



Village of Morton Grove

# PLAN COMMISSION MEETING

Tuesday, September 30, 2025 - 7:00 P.M.

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

## AGENDA

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I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES:**                      **September 16, 2025**

III. **PUBLIC HEARINGS:**

**CASE:**                      **PC 25-09**

**PETITION:**            Requesting a special Use Permit per Section 12-2-5 for an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an accessory structure that exceeds maximum height, and to exceed allowable lot coverage. The property is located in an R-2 Single-family Residential District and is commonly known as 9230 Newcastle Ave. (10-18-108-051-0000). The applicants are Matt and Melissa Davito.

IV. **CLOSE MEETING**

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, September 30, 2025, to [bnolin@mortongroveil.org](mailto:bnolin@mortongroveil.org). All comments received in relation to this case will be read at the public hearing for consideration by the Plan Commission.

**MINUTES OF THE SEPTEMBER 16, 2025  
MEETING OF THE MORTON GROVE PLAN COMMISSION  
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Plan Commission was called to order at 7:00 p.m. by Chairman Chris Kintner. Secretary Kirchner called the roll.

Commissioners Present: Dorgan, Ingram, Hussaini, Liston, Mohr, and Kintner

Commissioners Absent: Stein with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator;  
Anne Kirchner, Planner/Zoning Administrator and Secretary;  
Rick Dobrowski, Fire Prevention Coordinator

Trustees Present: White

Chairman Kintner described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board. Chairman Kintner acknowledged there were 6 Commissioners present

A motion to approve the minutes of the July 29, 2025 meeting was made by Commissioner Dorgan and was seconded by Commissioner Liston.

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

Motion passed (6-0).

**CASE: PC 25-07**

**APPLICANT:** 8500 MG, LLC

**LOCATION:** 8500-8550 Lehigh Avenue  
Morton Grove, Illinois 60053

**PETITION:** Request for a request for approval of a Preliminary Plat of Subdivision, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits for a 60-unit mixed-use development with ground floor commercial space in a C/R Commercial/Residential District (12-4-3) with variations for rear yard impermeable coverage (12-2-5:B.3), setback for open accessory parking spaces and balconies (12-2-6:G), facade transparency (12-5-7:A.3.k), dwelling units per acre (12-5-7:C), residential unit location (12-5-7:D.1), parkway trees (12-11-2:B.4), and parking lot

screening abutting private property (12-11-3:B.2) for the property commonly known as 8500-8550 Lehigh Avenue in Morton Grove, Illinois.

Mr. Nolin stated in the case of **PC 25-07**, 8500 MG LLC, is requesting approval of plans for a 60-unit mixed-use development proposed under applications for Special Use Permit and Subdivision for the property commonly known as 8500-50 Lehigh Avenue. The subject property consists of 2.05 acres of Village-owned property across Lehigh Avenue from the Metra station. The project consists of 4 stories fronting Lehigh, a primary entrance on the south end of the site, and parking in the rear. The project includes a 4,020-square-foot commercial space with an outdoor plaza/café space on the north end of the building. The ground floor residential portions of the building are screened with foundation plantings.

- The Moose Executive Committee provided generally positive input highlighting the need for an illuminated sign (two are proposed) and the 9 proposed spaces to be located in the Moose portion of the vacated Chestnut St. right-of-way. Staff are awaiting a formal decision from the Moose as to their participating as a co-applicant for the Chestnut St. easement as was the case for the concept proposed for the site in 2022. The easement will be considered under a separate Plan Commission case in the future.
- It should be noted that in an effort to address previous comments from staff, the AC, and TSC, the applicant provided revised plan components regarding landscaping, a tree survey, photometric analysis, and civil drawings showing a corrected building footprint. Hard copies have been provided tonight.

The applicant has been asked to discuss various aspects of the proposal including potential landscaping waivers, façade materials, site lighting, parking and a proposed valet area, and snow storage.

Chairman Kintner asked if the recommendations encompass the comments from the Appearance Commission and Traffic Safety Commission. They have been included.

It was asked for the height of the surrounding taller properties,

The 5 people representing the applicants were sworn in. Simon Berger, Managing Director of B3 Companies presented recently completed projects in Glencoe and Highland Park, and the development team. They are actively working in 6 communities at this time.

Joe Maschek, with BSB Design, gave the location context and current conditions. He presented the site plan and explained that the building will create a streetwall as required in the C/R district, and does not impede the views of the Forest Preserve by surrounding buildings. There will be access to the building from Lehigh Avenue and the parking lot for the residents and patrons. The retail/commercial portion to the northeast will offer an outdoor area.

The architectural details were presented for each elevation. Private terraces, awnings, identifying signage, architectural metal detailing on the parapet, brick, engineered panel and stucco siding were shown.

The retail component on the northeast side of the building will measure 4,00 square feet and can be one user or separated into two.

The elevation was described as a classic building, not a cubist design, a main street look that activates the streetscape.

Adjustments have been made to the landscape plan, namely tree species recommendations from the Village and a 4 feet high cedar fence to screen the Saint Paul Woods Forest Preserve from car lights, in place of landscape screening.

He covered the variations being sought, height increase of 3 feet to allow screening of rooftop mechanicals and to allow higher ceilings in the units. They are willing to combine the trash enclosures to one from two to comply with the allowable number of accessory structures.

They are asking for setback variations on the south and north sides to accommodate their design of the building. They are also seeking a variation in the number of dwelling units from 24 units per acre to 31.6 units per acre in order for the project to work well.

Mr. Maschek said this design is similar to the previously approved building, but has enhancements and additional on-street parking for the neighboring Moose Lodge.

Commissioner Ingram said the building looks nice, he asked for an explanation as to why they exceed the maximum number of dwelling units, and does that have anything to do with removing the retail on the south side.

Mr. Maschek said the retail is all north to provide a dynamic corner for the downtown area. A retail user will be a destination and having the concentration to the north is more leasable.

Commissioner Ingram asked for the target demographic and why there is so much parking proposed. They need retail parking and parking for all units. New turning diagrams for emergency vehicles, trucks and deliveries were shown. Commissioner Ingram suggested some spaces could be eliminated to accommodate the turning.

Commissioner Hussaini asked if there has been an interior lighting study, specifically related to the full height windows. They have not studied this. Mr. Hussaini asked if sound proofing has been considered due to the location near the railroad.

Mr. Maschek said he appreciates the questions and notes that a similar project in Glencoe did address the train noise.

Commissioner Mohr said the building is urban and looks like it could be on Western Avenue in Chicago. He notes that the retail portion along with first floor apartments is a good mix for attracting tenants. He likes the design and amount of windows.

Mr. Maschek said they are undergrounding the utilities and may have more parking on Lehigh as it gets redeveloped.

Chairman Kintner asked if there would be more options for seating areas on the north side. They must be careful due to the fire lane. There will be seating along east side in front of the retail area. Discussion ensued regarding increasing the outdoor area. Parking could be lost if the building is further setback.

The resident's trash enclosure is easy to be reached in the parking lot but a valet trash service may be offered. Would want to discourage use of the retail trash enclosure.

Chairman Kintner asked for the targeted ages of renters. This building is marketed to a younger demographic, similar to Sawmill Station. TOD's are aimed also for a younger demographic.

Chairman Kintner asked why some of the materials were selected for the façade. Mr. Maschek said the cues from Morton Grove, providing an urban, downtown feel. They are using mullioned window and similar hues as found in the new train station. Steel is used on the corners to support the brick facade, the center areas are wood frame hence the lighter, cementitious materials. Discussion ensued regarding the roof materials, it will be white.

Commissioner Hussaini asked how the human scale of the first floor will relate to pedestrians. It will have soft canvas awnings, floor to ceiling windows, and some first-floor terraces.

Chairman Kintner noted two larger trees are being removed due to their location, and replaced with many 2.5 inch caliper trees. The native shade trees can achieve a height of 50 feet. Mr. Kintner said he would like to not have the fence along the west parking lot. There is not a lot of room to add shrubs instead. A small cedar fence can be looked over to see the Forest Preserve.

The nine parking spaces may be used by visitors to the residences and the Moose Lodge. The parking signage will be clearly marked for residents only to discourage Metra users from parking.

Chairman Kintner asked for the pedestrian crossings to be very clearly marked for safety. They are working with the Village on placement and pedestrian friendly design.

Maureen Mulligan with RWG Engineering, said the storm water detention will be appropriately sized as required by MWRD for detention and volume control. If overland drainage is required it will be to the west and not to the north or south.

Sofia Camp, of Kimley-Horn, summarized the traffic study. All planned developments along Lehigh were added to existing data. There is a comfortable level of capacity along Lehigh. The data used is from 2023, reflecting post-covid numbers.

Commissioner Ingram noted the lighting plan has been updated and they are working with the Village to provide lighting where needed for safety.

Wall signage will comply with Village code for brightness and size.

Chairman Kintner asked for public comment.

Jim Verhuan, of 8821 Mansfield, is a member of the Loyal order of the Moose and said the Moose Lodge has over 700 members have events that draw over 150 people and parking will be a concern. He is concerned with Seniors using the Metra Lot for events. He asked if underground parking could be considered.

The President of the Moose Lodge, said he is concerned with access. There will be a sidewalk on north side of the access way, adjacent to the building. He is concerned that drainage could flood their lot if not properly controlled. Two signs are proposed by the developer for the Moose Lodge.

Beth Nolte of the Moose Lodge said they rent the lodge to Morton Grove and other Communities, she is concerned with overflow parking She asked if the building's residents would be driving through the Moose parking lot to gain access to their parking spaces.

Mike Tracey, who owns several buildings in the surrounding area, asked how neighbors are notified of meetings. He likes the development but asked why it is so close to Lehigh. He noted that interior parking would be preferable to renters. He does not like the position of the building. He said he does not think retail is a good idea in the area. He asked how the restaurant vent would be placed.

The President of the Moose Lodge asked about truck deliveries to the Moose. The turning diagrams show a 46 foot truck maneuver within the Moose Lodge lot and in the proposed building's parking lot.

Mr. Molin discussed the proposed parking arrangement with the Moose Lodge. The proposal meets the base parking requirements for the new development. Special event parking can use the Metra lot for \$2.00 per space per day.

Chairman Kintner asked Mr. Maschek if underground parking was considered. Underground parking is very expensive. Discussion ensued about lighting the sidewalk that may serve the Moose Lodge and adding pedestrian markings.

Ms. Mulligan noted on-site drainage is designed to be carried underground in pipe and additional catch basins are being added to improve drainage on the Moose property.

The additional 9 spaces will be curbed but not landscaped and will be on Moose property.

Mr. Nolin said wayfinding and parking signage will be addressed in the permit process.

Discussion ensued regarding the C/R design guidelines and the position of the building on Lehigh. The development has adhered to the guidelines.

Exhaust venting may be to the northwest corner or through the roof, it is in the design phase now.

Number of units does drive the costs of the building that is class 5A with sprinklers.

Chairman Kintner recognized the partnership with the Moose Lodge and its importance.

Mr. Nolin described the public notice process for public hearings and associated meetings.

Chairman Kintner thanked the public for their comments and said they consider the Comprehensive Plan and Zoning Ordinance in their deliberations.

He said he would like a condition, number 17, be added requesting a pedestrian crossing serving the Moose Lodge from the access drive.

Commissioner Liston made a motion to recommend approval of Case PC 25-07, a request for approval of a Preliminary Plat of Subdivision, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits with associated waivers for a 60-unit mixed-use development with ground floor commercial space for the property commonly known as 8500-8550 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 final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
2. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final landscape plan, including required Tree Protection and Tree Preservation Plans, for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan or has not been modified to remove any invasive or undesirable species, the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
3. The applicant shall install either fencing or year-round opaque screening a minimum of three feet in height within the proposed perimeter landscape bed along the west property line adjacent the FPDC property. Any landscape installation along lot lines abutting the forest preserves must be limited to native species.
4. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final outdoor seating area plans for review and approval. Final seating arrangements, screening, and furniture specifications must be deemed consistent with the overall development, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the

Appearance Certificate.

