33,000.

Trustee Thill moved to approve Resolution 25-48, seconded by Trustee White.

Motion passes: 6 ayes, 0 nays.

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

4. **Resolution 25-49, Authorizing and Approving a Change Order to the Professional Service Agreement Between RM Swanson Architects and the Village of Morton Grove for Construction Management Services for the Morton Grove Metra Commuter Station.**

- a. On January 10, 2022, pursuant to Resolution 22-02, the Village Board approved a Professional Service Agreement with RM Swanson Architects for architectural and related services for

TRUSTEES' REPORTS (continued)

XI.

Trustee Thill: (continued)

D.

reconstructing the Metra Commuter Station at 8501 Lehigh Avenue. The Village plans to reconstruct the Metra station to include ADA improvements and enhancements to the surrounding platform, parking lot, bicycle parking, and pedestrian safety upgrades. The new station will feature quality architecture, incorporate sustainable practices where feasible, and serve as an attractive gateway to the Village.

b. The original Agreement authorized the expenditure of \$86,940. On July 25, 2023, pursuant to Resolution 23-30, the Village approved a Change Order for additional architectural services and other related work and services in the amount of \$50,000. On March 26, 2024, pursuant to Resolution 24-27, the Village Board approved a Change Order for additional architectural services and related additional engineering services related to stormwater management design, revisions to site grading (including the parking lot and platform), assistance preparing Metropolitan Water Reclamation District (MWRD), and other related work in an amount not to exceed \$40,000.

c. On February 13, 2024, pursuant to Resolution 24-18, the Village approved an amendment to the Professional Services Agreement to provide construction management services for \$54,000. The Village Administrator has determined that additional construction management services are warranted. This Resolution authorizes the Village Administrator to negotiate and execute change orders for these additional services for a price not exceed \$42,000.

Trustee Thill moved, seconded by Trustee Minx, to approve Resolution 25-49.

d. Mayor Witko noted that, when looking over the Legislative Summary, it appears the Village is 200% over our original agreement. She asked Mr. Meyer to explain it.

e. Mr. Meyer said the Village is basically combining two change orders. There was about \$36,000 left in the architectural engineering services account, but that’s needed by construction management. So the \$36,000 left under architectural engineering services is being moved to construction management; a move which Mr. Meyer said would help bring the project to completion by September 2025.

Mayor Witko called for the vote on Resolution 25-49.

Motion passes: 6 ayes, 0 nays.

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

5. **Resolution 25-50, Authorizing a Contract With Goodmark Nurseries of Wonder Lake, IL for the 2025 f0/50 Tree Planting Program.**

a. The Village has an annual 50/50 tree planting program for parkways that offers adjacent owners the opportunity to participate in the purchase of trees at a 50% discount for planting them on

TRUSTEES’ REPORTS (continued)

XI.

Trustee Thill: (continued)

D.

Village rights-of-way and properties it owns. The Public Works Forestry Section coordinates the 50/50 tree planting program, purchases trees from a nursery, and plants the trees. The Public Works Forestry Section completed the solicitation of quotations for the 2025 50/50 Tree Planting Program in January of 2025. Three quotes were received and Goodmark Nurseries of Wonder Lake, IL submitted the low bid proposal for \$15,165.00. This contract is a unit price contract, and the final price will be based on the number of trees ordered and determined by the Village to be in its best interest.

Trustee Thill moved to approve Resolution 25-50, seconded by Trustee Travis.

Trustee Thill noted this is the same nursery being used for the purchase of trees in Resolution 25-47, but it’s a different contract entirely.

Mayor Witko called for the vote on Resolution 25-50.

Motion passes: 6 ayes, 0 nays.

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

6. Lastly, Trustee Thill said the Village had hosted a shredding and small electronics recycling event at its Public Works Department in conjunction with the Solid Waste Agency of Northern Cook County (SWANCC). The totals for the electronics recycling portion haven’t come in yet, but Trustee Thill was pleased to say over 12,000 pounds of paper for recycling was received. He thanked the community and the Public Works Department for this successful event.

E. Trustee Travis:

1. Trustee Travis offered her congratulations to the Morton Grove Police Department for finishing in first place in the 2024-25 Traffic Safety Challenge as well as for receiving the Railroad Safety Award for the entire State of Illinois. She thanked Sgt. Nick Hoffman and Officer Mike Zachacki for submitting the necessary paperwork to make these awards possible. She thanked the MG Police Department for everything their department does to keep residents safe, both on the road and in the community.
2. Trustee Travis shared some Community Relations Commission news. June has been a busy month for the Commission. The annual Community Garage Sale took place this past weekend with over 100 residents participating. Residents also helped to beautify the major streets in the Village with the Commission’s Adopt-a-Planter Program. Lastly, the Summer Photo Contest is under way! Submit up to five (5) photos of summer in Morton Grove by September 1.

XI. **TRUSTEES’ REPORTS** (continued)

F. Trustee White:

Trustee White introduced three ordinances this evening:

1. **Ordinance 25-20, Approving a Minor Amendment to Ordinance 24-17 Granting an Amendment to a Special User Permit (Ordinance 18-09) Authorizing the Expansion of an Existing School at the Property Commonly Known as 8601 Menard Avenue in Morton Grove, IL.**

a. Trustee White said this Ordinance is pursuant to Plan Commission Case PC 24-05, which was reported out earlier this evening by Community Development Administrator Brandon Nolin. As this is the first reading of this Ordinance, no further action will take place this evening.

2. **Ordinance 25-21, Approving a Special Use Permit for an Indoor Recreational Facility at 7840-7860 Lehigh Avenue in Morton Grove, IL.**

a. This Ordinance is pursuant to Plan Commission Case PC 25-05, which was reported out earlier this evening by Community Development Administrator Brandon Nolin. Since this is the first reading of this Ordinance, no action will be taken tonight.

e. **Ordinance 25-22, Approving 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 in Morton Grove, IL.**

a. This Ordinance is pursuant to Plan Commission Case PC 25-04, which was reported out earlier this evening by Brandon Nolin, Community Development Administrator. As this is a first read of this Ordinance, no action will be taken this evening.

XII.

OTHER BUSINESS

NONE

XIII.

WARRANTS

Trustee Khan presented the Warrant Register for June 10, 2025 in the amount of \$2,062,535.36. She moved to approve the Warrants as presented, seconded by Trustee Shiba.

Motion passes: 6 ayes, 0 nays.

Tr. Khan aye
Tr. Thill aye

Tr. Minx aye
Tr. Travis aye

Tr. Shiba aye
Tr. Witko aye

XIV.

RESIDENTS' COMMENTS

NONE

XV.

ADJOURNMENT

As there was no further business before the Board, Trustee Minx moved to adjourn the meeting, seconded by Trustee Khan.

Motion passed unanimously via voice vote.

The meeting adjourned at 7:28 p.m.

PASSED this 24th day of June 2025.

Trustee Khan	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee White	_____

APPROVED by me this 24th day of June 2025.

Janine Witko, Village President
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 25th day of June 2025.

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

Minutes by Teresa Cousar



JULY 2025
Village Board Liaison Assignments

President Witko

Administration Department
Council of Mayors
NWMC
Strategic Plan

Clerk Harford

Family & Senior Services
Advisory Commission on Aging
Condo Association
Maine Township

Trustee Khan

Finance Department
Appearance Commission

Trustee Thill

Public Works Department
SWANCC
MG-Niles Water Commission
Traffic Safety Commission

Trustee Minx

Fire Department
Fire Pension Board
Fire & Police Commission
Special Events Commission
RED Center
NIPSTA

Trustee Travis

Police Department
Police Pension Fund
Fire & Police Commission
Community Relations Commission
Niles Township

Trustee Shiba

Building Department
Environment & Natural Resources
Legal Department
IT Department
Sawmill Station TIF District

Trustee White

Community & Economic Development Department
Economic Development Commission
Plan Commission / Zoning Board of Appeals
Lincoln/Lehigh TIF District

Legislative Summary

Resolution 25-51

**AUTHORIZING THE PURCHASE OF GENESIS EXTRICATION TOOLS
FROM EQUIPMENT MANAGEMENT COMPANY**

Introduced:	June 24, 2025
Purpose:	This Resolution authorizes the Village Administrator to execute a contract with Equipment Management Company of Channahon, Illinois, for the purchase of new Genesis vehicle extrication to equip the new rescue squad/engine with rescue capability.
Background:	<p>The Fire Department routinely provides emergency medical services and vehicle rescue from vehicle collisions. A key component of that service is the ability to safely remove patients from damaged vehicles, using hydraulic rescue tools. In 2019, the Fire Department conducted a comprehensive evaluation of rescue tool manufacturers and determined Genesis as the best option due to its reliability, ease of use, and dependable service. The Village Administrator and Fire Chief recommend the purchase of Genesis vehicle extrication equipment to equip the rescue squad/engine that is anticipated to be delivered to the Village in early 2026, as it matches current inventory, will permit simplified in-service training for the use of the equipment, and allows for interchangeability between vehicles. Equipment Management Company of Channahon, Illinois, is the sole source dealer for Genesis vehicle extrication equipment in this region. Also, the Village is a member of the Houston Galveston Area Council, an intergovernmental joint purchasing group, and Equipment Management Company was awarded the group's Contract # EE11-24, effective through October 31, 2028, for Genesis rescue equipment.</p> <p>The Village was awarded a fire Equipment Grant to be utilized for this purchase.</p>
Departments Affected	Fire Department
Fiscal Impact:	\$51,850.00
Source of Funds:	Fire Equipment Grant
Workload Impact:	The Fire Department will manage the purchase, operation and maintenance as part of their normal operations.
Administrator Recommendation:	Approved as presented
Second Reading:	Not Required
Special Considerations or Requirements:	None

Submitted by: Chuck Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Dennis Kennedy, Fire Chief

RESOLUTION 25-51

AUTHORIZING THE PURCHASE OF GENESIS VEHICLE EXTRICATION EQUIPMENT FROM EQUIPMENT MANAGEMENT COMPANY

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

WHEREAS, The Village, through the Fire Department, provides vehicle rescue and emergency medical services to the citizens and public involved in vehicle collisions; and

WHEREAS, the Fire Department has identified a need to purchase and maintain vehicle extrication equipment to be utilized during potential vehicle collision, machinery entrapment and building collapse rescues; and

WHEREAS, the Fire Department is planning to equip the new rescue engine/squad, with an anticipated delivery of early 2026, with rescue tool capabilities; and

WHEREAS, in 2019, the Fire Department conducted a comprehensive evaluation of rescue tool manufacturers and determined Genesis as the best option due to its reliability, ease of use, and dependable service; and

WHEREAS, the Village Administrator and Fire Chief recommend the purchase of Genesis vehicle extrication equipment to equip the rescue squad/engine that is anticipated to be delivered to the Village in early 2026 as it matches current inventory, will permit simplified in-service training for the use of the equipment, and allows for interchangeability between vehicles; and

WHEREAS, Equipment Management Company is the sole source vendor for Genesis Rescue Tools in this area (Reference Exhibit "A"); and

WHEREAS, Emergency Equipment Company is an approved vendor under Houston Galveston Area Council (HGAC) Contract # EE11-24 Emergency Medical, Safety, and Rescue Equipment, effective through October 31, 2028, for the Genesis equipment; and

WHEREAS, the 2025 Village adopted budget does not include provisions for this purchase, but the Village was awarded a fire equipment grant that will be used to cover the expense.

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

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

SECTION 2: The Corporate Authorities accept the quote from Equipment Management Company of Channahon, Illinois, in the amount of \$51,850.00, attached hereto as Exhibit “B”, for the purchase of Genesis vehicle rescue equipment.

SECTION 3: The Village Administrator is hereby authorized to execute a purchase agreement with Equipment Management Company of Channahon, Illinois, in the amount of \$51,850.00 consistent with its quote.

SECTION 4: The Village Administrator and the Fire Chief, or their designees, are authorized to take all steps necessary to implement the contract with Equipment Management Company.

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of June 2025

Trustee Kahn	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee White	_____

Approved by me this 24th day of June 2025

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Approved and Filed in my office this
25th day of June 2025

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



Morton Grove Fire Department
8954 Shermer Road
Morton Grove, IL 60053

February 18, 2019

Rescue Tool Evaluation Committee:

Please accept this letter verifying that there is only one dealer for Genesis Rescue Systems authorized to sell Genesis Rescue Systems equipment to the Morton Grove Fire Department..

The dealer is:

EMC Fire
22824 West Winchester Drive
Channahon, IL 60410

EMC is the Master Distributor for Genesis Rescue Systems in the Midwest. They will provide all sales and on-site service of your new Genesis tools.

Should you have additional questions, please do not hesitate to contact me.

Respectfully,

Kevin W. Sears

Kevin Sears
Regional Sales Manager
GENESIS RESCUE SYSTEMS



Sales Order B59711

EXHIBIT "B"

Order Date 04/14/25

22824 West Winchester Dr
Channahon, IL 60410 USA

Customer **MORGR**

Phone: 815/467-8762

Fax: 815/467-8763

www.emcfire.com

Bill To:

MORTON GROVE FIRE
6250 LINCOLN AVENUE
MORTON GROVE, IL 60053

Ship To:

MORTON GROVE FIRE
6250 LINCOLN AVENUE
MORTON GROVE, IL 60053

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
MORGR	Best way	ORIGIN	NET 30 DAYS		KSEA	
Quantity		Item Number	Unit of Measure	Required Date	Unit Price	
Order	Ship	B.O.	Item Description	Discount %	Tax	Extended Price
1.00	0.00	ONSITE	MISC EACH 04/14/25 GENESIS SLi (M18) SERIES C240 CUTTER W/ STANDARD BLADES	18880.00	N	18880.00
1.00	0.00	ONSITE	MISC EACH 04/14/25 GENESIS SLi (M18) SERIES S49 (28") SPREADER WITH BATTERY	17995.00	N	17995.00
1.00	0.00	ONSITE	MISC EACH 04/14/25 GENESIS SLi 21-36 RAM WITH M18	12350.00	N	12350.00
1.00	0.00	ONSITE	MISC EACH 04/14/25 GENESIS 3-BANK M18 RAPID CHARGING STATION	475.00	N	475.00
3.00	0.00	ONSITE	MISC EACH 04/14/25 MILWAUKEE M18 SPARE BATTERY	0.00	N	0.00
1	0	ONSITE	FREIGHT 04/14/25 FREIGHT NOT TO EXCEED	390.00	N	390.00
1.00	0.00	ONSITE	MISC EACH 04/14/25 GENESIS RAM ACCESSORY KIT FOR 21-36 RAM	1760.00	N	1760.00
					Non Taxable Subtotal	51850.00
					Taxable Subtotal	0.00
					Tax	0.00
					Total Order	51850.00

Legislative Summary

Resolution 25-52

**AUTHORIZING A CONTRACT WITH VISU-SEWER OF ILLINOIS, LLC., FOR
THE 2025 SEWER LINING PROGRAM**

Introduction:	June 24, 2025
Purpose:	To authorize the Village Administrator to execute a contract with Visu-Sewer of Illinois, LLC., for the 2025 Sewer Lining Program.
Background:	<p>The Metropolitan Water Reclamation District (MWRD) of Greater Chicago requires the lining of sewer pipes to reduce excess groundwater and stormwater infiltration and inflow (“I/I”) into their sewer system. Reducing infiltration and inflow lessens the burden on MWRD’s wastewater treatment system and helps prevent sewer overflows, safeguarding public health and the environment. The Village has an annual sewer lining program to rehabilitate aging and deteriorating sanitary and combined sewer pipes, eliminating groundwater infiltration and inflow in the Village’s sewer infrastructure, as well as storm sewer pipes, to improve flow capacity and maintain the structural integrity of the sewer pipes (Reference Exhibit “A”).</p> <p>The Department of Public Works advertised on the Village website on April 21, 2025, inviting bids for the 2025 Sewer Lining Program. Three (3) bids were received on May 7, 2025 (Reference Exhibit “B”). Visu-Sewer, LLC., of Bridgeview, Illinois, submitted the lowest bid with a bid amount of \$387,683.80.</p> <p>This bid amount is based on the contractor's proposed unit pricing for the number of units estimated by the Village. The final price of the contract will be based upon the number of units the Village determines to be in the Village's best interest. This contract must conform to the requirements of the Prevailing Wage Act.</p>
Departments Affected	Department of Public Works
Fiscal Impact:	\$387,683.80
Source of Funds:	2025 Enterprise Fund Account Numbers 40-50-34-55-2290
Workload Impact:	The Public Works Department will manage and implement the project as part of its regular work activities.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Michael Lukich, Director of Public Works
Prepared by: Kevin Lochner, Plans & Utilities Supervisor

RESOLUTION 25-52

AUTHORIZING A CONTRACT WITH VISU-SEWER OF ILLINOIS, LLC., FOR THE 2025 SEWER LINING PROGRAM

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

WHEREAS, the Metropolitan Water Reclamation District (MWRD) of Greater Chicago requires the lining of sewer pipes to reduce excess groundwater and stormwater infiltration and inflow (“I/I”) into their sewer system; and

WHEREAS, reducing infiltration and inflow lessens the burden on the MWRD's wastewater treatment system and helps prevent sewer overflows, safeguarding public health and the environment; and

WHEREAS, the Village has an annual sewer lining program to rehabilitate aging and deteriorating sanitary and combined sewer pipes, eliminating groundwater infiltration and inflow in the Village’s sewer infrastructure, as well as storm sewer pipes, to improve flow capacity and maintain the structural integrity of the sewer pipes (Reference Exhibit “A”); and

WHEREAS, the Department of Public Works advertised on the Village website on April 21, 2025, inviting bids for the 2025 Sewer Lining Program; and

WHEREAS, three (3) bids were received, publicly opened and read at the Public Works Facility at 7840 Nagle Avenue, at 10 a.m. on May 7, 2025, with the bid tabulation included in Exhibit “B”; and

WHEREAS, Visu-Sewer of Illinois, LLC., of Bridgeview, Illinois, submitted the lowest bid with a bid amount of \$387,683.80; and

WHEREAS, the qualifications and availability of Visu-Sewer of Illinois, LLC., have been verified to be capable of performing the work included in this contract; and

WHEREAS, Visu-Sewer of Illinois, LLC., has successfully completed similar projects for the Village; and

WHEREAS, this contract must conform to the requirements of the Prevailing Wage Act; and

WHEREAS, the bid amount is based upon unit pricing proposed by the contractor for the number of units estimated by the Village; however, the final price of the contract will be based upon the number of units the Village determines to be in the best interest of the Village; and

WHEREAS, funding for the above work in the amount of \$387,683.80 is available in the 2025 Adopted Budget Enterprise Account Numbers 40-50-34-55-2290.

