



Village of Morton Grove

PLAN COMMISSION MEETING

Tuesday, February 17, 2026 - 7:00 P.M.

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

AGENDA

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

III. **PUBLIC HEARINGS:**

CASE: PC 26-02

PETITION: 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 for rear yard 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.

IV. **OTHER BUSINESS:** None

V. **CLOSE MEETING**

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, February 17, 2026, to bnolin@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Plan Commission.

**MINUTES OF THE JANUARY 20, 2026
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 meeting of the Plan Commission was called to order at 7:00 pm. by Chairman Chris Kintner. Secretary Kirchner called the roll.

Commissioners Present: Ingram, Liston, Mohr, Stein and Kintner

Commissioners Absent: Dorgan and Hussaini with notice

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

Trustees Present: Minx and 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 5 Commissioners present.

A motion to approve the minutes of the November 18, 2025 meeting was made by Commissioner Ingram and was seconded by Commissioner Stein

Commissioner Ingram	voting	aye
Commissioner Liston	voting	abstain
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion passed (4-0)

CASE: PC 25-13

APPLICANT: SLDIL Portfolio, LLC on behalf of Public Storage Inc.

LOCATION: 8625 Waukegan Road

PETITION: Request for approval of an amendment to a Special Use Permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar project.

Mr. Nolin introduced the case. In the case of **PC 25-13**, Solar Landscape on behalf of Public Storage, Inc. is seeking to amend a special use permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar energy collection system. The project has been approved as part of the Illinois Shines, Community-Driven Community Solar

Program (CDCS). CDCS allows customers to subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.

A proposed update to the Unified Development Code approved by the Village Board on January 13, 2026, provides guidance regarding the location and installation of solar energy collection systems. The application aligns with the recently approved code with the exception of a request to mount equipment on the roof that would be 6 ft. tall (1 ft. taller than as permitted in the code). The Appearance Commission recommended the project for approval with a 5-0 vote on December 2, 2025. In response to Appearance Commission input, the applicant provided images of other installations in the region, examples of potential screening materials, and additional information regarding potential impacts to adjacent property values.

The applicants were sworn in. Mary Marshall of Solar Landscape provided an overview of the project, provided images of similar installations and potential screening materials. The glare study and impacts to property value study were presented.

Commissioner Mohr asked for the lifetime of the panels. Mr. Benzaquen, of Solar Landscape said they typically last 20 years.

Commissioner Ingram asked who is responsible for maintenance, for example after a large snow fall or debris. Ms. Marshall said they, Solar Landscape, are responsible.

Commissioner Liston asked if there is any noise from the inverters. They have a white noise that is not able to be heard by surrounding property owners.

Chairman Kintner asked if the racking height could be reduced to meet the code requirements for height. The racks are a standard size and their height cannot be lowered.

What is the allowance for screening for the rack? Mr. Nolin said the screening could be administratively approved.

Chairman Kintner asked if the equipment is installed in phases. It is installed in phases, with deliveries every couple of weeks. Solar Landscape and the subcontractors set the installation schedule. Uninterrupted access for the public storage patrons.

Ms. Marshall said many of their installations are on such facilities. There is extensive coordination with the utility and the site. There will not be a need to trench outside of the property.

Commissioner Stein asked if they use a ballast and clamp system that does not penetrate the roof. This installation will not penetrate the roof.

Chairman Kintner asked if the townhomes across Waukegan Road would experience glint or glare. The study did address the east side of Waukegan Road, showing no glare.

The Village was asked if they can subscribe to the Shines Illinois program, municipalities are not subscribers.

There was no public comment.

Commissioner Liston made a motion to recommend approval to amend a Special Use Permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar project, all within the C-1 General Commercial District, at the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois, subject to the following conditions:

1. Prior to filing any Building Permit Application, the owner/applicant shall submit final plans, including a decommissioning plan, that meet the requirements of draft Ordinance 25-22 subject to review and approval by the Village Administrator.

2. Final plans, elevations and materials must be deemed consistent with the approved 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.
3. Prior to filing any Building Permit Application, the owner/applicant shall submit material selections for roof-mounted inverter rack screening, subject to review and approval by the Community Development Administrator. Proposed screening for roof-mounted inverter racks shall be a neutral color that matches or complements the color of surrounding roofing materials and mechanicals.

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

Commissioner Ingram	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion (5-0)

CASE: PC 25-14

APPLICANT: Nick Hosseini, Cultura Persian Subs

LOCATION: 9428 Waukegan Road

PETITION: Request for approval of a Special Use Permit for an off-street parking variation in excess of 35 percent per Section 12-7-3 of the Morton Grove Municipal Code

Mr. Nolin introduced the case. In the case of PC 25-14, the applicant owner of Cultura Persian Subs requesting a special use to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan. The applicant is proposing to expand into the adjacent vacant retail space. The subject property has 14 on-site parking spaces and the shared parking requirement is 21. The variation is 7 spaces or 50% and must be approved by special use. No changes are proposed to the current parking or access configuration. The alley to the south of the subject property may be wide enough to accommodate public parking spaces, but none have been established.

Chairman Kintner noted the square footage of the businesses dictates the requirements for parking, what is the limiting effect on any future businesses at the strip center. Mr. Nolin discussed the parking ratios. Restaurants have a more intense parking requirement.

Carry-out and full-service restaurant requirements have different parking requirements. Parking is not allowed in the alley nor in the south public road access.

The applicants were sworn in.

Mr. Hosseini said the expansion is for the safety and comfort of his customers, he would like to have a safe space for a table larger than a party of 4. The business cannot accommodate larger tables at this time. He is not seeking more demand.

Commissioner Ingram asked if this will increase the number of dining seats available. How many additional customers can be accommodated? It would add 6 tables, to the current 6 available.

Chairman Kintner asked how much is carry-out? It is about on-half of the business.

Mr. Opitz summarized the parking study. The lot typically has availability throughout the day.

Chairman Kintner said he appreciates the one-way traffic flow, he asked if there could be a different layout to create more spaces. The lot is not wide enough to support perpendicular spaces.

Mr. Opitz said they did not observe stacking in the lot at the exit. The center 2-way turn lane on Waukegan is helpful.

Chairman Kintner asked Mr. Hosseini about the use of the Village accessway, would he consider asking the Village to use/improve that are for additional parking. That is something to be considered, but would not affect the amount of on-site parking.

There was no public comment.

Commissioner Ingram asked if there is a way to revisit the parking use if there is a problem with parking numbers in the future. The conditions of the Special Use Permit will reflect this concern.

Commissioner Liston made a motion to recommend approval of Case PC 25-14, a request for approval of a Special Use Permit for a parking variation for an existing shopping center in a C-1 General Commercial District in accordance with Section 12-7-3:K at the property commonly known as 9428 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000), subject to the following conditions:

- 1) The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated 10/25/2025; and
- 2) Employees and all other users shall be prohibited from parking along the alley on the subject property.
- 3) Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Plan Commission and a requirement for additional measures to reduce parking demand.

Commissioner Ingram seconded the motion and Chairman Kintner called for the vote

Commissioner Ingram	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion (5-0)

CASE: PC 26-01

APPLICANT: Proyekt Studio, LLC on behalf of St. Mary's Petroleum Inc.

LOCATION: 6000 Oakton Street

PETITION: Request for approval of an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Morton Grove Municipal code

Mr. Nolin introduced the case. In the case of PC 26-01, the applicant is requesting an amendment to an existing special use permit (Ord. 10-26) to renovate the existing automobile minimart and service station at 6000 Oakton Street to eliminate the automotive maintenance and repair use and expand the retail sales area. As part of the renovation, the service bays would be eliminated and replaced by a new façade with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area.

The applicant is proposing use of a mix of light brown brick veneer and coursed ashler stone, with a gray stone parapet and stone still. Staff have concerns with the proposed use of opaque glazing across all windows, and light levels (both in terms of spillover, and in terms of insufficient site lighting in some locations). In response to Appearance Commission discussion, the applicant has provided a revised landscape plan that establishes additional perimeter landscaping, but reduces total proposed parking by 2 spaces. A fence is also proposed and staff recommend requiring that the fence be extended to entirely encompass the side and rear yards.

The applicant has also provided a revised lighting plan to address concerns with low light levels in some areas, and spillover onto the Oakton Street right of way.

The applicants were worn in.

Chairman Kintner asked if the old service bays will need to be remediated or cleaned. Mr. English said that would be addressed in the permitting process.

Chairman Kintner asked if there is future proposed right-of-way work on Austin Avenue or Oakton Street. Mr. Nolin said there is nothing listed in the Village's Capital Improvement Plan.

The Architect, Gregory Ziomek, said they added more landscaping to the east and west property lines. Lighting was added in low light areas. The applicant has asked for a 24-hour operation.

Commissioner Stein noted the use of bullet proof glass, it is alongside the cashier. 4 opaque panes will screen the shelving area

Chairman Kintner asked for any changes that will be made in the canopy, the lights will be replaced. 22 down to 7 at the property line. He asked if the solid fencing will be vinyl, and why not wood or another material. Wood does not look as well as vinyl if not stained/maintained. There will be a total fence replacement for cohesiveness.

