

To: Chairperson Kintner and Members of the Plan Commission

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

Date: March 5, 2026

Re: Plan Commission Case PC 25-06  
Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish warehousing and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

## STAFF REPORT

### Public Notice

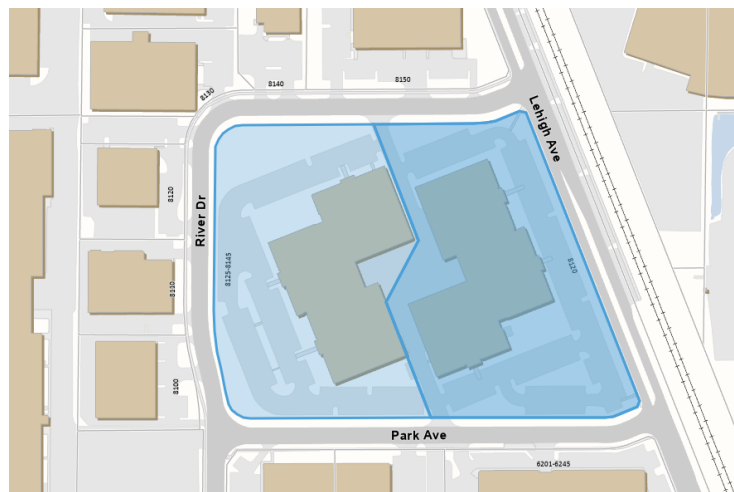
The Village provided Public Notice for the March 12, 2026, Plan Commission public hearing for PC 25-06 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on February 19, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 19, 2026.

### Application Summary

Bridge Industrial (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting approvals for the redevelopment of a pair of existing office buildings (North Grove Corporate Park). The applicant initially proposed to construct a 227,600-square-foot industrial building with 34 truck loading berths, but has revised their application to include a smaller 198,670-square-foot building footprint with 19 loading berths. The revised concept also includes 12,200 sq. ft. of office space on the main floor and a 12,200 sq. ft. of office space on a second-floor mezzanine, resulting in a total gross leasable area of 210,870 sq. ft.

### Subject Property

The subject property is approximately 11 acres in size and consists of two (2) parcels occupied by the existing North Grove Corporate Park comprising two single-story office buildings located at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois. The parcels are zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.



**Subject Property Location Map**

**Project Overview**

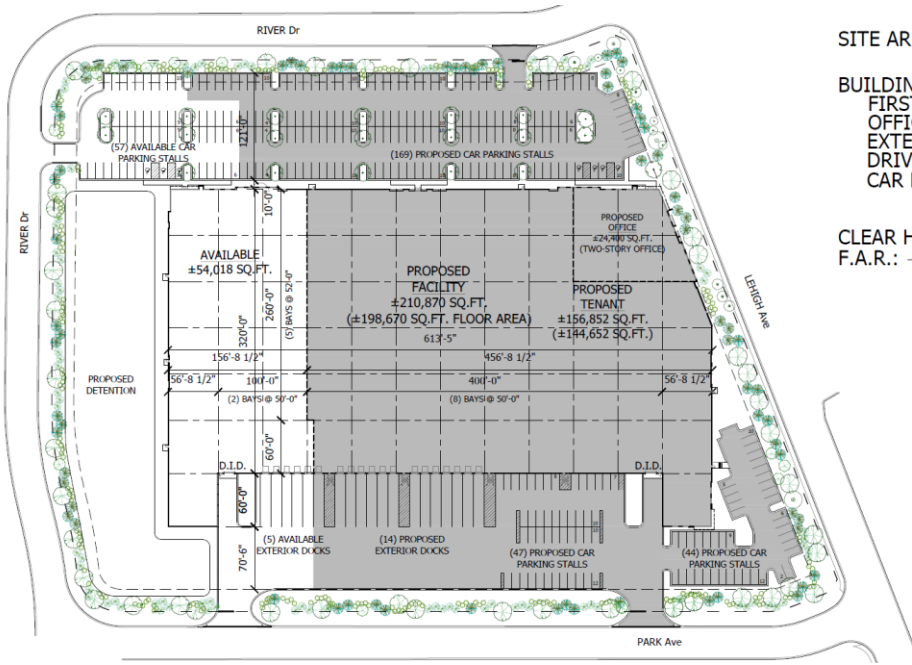
Bridge Industrial is proposing to demolish the North Grove Corporate Park and redevelop the subject property with an approximately 210,870-square-foot industrial building comprising a 198,670-square-foot ground floor and 12,200-square-foot mezzanine office space, along with 19 external truck loading berths, two drive-in truck bays, approximately 317 off-street parking spaces, a stormwater detention basin, and various site improvements. The north parking lot for employee and visitor parking will be accessed via a pair of drives from River Drive, while the south parking lot will be used to access a secondary parking area and truck court that will be accessed via a pair of drives from Park Avenue.