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

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

SECTION 2: The Corporate Authorities accept the bid of Visu-Sewer of Illinois, LLC., of Bridgeview, Illinois 60455, in the amount of \$387,683.80.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Visu-Sewer of Illinois, LLC., for the 2025 Sewer Lining Program in the amount of \$387,683.80.

SECTION 4: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract with Visu-Sewer of Illinois LLC of Bridgeview, Illinois.

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

Passed this 24th day of June 2025

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

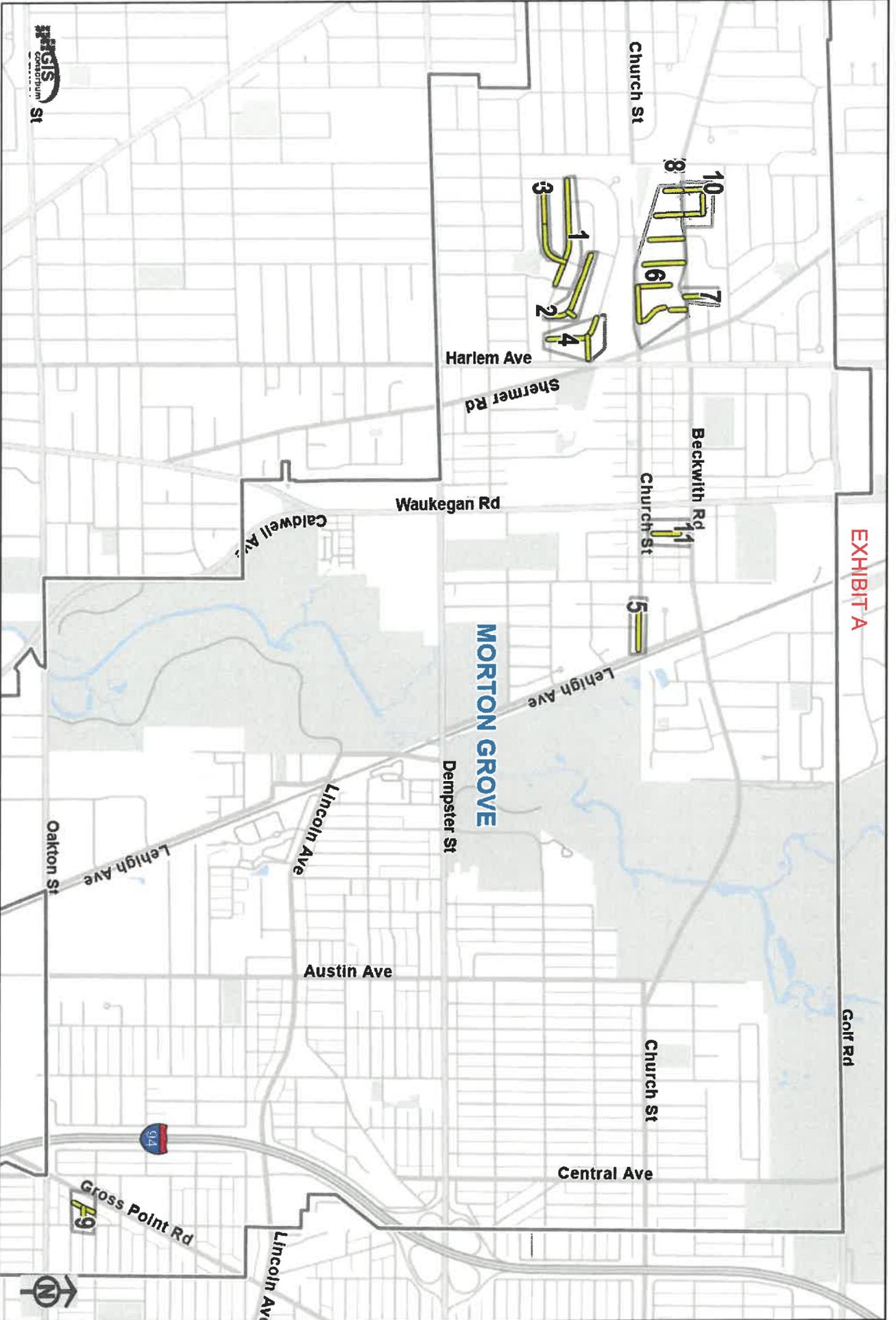
Approved by me this 24th day of June 2025

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of June 2025

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

EXHIBIT A



Village of Morton Grove
2025 Sewerlining

Village of Morton Grove

Base Bid Streets

2025 Sewer Lining Program

Street Name	Type	Street Segment	Size of Sewer (in)	Length of lining (Ft)	Depth of Sewer (Ft)	Type of Material	No. of Services	No. of Protrusions	Sheet Number
Osceola	Sanitary	MH 9205 Osceola to MH 9247 Osceola	10	448	8	Clay	15	0	6
Lake	Sanitary	MH 7327 Lake to MH 7533 Lake	10	1421	8	Clay	43	7	1
Davis	Sanitary	MH 7409 Davis to MH 7245 Lake	8	1112	8	Clay	31	0	2
Davis	Sanitary	MH 7303 Davis to MH 7254 Davis	8	102	8	Clay	5	0	2
Churchill	Sanitary	MH 7401 Lake to MH 7425 Churchill	8	445	8	Clay	9	0	3
Churchill	Sanitary	MH 7445 Churchill to MH 7529 Churchill	8	446	8	Clay	14	0	3
Arcadia	Sanitary	MH 7243 Arcadia to MH 9046 Harlem	8	588	8	Clay	14	0	4
Oconto	Sanitary	MH 9044 Oconto to MH 7227 Lake	8	530	8	Clay	14	0	4
Church	Sanitary	MH 6725 Church to MH 6625 Church	8	613	8	Clay	22	0	5
Cameron	Sanitary	MH 9247 Cameron to MH 9237 Cameron	8	200	8	Clay	7	0	6
Cameron	Sanitary	MH 9234 Cameron to MH 7302 Church	8	400	8	Clay	8	0	6
Church	Sanitary	MH 7302 Church to 7330 Church	8	467	8	Clay	7	0	6
Odell	Sanitary	MH 7330 Church to MH 9235 Odell	8	435	8	Clay	12	0	6
Oketo	Sanitary	MH 9247 Beckwith to MH 9205 Oketo	8	529	8	Clay	17	0	6
Olcott	Sanitary	MH 9217 Olcott to MH 9247 Olcott	8	348	8	Clay	11	0	6
Oleander	Sanitary	MH 9229 Oleander to MH 9247 Oleander	8	213	8	Clay	7	0	6
Cameron	Sanitary	MH 7325 Beckwith to MH 9329 Cameron	8	310	8	Clay	8	0	7
Oriole	Sanitary	MH 9235 Oriole to MH 9247 Oriole	8	153	8	Clay	3	0	8
Keeney	Sanitary	MH 5516 Warren to MH 5511 Keeney	8	232	8	Clay	6	0	9
Keeney	Sanitary	MH 5500 Linder-E to MH 8043 Grosspoint-E	8	260	8	Clay	6	0	9
Oleander	Sanitary	MH 9247 Oleander to MH 9324 Oleander	8	278	8	Clay	4	0	10
Olcott	Sanitary	MH 9247 Olcott to MH 9323 Olcott	8	277	8	Clay	4	0	10
Oleander	Sanitary	MH 9323 Olcott to 9317 Oleander	8	235	8	Clay	4	0	10
New England	Sanitary	MH 9207 New England to MH 9237 New England	8	330	8	Clay	6	1	11

Legislative Summary

Resolution 25-53

AUTHORIZING THE PURCHASE OF THE METRA TRAIN STATION PARKING PAY TERMINALS FROM TOTAL PARKING SOLUTIONS, INC., OF DOWNERS GROVE, ILLINOIS

Introduction:	June 24, 2025
Purpose:	To authorize the Village Administrator to execute a contract with Total Parking Solutions, Inc. of Downers Grove, Illinois 60515, to purchase three (3) Metra Train Station Parking Pay Terminals.
Background:	<p>The Village of Morton Grove’s Metra train station facility and parking lot are under construction as part of the Metra Station redevelopment. The existing four (4) train station parking pay station terminals, which are used to collect daily rider parking fees, were installed in 2008. The existing pay terminals have exceeded their useful service life and are technologically outdated. Due to their age and obsolete capabilities, the Department of Public Works staff determined that the existing parking terminals should be replaced as part of the Metra Station redevelopment. The existing parking pay equipment is proposed to be replaced with three (3) parking pay terminals, which will be touch screen terminals with coin, card, and bill paying capabilities, including cellular communication with real-time credit card payment processing.</p> <p>A bid package was advertised on May 13, 2025, on the Village of Morton Grove website. One (1) sealed bid was received, publicly opened, and read aloud on May 27, 2025, at the Morton Grove Village Hall. Total Parking Solutions, Inc., of Downers Grove, Illinois, submitted the lowest qualified bid in the amount of \$38,979.00 (Reference Exhibit “A”). This resolution authorizes a contract with Total Parking Solutions, Inc. in the amount of \$38,979.00.</p>
Department Affected	The Department of Public Works
Fiscal Impact:	\$38,979.00
Source of Funds:	2025 Lincoln/Lehigh TIF Account Number 14-10-11-57-1031
Workload Impact:	The Public Works Department will manage and implement the project as part of its regular work activities.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Bill Burns, Public Works Superintendent - Facilities

RESOLUTION 25-53

AUTHORIZING THE PURCHASE OF THE METRA TRAIN STATION PARKING PAY TERMINALS FROM TOTAL PARKING SOLUTIONS, INC., OF DOWNERS GROVE, ILLINOIS

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

WHEREAS, a new Metra train station facility and parking lot are under construction as part of the Metra Station redevelopment; and

WHEREAS, the existing four (4) train station parking pay station terminals used to collect daily rider parking fees were installed in 2008; and

WHEREAS, the existing train station parking pay station terminals used to collect the rider parking fees have exceeded their useful service life and are technologically outdated; and

WHEREAS, due to the existing parking station terminal equipment age and obsolete capabilities, the Department of Public Works staff determined the existing parking terminals should be replaced as part of the Metra station redevelopment; and

WHEREAS, the proposed three (3) parking pay terminals will be touch screen terminals with coin, card, and bill paying capabilities to include cellular communication with real-time credit card payment processing; and

WHEREAS, on May 13, 2025, the Department of Public Works advertised a bid packet on the Village's website soliciting bids for the replacement of the train station parking equipment; and

WHEREAS, sixteen (16) entities, including contractors and suppliers, obtained the bidding materials; and

WHEREAS, one (1) bid was received, publicly opened and read at the Village of Morton Grove Village Hall on May 27, 2025, with the bid tabulation included in Exhibit "A"; and

WHEREAS, Total Parking Solutions, Inc., submitted the lowest qualified bid with a bid amount of \$38,979.00; and

WHEREAS, the qualifications and availability of Total Parking Solutions, Inc., have been verified to be capable of performing the work included in this contract; and

Total Parking Solutions, Inc., has been previously contracted to provide services to the Village of Morton Grove.

WHEREAS, this contract must conform to the requirements of the Prevailing Wage Act; and

WHEREAS, funding for the above work for the lump sum of \$38,979.00 is available in the 2025 Adopted Budget Lincoln/Lehigh TIF Account Number 14-10-11-57-1031.

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

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

SECTION 2: The Corporate Authorities accept the bid for Total Parking Solutions, Inc., of Downers Grove, Illinois 60515, in the amount of \$38,979.00.

SECTION 3: The Village Administrator is hereby authorized to execute a purchase order with Total Parking Solutions, Inc., for purchase of the Metra Train Station Parking Pay Equipment in the amount of \$38,979.00.

SECTION 4: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract with Total Parking Solutions, Inc.