Mr. Nolin noted an invasive shrub that will be replaced in the planting bed.

The owner's representative, Jeslin Jose, said this is their fourth location in the Village, the other 3 are 24-hour operations. They can add shifts and have more employees with the longer hours. They close from 2-4 am to clean and re-stock.

Chairman Kintner asked if Niles West High School students are customers. Mr. Jose said they do not have many students visiting the store.

24-hour operations were discussed relating to the nearby properties.

The traffic study shows no change in the amount of traffic entering and exiting the site.

Mr. Piekos, 8300 Callie, asked what is going to happen to Biggies, next door to the station. He said has observed rats at the Biggies location. *Ms. Kirchner noted that the restaurant is not renewing their Business Compliance Certificate for 2026.*

Commissioner Liston made a motion to recommend approval of Case PC 26-01, a request to amend a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station, in a M-2 General Manufacturing District in accordance with Section 12-4-4:E, at the property commonly known as 6000 Oakton Street in Morton Grove, Illinois, subject to the following conditions:

4. Prior to filing any Building Permit Application, the owner/applicant shall provide revised elevation drawings, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that indicate 100% transparent glazing on all windows, except for those located on the east façade and the primary entrance. A note shall also be provided on the revised elevation drawings indicating that no shelving or stock shall be placed in front of any windows on the south façade to maintain transparency. 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 Appearance Certificate.
5. Prior to filing any Building Permit Application, the owner/applicant shall provide revised lighting plan and photometric analysis, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that provides adequate site lighting and limits spillover on all property lines including the, but not limited to the Oakton Street right-of-way. 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 Appearance Certificate.
6. Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, to ensure compliance with the Appearance Certificate granted under case AC 24-03, as determined by the Community Development Administrator. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). 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 Appearance Certificate.
7. Prior to filing any Building Permit Application, the owner/applicant shall provide revised a site plan and landscaping plan that include only non-invasive shrub and groundcover species and indicate the installation of a 6 ft. fence that completely encloses the side and rear yards of the subject property, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson. 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 Appearance Certificate.
8. The amendment includes the permission for the hours of operation to change to a twenty-four (24) hour operation for the automobile mini mart station.

Commissioner Mohr seconded the motion and Chairman Kintner called for the vote

Commissioner Ingram	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion (5-0)

Mr. Nolin provided an update on the Dempster Corridor Plan. The Plan Commission will be approached for Comprehensive Plan engagement in February and March.

There was no further business.

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

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:47 p.m.

Minutes by: Anne Kirchner

To: Chairperson Kintner and Members of the Plan Commission

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

Date: February 6, 2026

Re: Plan Commission Case PC 26-02
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 for rear yard 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

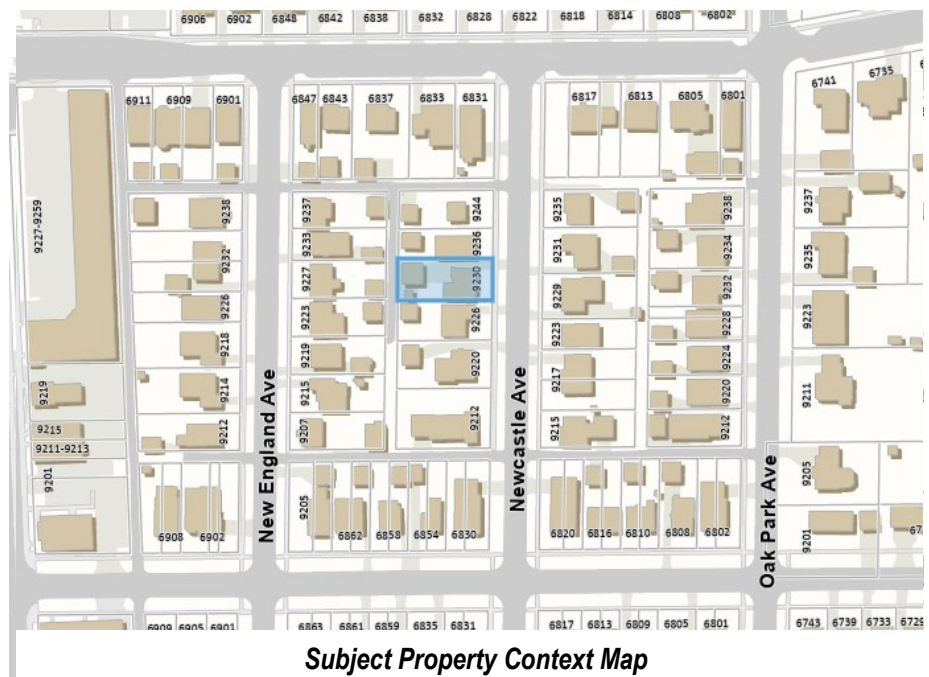
The Village of Morton Grove provided public notice for the February 17, 2026, for the Plan Commission public hearing for PC 26-02 in accordance with Unified Development Code requirements. The Morton Grove Champion published a public notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on January 29, 2026.

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 816-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue. The applicant had previously submitted for a special use permit to construct a 960-square-foot garage in 2025 under PC 25-09. That application was denied by a vote of 4-2 by the Plan Commission. The applicant has reduced the height and floor area of the proposed structure and has submitted a new application.

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.



Project Overview

The applicant is proposing the construction of an 816-square-foot detached garage and the replacement of an existing driveway and patio at the rear of the home. The proposed three-car garage would replace an existing two-car garage and 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.

Development Controls

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

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Floor Area Ratio 12-4-2:D	Maximum 0.6 Permitted (3,943.2 sq. ft.)	0.5 (1,959.5 sq. ft.)	Compliant
Impermeable Lot Coverage 12-4-2:D	Maximum 60.0% Permitted (3,943.2 sq. ft.)	59.9% (3,879.0 sq. ft.)	Compliant
Size of Accessory Structure (12-2-5:B)	Maximum size without authorized special use permit 750 sq. ft.	816 ft.	<i>Approval of the construction of a 816 sq. ft accessory (12-2-5:B)</i>
Rear Yard Coverage (12-2-5:B)	Maximum 50% Permitted (1,612.3 sq. ft.)	54.8% (1,768.6 sq. ft.)	<i>Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 54.8%</i>
Maximum Height (12-2-5:B)	15 ft.	13.25 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 4.8% (156.3 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.” This requirement was part of an amendment to the Unified Development Code in 2023.

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 all other development controls despite the large size of the proposed detached garage. A setback variation was previously granted in September 2025 under case ZBA 25-20 to allow the replacement of nonconforming driveway.

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 dated 08/08/2025.*
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** – Final Plans and Supporting Documents for PC 26-02

Attachment A

Final Plans and Supporting Documents for PC 26-02

1. *Special Use Application, submitted by Matthew and Melissa Davito, received January 12, 2026*
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, revised August 5, 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: PC 26-02 Date Application Filed: 01/12/2026

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%
Total	\$11,815,367,501	\$30,729,009,242	\$16,454,285,892	