5. If planter boxes or containers are provided, they must be fully planted with live vegetation when the outdoor seating area is in active use. When the outdoor seating area is not in active use, the planter boxes or containers must be (1) planted with an alternative seasonal decoration, (2) covered, or (3) removed.
6. Only frosted glass or a similar type treatment shall be used for window areas permitted to be obscured including a ground floor fitness area facing Lehigh Avenue. The glass shall not be obscured with any mirrored coating, vinyl applique, artwork, or signage.
7. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).
8. Any portable signage shall be permitted pursuant to Section 10-10-8.E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Appearance Commission Chairperson.
9. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final sign plan indicating the location of monument signs that adhere to all setbacks and landscaping requirements. Final sign plans must be deemed consistent with Appearance Commission discussion, as determined by the Community Development Administrator. Sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson. If the sign plan is deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
10. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final lighting plan and photometric analysis that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer. The lighting plan and fixtures should also comply with all standards established in IDA's lighting guidelines and any exterior lighting should be designed to minimize the amount of light entering into the forest preserves, to the best extent practicable.
11. To mitigate bird collisions with the buildings' window area, the development must adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, [https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide\\_2015.pdf](https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf)) where practicable. Mirrored coatings may not be used, but inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.
12. Prior to filing any Building Permit Application, the owner/applicant shall submit revised site and utility plans that indicate existing aboveground utilities will be relocated underground as required by the Village, subject to review and approval by the Village Engineer.
13. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a revised site and utility plans that indicate the proposed location of street lighting along Lehigh Avenue frontage, or engage in an agreement with the Village to reimburse the Village for the installation of street lighting, subject to review and approval by the Village Engineer.
14. Conspicuous design elements shall be included in the final site design to provide awareness of the need to maintain the 24-foot-wide fire lane within the plaza clear of temporary or permanent fixtures that could interfere with emergency access, subject to review and approval by the Village Administrator.

15. The applicant shall comply with all comments issued by the Village Engineer in the communication dated June 20, 2025, by strict or alternative compliance, subject to the Village Engineer's final approval.
16. Approval shall be contingent on Board of Trustees approval of a vacation of a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres, as presented under Case PC 25-08.
17. A pedestrian crossing will be added to service the Moose Lodge from the sidewalk along the south of the new building across the access drive to the Moose Lodge parking lot.

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

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

Motion passed (6-0)

There was no further business.

Commissioner Ingram moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Hussaini.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:59 p.m.

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Minutes by: Anne Kirchner

To: Chairperson Kintner and Members of the Plan Commission

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

Date: September 23, 2025

Re: Plan Commission Case PC 25-09  
Request for approval of a Special Use Permit per Section 12-2-5 for an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an accessory structure that exceeds maximum height, and to exceed allowable lot coverage. The property is located in an R-2 Single-family Residence District and is commonly known as 9230 Newcastle Ave. (10-18-108-051-0000). The applicants are Matthew and Melissa Davito.

## STAFF REPORT

### Public Notice

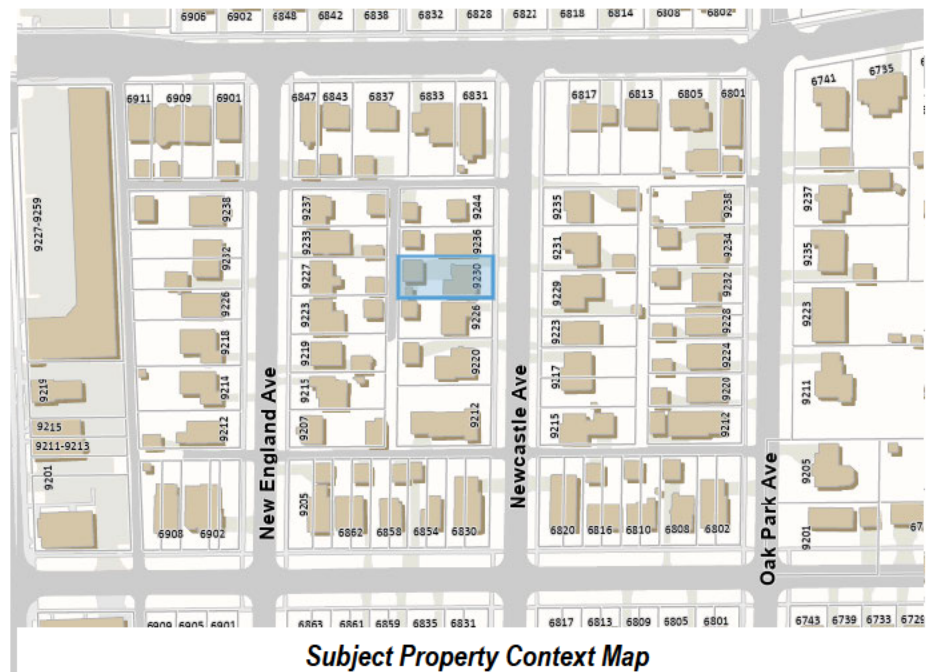
The Village of Morton Grove provided public notice for the September 30, 2025, for the Plan Commission public hearing for PC 25-09 in accordance with Unified Development Code requirements. The Morton Grove Champion published a public notice on September 11, 2025. The Village mailed letters on September 11, 2025, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on September 11, 2025.

### Application Summary

Matthew and Melissa Davito (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development for construction of a new 960-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue.

### Subject Property

The subject property is a 6,572-square-foot lot located on the east side of Newcastle Avenue north of Church Street and south of Beckwith Road. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the north, south, and east are also zoned R-2 Single Family Residence and improved with single-family residences.



Subject Property Context Map

**Project Overview**

The applicant is proposing the construction of a 960-square-foot detached garage and the replacement of an existing driveway and patio in the rear of the home. The proposed three-car garage would replace an existing two-car garage and small shed. The applicant is also proposing to construct a new open-sided porch at the front entrance to the home that is compliant and does not require any waivers. Per a communication received by the applicant’s architect on September 7, 2025, the applicant will revise plans to comply with the maximum height permitted of 15 ft.

**Development Controls**

Applicable dimensional requirements and the project’s compliance are outlined in the following table:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
<b>Floor Area Ratio</b> 12-4-2:D	Maximum 0.6 Permitted (3,943.2 sq. ft.)	0.5 (3,247 sq. ft.)	Compliant
<b>Impermeable Lot Coverage</b> 12-4-2:D	Maximum 60.0% Permitted (3,943.2 sq. ft.)	59.9% (3,939.9 sq. ft.)	Compliant
<b>Size of Accessory Structure</b> (12-2-5:B)	Maximum size without authorized special use permit 750 sq. ft.	960 ft.	<b>Approval of the construction of a 960 sq. ft accessory (12-2-5:B)</b>
<b>Rear Yard Coverage</b> (12-2-5:B)	Maximum 50% Permitted (1,612.3 sq. ft.)	50.8% (1,636.77 sq. ft.)	<b>Waiver of 0.8% (24.5 sq. ft.) to permit rear yard coverage of 50.8%</b>
<b>Maximum Height</b> (12-2-5:B)	15 ft.	15 ft.	Compliant

As shown in the table, the following waivers are required to allow the installation of a new deck as proposed by the Applicant:

- Section 12-2-5:B: Approval of the construction of an accessory in excess of 750 sq. ft.
- Section 12-2-5:B: Waiver of 0.8% (24.5 sq. ft.) to permit rear yard coverage of 50.8%

**Discussion**

While typically improvements to existing single-family residential lots do not require Plan Commission review, the proposed detached garage is in excess of the 750-square-feet permitted by right for accessory structures. Section 12-2-5:B.2 states that accessory structures, “Shall not exceed seven hundred and fifty (750) square feet unless otherwise authorized by special use permit.”

The applicant has worked with Staff to substantially revise their initial application including agreeing to reduce the height of the garage, reduce the size of the concrete patio and driveway in the rear yard, and reduce the depth of the open-sided front porch so as to minimize the number of waivers needed. Other than a waiver for rear yard coverage, the application is compliant with development controls despite the large size of the proposed detached garage.

**Commission Review**

The requirement for Appearance Commission review and Traffic Safety Commission review was waived for the proposed improvement to an existing single-family residential lot.

### **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 25-09, a request for a Special Use Permit to allow an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an accessory structure that exceeds allowable lot coverage, at the property commonly known as 9230 Newcastle Avenue in Morton Grove, Illinois, subject to the following conditions:*

1. *The three-car garage and new concrete driveway shall be in the location with the plans submitted by the applicants in the Special Use Application received 09/08/2025.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans and elevations for review and approval. Final plans must be deemed consistent with the approved plans 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 Special Use Permit.*
3. *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*
4. *[Other conditions as required by the Plan Commission]*

### **Attachments**

- **Attachment A** – Resident comment received via email, dated September 19, 2025
- **Attachment B** – Final Plans and Supporting Documents for PC 25-09

**Attachment A**

Resident comment received via email,  
Dated September 19, 2025



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Case PC 25-09

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From [Redacted]

Date Fri 9/19/2025 3:02 PM

To Brandon Nolin <bnolin@mortongroveil.org>

This is the first time you received an email from this sender (silverdragon14@comcast.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

I strongly say no to this special use permit.

The current garage is big enough for the neighborhood and one even larger will be an eyesore. Everyone should follow the same rules otherwise why have rules at all?

**Attachment D**

Final Plans and Supporting Documents for PC 25-09

1. *Special Use Application, submitted by Matthew and Melissa Davito, received September 2, 2025*
2. *Evidence of Ownership, submitted by Matthew and Melissa Davito, received September 2, 2025*
3. *Materials Palette in (Color), submitted by Matthew and Melissa Davito, received September 2, 2025*
4. *Plat of Survey of 9230 Newcastle Avenue, prepared by William R. Webb, dated July 20, 2022*
5. *Detailed Site and Improvement Plan, prepared by Michael S. Tom, received September 8, 2025*



# SPECIAL USE APPLICATION

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

Case Number: \_\_\_\_\_ Date Application Filed: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant Name: MATT AND MELISSA DAVITO

Applicant Organization: \_\_\_\_\_

Applicant Address: 9230 NEWCASTLE AVE.

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

Applicant Phone: \_\_\_\_\_

Applicant Email: \_\_\_\_\_

Applicant Relationship to Property Owner: SELF

Applicant Signature: [Handwritten Signatures]

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner City / State / Zip Code: \_\_\_\_\_

Owner Phone: \_\_\_\_\_

Owner Email: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 9230 NEWCASTLE AVE. MORTON GROVE

Property Identification Number (PIN): 10-18-108-051-0000

Property Square Footage: 6,570 sq. FT

Legal Description (attach as necessary): SINGLE FAMILY DETACHED GARAGE

Property Zoning District: GOLF VIEW GARDENS

## APPLICATION INFORMATION

Requested Special Use: MODIFIED AND UPDATED DETACHED GARAGE

Purpose of Special Use (attach as necessary): CURRENT SITUATION IS NOT WORKING. WE'RE LOOKING TO MAKE IT MORE COSMETICALLY APPEALING, MORE STORAGE SPACE FOR MATERIALS, SUPPLIES, TOOLS, EQUIPMENT AND FINALLY PARK OUR VEHICLES IN THE GARAGE.

## 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.

IT ABSOLUTELY WILL NOT. WE ARE OF THE OPINION THAT IT WILL BE MUCH MORE APPEALING TO THE SURROUNDING YARDS.

- 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.

IT ABSOLUTELY WILL NOT IT IS OUR OPINION THAT IT WILL IMPROVE THE EXISTING SPACE AND THE NEIGHBORHOOD.

- 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.

IT WILL NOT. WE FEEL IT WILL IMPROVE VISUALLY AND AESTHETICALLY.

- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

YES, ANY AND ALL WILL BE PROVIDED PER THE VILLAGE CODES.

- 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.

YES, ALL ADEQUATE MEASURES HAVE BEEN MADE TO ENSURE NO CONGESTION.

- f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.

WE DO NOT BELIEVE SO.

- 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.

YES

**TOTAL PAYMENT DUE**

**\$ 7,283.36**

By 03/04/25 (on time)

**2024 First Installment Property Tax Bill**

Property Index Number (PIN) 10-18-108-051-0000 Volume 116 Code 24019 Tax Year (Payable In) 2024 2025 Township NILES Classification 2-06

**IF PAYING LATE, PLEASE PAY** 03/05/25 - 04/01/25 **\$7,337.99** OR 04/02/25 - 05/01/25 **\$7,392.62** OR 05/02/25 - 06/01/25 **\$7,447.25** **LATE INTEREST IS .75% PER MONTH, BY STATE LAW**

**TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$74,191	\$3,464,486	-\$65,542	101.89%
Metro Water Reclamation Dist of Chicago	\$3,126,243,000	\$3,151,727,000	\$1,449,923,000	54.00%
Morton Grove Park Dist	\$19,063,322	\$13,371,322	\$836,607	93.74%
Oakton College Dist Skokie Des Plaines	\$110,616,164	\$15,817,022	\$0	100.00%
Niles Township HS District 219 (Skokie)	\$23,268,725	\$198,846,850	\$27,074,412	86.38%
Golf School District 67 (Morton Grove)	\$8,034,569	\$0	\$0	0.00%
Village of Morton Grove	\$50,608,286	\$213,233,851	\$100,945,055	52.66%
Town of Niles	\$437,848	\$2,707,389	-\$348,344	112.87%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,262,580,154	\$26,512,006,772	\$14,493,276,944	45.33%
<b>Total</b>	<b>\$11,815,367,501</b>	<b>\$30,729,009,242</b>	<b>\$16,454,285,892</b>	

**PAY YOUR TAXES ONLINE**

at [cookcountytreasurer.com](http://cookcountytreasurer.com) from your bank account or credit card

**TAX CALCULATOR**

2023 TOTAL TAX		13,242.47
2024 ESTIMATE	X	55%
2024 TOTAL TAX	=	7,283.36

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

**IMPORTANT MESSAGES**

**PROPERTY LOCATION**

9230 NEWCASTLE AVE  
MORTON GROVE IL 60053

**MAILING ADDRESS**

MATTHEW DEVITO  
9230 NEWCASTLE AVE  
MORTON GROVE IL  
60053-2372

DETACH & INCLUDE WITH PAYMENT

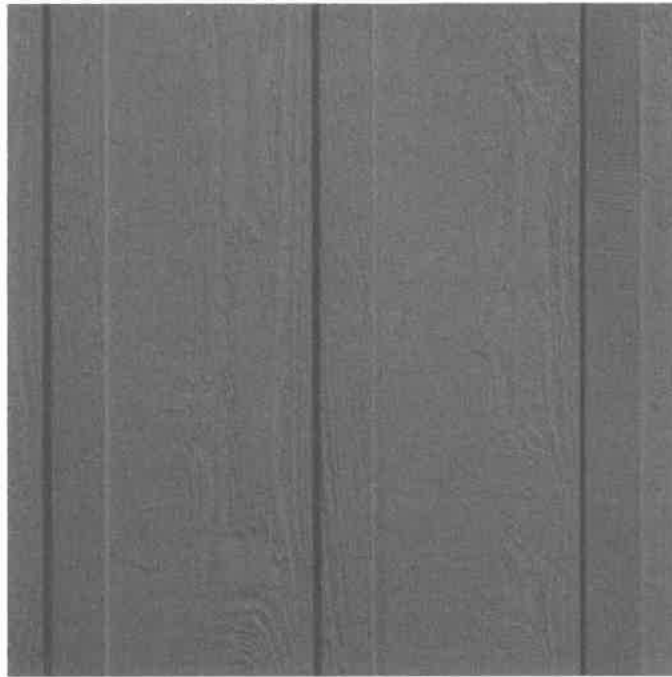
FRONT DOOR AWNING LOOK WITH CEDAR WOOD



EXISTING STONE



GARAGE SIDING - BOARD AND BATTEN



GARAGE SIDING - FAUX SHAKER



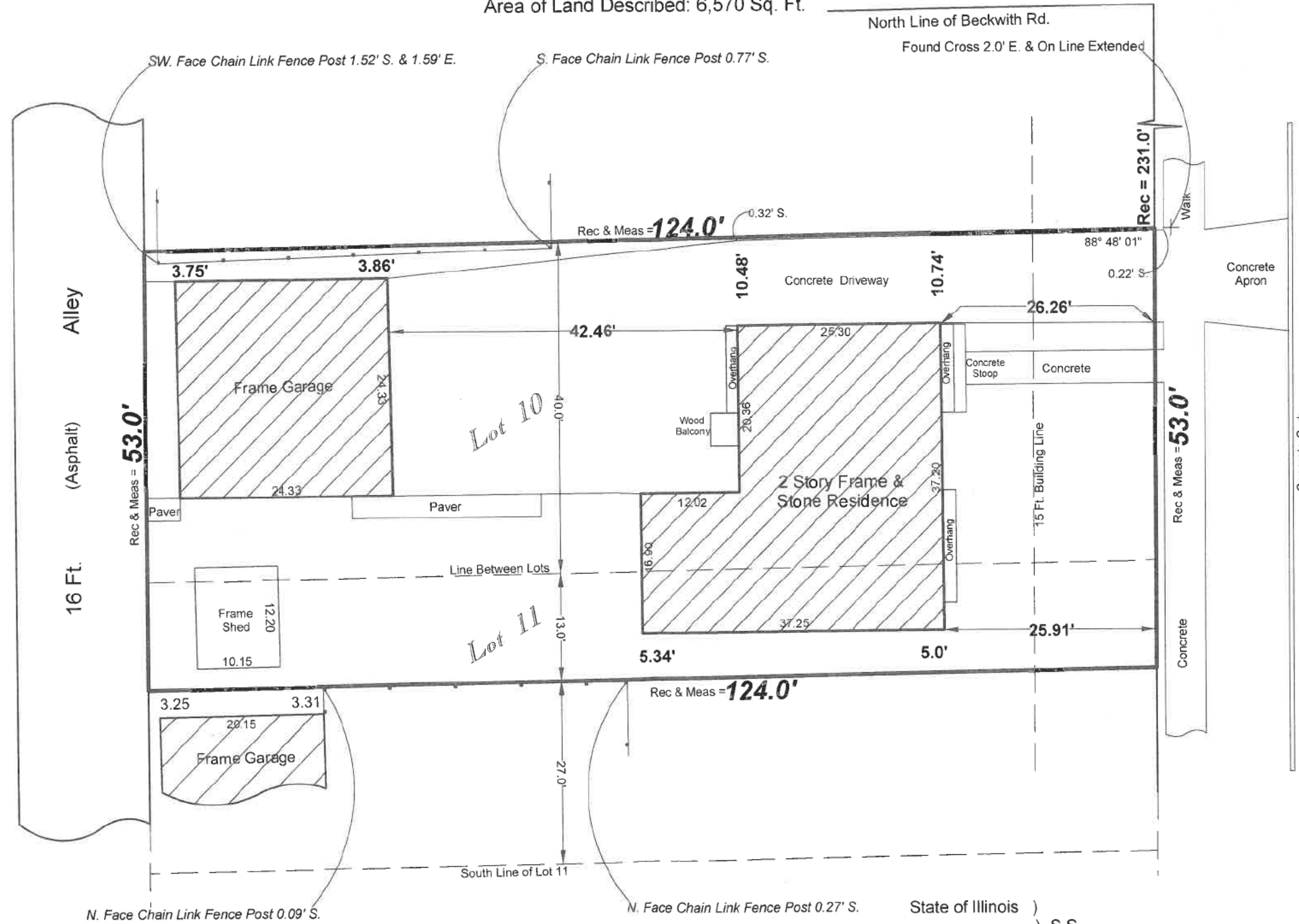
6415 N. Caldwell Ave.  
Chicago, Il. 60646

# Plat of Survey *by* Central Survey LLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com



Legal Description  
Lot 10 and the North 13 feet of Lot 11 in Block 2 in Golf View Gardens, being a Subdivision in the West 1/2 of Section 18, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 10, 1927 in Book 103, Pages 30 and 31 as Document 9547835, in Cook County, Illinois  
Commonly Known as: 9230 Newcastle Ave., Morton Grove, Illinois  
Area of Land Described: 6,570 Sq. Ft.



**Legend**

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once.

Scale: 1 Inch equals 15 Feet.

Ordered By: Melissa Davito  
Order Number: 9230

State of Illinois )  
                                  ) S.S.  
County of Cook )

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on July 20, 2022 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 20th day of July 2022

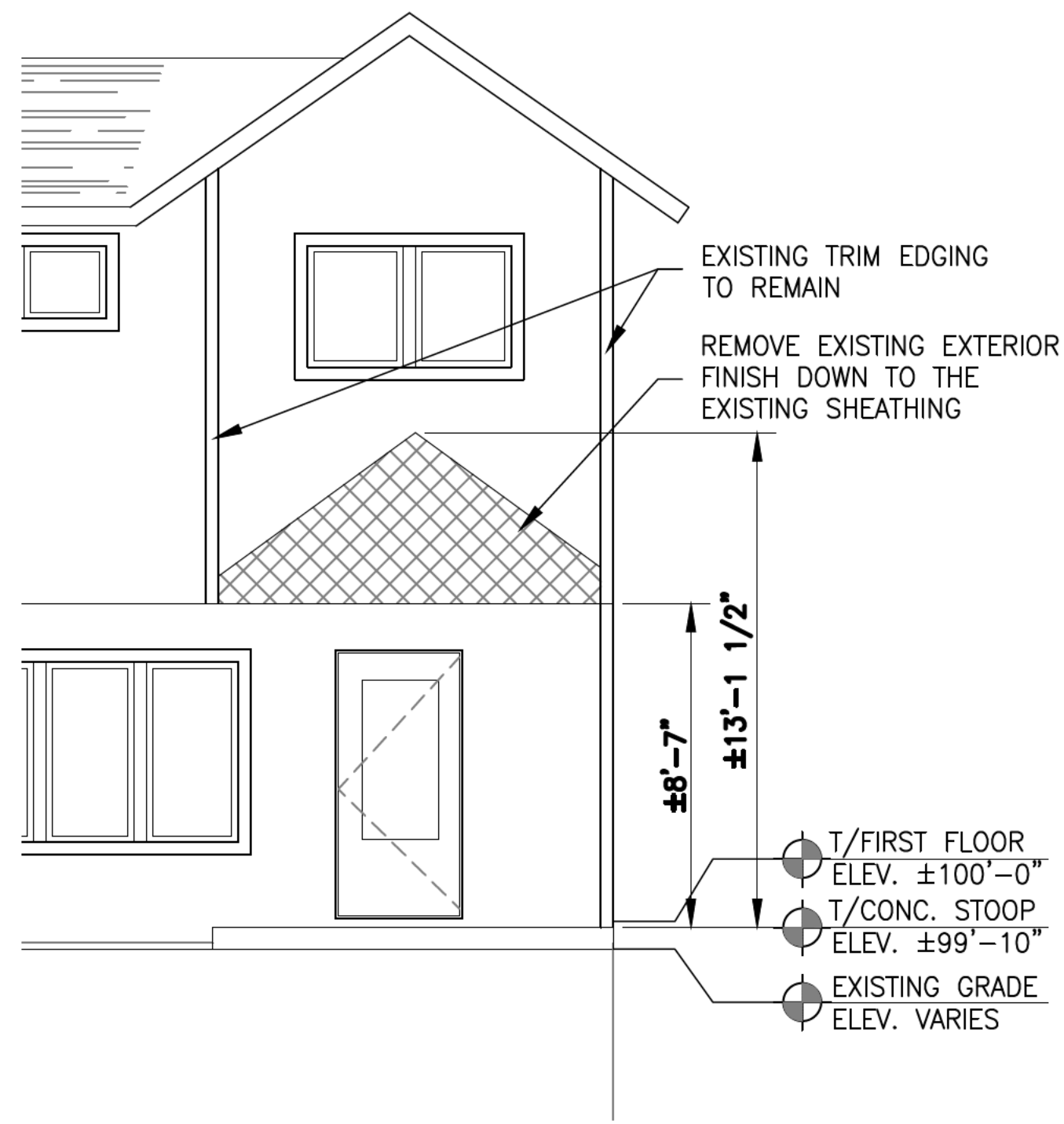
*William R. Webb*

William R. Webb P.L.S. #2190 (exp. 11/30/2022) Professional Design Firm Land Surveying LLC (#184.005417)