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

Passed this 24th day of June 2025

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of June 2025

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of June 2025

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

Exhibit "A"

Village of Morton Grove, Cook County, Illinois
 Train Station Parking Equipment Project
 Bid Tabulation
 Bid Opening: May 27, 2025

				Engineer's Estimate		Total Parking Solutions 2721 Curtiss St. Downers Grove, IL 60515	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Furnishing all materials, labor, equipment and incidentals required for the procurement, programming, installation and activation of three Cale CWT S4 Plus Touchscreen Terminals with coin, card, and bill pay capabilities as well as cellular communication for real-time credit card payment processing	1	3	\$13,500.00	\$40,500.00	\$12,993.00	\$38,979.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$40,500.00		\$38,979.00
AS-READ PROPOSAL AMOUNT							

Apparent Low Bidder: Total Parking Solutions
Apparent Low Bid Amount: \$38,979.00
Engineer's Estimate of Cost: \$40,500.00
Difference: -\$1,521.00

Legislative Summary

Ordinance 25-20

APPROVING A MINOR AMENDMENT TO ORDINANCE 24-17 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT (ORD. 18-09) AUTHORIZING THE EXPANSION OF AN EXISTING SCHOOL AT THE PROPERTY COMMONLY KNOWN AS 8601 MENARD AVENUE IN MORTON GROVE, ILLINOIS

Introduction:	June 10, 2025
Purpose:	To amend a Special Use Permit authorizing the expansion of an existing school at the property commonly known as 8601 Menard Avenue and allow for the elimination of horizontal window slits within porcelain rainscreen approved for the exterior south façade.
Background:	<p>On October 22, 2024, the Village Board approved a Special Use permit with conditions for the expansion of the existing school including the expansion of an existing gymnasium and the installation of a track within the existing field in the northern portion of the property at 8601 Menard Avenue (Ord. 24-17).</p> <p>In a letter dated June 2, 2025, Raffi Arzoumanian of a+c architects, LCC on behalf of MCC Academy, the applicant, requested that horizontal window slits included in the approved elevations for the south façade be removed from the project. In discussion with Staff, the applicant cited concerns with rising construction costs and the potential for light glare to impact players using the proposed gymnasium floor.</p> <p>Section 12-16-4:B of the Unified Development Code allows for minor amendments of existing special use applications upon the review of the request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, Village Administrator, and Corporation Counsel. The Appearance Commission chairperson had no concerns with the proposed amendment and agreed that Appearance Commission review is not needed. Since the proposed amendment would not change any aspect of the approved use or site plan, the proposed request for an extension is eligible for approval as a minor amendment to Ordinance 24-17.</p>
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit amendment will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	June 24, 2025
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Prepared by: Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 25-20

APPROVING A MINOR AMENDMENT TO ORDINANCE 24-17 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT (ORD. 18-09) AUTHORIZING THE EXPANSION OF AN EXISTING SCHOOL AT THE PROPERTY COMMONLY KNOWN AS 8601 MENARD AVENUE IN MORTON GROVE, ILLINOIS

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

WHEREAS, 8601 Menard Avenue, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 167,989-square-foot lot zoned R-2 Single Family Residence and improved with a junior high/high school, mosque, and surface parking lot (“Subject Property”); and

WHEREAS, on October 22, 2024, pursuant to Ordinance 24-17, a special use permit application from a+c architects, LLC on behalf of MCC Academy for the expansion of the existing school including the expansion of an existing gymnasium and the installation of a track within the existing field in the northern portion of the property at 8601 Menard Avenue was approved with conditions by the Village Board; and

WHEREAS, the applicant, a+c architects, LLC on behalf of MCC Academy, has made proper application to the Village of Morton Grove for a minor amendment to the previously granted special use permit for to allow for the elimination of horizontal window slits within porcelain rainscreen approved for the exterior south façade; and

WHEREAS, the applicant is requesting to remove the horizontal window slits due to concerns with increased project costs and the potential for glare during use of the proposed gym; and

WHEREAS, the chairman of the Appearance Commission reviewed the request and agreed that it was a minor amendment that did not require input from the Appearance Commission; and

WHEREAS, pursuant to Ordinance 07-07, the Village adopted a Unified Development Code which set forth an abbreviated procedure for minor revisions to special use permits which allows for the granting of such amendments without a formal public hearing process subject to the recommendation for approval by the Village Administrator, Corporation Counsel, Building

Commissioner, and Plan Commission Chairperson and subsequent approval by the Village Board; and

WHEREAS, the Village Administrator, Corporation Counsel, Building Commissioner and Plan Commission Chairperson have found this amendment with certain conditions as set forth in this ordinance meets the standard for the abbreviated process described above, and as such recommend approval of the minor amendment to Ordinance 24-17; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have determined the proposed amendment to the special use shall be approved subject to conditions and restrictions as set forth herein.

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

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

SECTION 2. Approval of Amendment to Special Use Permit. The Corporate Authorities hereby grant MCC Academy an amendment to the previously granted Special Use Permit, pursuant to Ordinance 24-17, to allow for the elimination of horizontal window slits within porcelain rainscreen approved for the exterior south façade, subject to the following conditions and restrictions which shall be binding upon the owners, lessees, and occupants and users of this property, their successors and assigns:

1. Section 3 of Ordinance 24-17 shall be amended to include a new Paragraph J as follows:
“J. The site and building shall be maintained and consistent with the plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:
 1. Special Use Application, submitted by a+c architects, dated April 8, 2024;
 2. Letter granting a+c architects permission to submit on owner’s behalf, submitted by a+c architects, dated March 22, 2024;
 3. Plat of Survey of 8601 Menard Avenue, prepared by Edward J Molloy and Assoc., dated February 8, 2024;
 4. Legal Description, submitted by a+c architects, received April 8, 2024;

5. Preliminary Landscape Plan, prepared by Manhard Consulting, dated March 27, 2024;
6. Preliminary Engineering Drawings, prepared by Manhard Consulting, dated March 19, 2024;
7. Demolition & Proposed Site Plans, prepared by a+c architects, dated April 11, 2024;
8. Demolition & Proposed Floor Plans, prepared by a+c architects, dated April 8, 2024;
9. Proposed Elevations, prepared by a+c architects, dated June 2, 2025;
10. Materials Submittal, prepared by a+c architects, dated April 8, 2024;
11. Traffic Impact and Expanded Parking Study, prepared by Gewalt Hamilton Associates, Inc., dated July 3, 2024;
12. Memo regarding Student Enrollment, submitted by MCC Academy, received May 13, 2024; and
13. Friday Prayer Parking Management Plan, submitted by MCC Academy, dated September 2, 2024.

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permit.”; and

2. Except as provided in this ordinance, all conditions of Ordinance 24-17 shall remain in effect.

SECTION 3. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 4. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 24th day of June 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of June 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of June 2025.

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

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 8601 Menard Avenue
- EXHIBIT B Request for Special Use Permit time extension from Raffi Arzoumanian of
a+c architects, LCC on behalf of MCC Academy, dated June 2, 2025

EXHIBIT A

8601 MENARD AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

PARCEL 1: LOTS 32 TO 53 IN SHAPIRO'S SUBDIVISION OF LOT 2 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN THE COUNTY CLERK'S DIVISION OF SECTION 20 AND THE EAST ½ OF THE NORTH EAST ¼ OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PARCEL OF LAND BOUNDED BY THE NORTH ON THE SOUTH LINES OF LOTS 32 TO 39 OF PARCEL 1; ON THE SOUTH BY THE NORTH LINES OF LOTS 40 TO 47 OF PARCEL 1; ON THE EAST BY EAST LINE ON LOT 39 OF PARCEL 1 EXTENDED SOUTH; AND ON THE WEST BY WEST LINE OF LOT 32 OF PARCEL 1 EXTENDED SOUTH.

PROPERTY INDEX NUMBERS:

10-20-212-019-0000

10-20-216-010-0000

10-20-216-011-0000

EXHIBIT B

**REQUEST FOR SPECIAL USE PERMIT TIME EXTENSION
FROM RAFFI ARZOUMANIAN OF A+C ARCHITECTS, LCC
ON BEHALF OF MCC ACADEMY**

Dated June 2, 2025

June 2, 2025

TO: Community Development
Village of Morton Grove

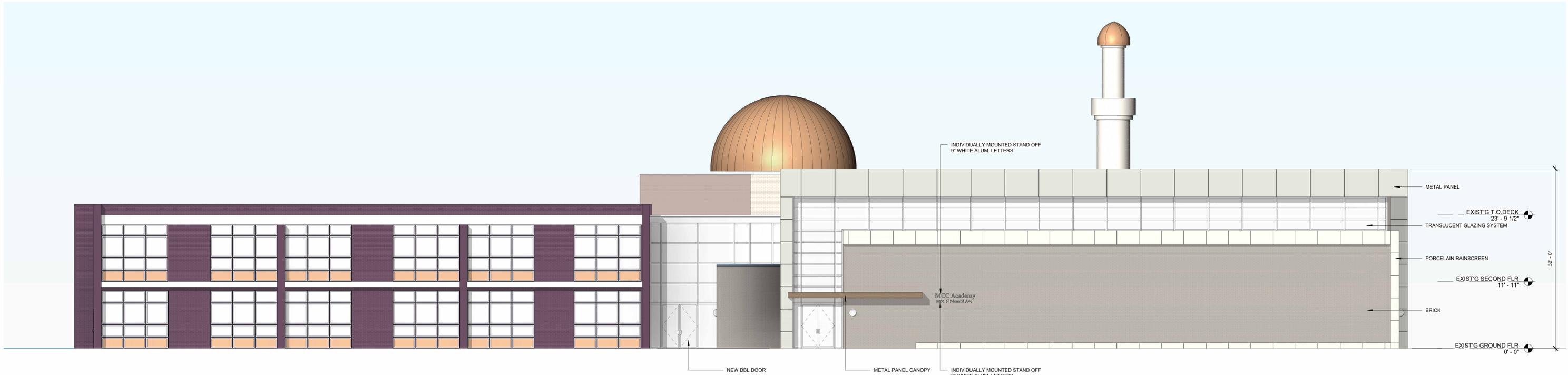
RE: 8601 Menard Avenue
Minor amendment request

I would like to request a minor amendment to the approved appearance of the exterior south façade. The revision includes the elimination of horizontal slits within porcelain rainscreen. Enclosed are revised building elevations. Your consideration of this request is greatly appreciated.

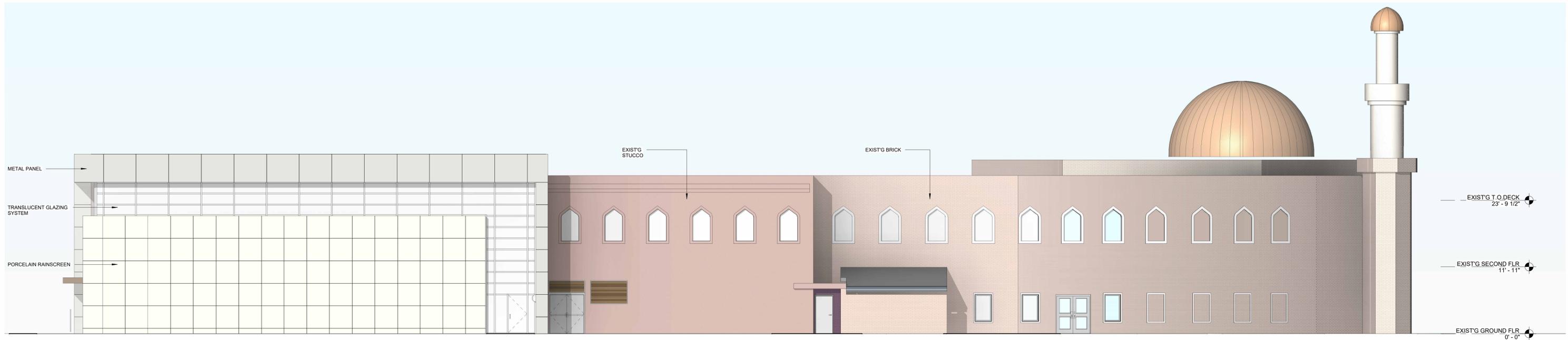
Please do not hesitate to contact me with any questions.

Sincerely,

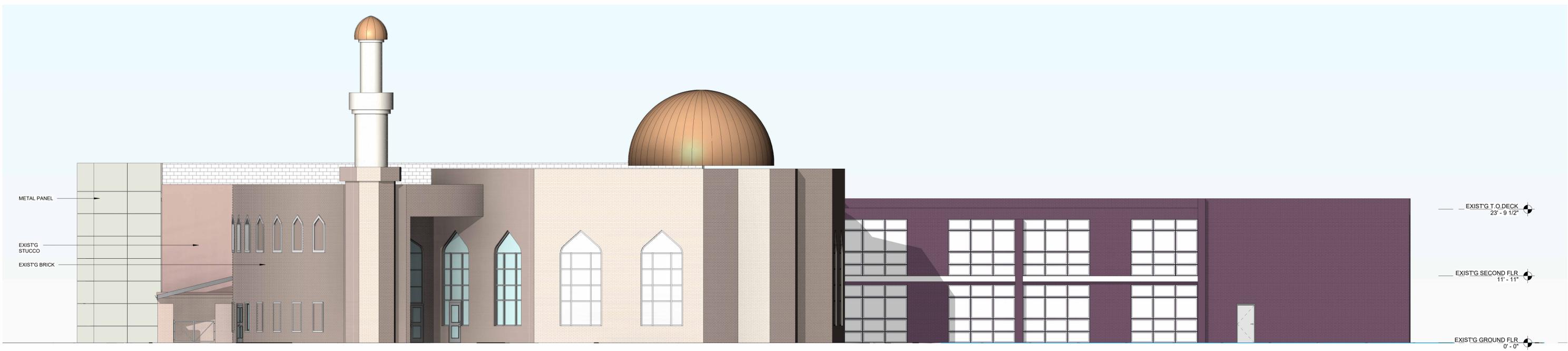
Raffi Arzoumanian
Principal



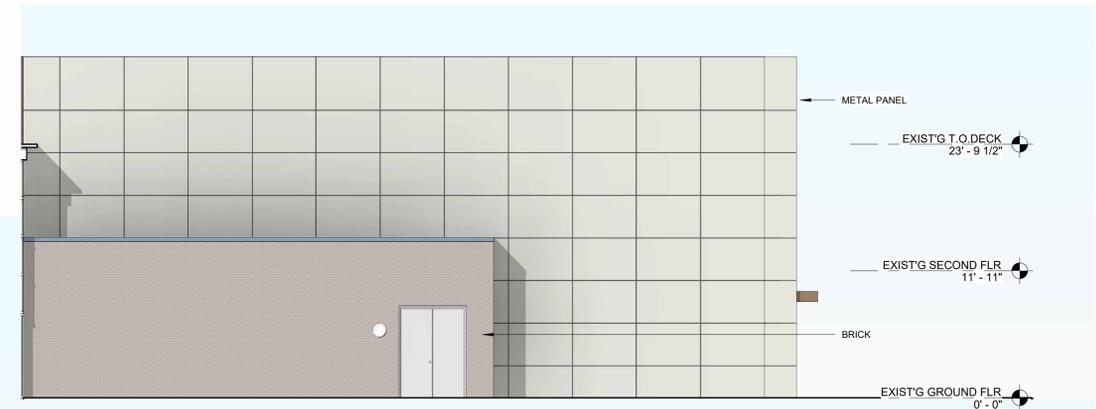
② PROPOSED WEST ELEVATION
1/8" = 1'-0"



① PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



③ PROPOSED EAST ELEVATION
1/8" = 1'-0"



② PROPOSED PARTIAL NORTH ELEVATION
1/8" = 1'-0"



① PROPOSED NORTH ELEVATION
1/8" = 1'-0"

Legislative Summary

Ordinance 25-21

APPROVING A SPECIAL USE PERMIT FOR AN INDOOR RECREATIONAL FACILITY AT 7840-7860 LEHIGH AVENUE IN MORTON GROVE, ILLINOIS

Introduction:	June 10, 2025
Purpose:	To approve a Special Use Permit authorizing the operation of an indoor recreational facility at the property commonly known as 7840-7860 Lehigh Avenue.
Background:	<p>Vitrychenko Academy (“applicant”), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting to operate an indoor recreational facility within the existing industrial space at the property commonly known as 7840-7860 Lehigh Avenue (“subject property”). Per Section 12-4-4:E of the Morton Grove Unified Development Code, an indoor recreational facility is classified as a Special Use in the M-2 General Manufacturing District and requires Plan Commission review and Board of Trustees approval. The applicant is leasing space to accommodate a proposed gymnastics training facility with four (4) mats, offices, and a lounge.</p> <p>On May 1, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-05 and voted unanimously to recommend approval of the application. On May 20, 2025, the applicant appeared before the Plan Commission to present the request for approval of the application made under Case PC 25-05. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (6-0) to recommend approval of the Special Use Permit with conditions relating to business operations, parking, and parking lot lighting.</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	June 24, 2025
Special Considerations or Requirements:	None

ORDINANCE 25-21

APPROVING A SPECIAL USE PERMIT FOR AN INDOOR RECREATIONAL FACILITY AT 7840-7860 LEHIGH AVENUE IN MORTON GROVE, ILLINOIS

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

WHEREAS, 7840-7860 Lehigh Avenue, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 197,194-square-foot (4.5-acre) industrial property zoned M-2 General Manufacturing (“Subject Property”); and

WHEREAS, Vitrychenko Academy (“Applicant”) submitted a Special Use Application to the Village’s Plan Commission under Case PC 25-05 (“Application”) requesting a Special Use Permit to authorize the operation of an indoor recreational facility, a use which is classified as a Special Use in the M-2 District pursuant to Section 12-4-4:E; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on May 20, 2025, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on May 1, 2025, written notification was sent to property owners within 250 feet of the Subject Property on May 1, 2025, and a sign was posted on the Subject Property on May 1, 2025, as required by ordinance; and

WHEREAS, on May 1, 2025, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking impact study, and recommended approval of the Application; and

WHEREAS, at the May 20, 2025, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code,

and voted to recommend approval of the Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated May 13, 2025, which was presented to the Village Board on June 10, 2025, and a copy of that report is contained in “**Exhibit B**”, attached to and made a part of this Ordinance; and

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

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

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

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant a Special Use Permit to authorize the operation of an indoor recreational facility, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

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

- A. The site and building shall be maintained and consistent with the plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:
 - 1. Special Use Application, submitted by Vitrychenko Academy, received April 11, 2025;
 - 2. Written Authorization from Property Owner Jon Vandehey, dated April 4, 2025;
 - 3. Business Description, submitted by Vitrychenko Academy, received April 25, 2025;
 - 4. Plat of Survey of 7840-7860 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, 2025;
13. Traffic and Parking Study, prepared by Kimley-Horn, Inc., dated April 7, 2025; and
14. Special Use Permit Staff Review Comments Response Memorandum, prepared by Gillespie Design Group, dated April 24, 2025.