PAY YOUR TAXES ONLINE

at 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

DETACH & INCLUDE WITH PAYMENT

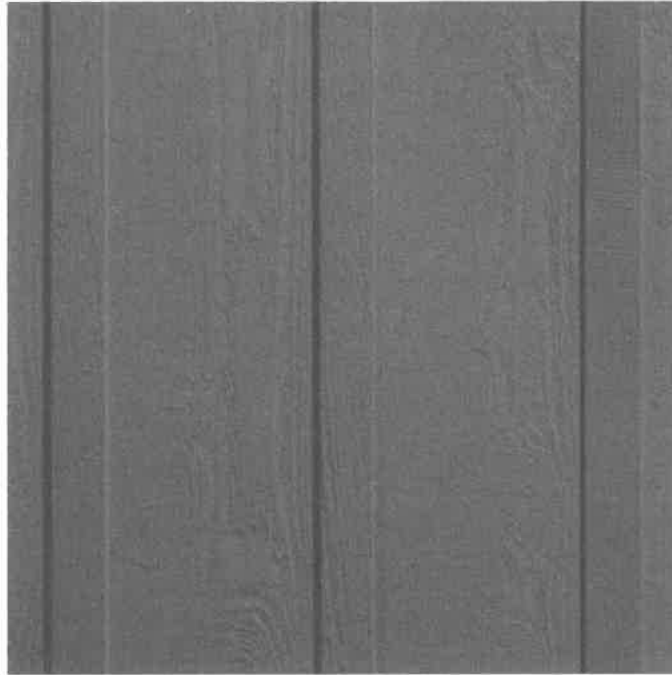
FRONT DOOR AWNING LOOK WITH CEDAR WOOD



EXISTING STONE



GARAGE SIDING - BOARD AND BATTEN



GARAGE SIDING - FAUX SHAKER

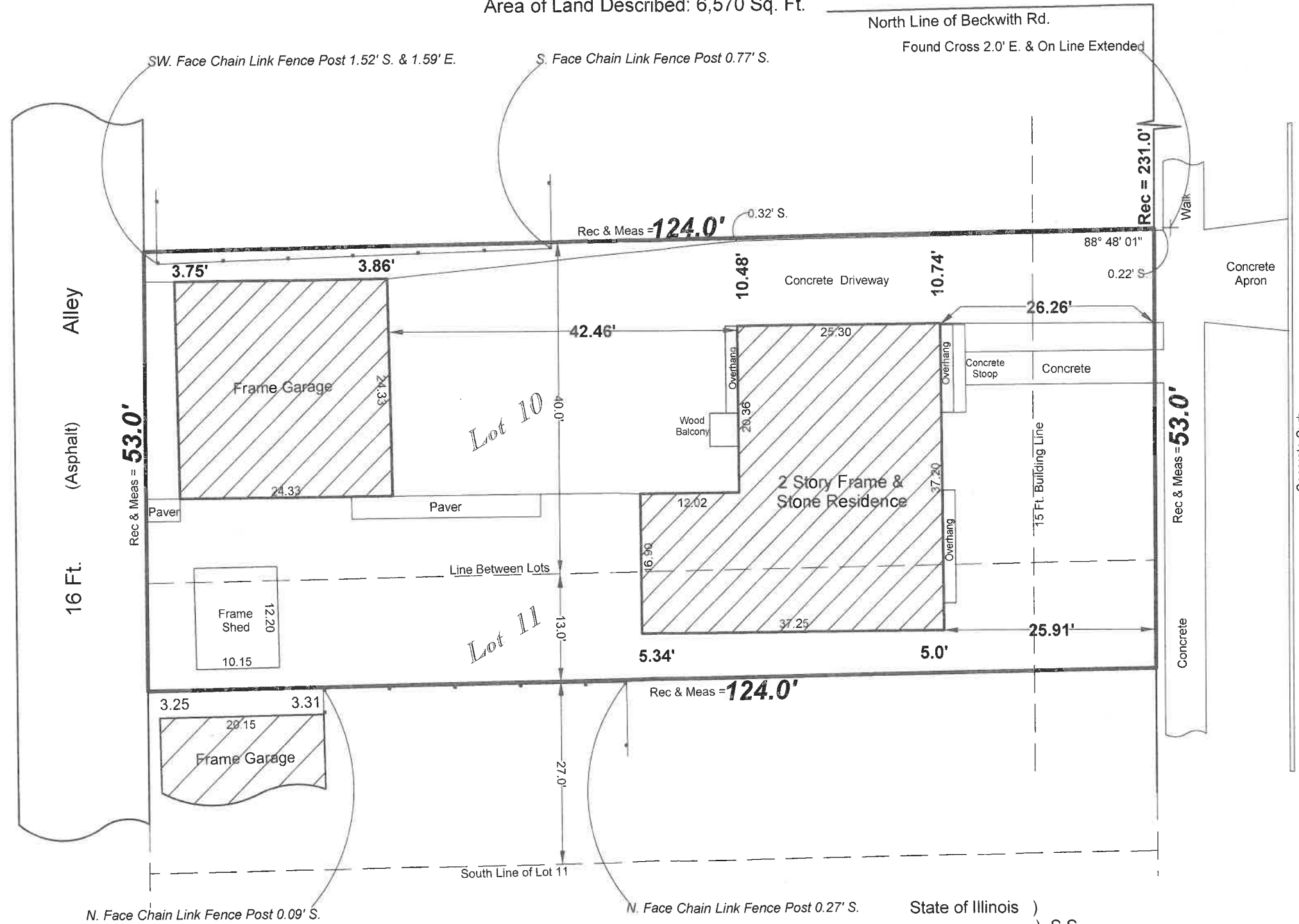
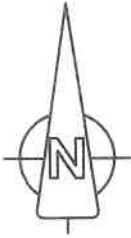


6415 N. Caldwell Ave.
Chicago, Il. 60646

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)
County of Cook) S.S.

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)

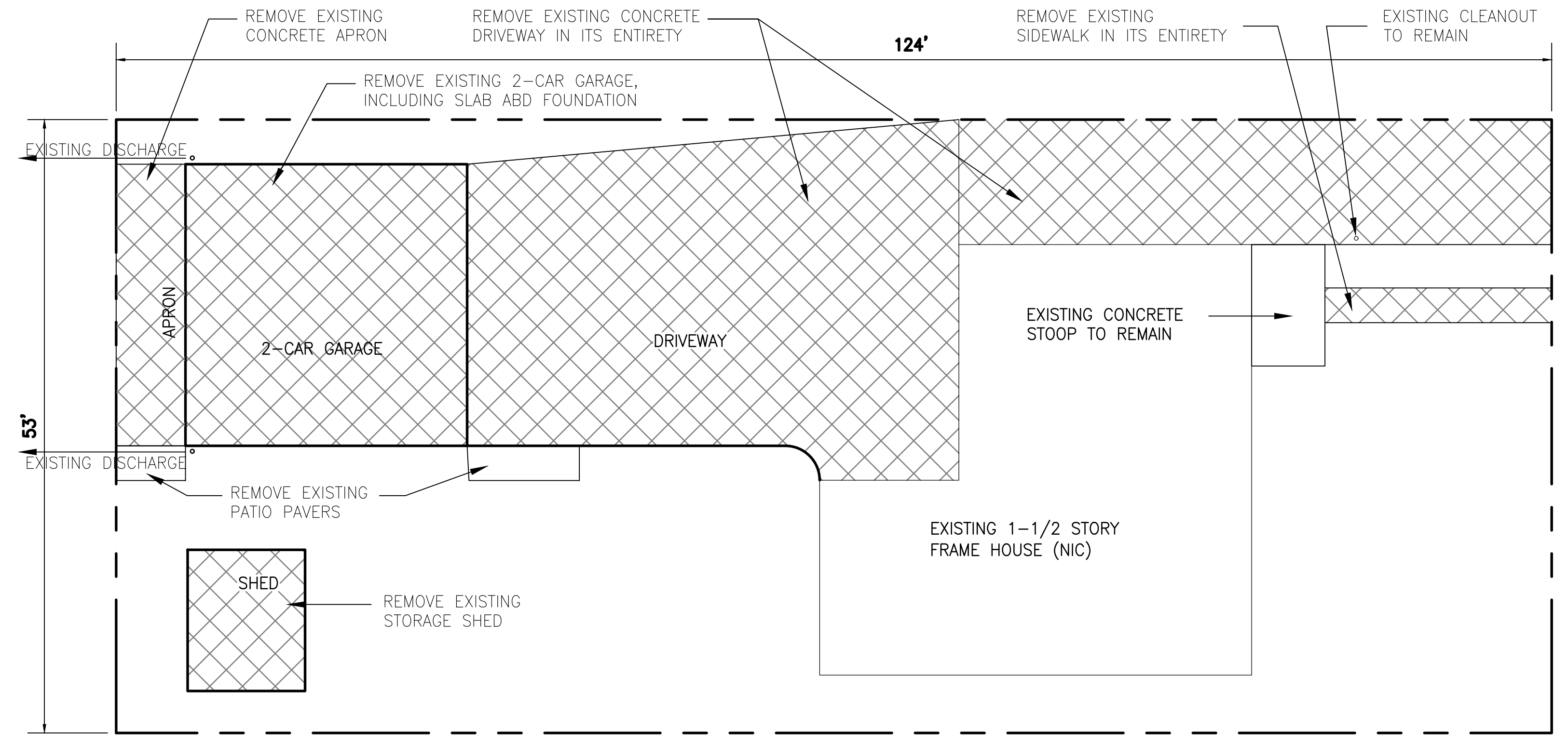
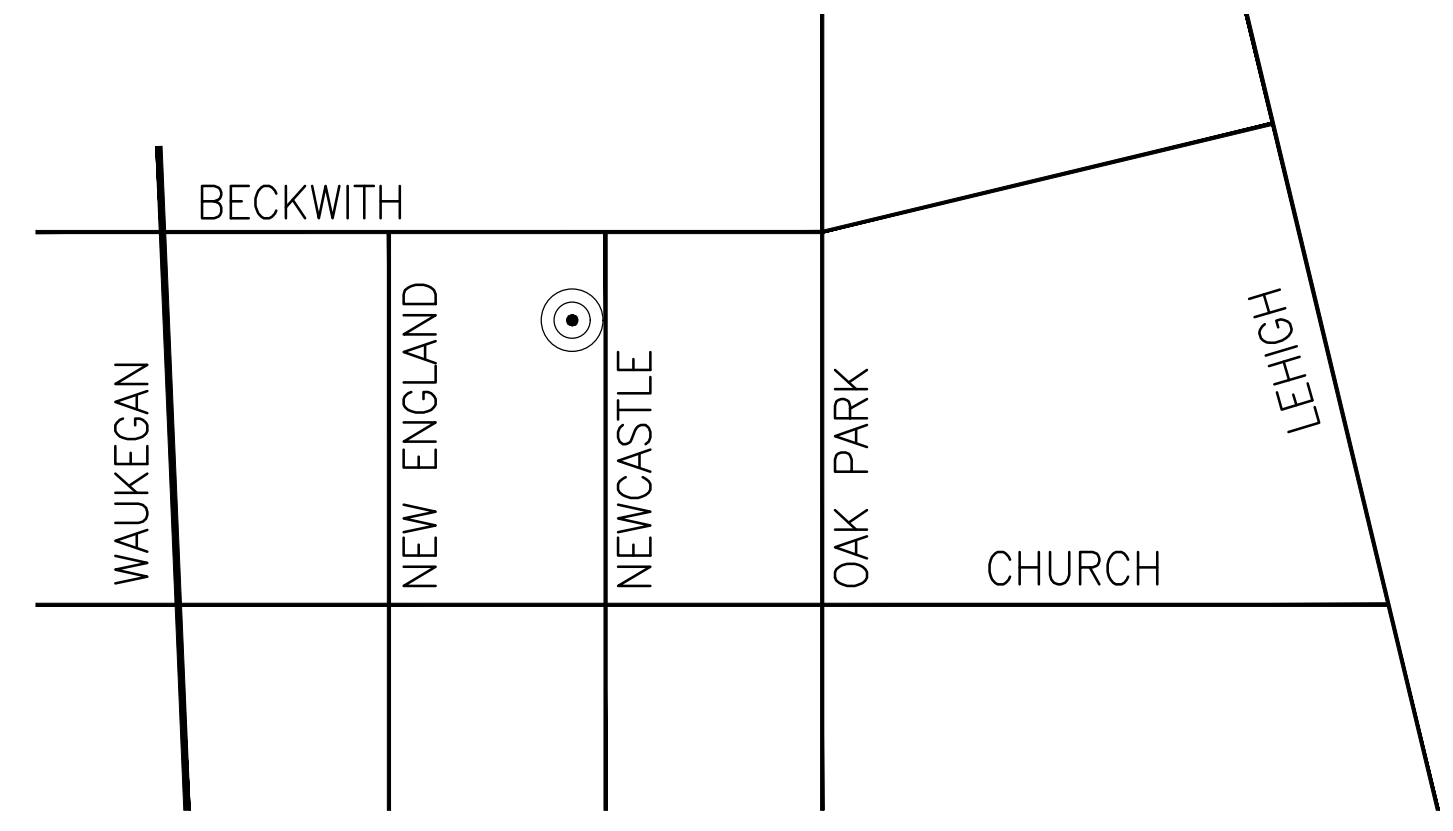
Newcastle Ave.