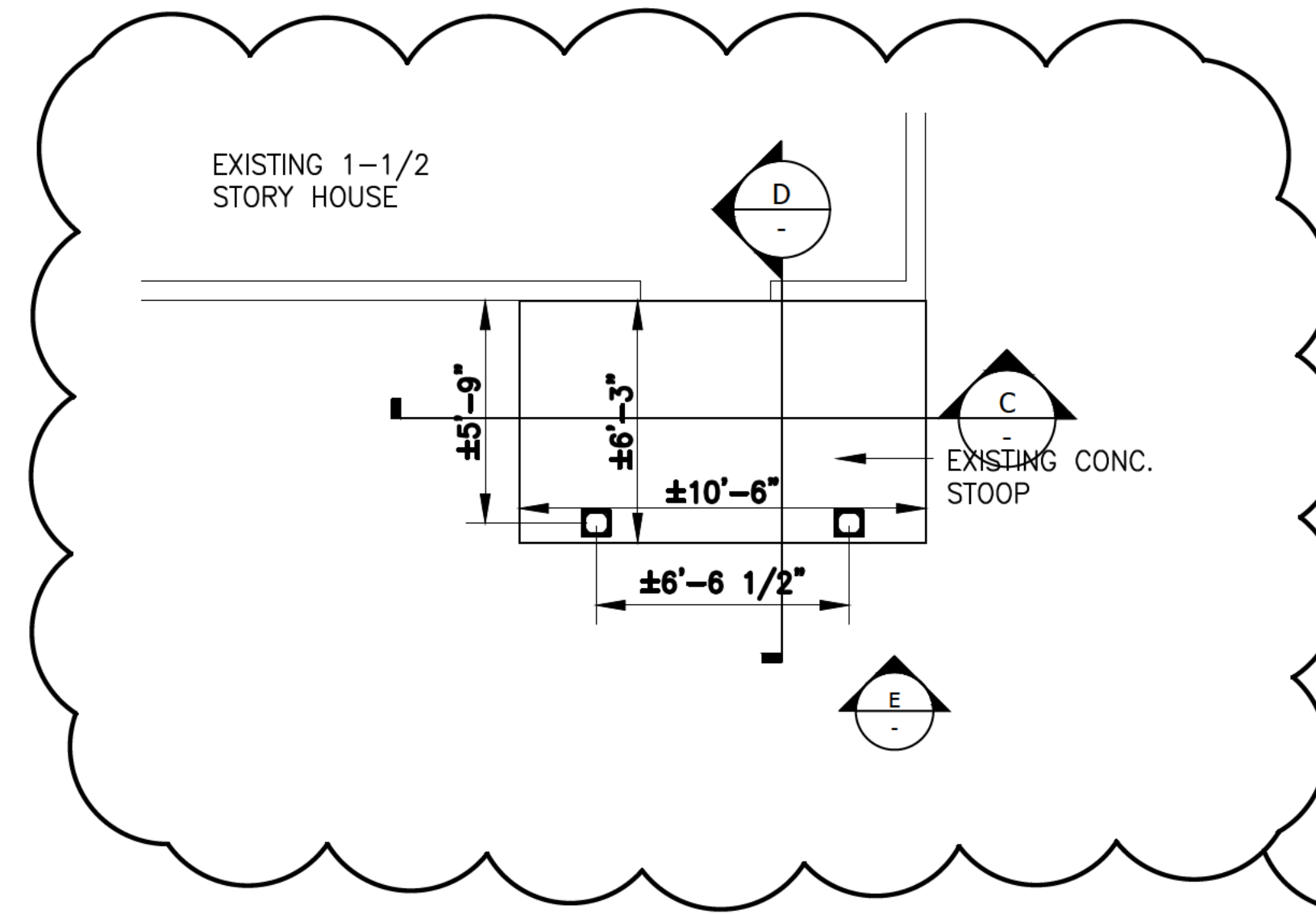
Newcastle Ave.



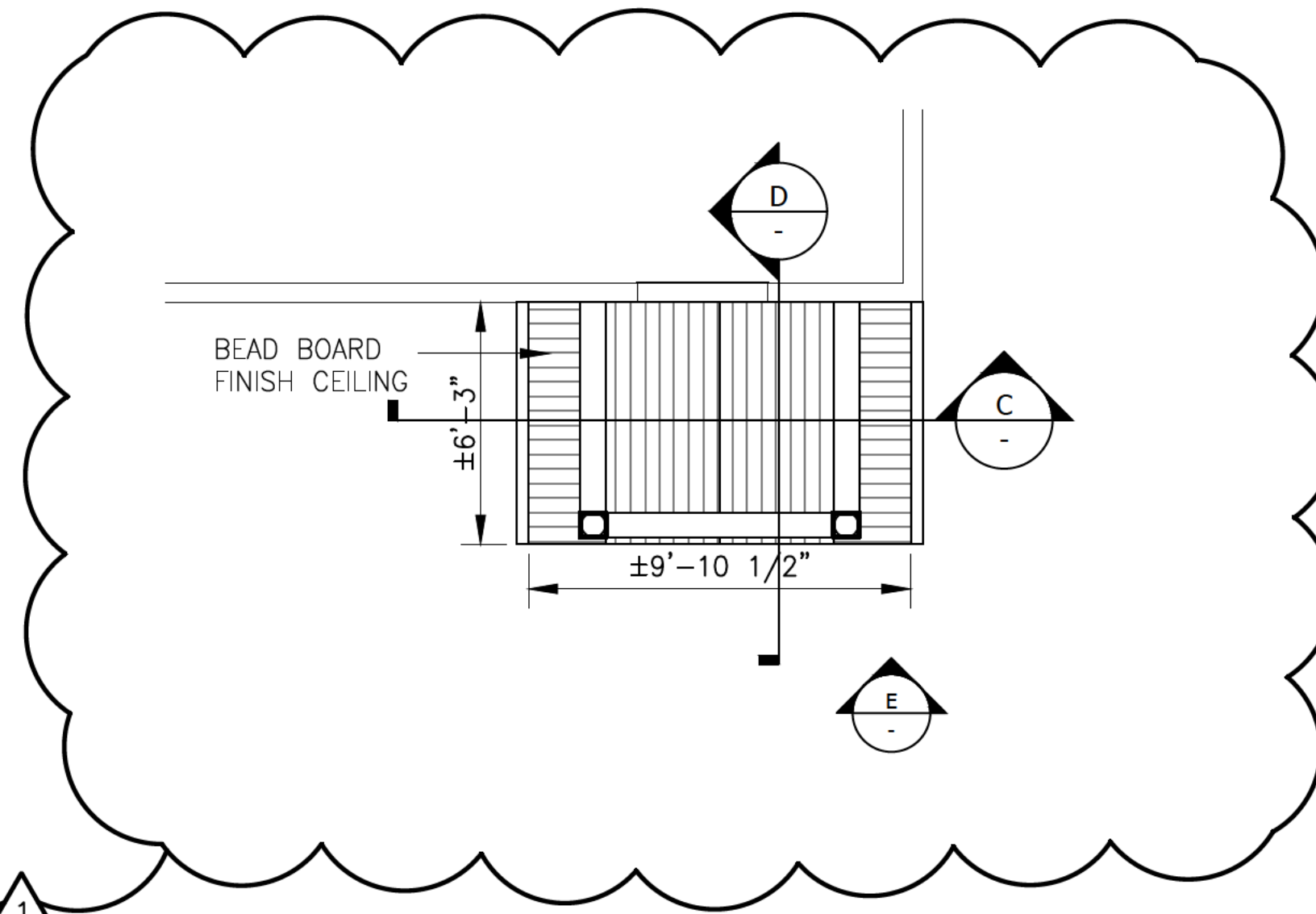
This professional service conforms to current Illinois minimum standards for a boundary survey.



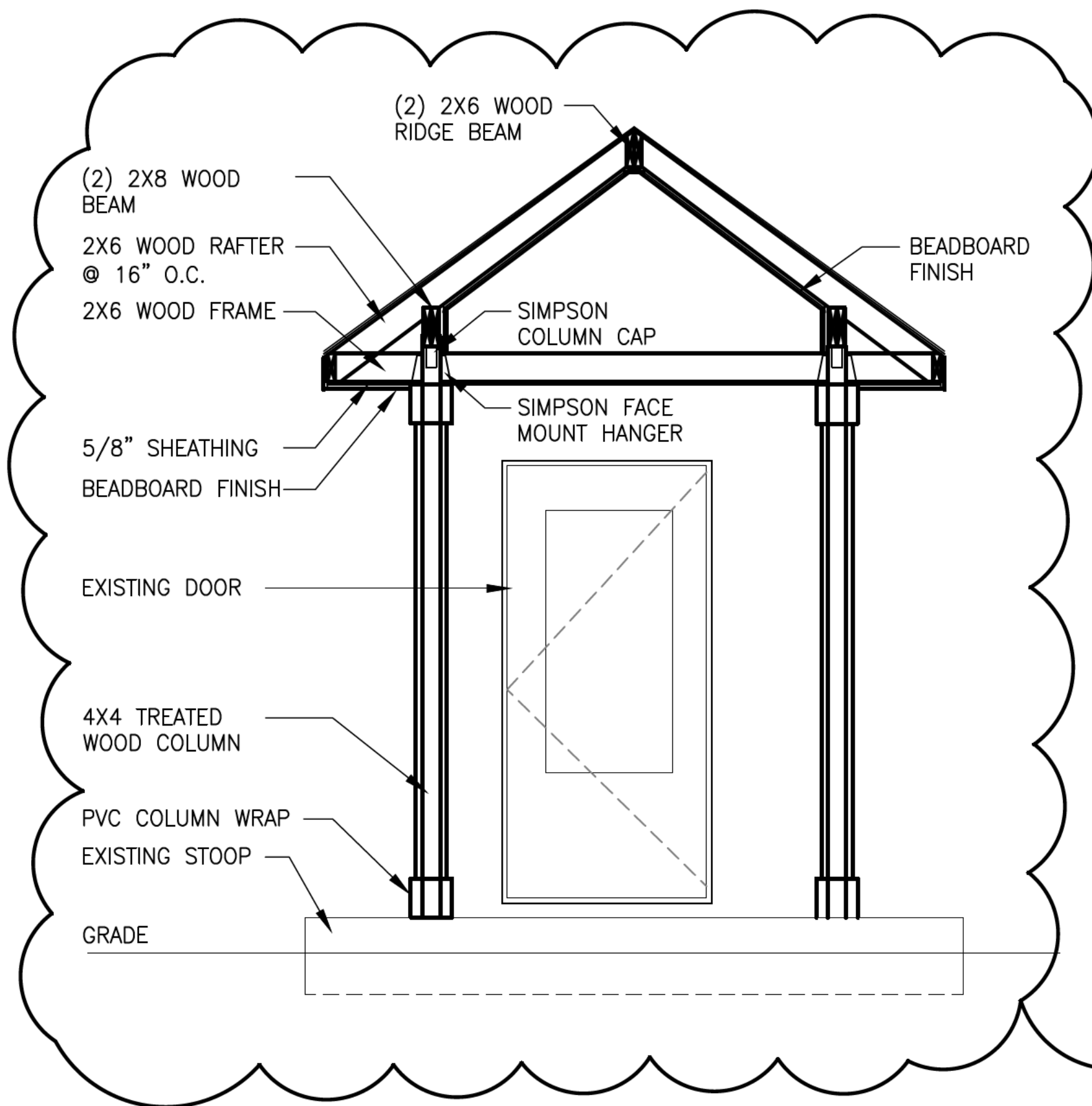
**A** PORTICO - REMOVAL WORK  
SCALE: 1/4" = 1'-0"