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permit.

- B. The Subject Property shall be operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearings before the Traffic Safety Commission and Plan Commission. Any inconsistencies in operation, as determined by the Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permit.
- C. 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.

- D. 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.
- E. 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.
- F. 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 by the Village Engineer. 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 Engineer.
- G. 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.
- H. 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 approval.

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

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

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

Passed this 24th day of June 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of June 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of June 2025.

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

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 7840-60 Lehigh Avenue
EXHIBIT B Plan Commission Report for PC 25-05, dated June 3, 2025

EXHIBIT A

**7840-60 LEHIGH AVENUE, MORTON GROVE, ILLINOIS 60053
LEGAL DESCRIPTION:**

LOT 3, 4 (EXCEPT THE NORTH 30 FT. THEREOF DEDICATED FOR PUBLIC ROAD PER DOCUMENT NO. 0020497761) AND LOT 5 IN L. J. IRON SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-29-100-047-0000
10-29-100-048-0000
10-29-100-049-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 25-05

Dated June 3, 2025

To: Village President and Board of Trustees

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

Date: June 3, 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 (PINs 10-29-100-047-0000, 10-29-100-048-0000, 10-29-100-049-0000), all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E. The applicant is Vitrychenko Academy.

Executive Summary

Egret Badminton submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting to operate an indoor recreational facility within the existing industrial space at 8150 Lehigh Avenue, which is zoned M-2 General Manufacturing. Indoor recreational facilities in the M-2 district are classified as a Special Use pursuant 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.

The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on May 20, 2025. For the reasons set forth in this report, on May 20, 2025, the Plan Commission recommended by a vote of 6-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property consists of three (3) parcels occupied by an existing 125,660-square-foot industrial building at 7840-60 Lehigh Avenue. 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 and east are occupied by industrial buildings and located in the Village of Niles and Village of Skokie respectively.

Vitrychenko Academy is proposing an indoor gymnastics training facility that would occupy 14,660 sq. ft. or 12% of all leasable area in the structure. The applicant 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.

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.

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. Staff are generally satisfied with this configuration regarding mitigating potential future conflicts between adjacent uses. Parking availability remains the primary concern.

Traffic and Parking Impact

A traffic impact study was prepared by Kimley-Horn and Associates, Inc. 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. The report was present to the Traffic Safety Commission (TSC) on May 1, 2025. *The Village Engineer also issued a series of comments on the Traffic Impact Study and compliance with those comments has been included as a condition of approval.*

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 which estimates peak parking demand of 33 spaces.

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. *A final site-wide parking plan has been required as a condition of approval and Staff propose using the Business Compliance Certificate (BCC) process to ensure that parking for future tenants is adequate. BCCs and occupancy of vacant tenant spaces can be withheld if parking is deemed insufficient. At that time, a Special Use Permit amendment could be requested by the property owner that would include an updated parking study.*

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. It is not clear as to whether lighting is sufficient to provide proper security for patrons visiting in the evenings. *A final photometric analysis has been requested as a condition of approval to document appropriate lighting and enable the Village to require additional lighting as necessary.*

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:** Fire Department representatives reviewed and approved of the proposed west side parking configuration as it pertains to emergency access. No other 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.

Plan Commission Public Hearing

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.

Plan Commission – May 20, 2025, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 25-05 held on May 20, 2025.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated May 13, 2025, and attached hereto as “Attachment C,” was entered into the public record.

Mr. Nolin said the applicant Olena Vitrychenko of Vitrychenko Academy is requesting a Special Use Permit to allow a rhythmic gymnastics training facility (an indoor recreation facility) with 1:1 private coaching and group training classes at 7840-7860 Lehigh Avenue. The parcel is zoned M-2, General Manufacturing District and is located at the south boundary of Morton Grove at Kirk Street and Lehigh Avenue. The property is located to the east of another M-2 industrial property and south of Menards home improvement center. All surrounding properties to the south and east are occupied by industrial buildings in the Villages of Niles and Skokie.

The current building is to be divided into 4 tenant spaces. The Academy will be located in the western portion of the building and will occupy approximately 12% of the 126,000-square-foot building. The hours of operation will be from 4:30 pm to 9:00 pm, Monday through Friday; 9:00 am to 5:00 pm on Saturdays and private 1:1 training from 9:00 am to 3:00 pm on Sundays. The applicant notes that parents are required to drop off students and not attend the practice.

As there are minimal exterior changes, Appearance Commission review was not required. Traffic Safety voted unanimously (6-0) to recommend approval of the project with a request to further evaluate speed control measures in the parking lot. Staff’s primary concerns with the application relate to parking capacity for future yet-to-be-determined tenants at the site. A revised parking lot plan was submitted showing 105 parking spaces in the west lot, but parking and circulation information for north and east sides of the building have not been shared.

Commissioner Dorgan asked if the comments from the Village Engineer had been addressed. Mr. Nolin said that they were considered at the Traffic Safety Commission meeting and conditions will be added to any approval.

Sophia Camp of Kimley-Horn was sworn in. She provided an overview of the academy’s parking and traffic study, and noted Lehigh Avenue has plenty of capacity for the additional traffic generated. The proposed use would require 23 to 33 spaces on site. She noted that there are 10 students per class, 3 classes and 3 instructors, for a maximum need of 33 parking spaces. It was noted that parents are not allowed to be indoors for the duration of the class, they are dropping off and picking up. The proposed lot will have 44-63 spaces, depending on the design, to accommodate the use.

Commissioner Dorgan asked if the ADA requirements would be met. Two spaces will be provided. Circulation in the lot, both in the west portion and the southern portion was discussed. The Traffic Safety Commission did review the circulation without objections.

Commissioner Stein asked if 100 stalls are to be striped on the site or will only the west lot be developed for this use.

Larry Woznicki of SVN Chicago was sworn in. He represents the owner of the property and described the intent to stripe all of the parking lots for the use of the anticipated 4 tenants. There would be 48-60 spots along Kirk Street and 60 spots in the east and south lots.

Commissioner Liston asked about the study showing 128 cars arriving in the pm pickup. Ms. Camp noted the study was using projections from the ITE manual that do not match the proposed use. She noted that there are 10 students per class, 3 classes and 3 instructors, for a maximum need of 33 parking spaces.

Chairman Kintner asked about the class operations during the hours of operation for the academy. Ms. Vitrychenko was sworn in. She described the class schedule. Younger children will have one practice in the early evening and older children will have a longer practice. He asked about the use of the parent lounge. The space will be used for parent-instructor conferences and to make class payments. It is not an area for parents to stay and watch the class.

Chairman Kintner asked if the applicant understood that the use would be tied to the number of future parking spaces needed. Mr. Woznicki said the other future uses will be reviewed based on parking needs.

There was no public comment.

Chairman Kintner asked if the parking requirement of one space per 250 square feet is tied to this specific use. Staff notes the code refers to permitted and special uses in the manufacturing district, not this specific use. Mr. Nolin described the BCC process in reviewing parking for multiple tenants.

Commissioner Liston made a 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.

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

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

Motion passed (6-0)

Final Plans and Supporting Documents

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

1. *Special Use Application, submitted by Vitrychenko Academy, received April 11, 2025*
2. *Written Authorization from Property Owner Jon Vandehey, dated April 4, 2025*
3. *Business Description, submitted by Vitrychenko Academy, received April 25, 2025*
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*
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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*

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 Form for PC 25-05, prepared by Chris Tomich, Village Engineer dated May 12, 2025
- **Attachment C** – Staff Report to the Plan Commission for PC 25-05, prepared by Brandon Nolin, Community Development Administrator, dated May 13, 2025
- **Attachment D** – 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 (PINs 10-29-100-047-0000, 10-29-100-048-0000, 10-29-100-049-0000), 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

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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 (PINs 10-29-100-047-0000, 10-29-100-048-0000, 10-29-100-049-0000), 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: 

Date: 05/12/25

Attachment C

Staff Report to the Plan Commission for PC 25-05
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated May 13, 2025

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 (PINs 10-29-100-047-0000, 10-29-100-048-0000, 10-29-100-049-0000), all within a M-2 General Manufacturing District pursuant to Section 12-4-4:E. The applicant is Vitrychenko Academy.

STAFF REPORT

Public Notice

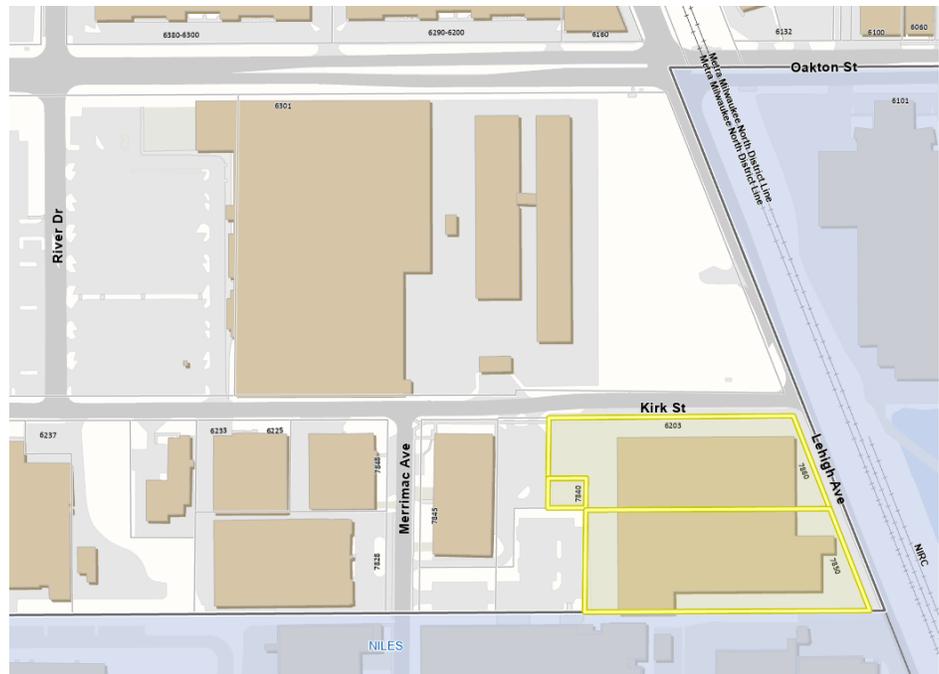
The Village provided Public Notice for the May 20, 2025, Plan Commission public hearing for PC 25-05 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on May 1, 2025. The Village notified surrounding property owners via mail and placed a public notice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

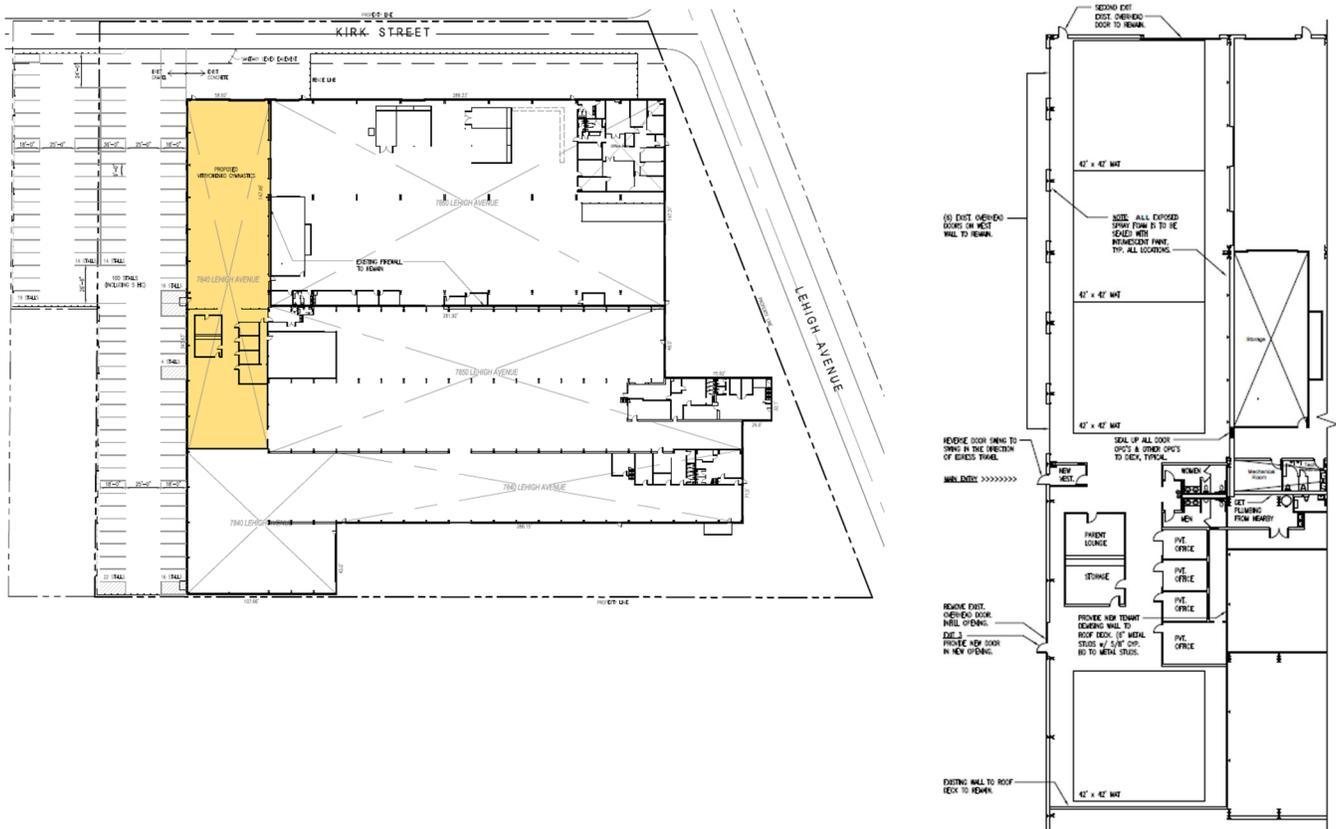
Project Overview

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 D

Final Plans and Supporting Documents for PC 25-05

1. *Special Use Application, submitted by Vitrychenko Academy, received April 11, 2025*
2. *Written Authorization from Property Owner Jon Vandehey, dated April 4, 2025*
3. *Business Description, submitted by Vitrychenko Academy, received April 25, 2025*
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*
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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:  _____ 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: ignv@ascendtrucks.com
Owner 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 Vandehey, the Manager of Vandy Properties Morton Grove, LLC.