The proposed building varies in height from 40 to 43 feet above grade, with a design that achieves a consistent 40-foot height above finished floor. Per proposed elevations, the single-story façade will feature window bays and columns that provide the appearance of a three-story building. Brick surface treatments and glass will be used along the east façade and corners of the building to provide an aesthetic that mimics materials used in the nearby Lexington Homes development along Lehigh Avenue.

Under the revised proposal, Bridge Industrial is seeking a Special Use Permit required specifically to allow BBJ La Tavola (“BBJ”), a national wedding linen and accessories rental company, to locate their regional headquarters at the proposed development. As requested, BBJ would be approved as a tenant for 156,800 sq. ft., and any potential second tenant for the remaining 54,000 sq. ft. would need to be permitted as-a-right or approved as a special use under current zoning. The underlying M-O/R Office/Research Manufacturing District zoning district would remain in place. A draft Letter of Intent from BBJ La Tavola to lease space at the proposed project has been provided by the Applicant.

Staff engaged in several discussions with BBJ leadership and their realtor to better understand the proposed business. BBJ La Tavola is currently headquartered in Napa, CA and also operates out of approximately 115,000 sq. ft. of space in four locations in nearby Niles, IL. The Niles operations currently employ approximately 255 employees including 200 hourly operations staff and 55 salaried office employees. BBJ is seeking to consolidate their multi-site operations in Niles to a single location in Morton Grove that would include their administrative offices (including multiple departments such as finance, information technology, human resources, creative, and sales and customer service) in addition to on-site linen fabrication, laundering, equipment rental, and on-site storage of rented products. Anticipated hours of operation are approximately 4 am to 7 pm, in line with current operations, but hours could be extended if the company grows.

The applicant intends to acquire the subject property on or about Q3 2026. Subject to receipt of all necessary Village approvals and permits and existing tenant departures, demolition is anticipated to begin on or near Q1 2027. Construction is expected to be substantially complete on or near Q1 2028.