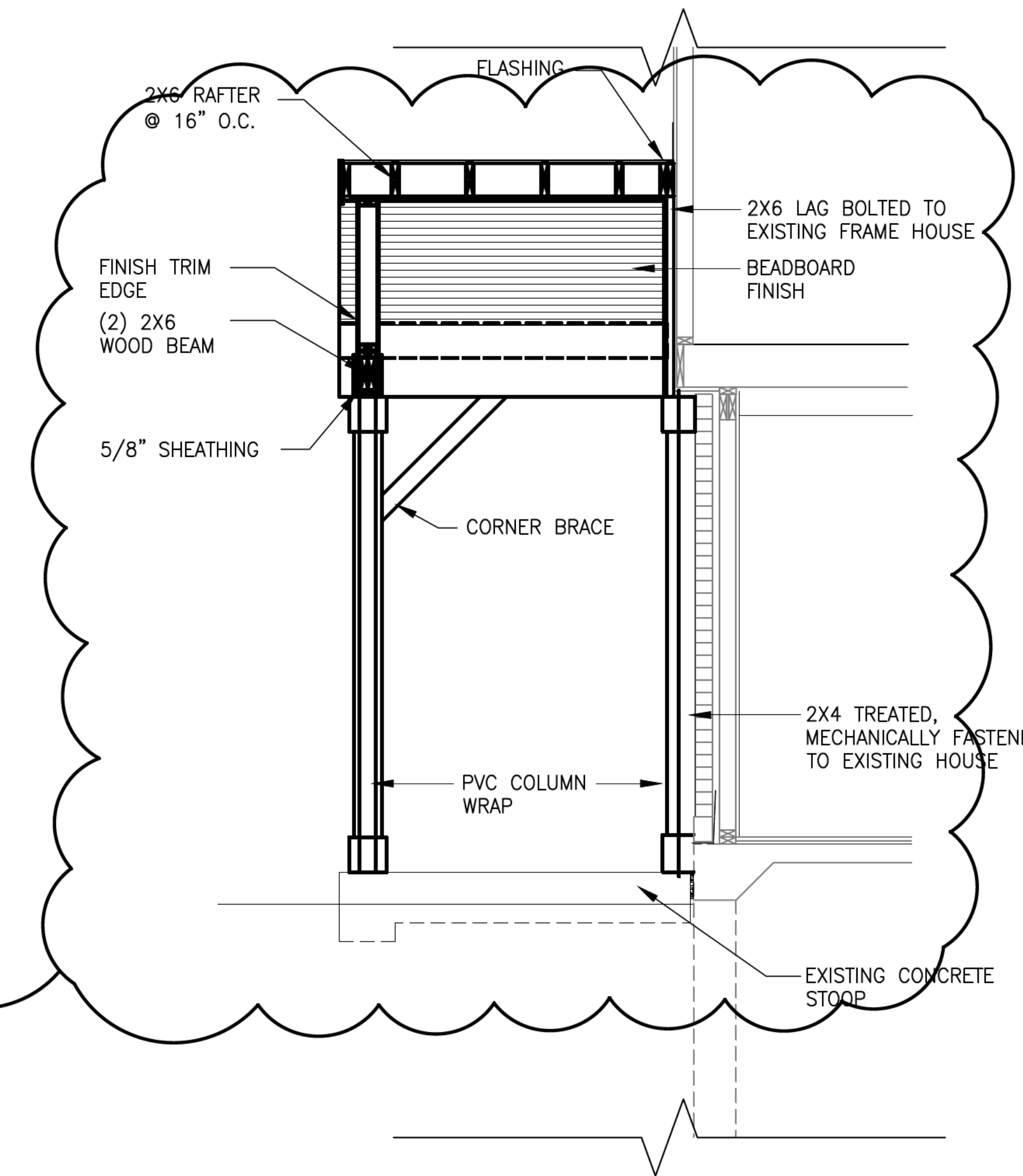
**B** PORTICO - PLAN  
SCALE: 1/4" = 1'-0"



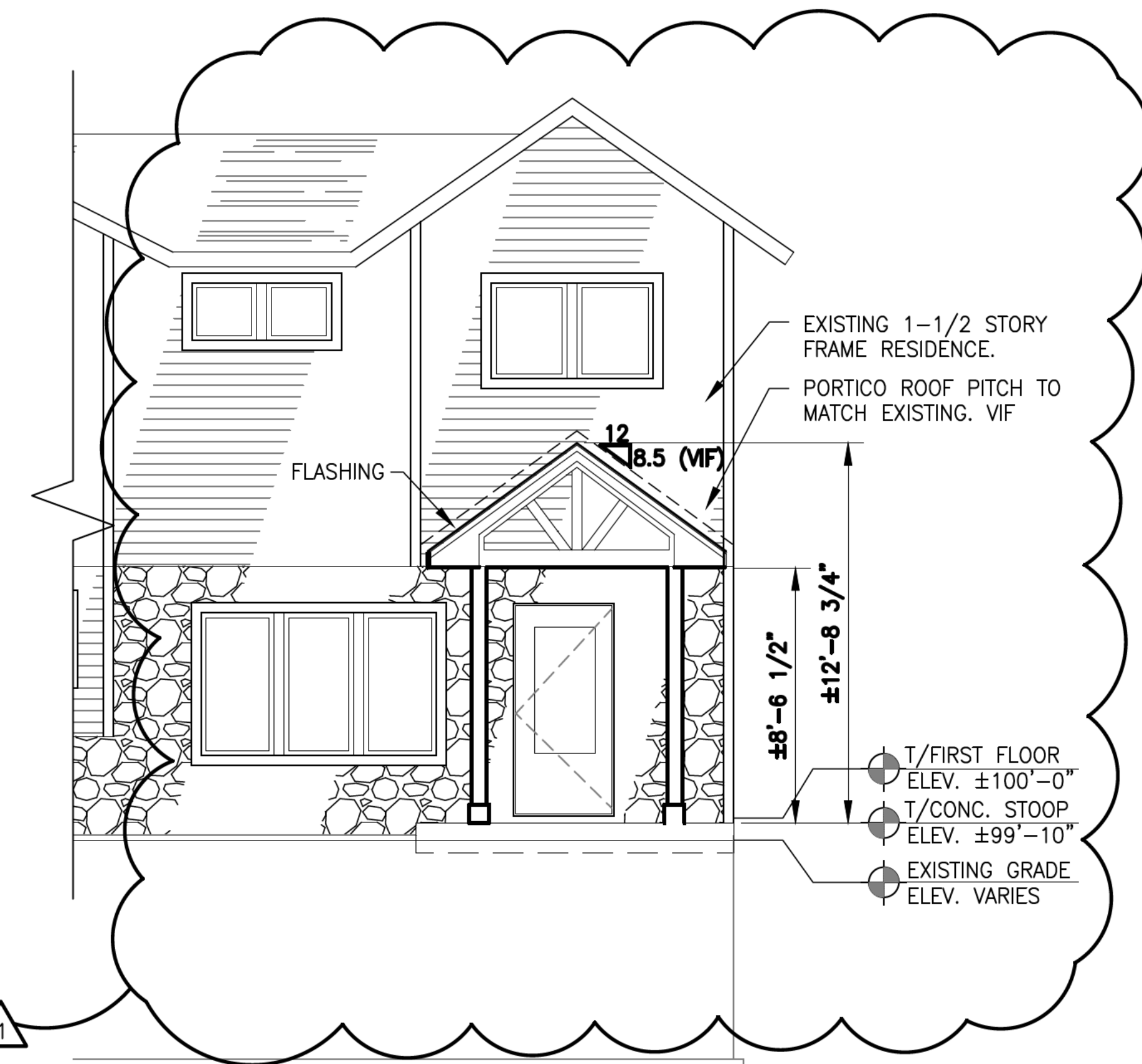
**C** PORTICO - REFL CLNG PLAN  
SCALE: 1/4" = 1'-0"



**C** SECTION 1  
SCALE: 3/4" = 1'-0"



**D** SECTION 3  
SCALE: 3/4" = 1'-0"

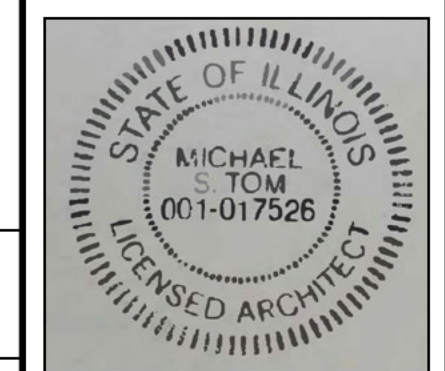


**E** PORTICO - ELEVATION  
SCALE: 1/4" = 1'-0"

△ REVISED PER VILLAGE	08/08/25
□ FACTS record document	
□ preliminary not for construction	
□ issued for construction	
□ issued for permits	
□ issued for bids	
□ description/revisions	date