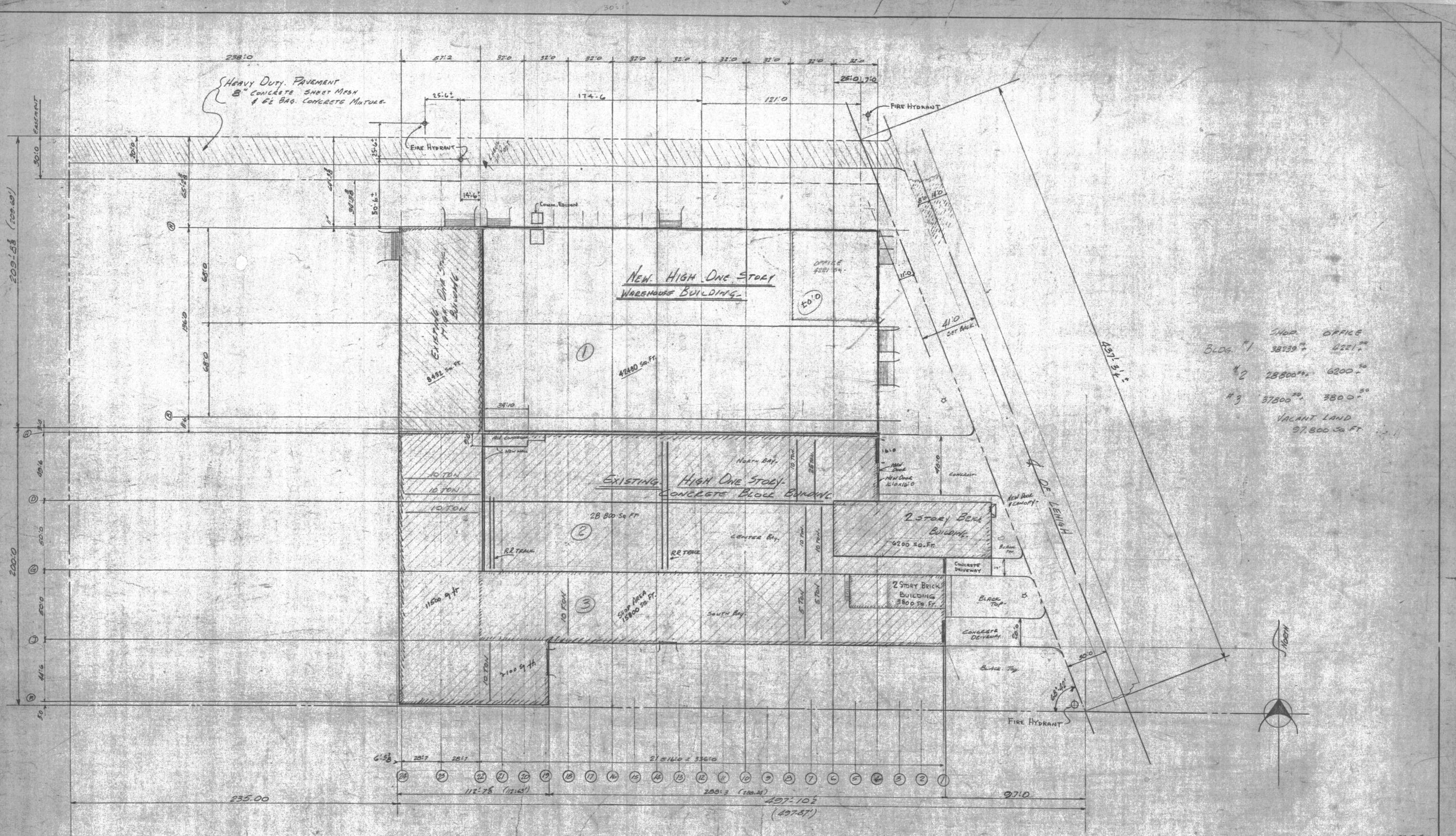
Vandy Properties Morton Grove LLC owns the property at 7840-7860 Lehigh in Morton Grove.

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,

A handwritten signature in black ink, appearing to read 'John Vandehey', with a long horizontal stroke extending to the right.

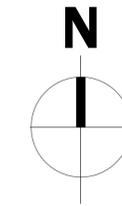
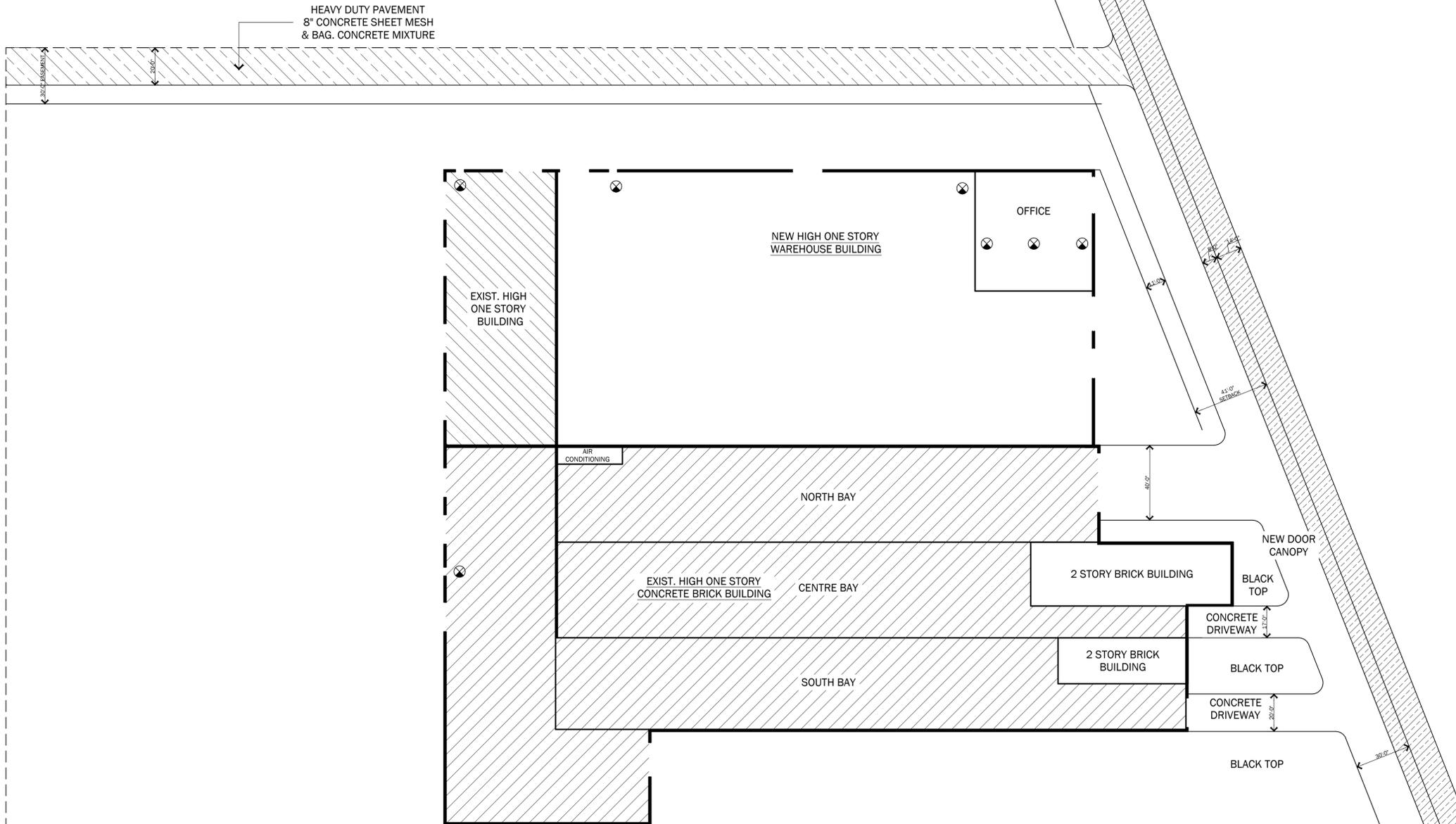
John Vandehey



	SHOP	OFFICE
BLDG. #1	38239 ^{sq}	4221 ^{sq}
#2	25800 ^{sq}	6200 ^{sq}
#3	37500 ^{sq}	3800 ^{sq}
VACANT LAND		97,800 SQ. FT.

REVISIONS	PRINTS ISSUED	LICHENWALD-JOHNSTON IRON WORKS CO.	
	3 PERMIT	7850 LEHIGH AVE., MORTON GROVE, ILL. • Phone: 956-7100, Chicago 631-4300	
CONTRACTOR			
JOB: ADDITION TO EXISTING BUILDINGS FOR LICHENWALD.			
LOCATION: JOHNSTON, ILL. IRON WORKS CO.			
ARCHITECT			
DRAWN BY: HS			
CHECKED BY: E1111			
		JOB NO. E1111	SHEET NO. P1 OF

OPEN HOLES \odot BOLTS \oplus UNLESS NOTED.
 PAINT ONE SHOP COAT



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
847.507.4400

06/27/2023
ISS. FOR PERMIT
REVISIONS _____ DATE _____

PROJECT

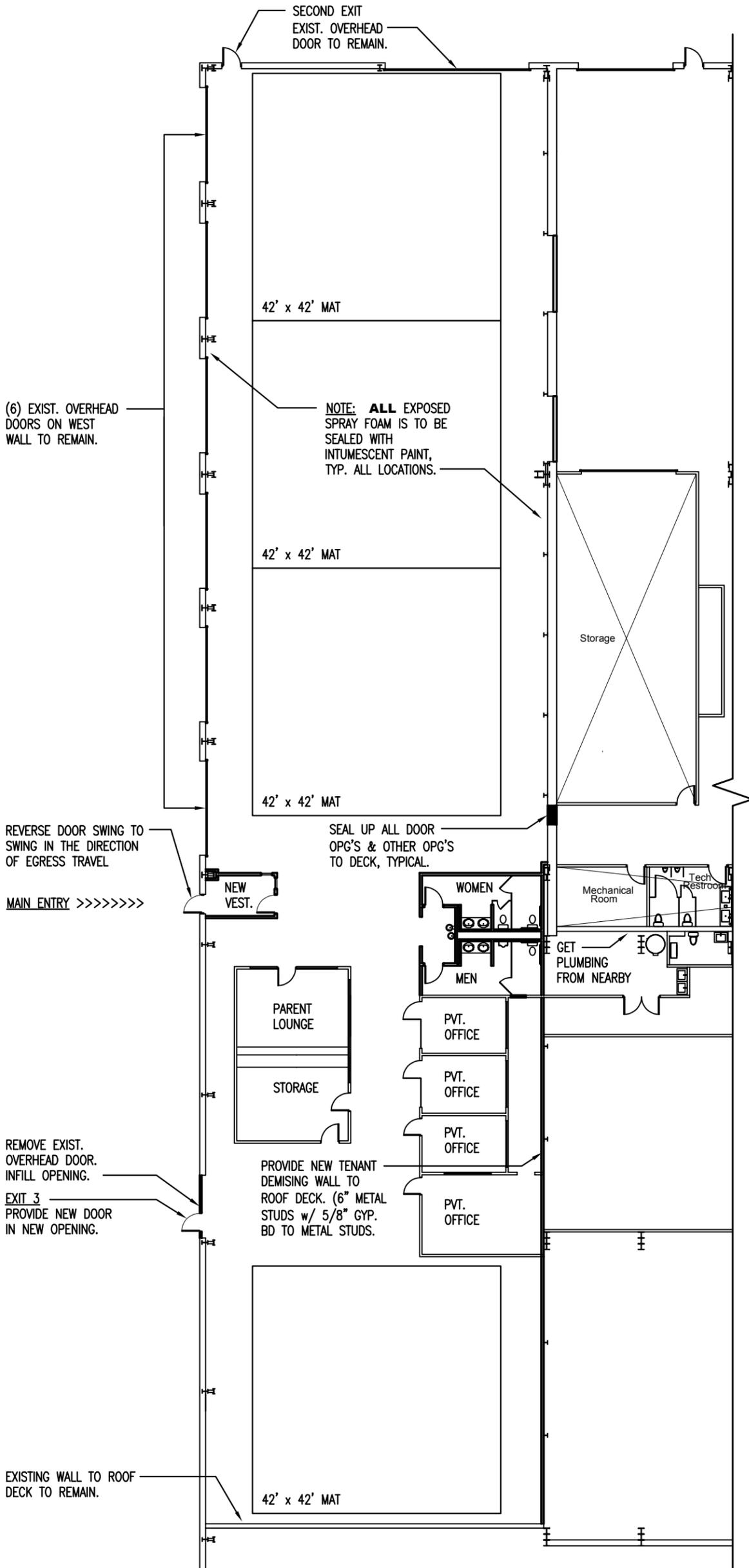
7840 - 7860
LEHIGH AVE.
MORTON GROVE, IL

AS BUILT
SITE PLAN

DRAWN BY: BHAGAT CHECKED BY: RS

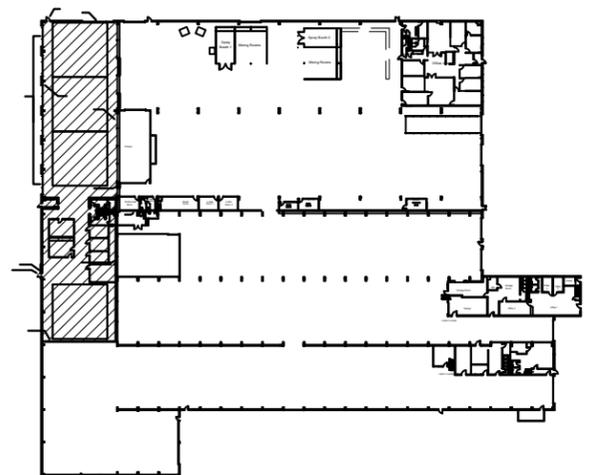
ORIGINAL DATE OF ISSUE: SEE ABOVE

A1



PROPOSED FLOOR PLAN

1" = 20'-0"



AREA OF WORK SHOWN SHADED

KEY PLAN

NO SCALE



Syncr-Gymnastics
7860 LEHIGH ROAD
MORTON GROVE, ILLINOIS

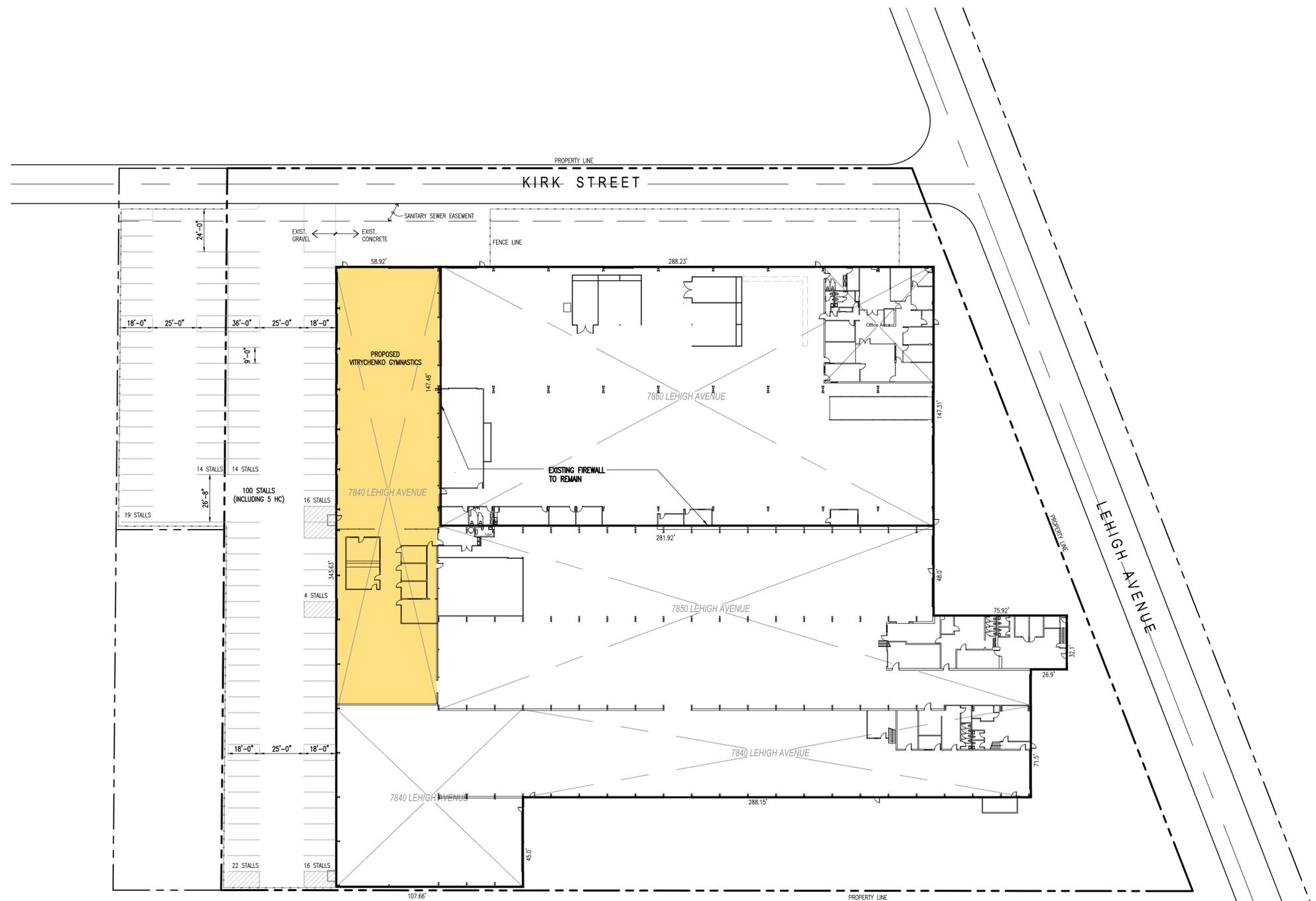
**GILLESPIE
DESIGN
GROUP**

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



1 SITE PLAN
A001 1/32" = 1'-0"

NOTE:
AT EVERY EXIT DOOR PER THESE DRAWINGS, AND FOR EVERY EXIT AT EACH PHASE OF OCCUPANCY, THERE NEEDS TO BE ALL OF THE FOLLOWING:
1. THE EXIT DOOR SHALL SWING OPEN IN THE DIRECTION OF EGRESS AND OPEN FROM THE BUILDING TO AN EXIT DISCHARGE.
2. THE EXIT DISCHARGE SHALL BE A CONCRETE LANDING AT THE EXTERIOR OF EACH EXIT DOOR SIMILAR TO DWG. 3/A002.
3. THE EXIT DISCHARGE SHALL HAVE LIGHTING.
4. THE EXIT DISCHARGE SHALL BE AT GRADE AND PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO A PUBLIC RIGHT-OF-WAY.
5. THE PATH OF EGRESS TRAVEL SHALL BE A CLEAR AND LEVEL PATH, WITH A MINIMUM WIDTH OF 44", OPEN TO THE EXTERIOR, PERMANENTLY MAINTAINED TO BE CLEAR AND UNOBSTRUCTED, AND SHALL PROVIDE ACCESS TO LEHIGH AVENUE OR KIRK STREET.