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

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"

REVISOR	DATE
REVISOR	DATE
FACTS record document	
preliminary not for construction	24-1010
issued for construction	
issued for permits	
issued for bids	
description/revisions	date

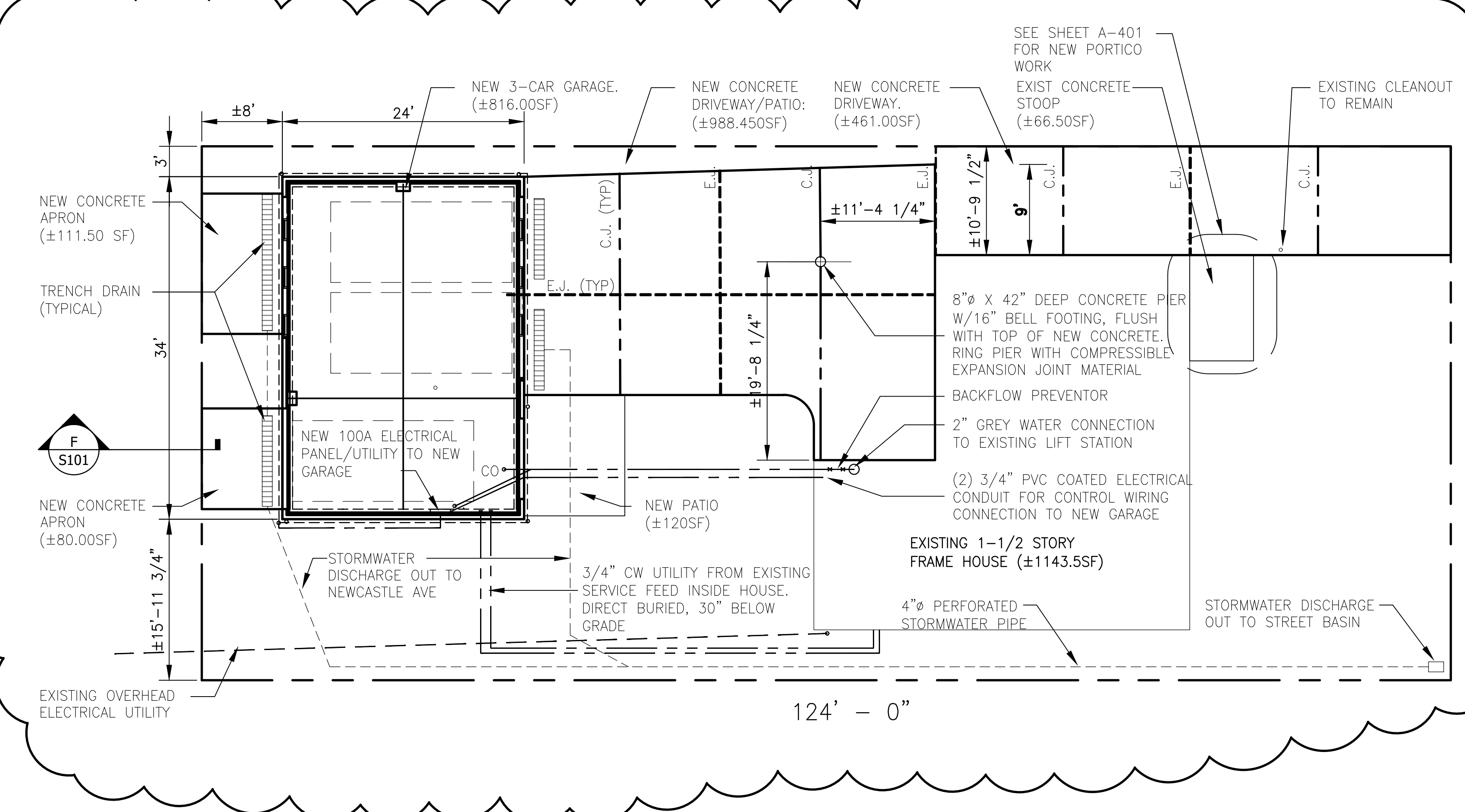
LOT DATA

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

COVERAGE TOTALS

- CONCRETE APRON 1: 80.00SF
- CONCRETE APRON 2: 111.50SF
- NEW 3-CAR GARAGE: 816.00 SF
- CONCRETE DRIVEWAY/PATIO: 988.45 SF
- CONCRETE DRIVEWAY: 553.00 SF
- EXISTING CONCRETE STOOP: 66.50 SF
- NEW PATIO: 120.00SF
- EXISTING HOUSE: 1143.50 SF