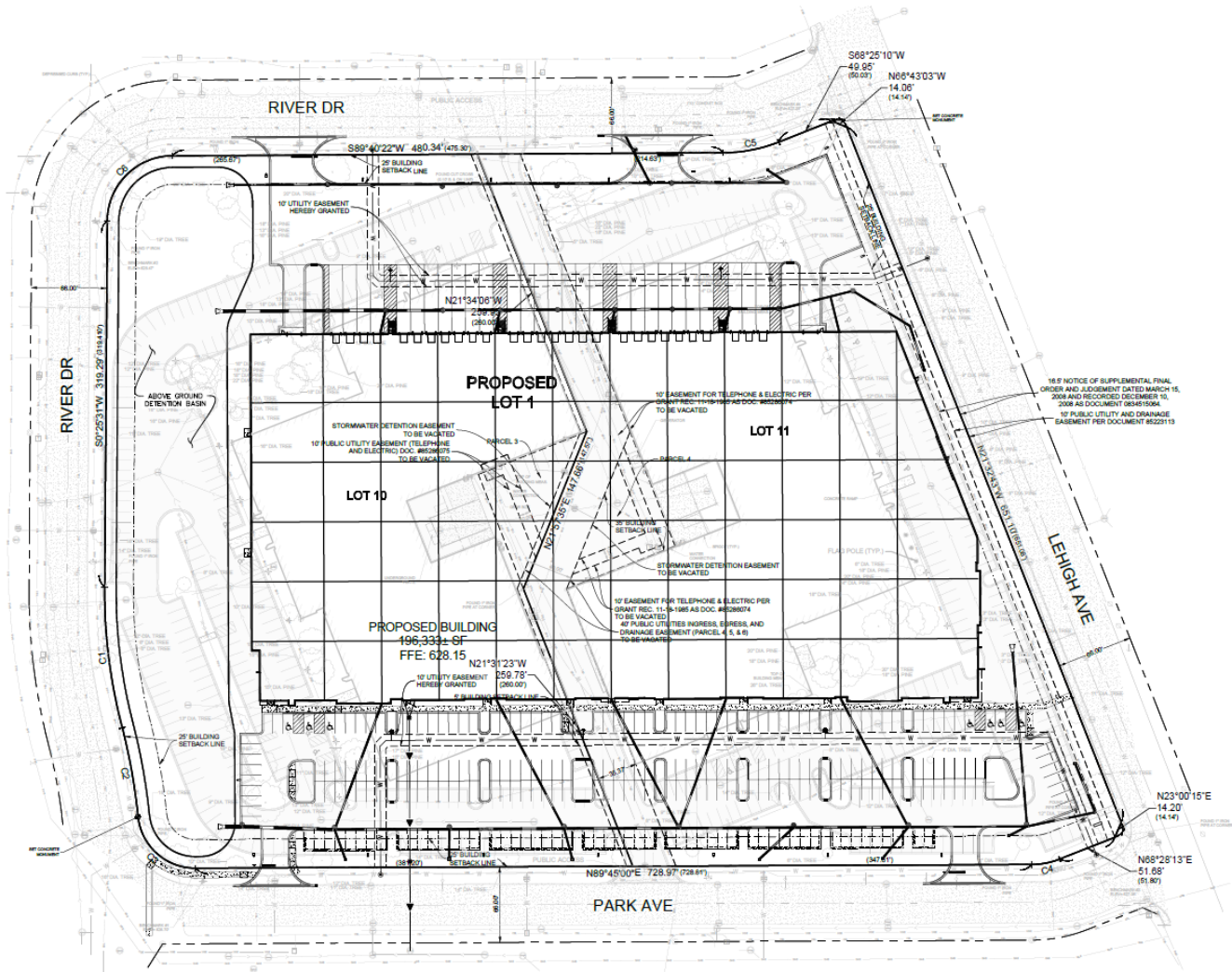


SITE AREA:	±477,960 SQ.FT.
	±11.0 ACRES
BUILDING AREA (GROSS):	±210,870 SQ.FT.
FIRST FLOOR AREA:	±198,670 SQ.FT.
OFFICE AREA (GROSS):	±24,400 SQ.FT.
EXTERIOR DOCKS:	19 DOCKS
DRIVE-IN-DOORS:	2 DOORS
CAR PARKING:	317 CARS
CLEAR HEIGHT:	36 FEET
F.A.R.:	.44

**Proposed Site Plan**

### Preliminary & Final Plat of Subdivision

The applicant submitted a Preliminary Plat of Subdivision entitled “North Grove Corporate Park 1st Resubdivision,” which proposes the consolidation of two (2) lots. The property is currently occupied by two office buildings with approximately 150,000 gross square feet. The applicant is seeking the subdivision to combine the two existing lots to create one lot of record. The subdivision would enable the Bridge Development to utilize existing public water and sewer infrastructure that is routed between the two parcels. To the extent such facilities are not adequate to service the proposed development, the applicant will make the necessary and appropriate upgrades.



**Proposed Preliminary Plat of Subdivision**

## Development Controls

The proposed project does not meet all of the applicable dimensional and off-street parking requirements for light industrial, distribution, and warehousing uses in the M-O/R Office/Research Manufacturing District. Applicable requirements and the project's compliance are outlined in the following table:

<b>M-O/R District Dimensional Controls</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Front Setback</b> (12-4-4:F)	Min. 25 ft.	Lehigh Avenue: 25 ft. River Drive (west): Approx. 135 ft.	<i>Compliant</i>
<b>Side Yard Abutting a Public Street Setback</b> (12-4-4:F)	Min. 25 ft.	River Drive (north) Street: 146 ft. Park Avenue: 95.5 ft.	<i>Compliant</i>
<b>Building Height</b> (12-4-4:F)	Max. 40 ft.	Max. height 43 ft. from grade; Max. 41 ft. from finish floor elevation; Rooftop mechanicals to be screened	<b>Noncompliant – Waiver of 3 ft. needed to permit a maximum height of 43 ft. in addition to rooftop-mounted mechanicals</b>
<b>Floor Area Ratio</b> (12-4-4:F)	Max. 1.8	0.42	<i>Compliant</i>
<b>Location of Surface Parking</b> (12-5-7:A.3.j)	Not in front of buildings facing a public street	Street side yard facing River Drive; Street side yard facing Park Avenue; Front yard facing Lehigh Avenue	<b>Noncompliant – Waiver needed to permit parking in a street side yard</b>
<b>Off-Street Parking</b> (12-7-3:l, 12-5-7:A.2.b)	Varies by use dependent on gross floor area or employee counts	317 spaces	<b>Business Compliance Certificate Review Required</b>
<b>Loading Berth Location</b> (12-7-4:A)	Located on the same zoning lot; No portion of the vehicle shall project into a street, alley, access drive or parking area; Shall not be located within twenty five feet (25') of the nearest point of intersection of any two (2) streets; No loading berth shall be located in a required front yard or side yard.	19 loading berths located in a street side yard; Setback approx. 95.5 ft. from Park Avenue	<b>Noncompliant – Waiver needed to locate loading 19 berths in a street side yard location</b>
<b>Loading Berth Size</b> (12-7-4:B)	At least twelve feet (12') wide by at least fifty feet (50') in length, exclusive of aisle and maneuvering space with vertical clearance of at least fifteen feet (15').	12' wide min.; 60' long; Approx. 16 ft.	<i>Compliant</i>
<b>Loading Berth Access</b> (12-7-4:C)	Adjacent paved area, other than street or public way, to provide for all required truck maneuvering; vehicular access to provide for safe traffic movements	Large contiguous truck court per Truck Turn Exhibit	<i>Compliant</i>