date	description
4/24/25	SPECIAL USE PERMIT

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, totem 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
CCT: 4000K
Minimum 70 CRI

Limited Warranty* 5 years for luminaire, mounts, backlight shields, bird spikes, occupancy sensor and cables/1 year for remaining field-installed accessories
*See www.cree.com/lighting.com/resources/warranty for warranty terms

Accessories

Field-Installed	Backlight Shield	Button Photocell	Pole Mounted Occupancy Sensor
NTA-BL-11L - For use with T1L only NTA-BL-19L - For use with T1L only NTA-BL-25L - For use with 25L only NTA-BL-35L - For use with 35L only	NTA-BL-11L NTA-BL-19L NTA-BL-25L NTA-BL-35L	NTA-BC-5 (120-277 Volt only) NTA-BC-5-U (120-480 Volt) - 2" (51mm) cable replacement Shoring Cap KA-NCL5-RT	NTA-FSP2118-S-L-F - Requires KA-SNCR5EM Hand-Held Remote SA-SENREM - 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-T4-11L-40K-UL-BZ

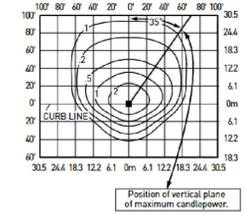
Mount (Luminaire must be ordered separately)*

Direct Arm Mounts	Adjustable Arm Mounts	Transition Mounts
NTA-DA-EZ-U (120-480 Volt) - Direct Arm Mount NTX-TB-EZ-U (120-480 Volt) - Extended Arm Indicator - NEMA® 7-pin Photocell - Must be used with NTA-DA-EZ-U mount NTX-2K-EZ (120-277 Volt) - Extended Arm includes a NEMA® 7-pin Photocell - Must be used with NTA-DA-EZ-U mount NTX-2K-EZ (120-277 Volt) - Extended Arm includes a 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) NTX-AA-TB-EZ-U (120-480 Volt) - Adjustable Arm Mount w/NEMA® 7-pin Photocell; Recapspace NTX-AA-EZ (120-277 Volt) - Adjustable Arm Mount w/ Knockout for Field-Installed Button Photocell (by other)	NTX-TB-EZ-U (120-480 Volt) - Transition Mount NTX-TB-TB-EZ-U (120-480 Volt) - Transition Mount w/NEMA® 7-pin Photocell; Recapspace NTX-TB-PK-EZ-U (120-480 Volt) - Transition Mount w/ Knockout for Field-Installed Button Photocell (by other)

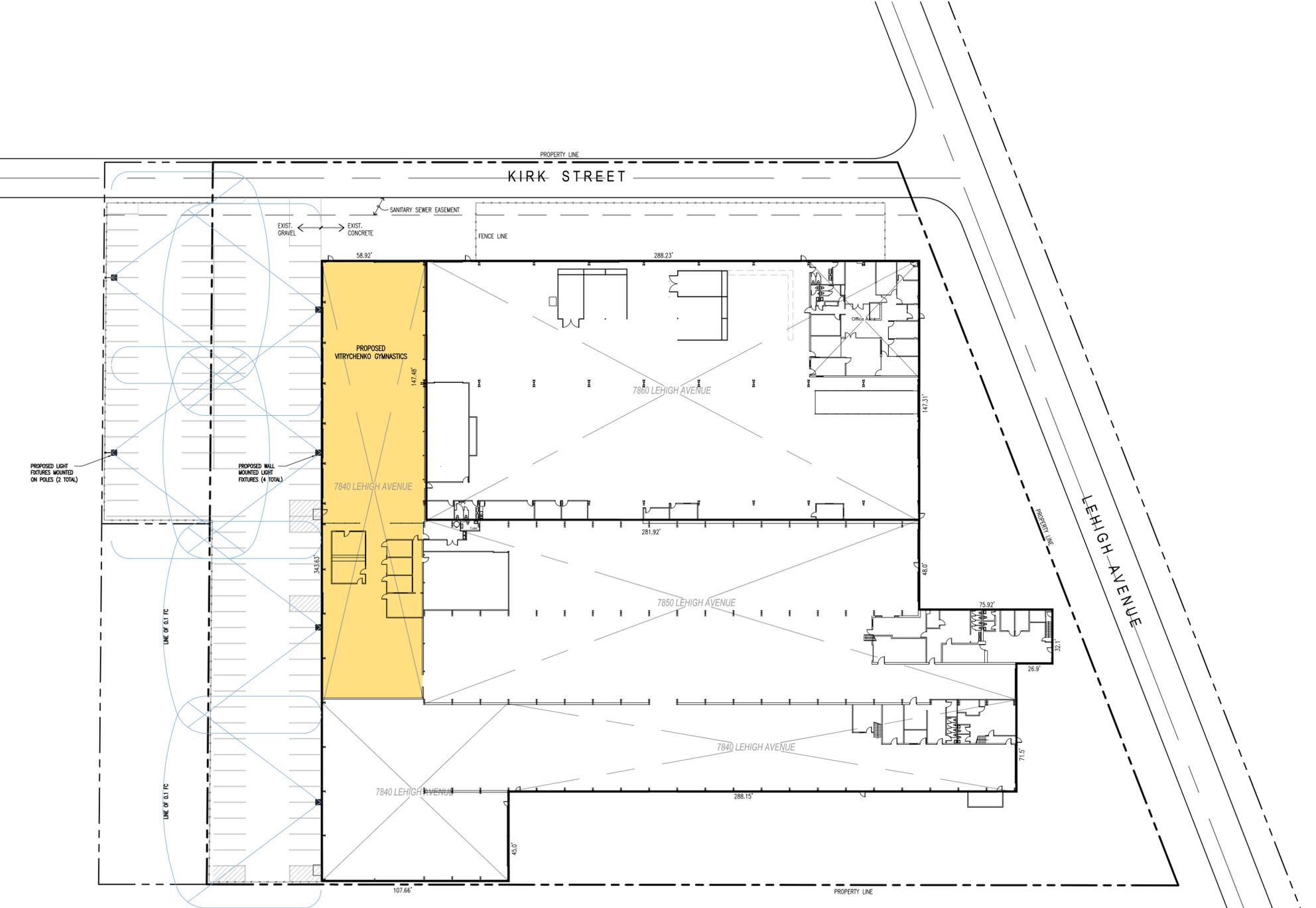
Luminaire (Mount must be ordered separately)**

Family	Series	Mounting	Optic*	Lumen Package**	CCT	Voltage	Finish
NTA	A	NM	T1 - Type III	11L	40K	UL - 120-277V	SB
NTA	A	NM	T1 - Type IV	11L	40K	UL - 120-277V	SB
NTA	A	NM	T1 - Type IV	19L	40K	UL - 120-277V	SB
NTA	A	NM	T1 - Type III	25L	40K	UL - 120-277V	SB
NTA	A	NM	T1 - Type IV	25L	40K	UL - 120-277V	SB
NTA	A	NM	T1 - Type X	25L	40K	UL - 120-277V	SB

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



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

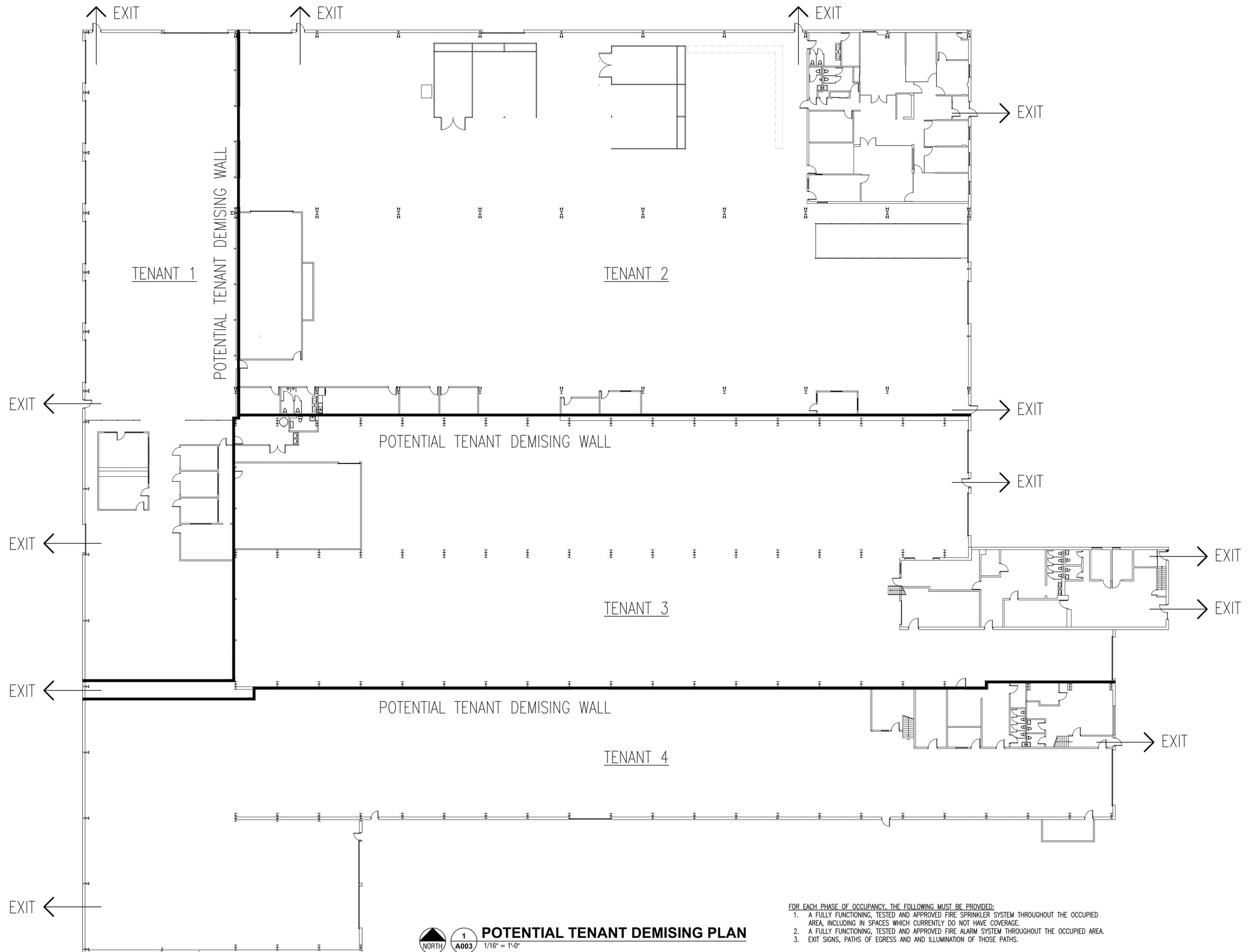


CONCEPTUAL LIGHTING PLAN
1/32" = 1'-0"

- 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.

date	description
4/24/25	SPECIAL USE PERMIT

date	description
4/24/25	SPECIAL USE PERMIT



1
A003
1/16" = 1'-0"

POTENTIAL TENANT DEMISING PLAN

- FOR EACH PHASE OF OCCUPANCY, THE FOLLOWING MUST BE PROVIDED:
1. A FULLY FUNCTIONING, TESTED AND APPROVED FIRE SPRINKLER SYSTEM THROUGHOUT THE OCCUPIED AREA, INCLUDING IN SPACES WHICH CURRENTLY DO NOT HAVE COVERAGE.
 2. A FULLY FUNCTIONING, TESTED AND APPROVED FIRE ALARM SYSTEM THROUGHOUT THE OCCUPIED AREA.
 3. EXIT SIGNS, PATHS OF EGRESS AND AND ILLUMINATION OF THOSE PATHS.

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



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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

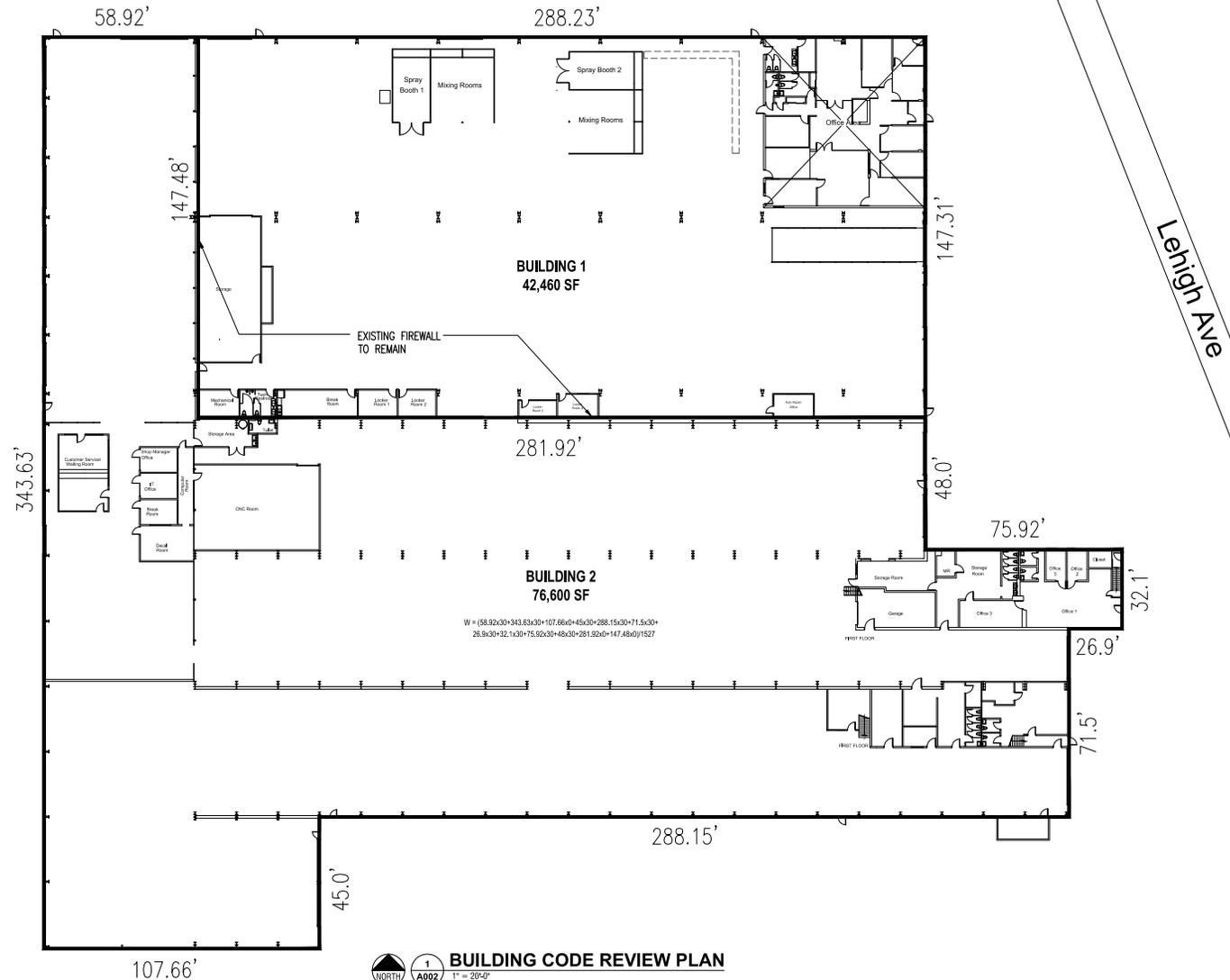
NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