TOTAL COVERAGE: 3878.95



C FAR & PERMEABLE PAVEMENT DATA
SCALE: NOT APPLICABLE

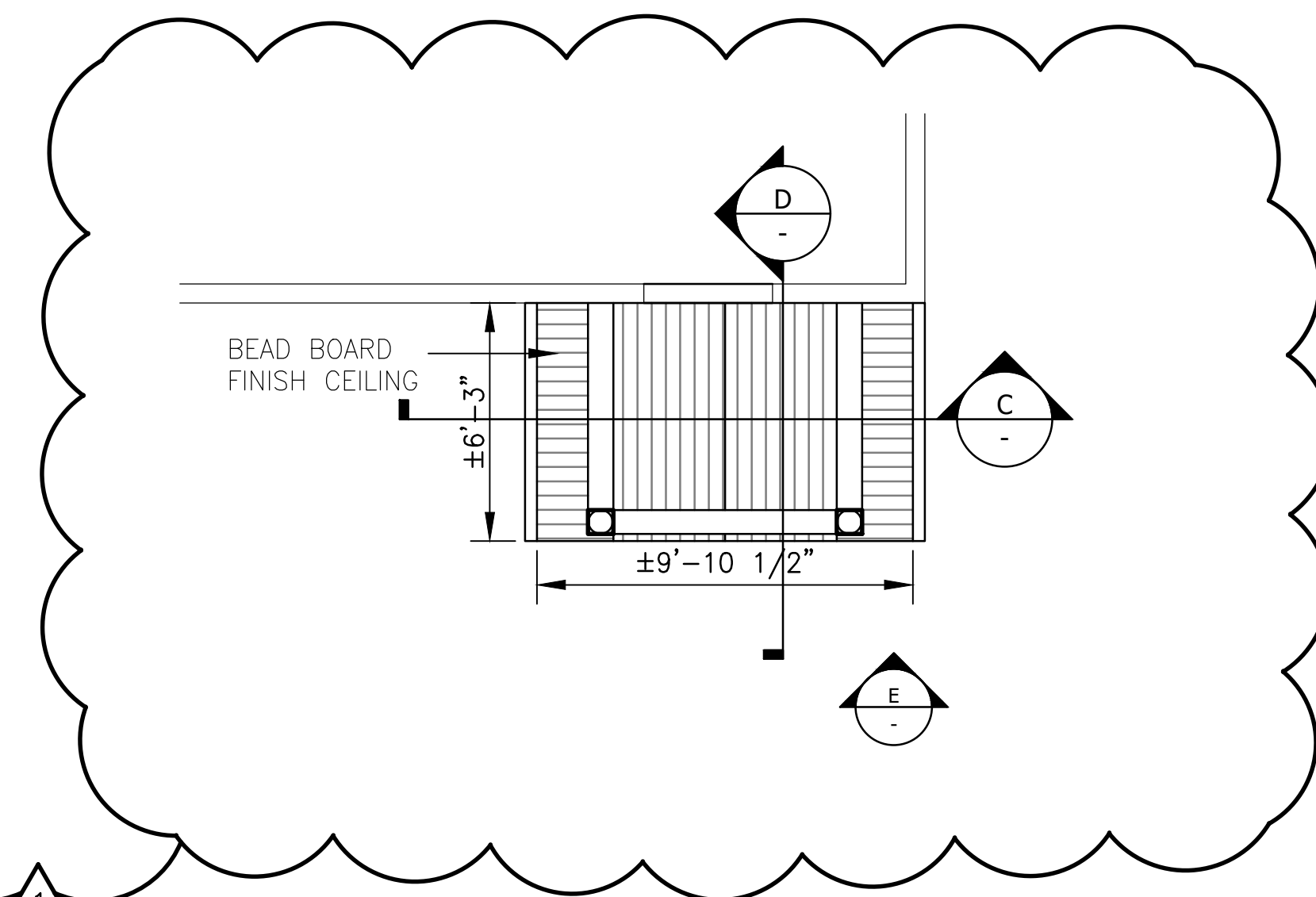
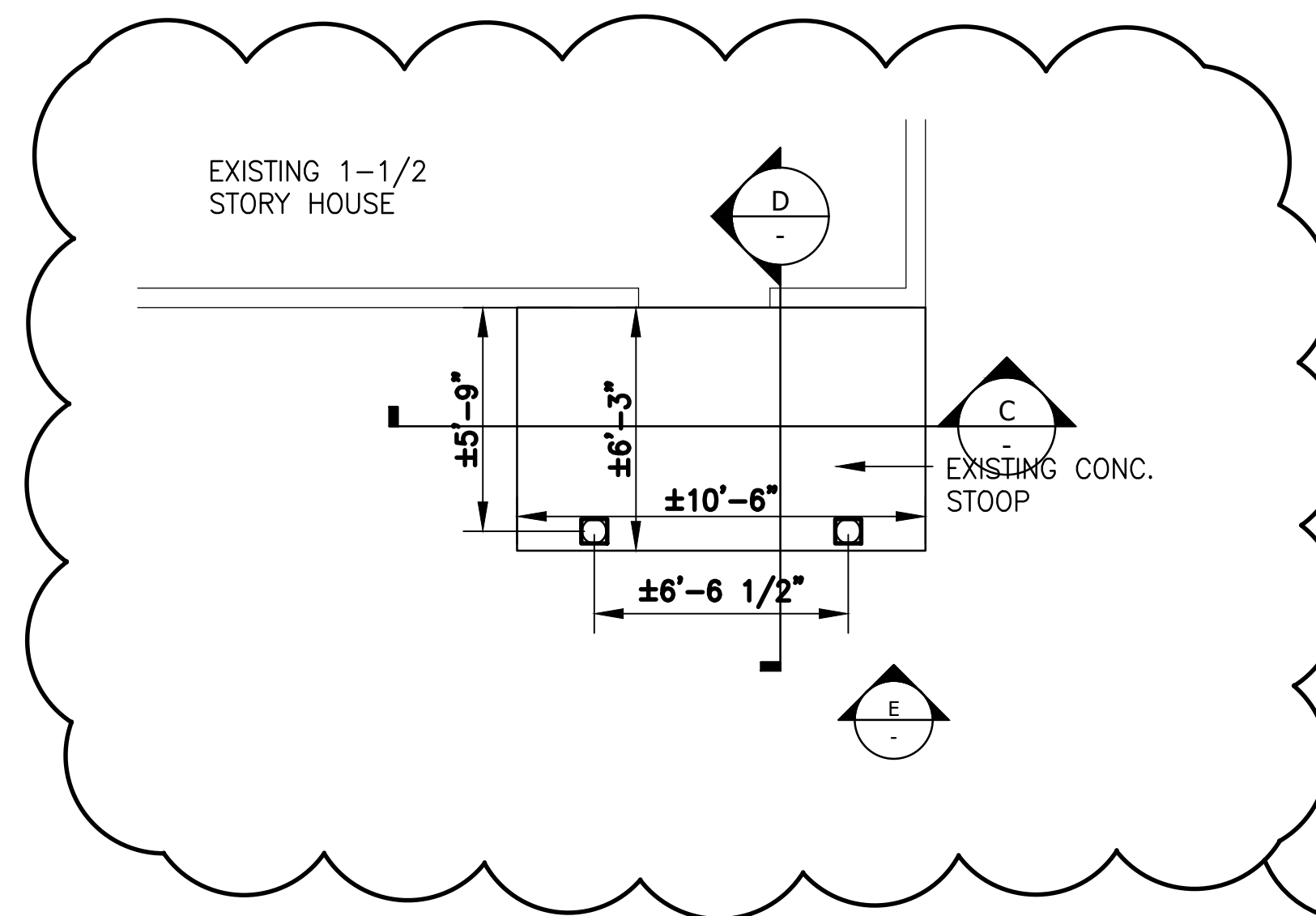
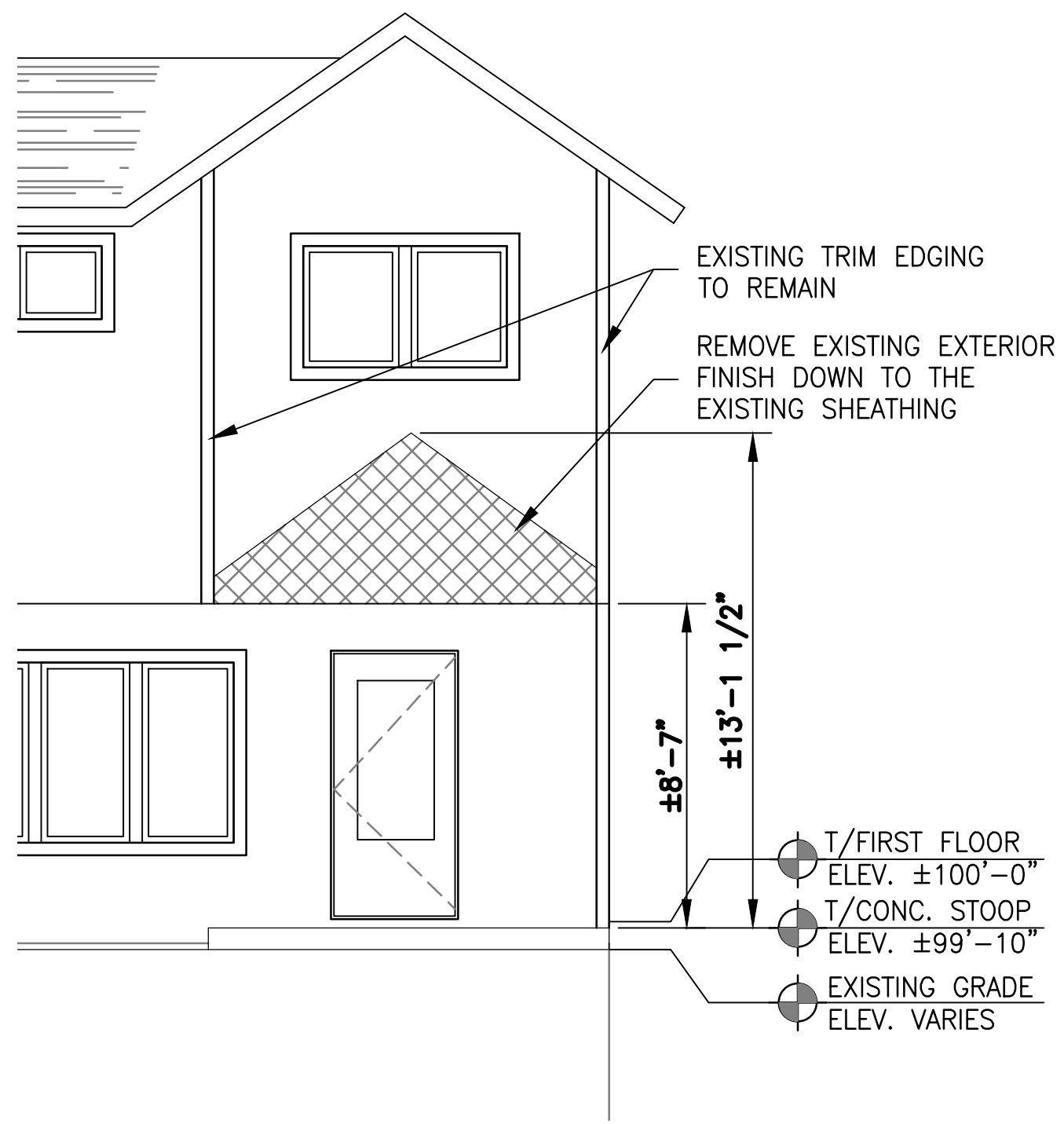
D SITE PLAN - NEW WORK
SCALE: 1/8" = 1' - 0"