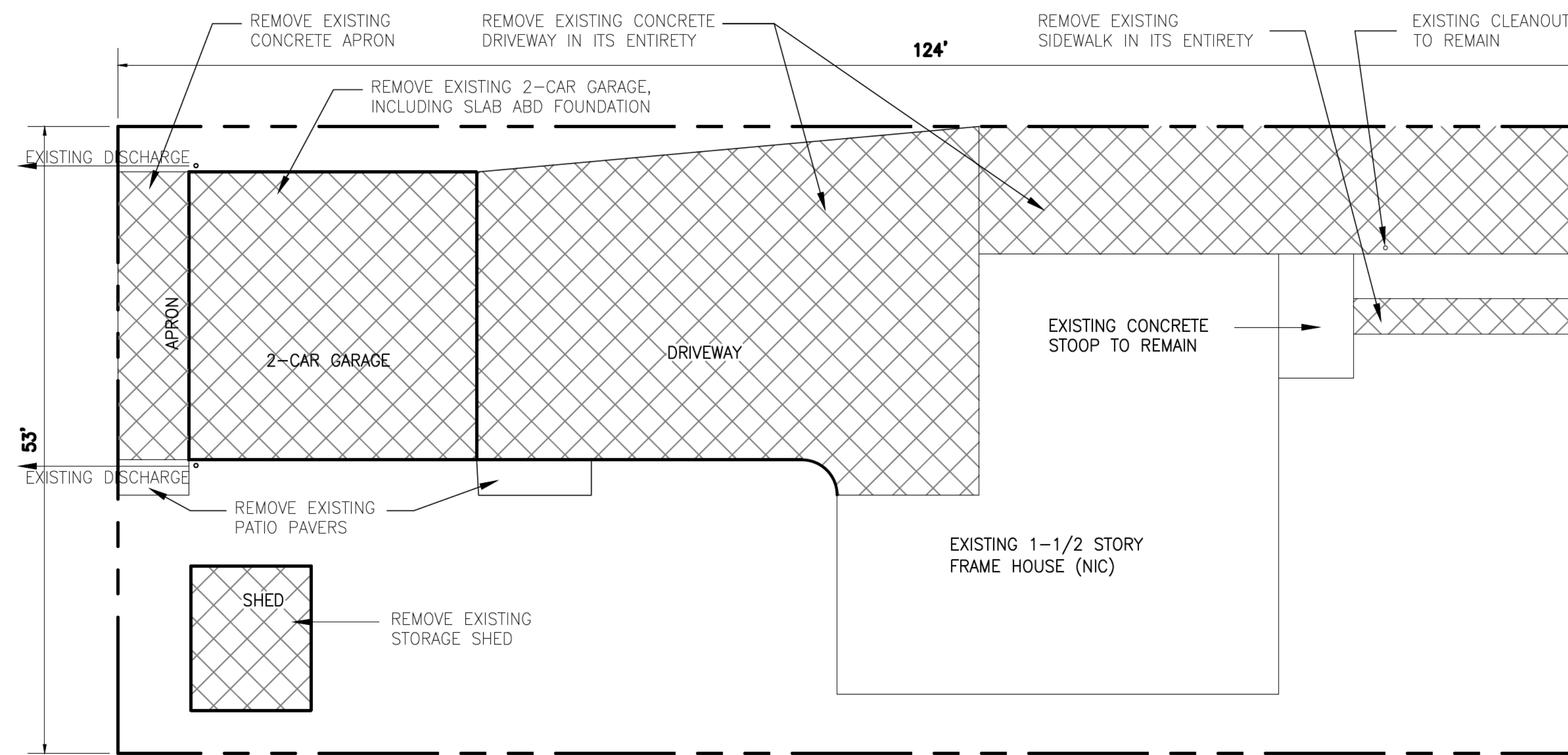
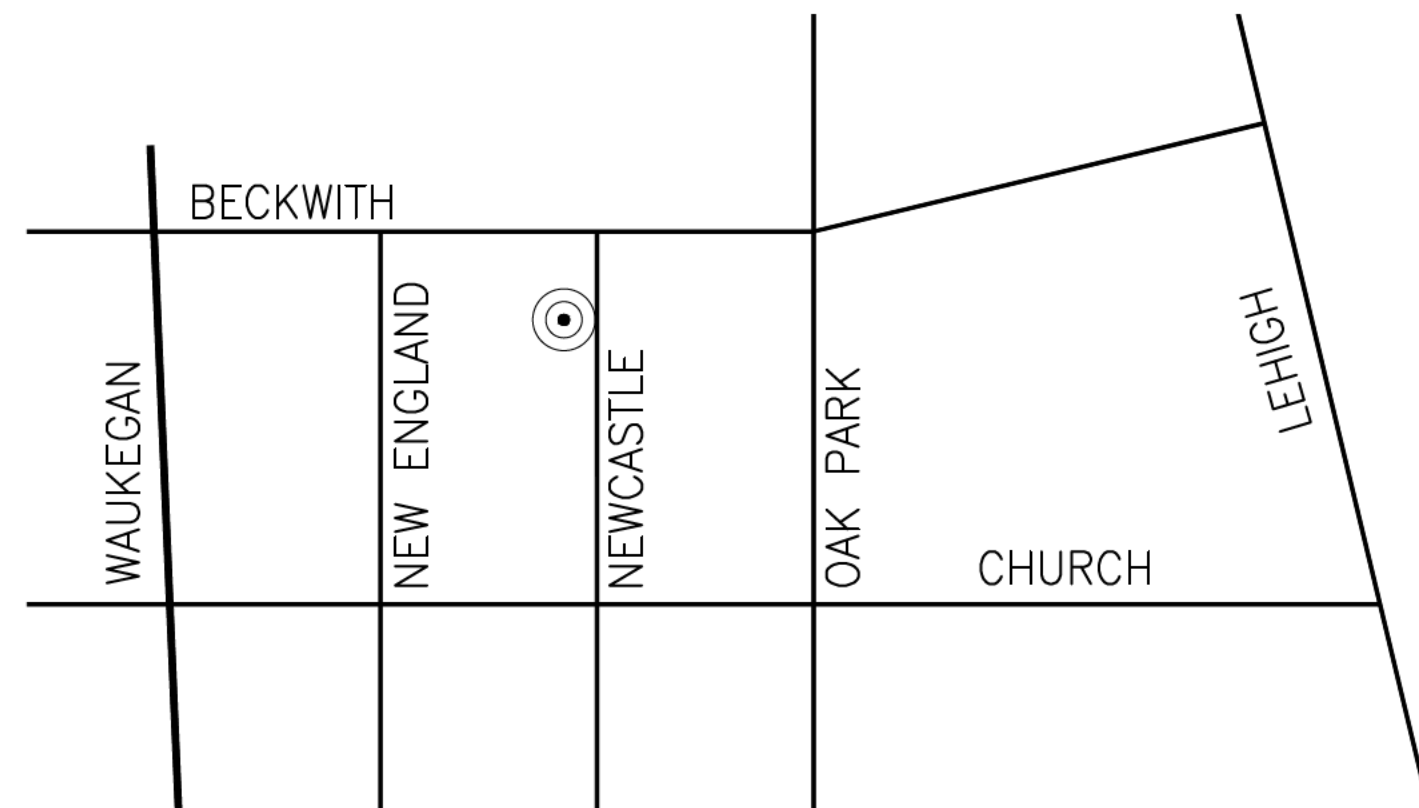
DAVITO  
MELISSA & MATTHEW  
GARAGE AND  
SITE IMPROVEMENT  
9230 NEWCASTLE  
MORTON GROVE, IL

sheet title: Foundation Plan and Details	proj capt: MST drawn by: MST checked: scale: As Noted sheet no: <b>A.100</b> 1 of x total A sheets cad file: 170117 project no:
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# DAVITO RESIDENCE

GARAGE AND SITE IMPROVEMENTS  
9230 NEWCASTLE  
MORTON GROVE, ILLINOIS



### APPLICABLE CODE DATA

- 2018 INTERNATIONAL RESIDENTIAL CODE WITH VILLAGE OF MORTON GROVE AMENDMENTS
- 2018 INTERNATIONAL BUILDING CODE WITH VILLAGE OF MORTON GROVE AMENDMENTS
- 2018 NATIONAL ELECTRICAL CODE (NFPA 70-2011) WITH VILLAGE OF MORTON GROVE AMENDMENTS.

**A** PROJECT TITLE/LOCATION MAP  
SCALE: NOT APPLICABLE

**B** SITE PLAN - EXISTING - DEMOLITION  
SCALE: 1/8" = 1' - 0"

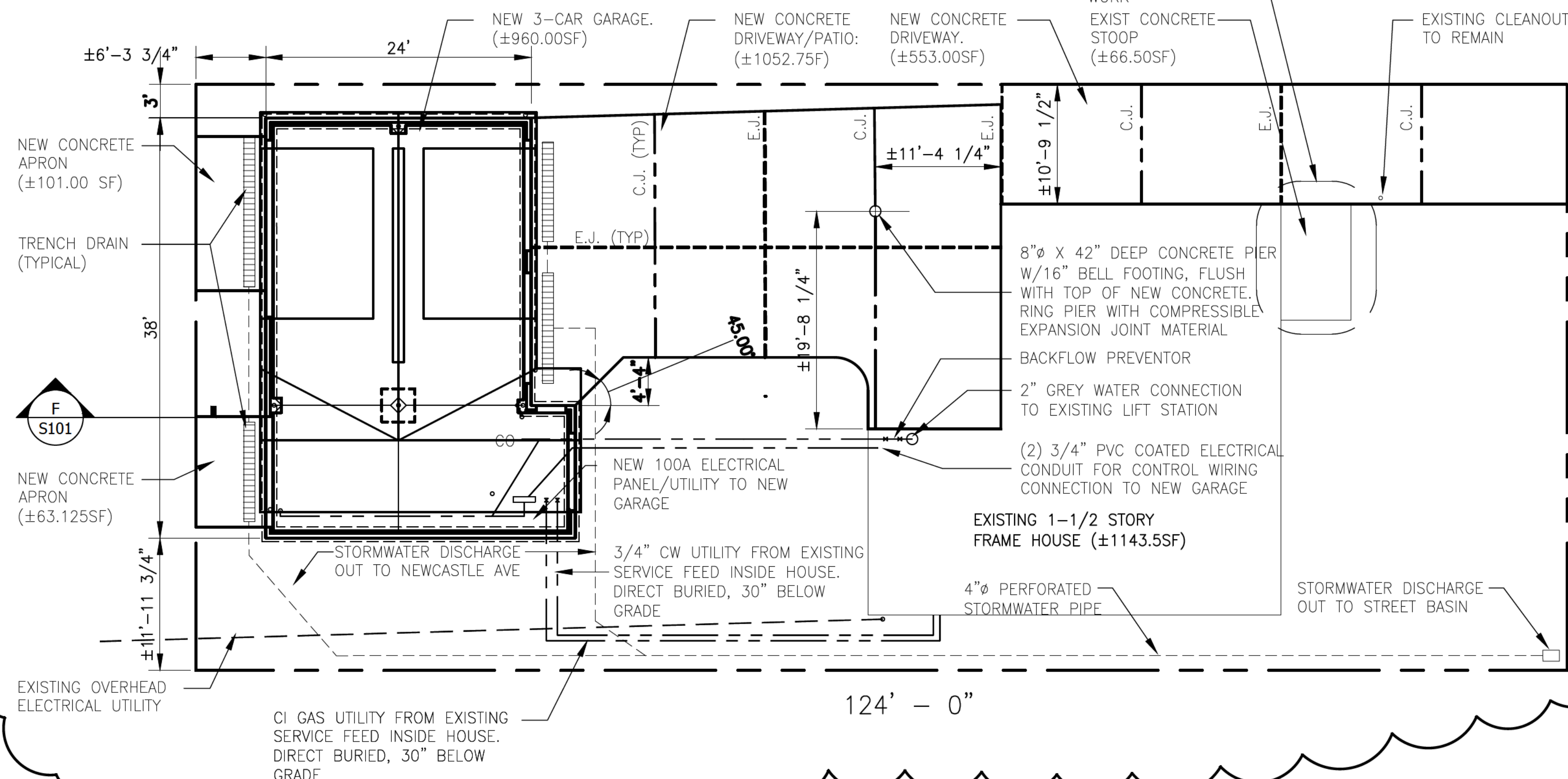
### LOT DATA

EXISTING LOT SIZE: 6,572SF  
ALLOWABLE LOT COVERAGE (60%): 6,572 X .6 = 3943.2SF

#### COVERAGE TOTALS

- CONCRETE APRON 1: 63.125SF
- CONCRETE APRON 2: 101.00SF
- NEW 3-CAR GARAGE: 960 SF
- CONCRETE DRIVEWAY/PATIO: 1052.75 SF
- CONCRETE DRIVEWAY: 553.00 SF
- EXISTING CONCRETE STOOP: 66.50 SF
- EXISTING HOUSE: 1143.50 SF

TOTAL COVERAGE: 3939.875



REVISOR	DATE
△ REVISED PER VILLAGE	08/08/25
□ FACTS record document	
□ preliminary not for construction	24-1010
□ issued for construction	
□ issued for permits	
□ issued for bids	
□ description/revisions	date