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.
- HEIGHT/AREA LIMITATIONS FOR ONE-STORY SPRINKLERED BUILDING**
506.2 GROUP B: 82,000 SF
THEREFORE, BUILDING SHALL BE CLASSIFIED AS GROUP S-1.
ACTUAL AREA: 119,060 SF (BUILDING FOOTPRINT)
- 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:
 $W = 30' \sqrt{C}$ (SEE CALCULATION ON SHEET 6)
- 506.3.3 AMOUNT OF INCREASE:
 $W = 17.7 \sqrt{P} + 0.25 \sqrt{W \times 30}$
WHERE: $P = 989.94$, $P = 1527$, $W = 30$
 $W = 0.318$
THEREFORE, BASED ON AREA INCREASE DUE TO FRONTAGE, 70,000 SF + (70,000 SF x 0.318) = 97,860 SF IS THE ALLOWABLE AREA.
BUILDING 2 AREA: 76,600 SF < 97,860 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
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
ROOF CONSTRUCTION: 0
- 1020.1 CORRIDOR FIRE-RESISTANCE RATING: 0
- 602 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 NOTE: FIRE WALLS EXISTING TO REMAIN.
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 DOOR ASSEMBLY RATING: 1-1/2 HOURS
GLASS 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: 70-200
SMOKE DEVELOPED INDEX: 0-450
- OCCUPANT LOAD:**
1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:
BUSINESS AREAS: 1/150 CSF x 10,130 SF: 68 OCC
INDUSTRIAL AREAS: 1/100 CSF x 36,263: 363
WAREHOUSES: 1/200 CSF x 48,647: 129
KITCHEN - COMMERCIAL: 1/200 CSF x 1,600: 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:**
1008.2.1 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
- 1008.2.1 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 A002
1" = 20'-0"

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

Project No: 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	Daily	Weekday			Weekend		
			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:

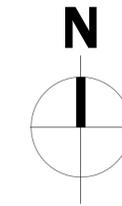
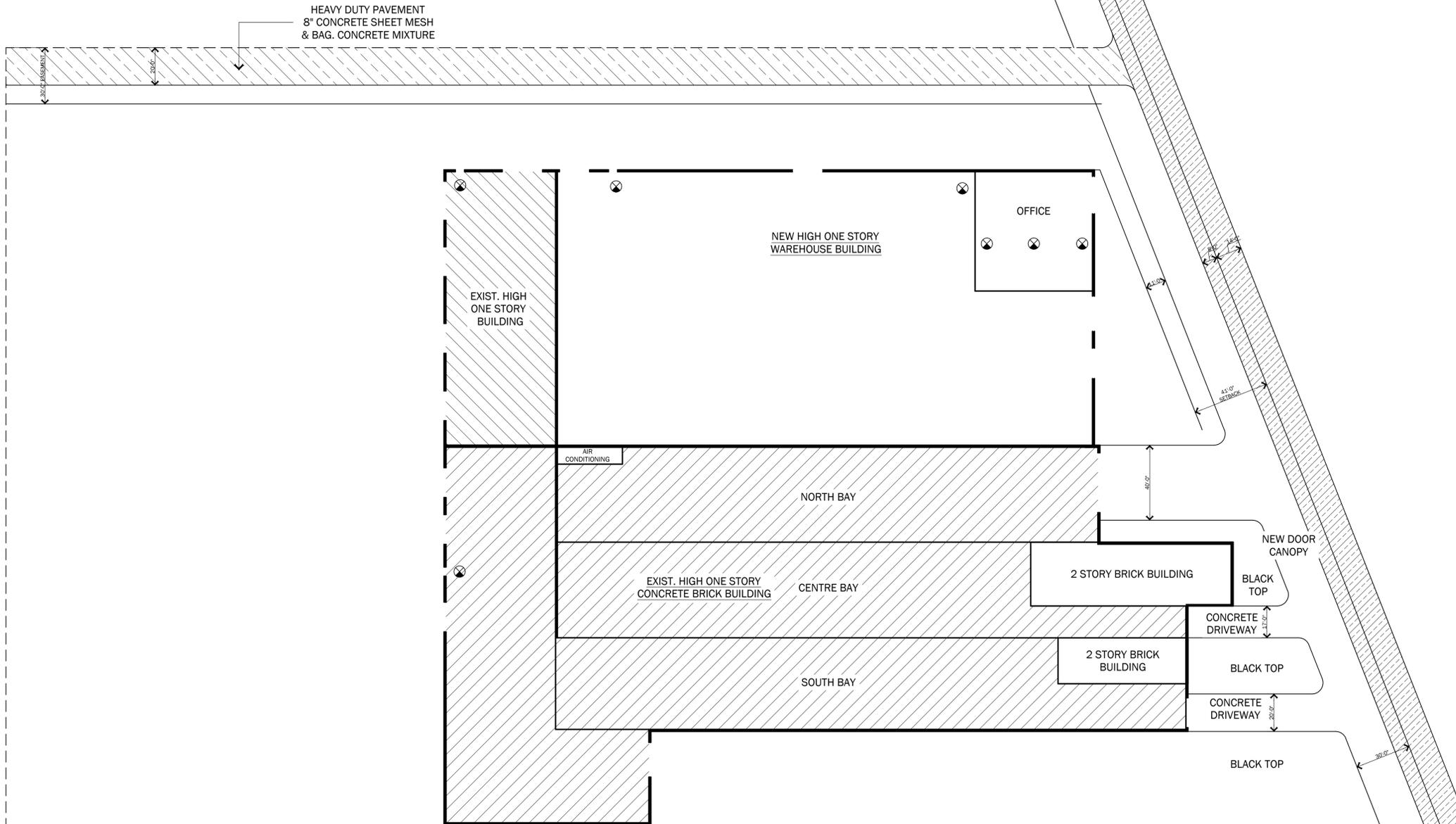
Justin Opitz, AICP
Transportation Planner



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
847.507.4400

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

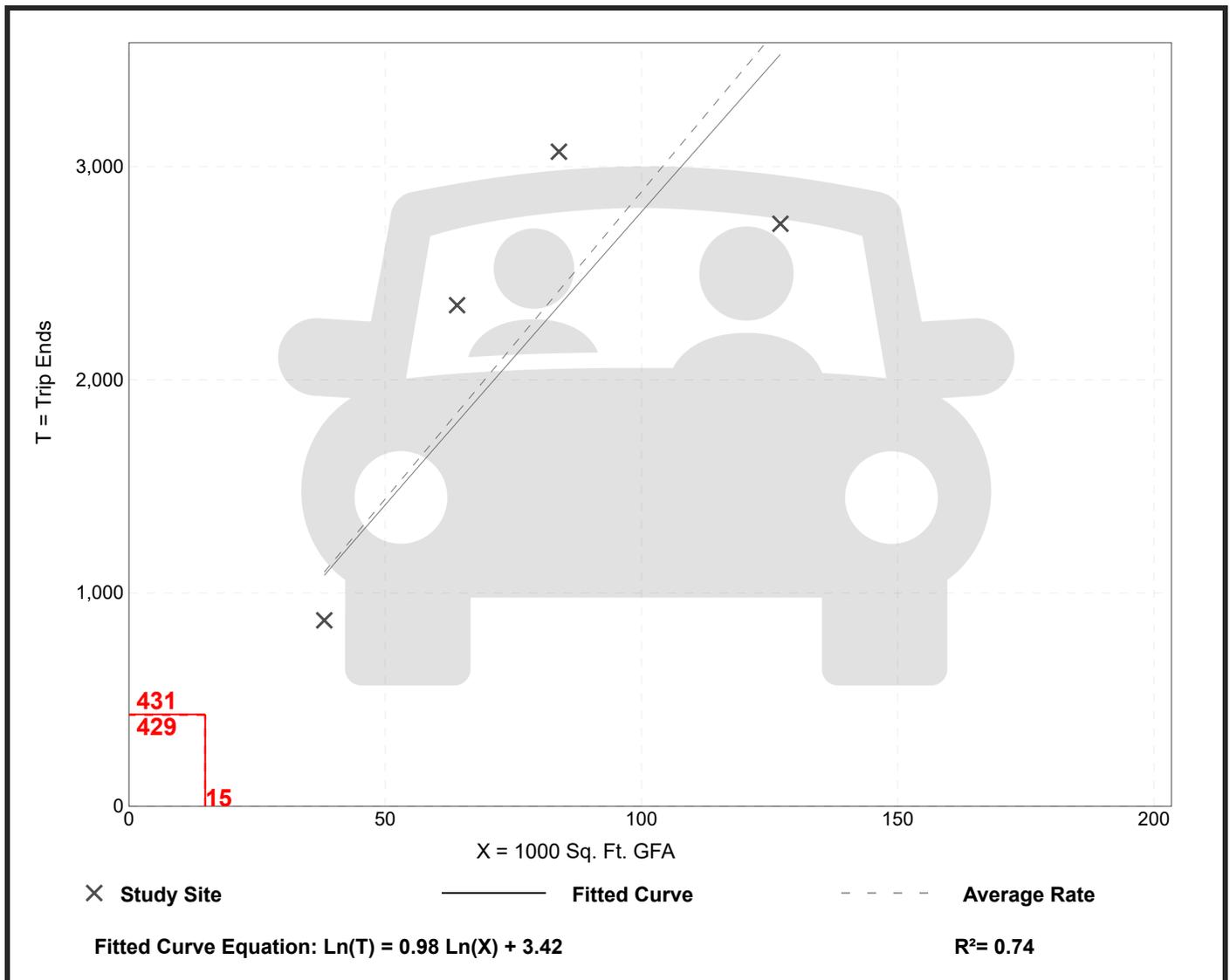
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

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: Saturday, Peak Hour of Generator

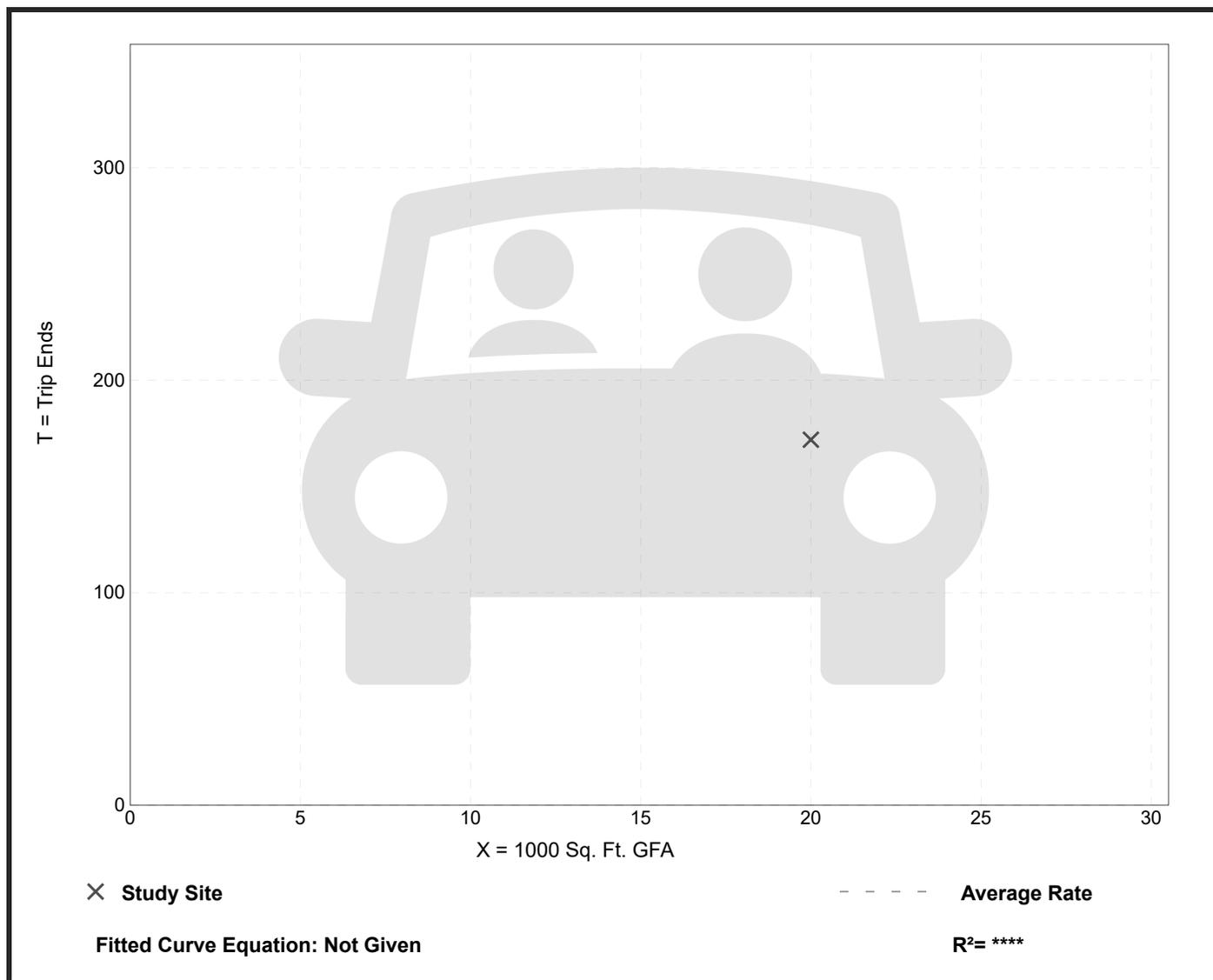
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 20
 Directional Distribution: 49% entering, 51% exiting

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

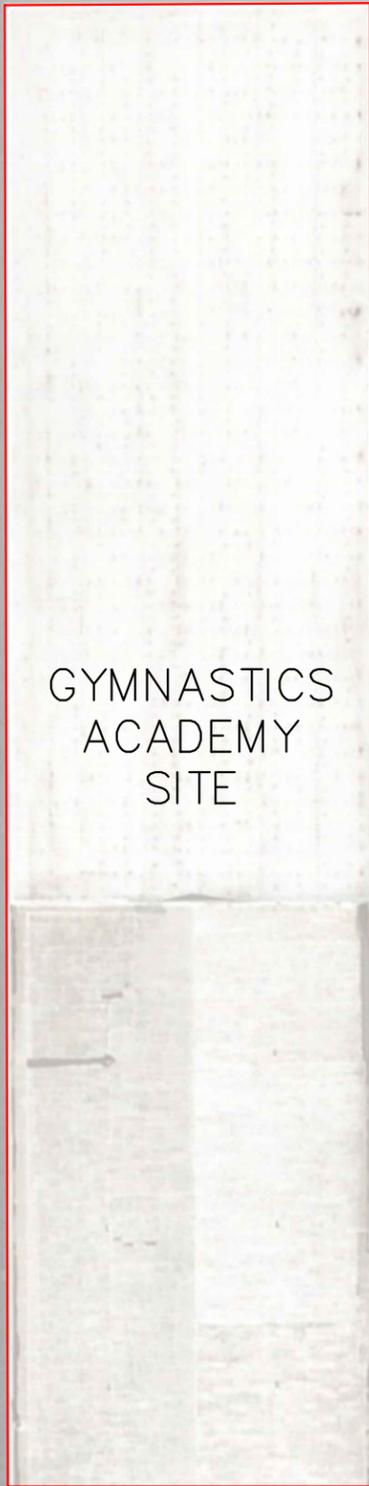
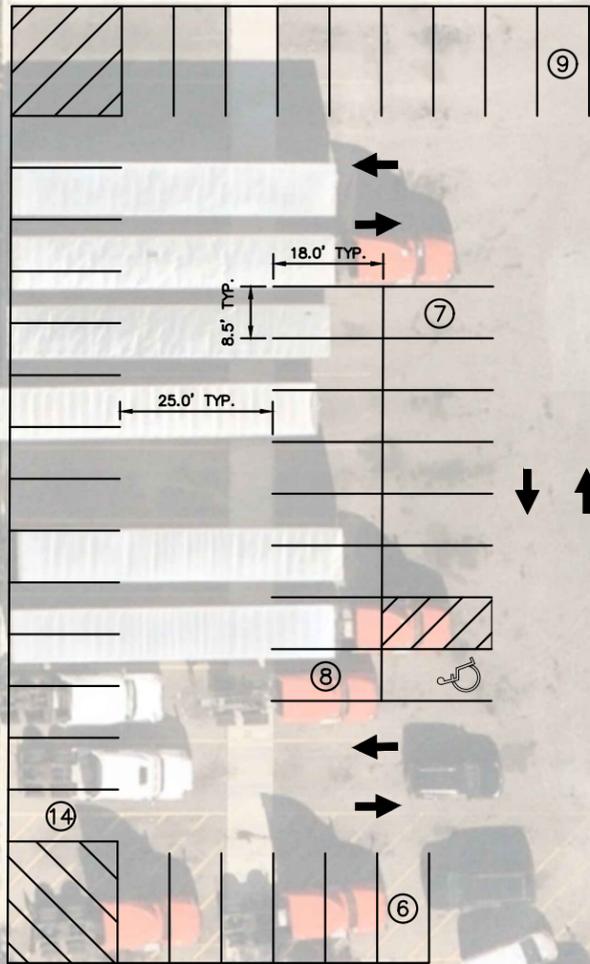
COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Tue 8/8/2023
End Date	Wed 8/9/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

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



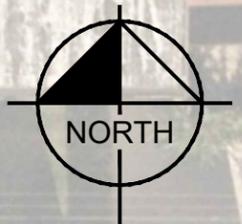
CONCEPTUAL PARKING LOT LAYOUT EXHIBIT

KIRK STREET



PROPOSED PARKING SUPPLY
44 SPACES

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.



