

**MINUTES OF THE FEBRUARY 17, 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 7:54. by Chairman Chris Kintner. Secretary Kirchner called the roll.

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

Commissioners Absent: Dorgan with notice

Village Staff Present: Anne Ryder Kirchner, Planner/Zoning Administrator
James English, Building and Inspectional Services

Trustees Present: Minx, Thill 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 6 Commissioners present.

A motion to approve the minutes of the January 20, 2026 meeting was made by Commissioner Liston and was seconded by Commissioner Hussaini.

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

Motion passed (6-0).

CASE: PC 26-02

APPLICANT: Matthew and Melissa Davito

LOCATION: 9230 Newcastle Avenue
Morton Grove, IL 60053

PETITION: Requesting approval 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.

Ms. Kirchner introduced the case. In the case of PC 26-02, the applicant Matthew and Melissa Davito, is requesting a Special Use Permit to allow the construction of a new 816-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue. The proposed garage requires a special use permit as it is in excess of the maximum 750-square-feet permitted by right for accessory structures per Section 12-2-5:B.2.

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.

The maximum size regulation and special use requirement was put in place in 2023, to ensure that proposed structures could be considered on a case-by-case basis based on their unique characteristics and with consideration of their impact upon adjacent land use. At the time Staff reviewed codes in surrounding communities and recommended the maximum floor of 750 square feet so as to comfortably accommodate a typical three-car garage.

Commissioner Ingram asked for the current rear yard coverage and how the rear yard coverage is determined. Ms. Kirchner said the rear yard is measured from the back of the principal structure.

Commissioner Stein asked if the Appearance Commission and the Traffic Safety Commission waived their review of the proposal. They both waived their review as part of the Special Use review process.

Chairman Kintner noted that the garage would not require a Special Use Permit if it were reduced by 66 square feet, but may have needed a variation from the Zoning Board of Appeals for rear lot coverage. He noted the original application had slightly less rear yard coverage. Ms. Kirchner noted the current application has a larger amount of coverage due to the applicant not decreasing the drive and patio area.

Discussion ensued regarding the current accessory structures on site. Two accessory structures are permitted by right and their combined square footage could exceed 750 square feet provided they did not exceed coverage regulations.

Mrs. Davito was sworn in. Chairman Kintner noted the proposed garage has been reduced in square footage and height. The applicant made reductions in response to the concerns of the Plan Commission. The proposed garage has 3 bays with access from the driveway and the alley.

Discussion ensued regarding the need for 100-amp service in the garage. It would serve the needs for an EV charger, heat and air conditioning. They do not have work related machinery to be used in the garage. Ms. Davito said her architect was not present to provide more information.

Commissioner Mohr thanked the applicant for making the modifications to the plans. He asked about the foundation for the new front porch. Ms. Kirchner noted that a variation is not required for the porch and any concerns would be addressed in the permit review process. Commissioner Mohr also asked about the proposed pier with a bell footing in the driveway. Ms. Davito said she does know why that is on the plans.

Commissioner Mohr asked for the framing and rafters that are referenced as being on sheet A 301. This sheet is not included in the application. He questioned the height of the dormer windows, as they would be below the knee in height. Ms. Davito said they made aesthetic changes to the attic dormers. Commissioner Mohr said he would prefer to have all of the drawings for consideration of the special Use permit.

Chairman Kintner asked Mr. English if the front porch would be approved as presented. Mr. English said piers would need to be added. He said he did not know what the driveway pier and bell footing would be supporting.

Chairman Kintner noted the concern of not having a complete set of drawings. If the architect was present, these questions could be answered. He asked the Commissioners if the case should be continued.

Commissioner Ingram asked if the architectural details are needed, as the building department would be reviewing for completeness. This case is for relief due to square footage. Chairman Kintner said he somewhat agrees but recognizes the lack of information may challenge the judgement of the review of the Special Use.

Commissioner Stein said he agrees that the Village process of permit review and the expertise of the architect would address the concerns of Commissioner Mohr. It is not the purview of the Commission.

Chairman Kintner said another way to look at this would be to say the garage must abide by Village code and zoning. He asked Commissioner Mohr if there is enough information relative to the Special Use application for his review of the case. He said it is his opinion that an application should not have missing pages and details.

Commissioner Hussaini said the driveway, patio and footings are also under consideration. Ms. Kirchner noted the driveway setback received a variation in 2025. Rear coverage is considered in this case, but the bell footing is not germane.

Discussion ensued regarding the application and the Special Use process. This is the first garage being reviewed as a special use.

Ms. Davito asked if the concerns with the application include the use of the garage? She said she understands that missing drawings should be provided. Chairman Kintner said the concern is the lack of a complete architectural submittal. He recommends a motion to continue the case in order to have the missing material submitted.

The following letter, which was received by email today, was read into the public record;

September 25, 2025

*Anne Dey
9220 Newcastle
Morton Grove IL 60053
Annede1@aol.com*

Village of Morton Grove Zoning, Board of Appeals

*RE: Opposition to Variance
Case#ZBA25-20
Matthew and Melissa Davito
9230 Newcastle
Morton Grove IL 60053*

Dear member of the Zoning Board of Appeals,

I am writing to formally object to the variance application to the property at 9230 Newcastle Located in Morton Grove IL as a neighboring property owner at 9220 Newcastle. I believe this variance should be denied as it will have a negative impact on the character of our neighborhood. Based on my review of the application the request does not appear to demonstrate any undue hardship related to land itself as required for variance, instead it appears to be a request for more convenient or financially advantageous use of the property. Constructing a three-car garage adjacent to neighboring properties may introduce several adverse effects that diminish overall land and residential value. First, such a structure can significantly increase impermeable surface area, contributing to greater runoff and potential local flooding, which can negatively impact neighboring land stability and drainage systems.

Second, the additional impervious coverage may exacerbate environmental concerns related to stormwater management, potentially necessitating costly mitigation measures.

There would be a direct and negative impact on my property. Building a sizable garage can lead to increased noise levels and visual intrusion, diminishing the aesthetic appeal and privacy of neighboring homes. This reduction in visual and spatial openness often translates into decreased property values, as prospective buyers may perceive the area as cluttered or congested. The proposal would block natural light, reduce air circulation, destroy the view, and increase heat absorption. It fails to fit the neighborhood!

The proposed design is grossly out of scale with the existing homes along Newcastle Street. The majority of the garage structures on this block are only 1-2 car garages.

The proposed development would fundamentally alter the established look and feel of the community.

Furthermore, this variance creates safety and traffic problems. The proposed project has the potential to increase vehicle traffic and noise on our street. Increased traffic especially from commercial vehicles and will create issues with safe and street parking for all residents.

Sincerely,

Anne Dey

Chairman Kintner addressed the points of the letter and noted the Commissioner's will take these points under consideration.

Commissioner Liston asked the applicant if there will be any commercial operations in the proposed garage. The applicant said there will not be any such operations. He asked if the applicant would like the case to be continued or have the vote tonight. Ms. Davito said she knows the drawings exist and will be submitted. She asked how long she would have to wait to be heard. Ms. Kirchner said she will ask Corporation Counsel if the case can be continued without additional notice. When a vote is taken on the case, the final approval is made by the Village Board of Trustees.

Commissioner Liston made a motion to continue Case PC 26-02, in order to have a comprehensive packet of information provided to the Commission. Commissioner Mohr seconded the motion and Chairman Kintner called for the vote

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

Motion (6-0)

There was no further business.

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

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:39 p.m.

Minutes by: Anne Kirchner