**DAVITO
MELISSA & MATTHEW
GARAGE AND SITE
IMPROVEMENT**

9230 NEWCASTLE
MORTON GROVE, IL.

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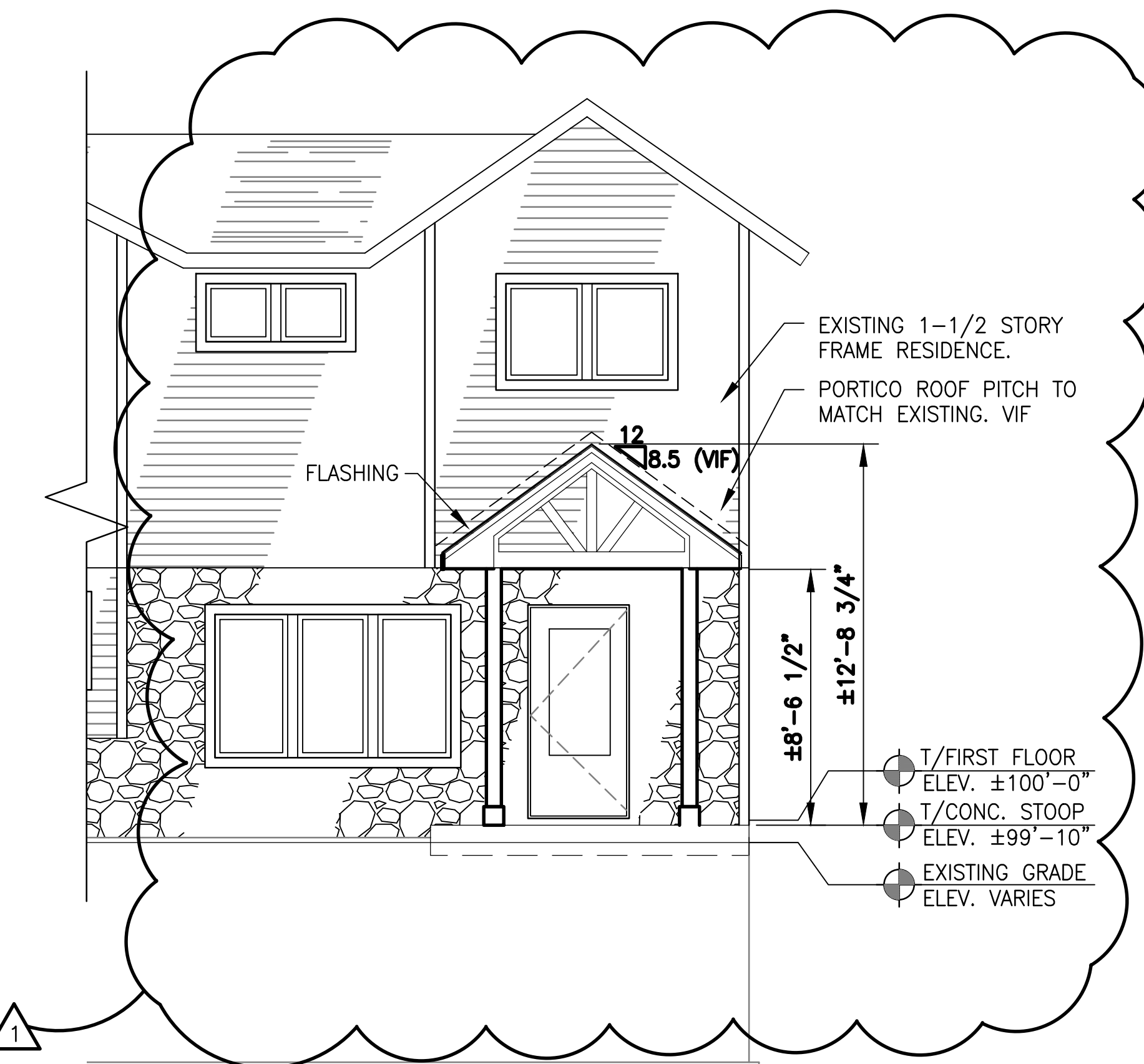
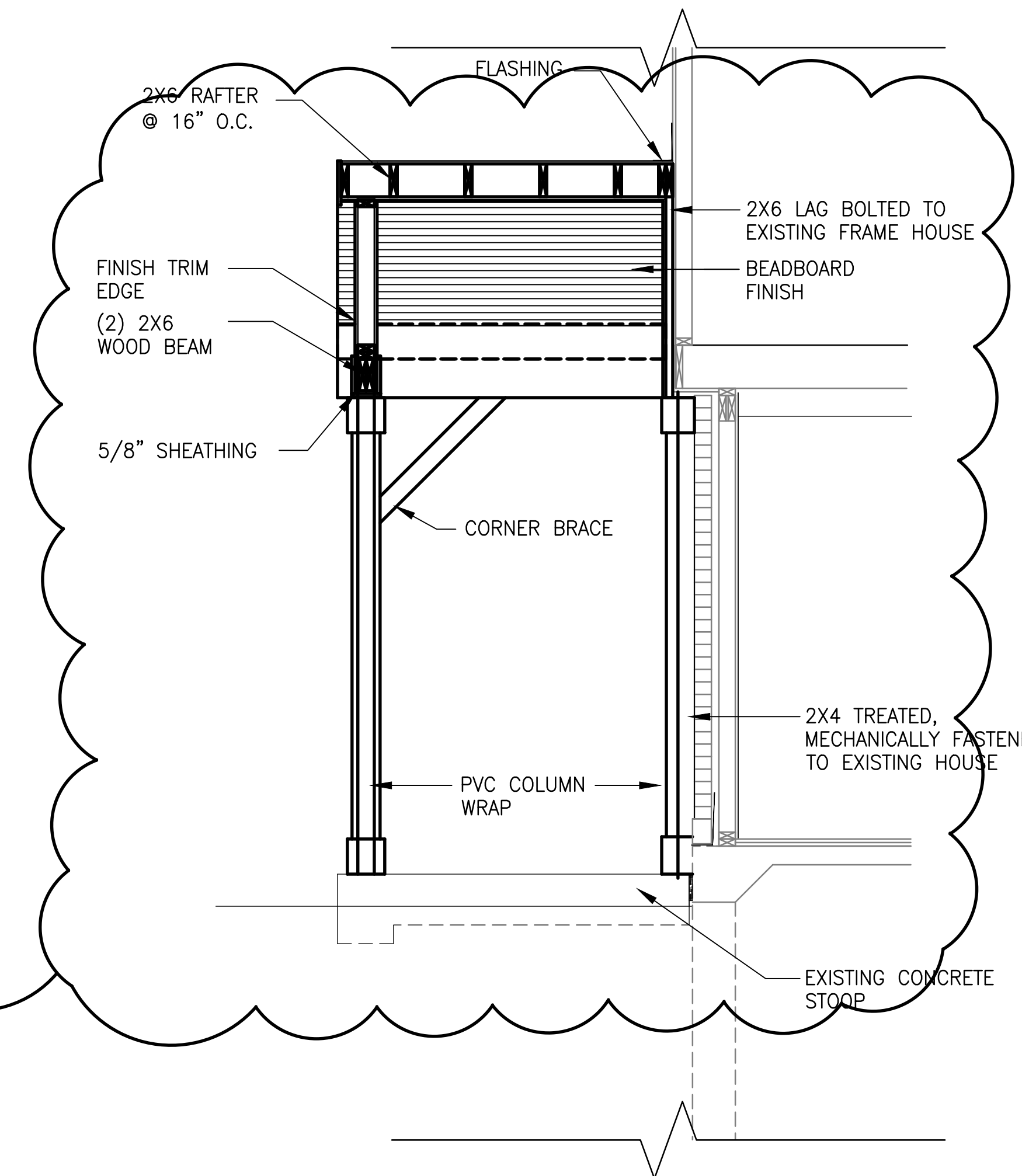
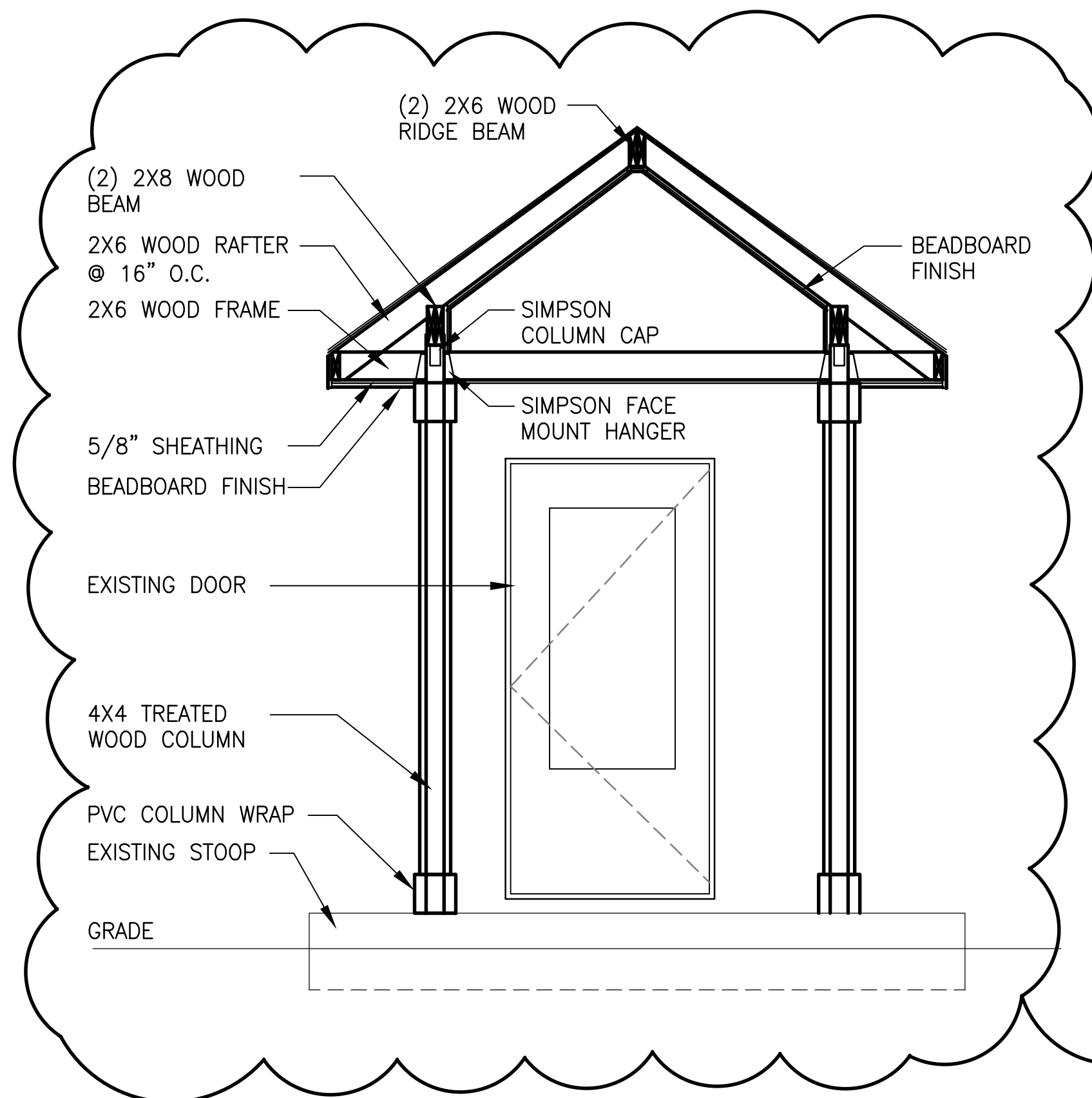