SHEET NUMBER
1

CONCEPTUAL PARKING LOT LAYOUT

7840-7860 LEHIGH AVENUE, MORTON GROVE, IL

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 W JACKSON BLVD, SUITE 1320, CHICAGO, IL 60604
PHONE: 312-726-9445 WWW.KIMLEY-HORN.COM



ITE PARKING GENERATION MANUAL, 6TH EDITION EXCERPTS

Athletic Club (493)

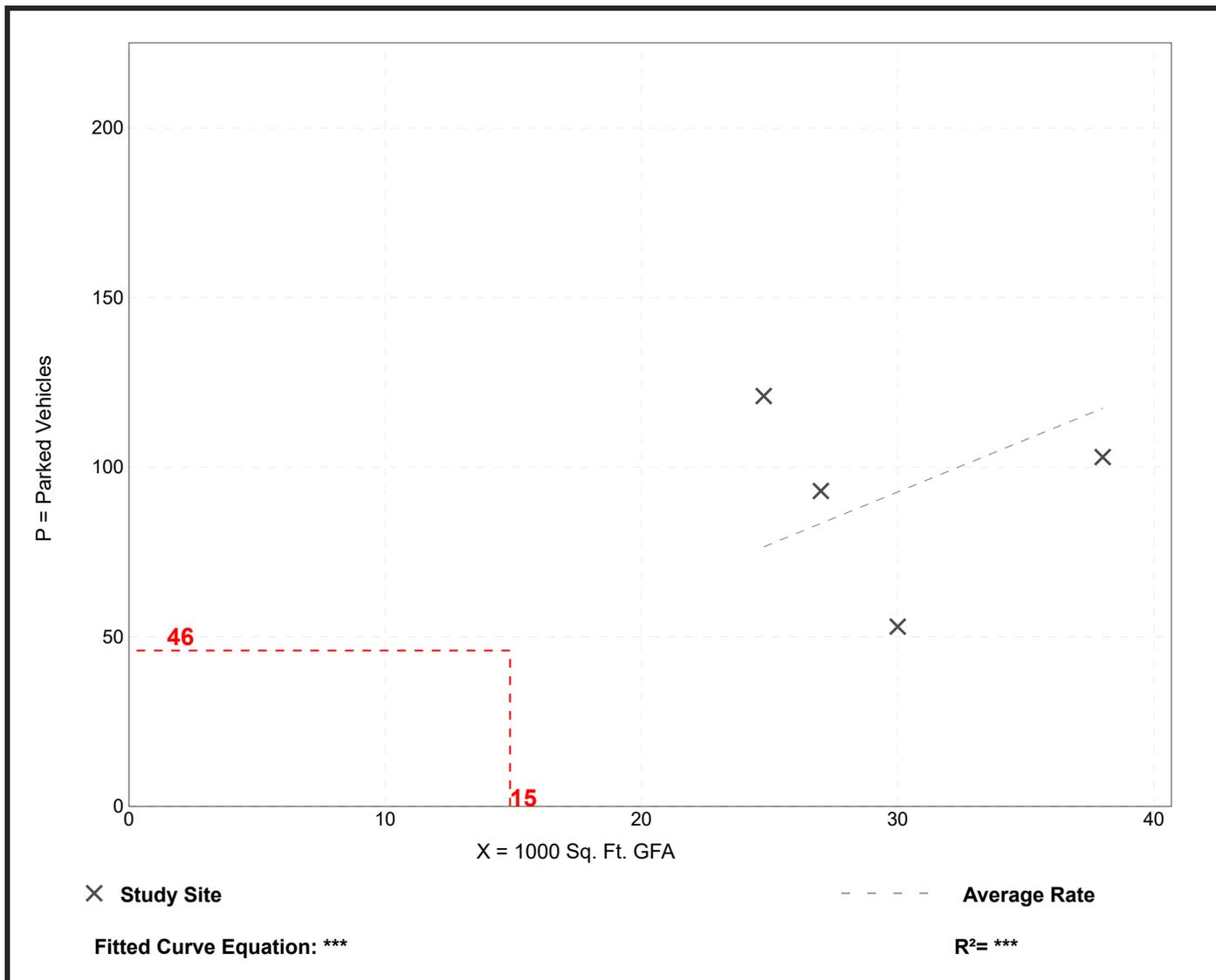
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
 Number of Studies: 4
 Avg. 1000 Sq. Ft. GFA: 30

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".

David J. Gillespie
Architect

Cc: Vitrychenko Gymnastics
Laurence Woznicki

Legislative Summary

Ordinance 25-22

APPROVING 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 IN MORTON GROVE, ILLINOIS

Introduction:	June 10, 2025
Purpose:	To approve various Text Amendments to provide guidance for the installation and use of solar energy and wind energy collection systems.
Background:	<p>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. The text amendments in this ordinance are based on input received by Staff throughout 2024 and Staff discussion with the Plan Commission in December 2024 and March 2025.</p> <p>The Village of Morton Grove (“Applicant”) submitted a complete application (“Application”) to the Plan Commission under Case PC 25-04 requesting Text Amendments to Chapter 12-3 of Title 12. The text amendments provide guidance for the installation and use of solar energy collection systems and wind energy collection systems.</p> <p>On May 20, 2025, the Applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 25-04. Following Plan Commission discussion on March 18, 2025, freestanding wind energy collection systems were proposed as prohibited within all residential districts. Also, language was added to highlight Plan Commission comments regarding permitted height for solar energy collection systems on pitched roofs. The revised text amendments were unanimously approved by the Plan Commission (6-0).</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Text Amendment will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	June 24, 2025
Special Considerations or Requirements:	None

ORDINANCE 25-22

APPROVING 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 IN MORTON GROVE, ILLINOIS

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

WHEREAS, the Village continuously reviews and, as it deems necessary, updates existing Municipal Codes to assure they are kept current and relevant; and

WHEREAS, the Village of Morton Grove submitted a complete Text Amendment Application to the Morton Grove Plan Commission under Case PC 25-04 to consider and recommend adoption of a Text Amendment to Title 12 of the Village of Morton Grove Unified Development Code (Ordinance 07-07) (“Application”); and

WHEREAS, the proposed Text Amendment provides guidance for the installation and use of solar energy collection systems and wind energy collection systems; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, notice of a public hearing for case PC 25-04 on May 20, 2025, was duly published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on May 1, 2025; and

WHEREAS, as required by ordinance, the Village’s Plan Commission held a public hearing relative to the above referenced case on May 20, 2025, and at said public hearing, all concerned parties were given the opportunity to be present and express their views for consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application and made certain recommendations through a report dated May 13, 2025, which was presented to the Village Board on June 3, 2025, and a copy of that report is contained in “**Exhibit A**”; and

WHEREAS, the Corporate Authorities have considered this matter at a Public Meeting and find the Text Amendment, when evaluated in the context of the whole Village, serves the public good; and

WHEREAS, the Village is desirous of assuring all policies are kept current and relevant.

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

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

SECTION 2: A new Title 12, Chapter 3, Section 9, entitled “Solar Energy Collection Systems,” is hereby inserted to read as follows:

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. Ground-mounted 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 ground-mounted 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 ground-mounted system shall follow the requirements of a detached accessory structure pursuant Section 12-2-5:B of this Chapter, however no ground-mounted system shall be located closer than ten feet (10’) from an adjacent residential lot line.

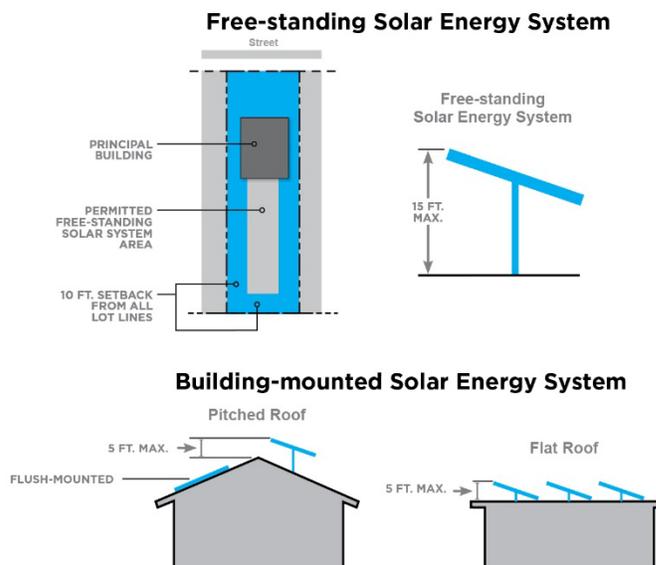
4. Accessory Structure: A ground-mounted system shall count toward the maximum number of accessory structures allowed, but does not count toward the maximum gross floor area of accessory structures.

• Coverage: The area of a ground-mounted 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.

• Requirements for all solar energy collection systems.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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



SECTION 3: A new Title 12, Chapter 3, Section 10, entitled “Wind Energy Collection Systems,” is hereby inserted to read as follows:

12-3-10: Wind energy collection system

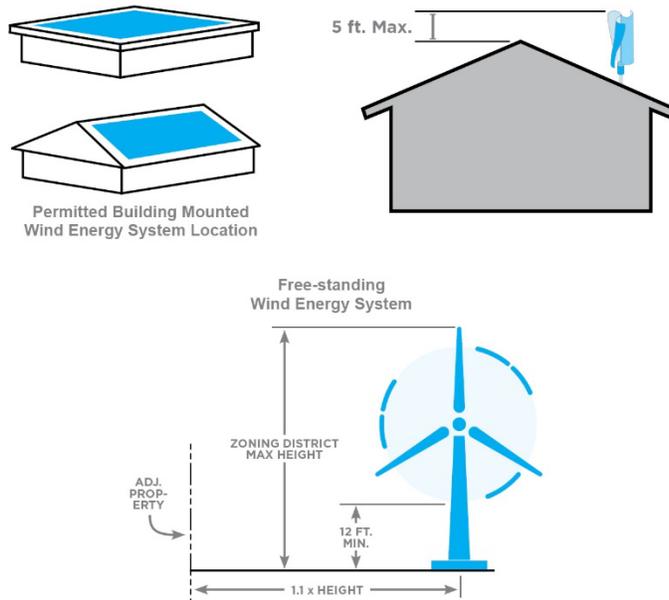
Wind energy collection systems are allowed as an accessory use in all districts with the following conditions:

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



SECTION 4: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 5: Except as to code amendments set forth in this ordinance, all chapters and sections of the Morton Grove Village Code shall remain in full force and effect.

SECTION 6: This ordinance shall be effective from and after its adoption, approval, and publication as provided by law.

Passed this 24th day of June 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of June 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of June 2025.

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

LIST OF EXHIBITS

EXHIBIT A Plan Commission Report for PC 25-04, dated June 3, 2025

EXHIBIT A

Plan Commission Report for PC 25-04

Dated June 3, 2025

To: Village President and Board of Trustees

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

Date: June 3, 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.

Executive Summary

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. Staff has recommended several text amendments based on input received throughout 2024 and discussion with the Plan Commission in December 2024 and March 2025. The text amendments provide guidance for the installation and use of solar energy collection systems and wind energy collection systems..

The background on each recommended text amendment is provided in each section of the Plan Commission Report. The Plan Commission requested one minor revision (the use of the term “ground-mounted” instead of “freestanding” solar energy collection systems) and voted unanimously to approve all Staff recommended text amendments.

Application Overview

On April 11, 2025, the applicant submitted a complete application requesting Text Amendments to Chapter 12-3 of the Unified Development Code (Title 12) to keep regulations current and promote predictable and desirable development. The applicant submitted a report to the Plan Commission, attached hereto as “**Attachment A**,” which describes the purpose of the various amendments and provides supporting information.

Procedural Control

The application proposes to amend Village Code requirements applicable to future development, and is not particular to a specific development. As such, review by the Village departments, Appearance Commission, and Traffic Safety Commission were waived. Various sections of the proposed text amendment were also shared with department representatives from the Building Department, Fire Department, and Public Works Department/Engineering. Working drafts were modified and comments were subsequently incorporated into the draft legislation.

The application was reviewed by the Department of Community and Economic Development, Administration, Corporation Counsel, and Plan Commission, for consideration and final action by the Village Board of Trustees.

Plan Commission Public Hearing

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 February 27, 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.

Plan Commission – May 20, 2025, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 25-04 held on May 20, 2025. Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated May 13, 2025, and attached hereto as “**Attachment A**,” was entered into the public record.

Mr. Nolin noted that the proposed text amendment was based on a previous draft presented to the Plan Commission on March 18, 2025. He indicated that in response to Plan Commission comments, Staff had researched alternative methods for guiding solar panel height and determined that the proposed language was adequate. He also noted that Staff had revised previous draft language to prohibit freestanding wind energy collection systems within all residential districts.

Chairman Kintner thanked Staff for their efforts.

Commissioner Stein noted that in reviewing the language and discussing current terminology with others knowledgeable of solar energy, he discovered that freestanding systems are typically referred to as ground-mounted. Mr. Nolin replied that Staff would be amenable to such a change and requested that it be included in whatever motion the Plan Commission put forward.

There was no public comment.

Commissioner Dorgan made a motion to recommend approval of Case 25-04, establishing 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, with the edit to Section 12-3-9:B to change “Freestanding” Systems to “Ground Mounted” Systems.

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

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

Motion passed (6-0)

Attachments

- **Attachment A** – Staff Report to the Plan Commission for PC 25-04, prepared by Brandon Nolin, Community Development Administrator, dated May 13, 2025

Attachment B

Staff Report to the Plan Commission for PC 25-04
Prepared by Brandon Nolin, Community Development Administrator,
Dated May 13, 2025

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.

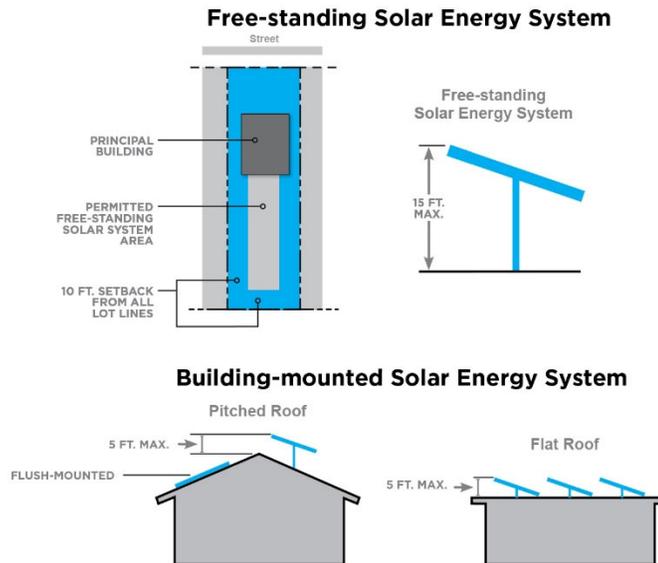
B. Free-Standing Systems

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