DAVITO  
MELISSA & MATTHEW  
GARAGE AND SITE  
IMPROVEMENT

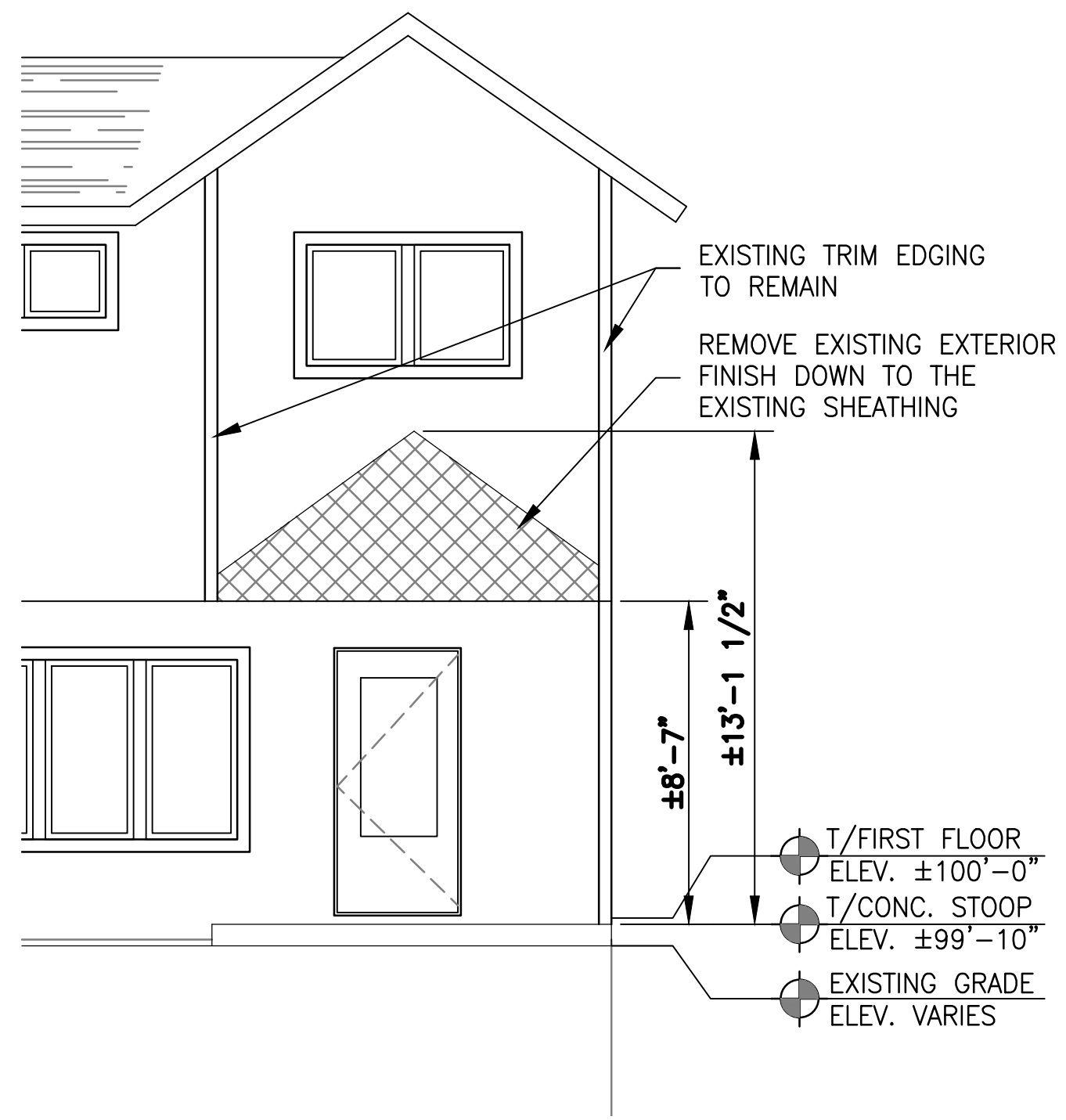
9230 NEWCASTLE  
MORTON GROVE, IL.

**C** FAR & PERMEABLE PAVEMENT DATA  
SCALE: NOT APPLICABLE

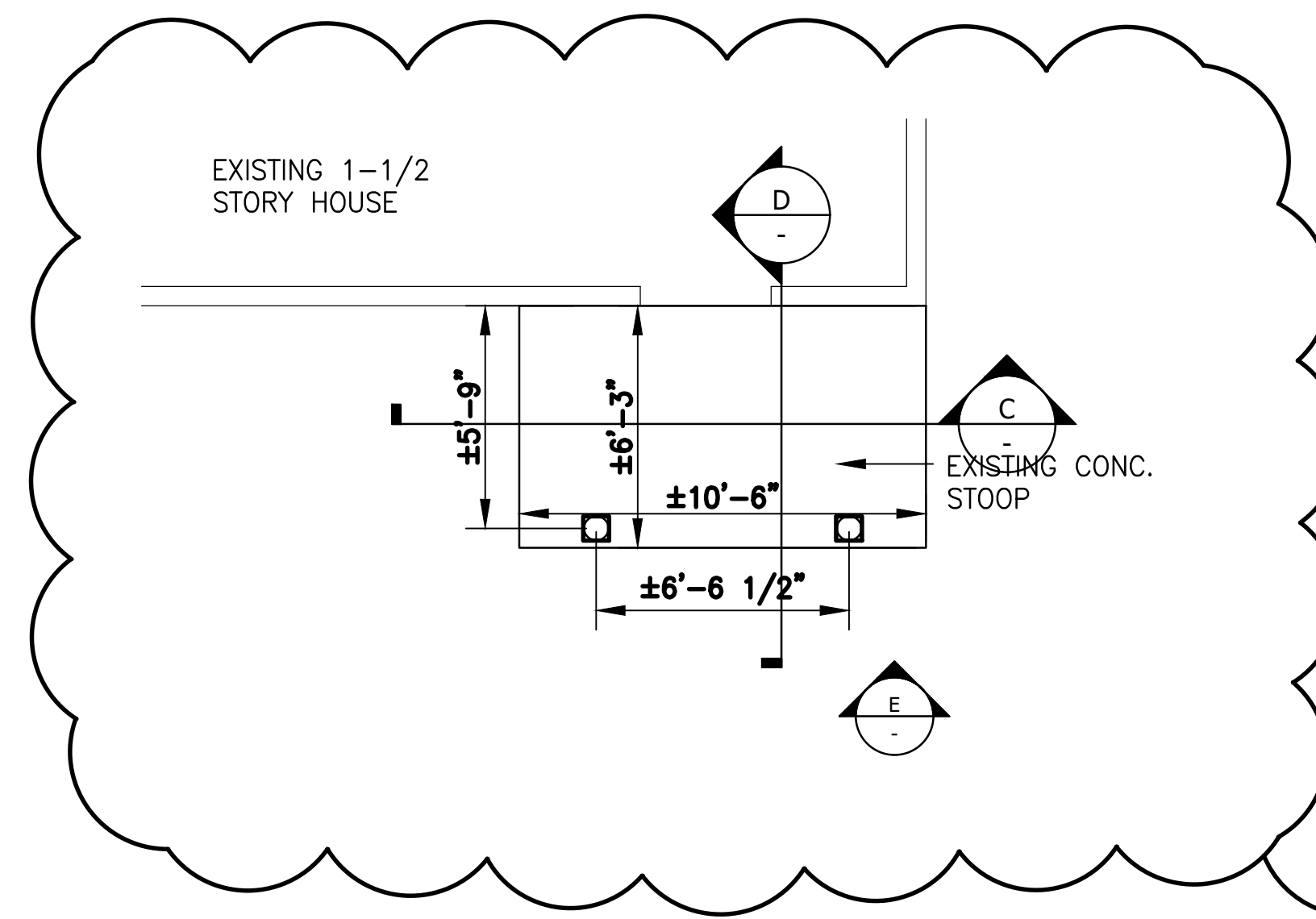
**D** SITE PLAN - NEW WORK  
SCALE: 1/8" = 1' - 0"

sheet title: SITE PLAN DEMOLITION & IMPROVEMENTS	proj capt: MST drawn by: MST checked: scale: As Noted sheet no: <b>C.100</b> 1 of x total A sheets cad file: 240902 project no:
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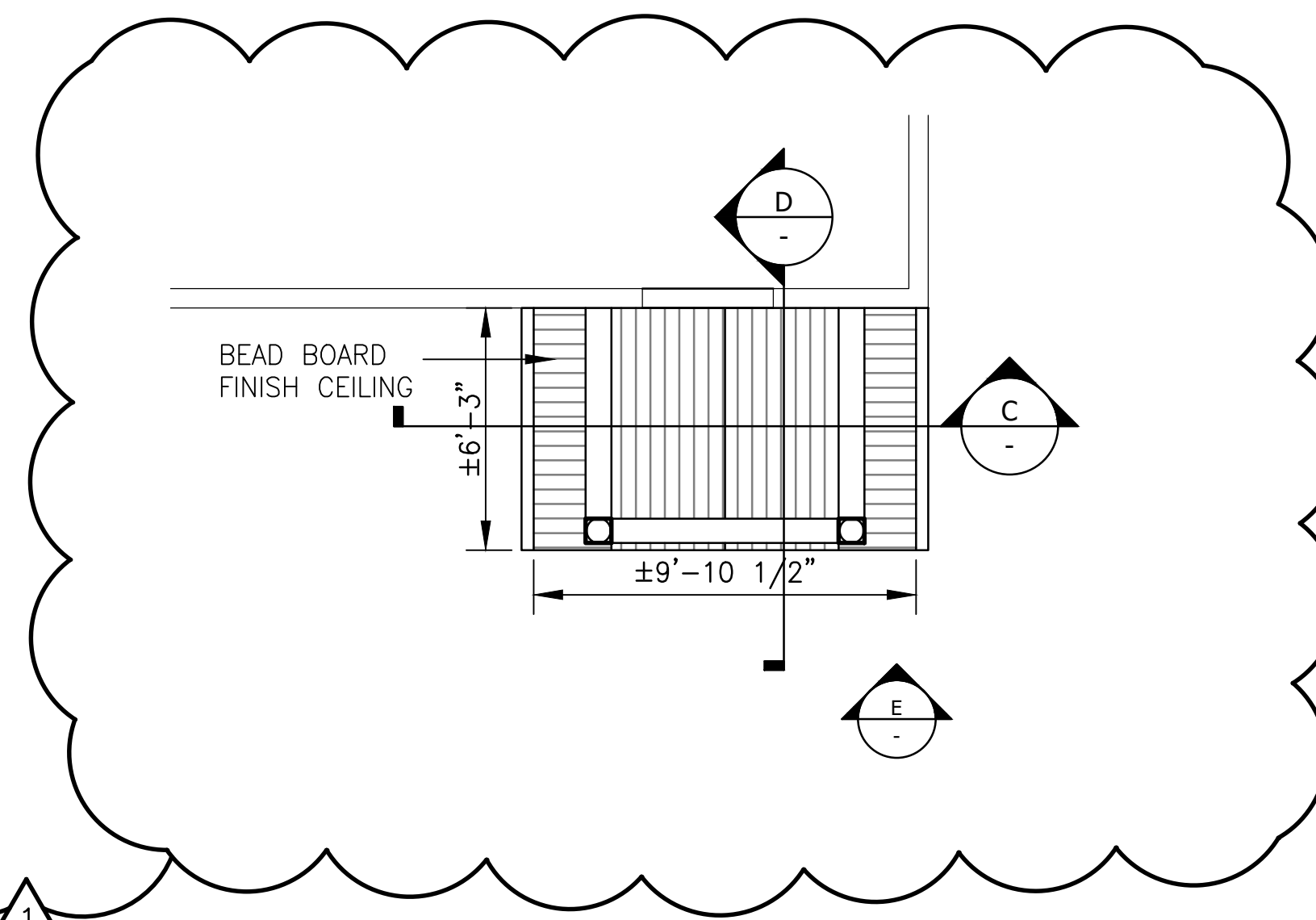