A PORTICO - REMOVAL WORK
SCALE: 1/4" = 1'-0"

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"

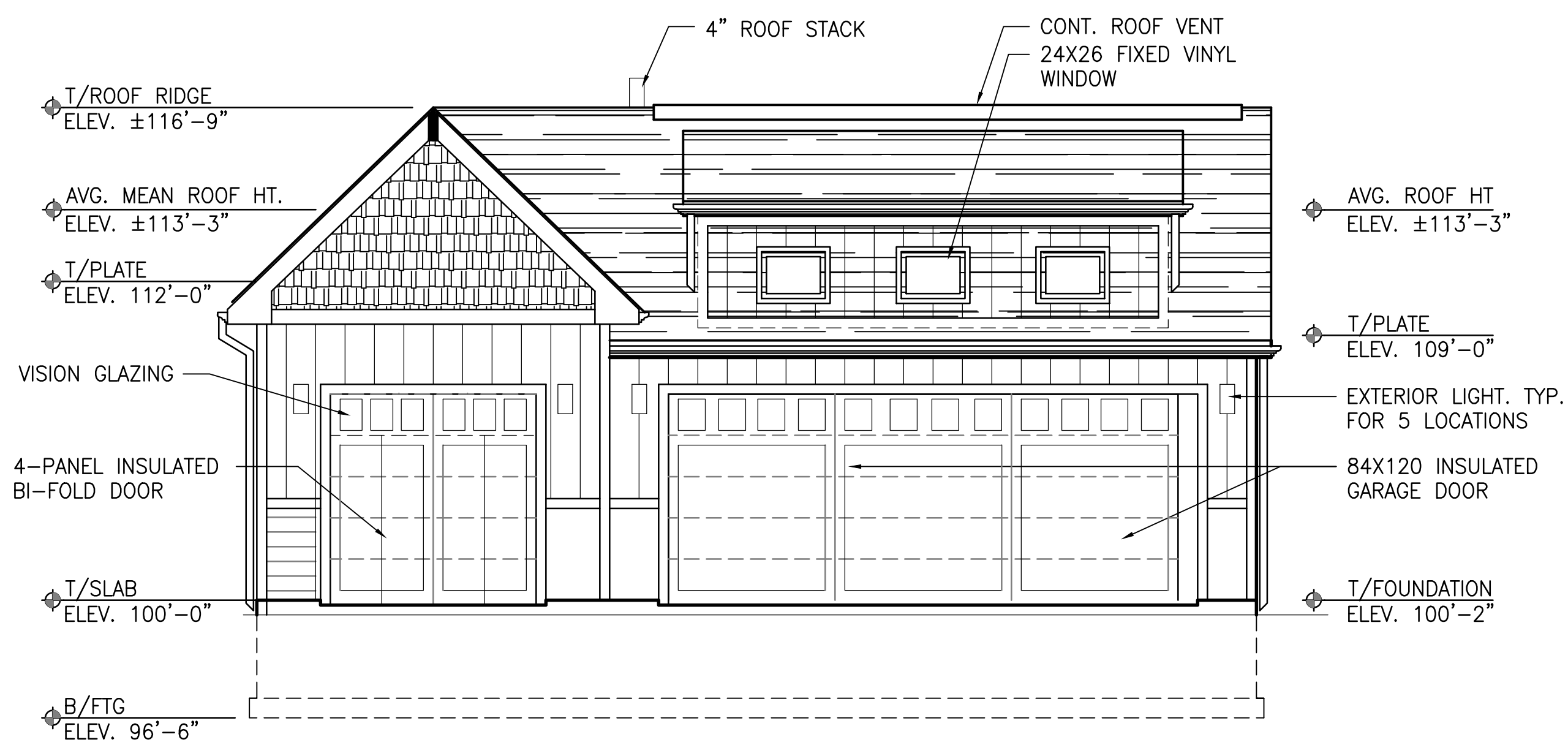
D SECTION 3
SCALE: 3/4" = 1'-0"

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

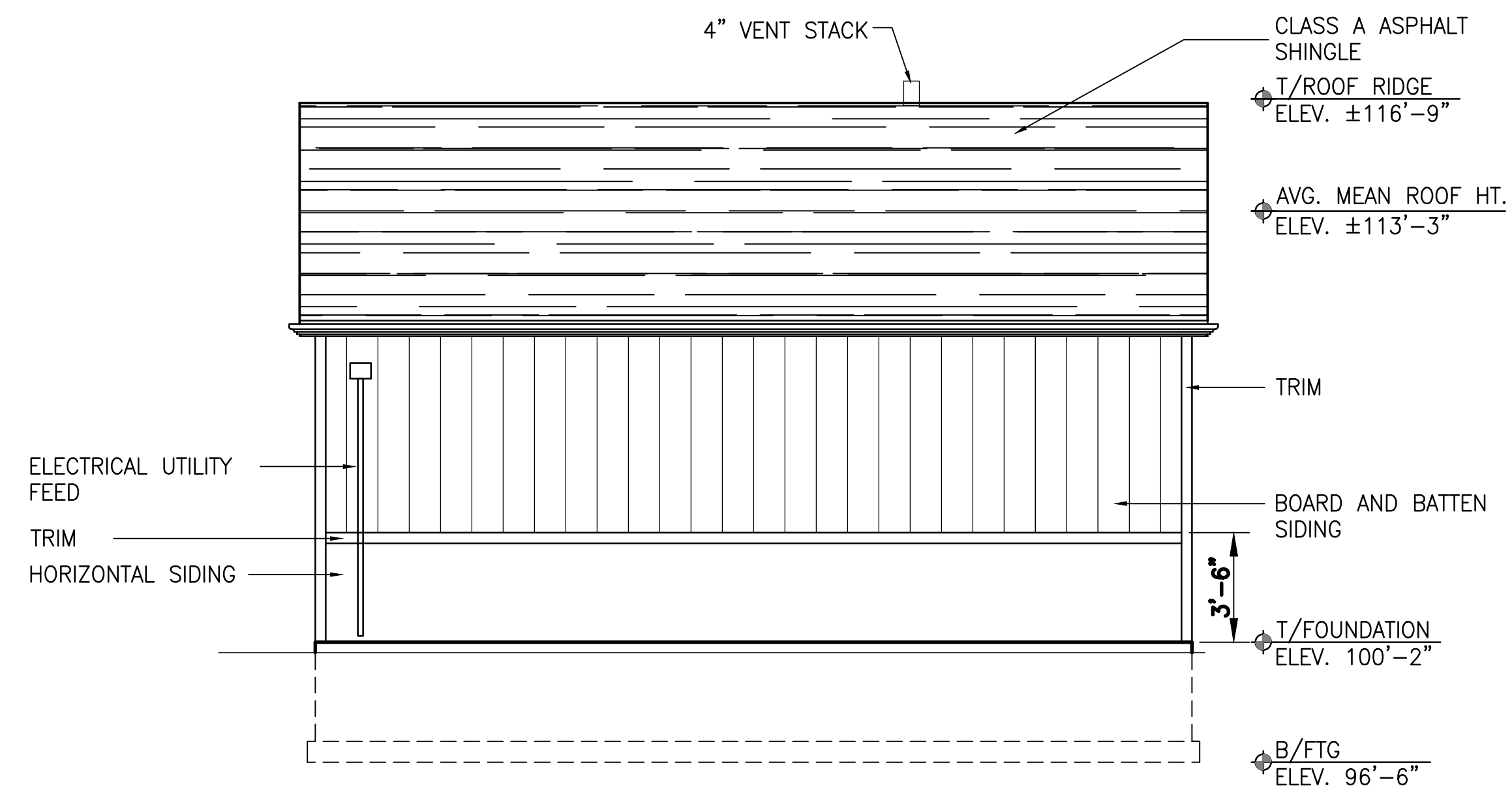
REVISD PER VILLAGE	08/08/25
FACTS record document	
preliminary not for construction	
issued for construction	
issued for permits	
issued for bids	
description/revisions	date