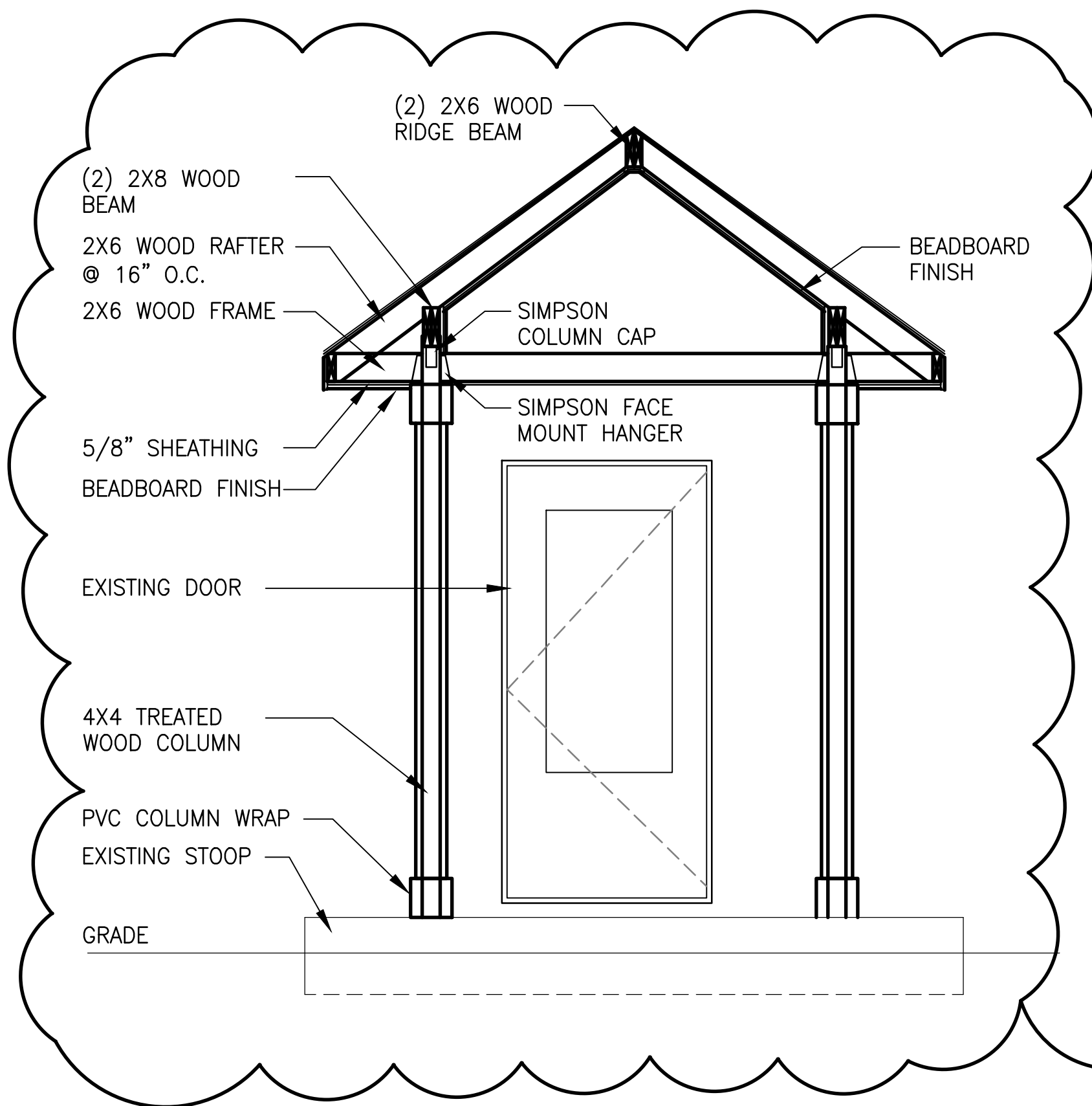
**A** PORTICO - REMOVAL WORK  
SCALE: 1/4" = 1'-0"



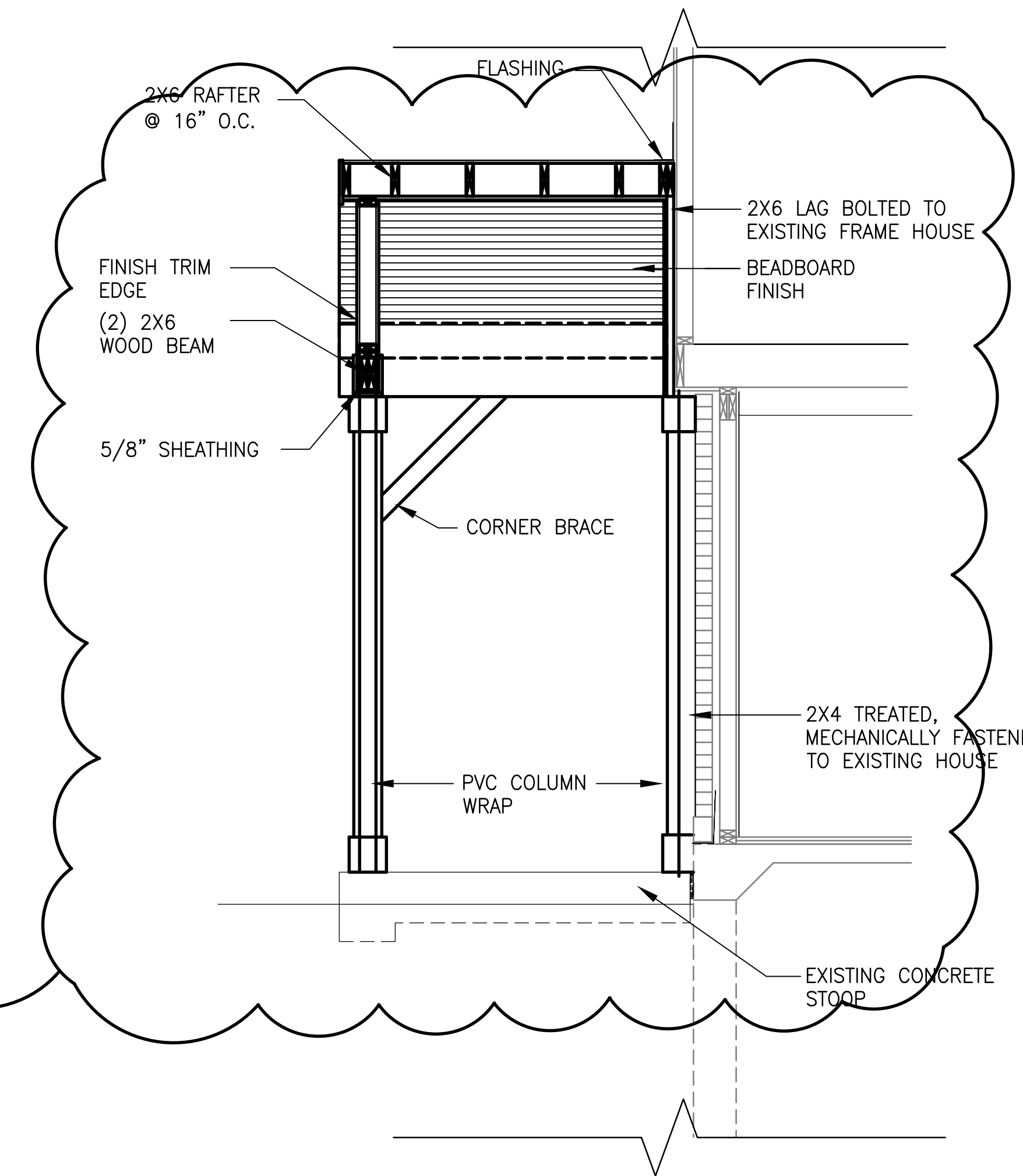
**B** PORTICO - PLAN  
SCALE: 1/4" = 1'-0"



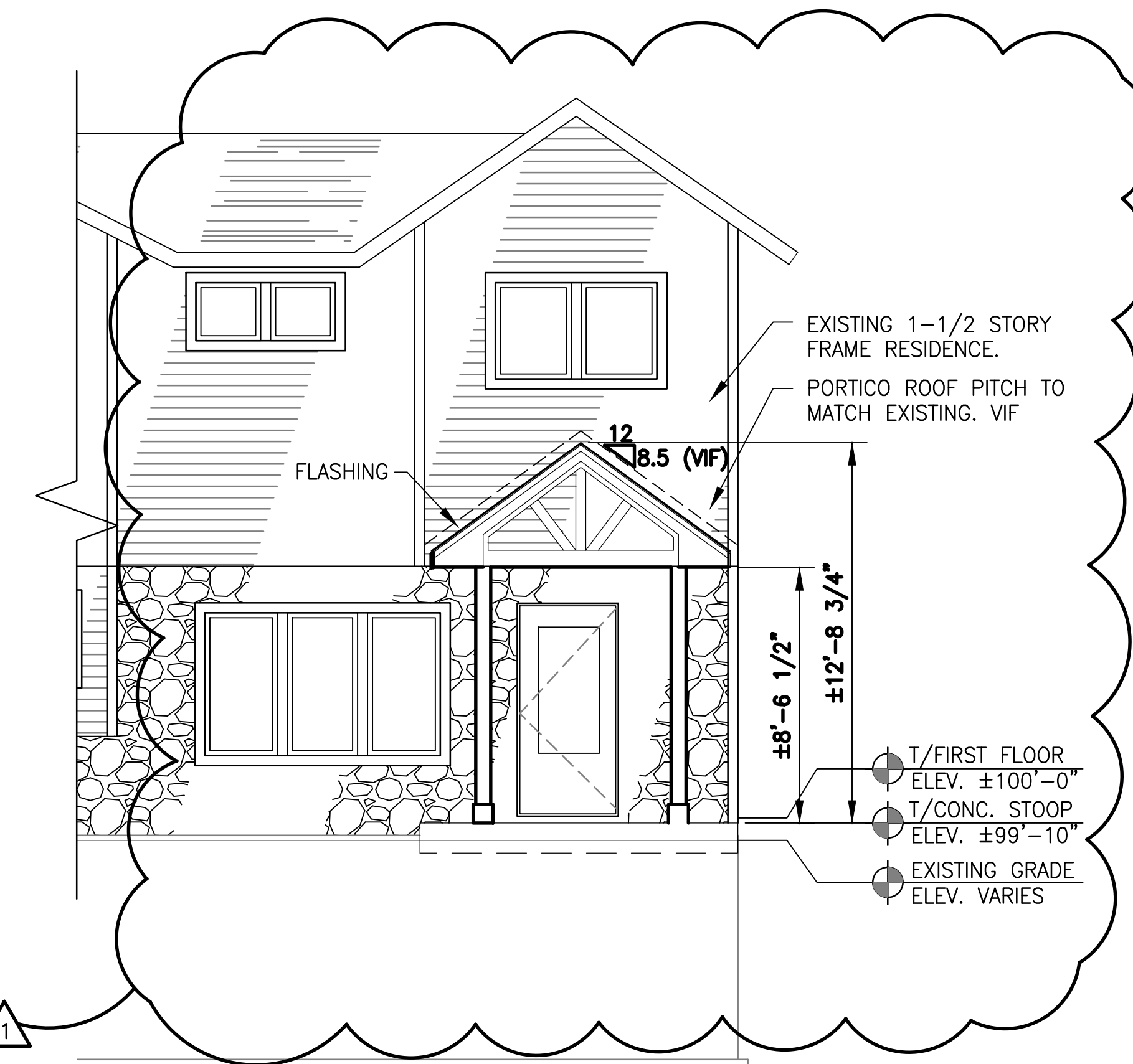
**C** PORTICO - REFL CLNG PLAN  
SCALE: 1/4" = 1'-0"



**C** SECTION 1  
SCALE: 3/4" = 1'-0"



**D** SECTION 3  
SCALE: 3/4" = 1'-0"



**E** PORTICO - ELEVATION  
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REVISD PER VILLAGE	08/08/25
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DAVITO  
MELISSA & MATTHEW  
GARAGE AND  
SITE IMPROVEMENT  
9230 NEWCASTLE  
MORTON GROVE, IL

sheet title: Foundation Plan and Details	proj capt: MST drawn by: MST checked: scale: As Noted sheet no: <b>A.100</b> 1 of x total A sheets cad file: 170117 project no:
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