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

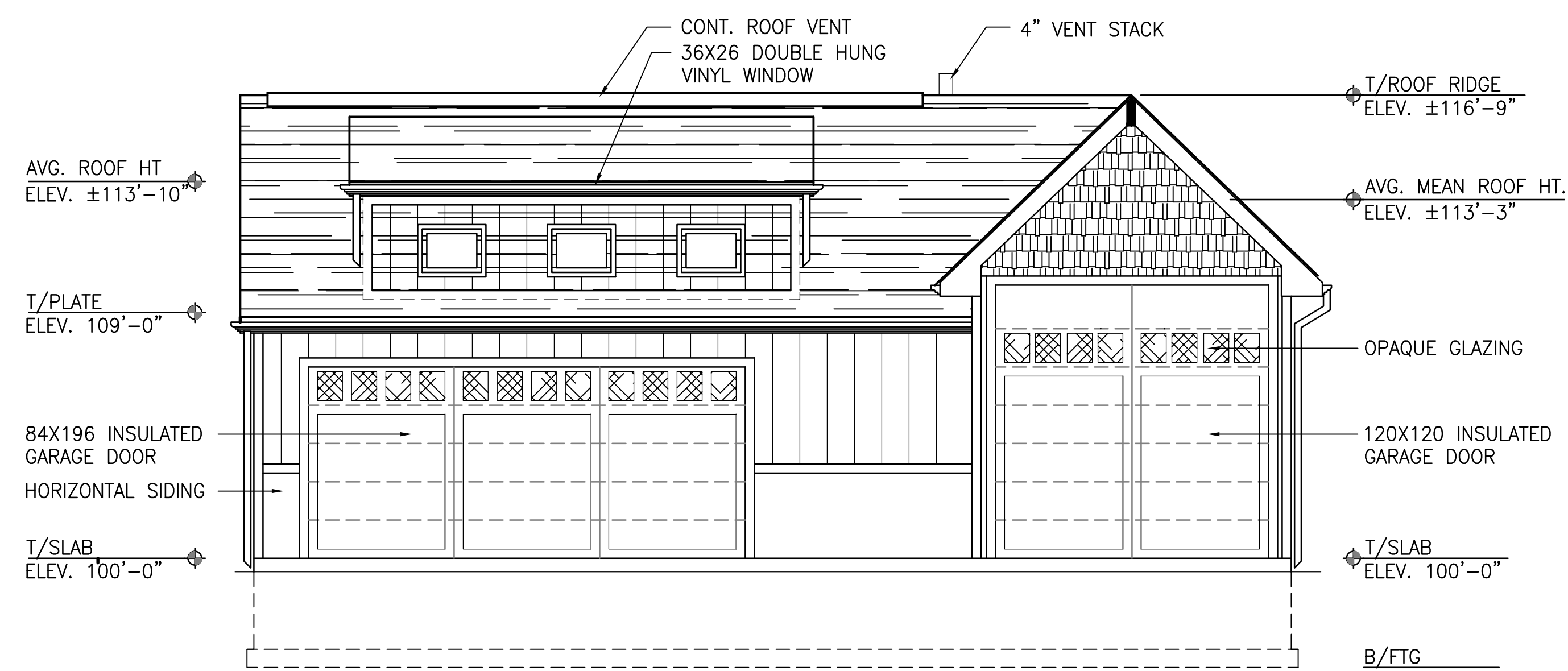
sheet title: Foundation Plan and Details	proj capt: MST drawn by: MST checked: scale: As Noted sheet no: A.100 1 of x total A sheets cad file: 170117 project no:
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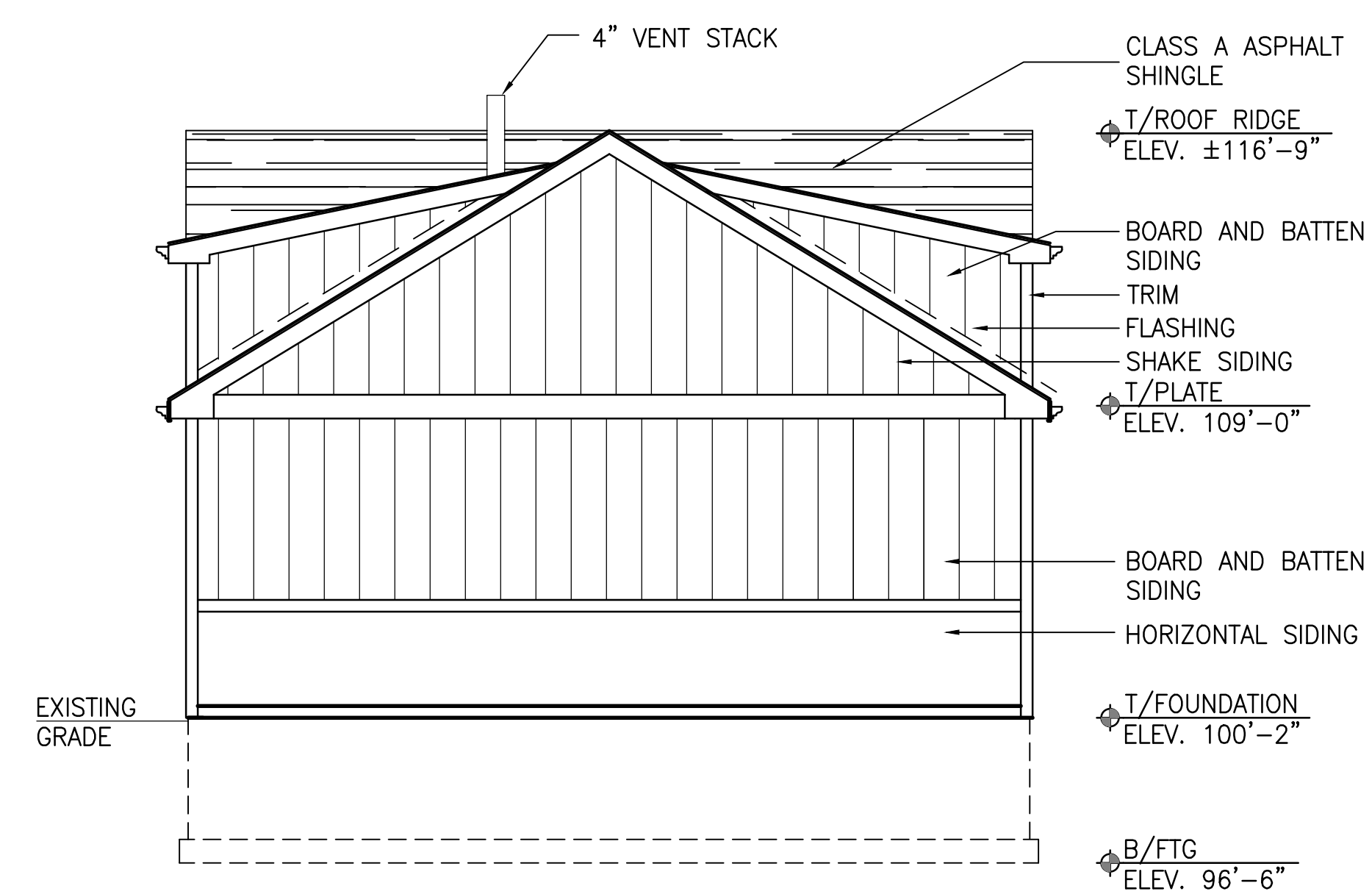
A GARAGE — EAST ELEVATION
SCALE: 1/4" = 1'-0"



B GARAGE — SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C GARAGE — WEST ELEVATION
SCALE: 1/4" = 1'-0"



D GARAGE — NORTH ELEVATION
SCALE: 1/4" = 1'-0"

<input checked="" type="checkbox"/>	REVISED PER VILLAGE	12/08/25
<input checked="" type="checkbox"/>	REVISED PER VILLAGE	08/08/25
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<input type="checkbox"/>	description/revisions	date

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

sheet title: GARAGE ELEVATIONS & SECTION	proj capt: MST drawn by: MST checked: scale: As Noted sheet no: A.102 1 of x total A sheets cad file: 240902 project no:
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