## Building Design

The applicant provided elevations and renderings of the proposed expansion. Sample imagery of the proposed façade materials are provided below. The applicant is proposing the construction of an insulated precast concrete building that uses concrete color variation to imitate articulation and integrates brick treatments, aluminum fascia, and additional windows. Emphasis has been placed the Lehigh Avenue frontage and the corners of the building, with the longer north and south facades being more industrial in character.

All components of the addition would have a flat roof with total height ranging from 40 ft. to 43 ft. from grade. The applicant is designing the building to have a 40-foot height from finish floor (as opposed to grade) with overall building height varying due to changes in grade across the large site. In discussion with the Appearance Commission, the applicant indicated that rooftop mechanicals are not included in the proposed height and would be screened using attached metal screen walls.

A rendering of the previously proposed southeast corner that served as the primary customer and employee entrance is also provided below. The rendering has not been updated to reflect the new building orientation, but the updated elevations and statements from the applicant indicate the northeast corner of the newly proposed concept would be very similar in treatment.

**Bird-Friendly Building Design**

The subject property is located near the St. Paul Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, Staff recommend requiring bird strike film or glazing as a condition of approval. Recently approved projects near the forest preserve have installed 2x2 dot pattern window film in alignment with 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)). Per discussion with the Appearance Commission, the inclusion of bird-friendly treatments to the high threat façade areas like glass has been included as a condition of approval for the Plan Commission’s consideration.



**Proposed Elevations**



**Rendering of Proposed Primary Employee/Customer Entrance (Initial Proposal)**

**Stormwater & Utilities**

Kimley-Horn Associates, Inc. submitted a preliminary Stormwater Management memorandum that describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. The on-site detention is proposed to be provided in a detention basin that will stretch along the west side of the site. Storm inlets and sewers throughout the site would convey runoff to the detention basin. A preliminary review by the Village Engineer indicates that the report adequately illustrates the

feasibility of meeting the Village's stormwater management requirements. The analysis will be refined as the development moves into the permit process.

### **Street Lighting**

The Village requires street lighting for new development. Street lighting exists along River Drive and Park Avenue, but does not exist along Lehigh Avenue. The Village is developing a project to install street lighting in the right-of-way along Lehigh Avenue from just south of Main Street to Lincoln Avenue. *The Special Use Permit should include a condition to require street lighting along Lehigh Avenue constructed by the developer according to the requirements of the Village. Alternatively, the Village may be amendable to extending the limits of the Village-led lighting project to include the Lehigh Avenue frontage of the Bridge Industrial development, if the developer were to agree to pay for the associated cost of the street lighting.*

### **Public Sidewalks**

Public sidewalk exists along Lehigh Avenue, but not along River Drive or Park Avenue frontages of the subject property. In the previous proposal in response to Staff comments, the applicant proposed providing pedestrian access along the length of the proposed southern parking lot. The revised proposal includes a similar sidewalk along the length of the north façade with a sidewalk from River Drive on the west to the Lehigh Avenue sidewalk on the east.

The Village can require sidewalks be installed in select locations in a subdivision with larger lots such as the subject property. The Metra Station has been reconstructed and expanded and transit-oriented development is being encouraged surrounding the station. Metra parking extends to the segment of Lehigh Avenue adjacent the subject property. Village plans also support the policy of increasing pedestrian accommodations and access to transit along the Lehigh Avenue corridor. Staff has also received input from multiple representatives of tenants at the existing North Grove Corporate Park facility indicating a desire for better accommodations for disabled workers and better access to the bus route at Oakton Street. Staff recognize that there may be concerns regarding establishing sidewalks in areas with truck access, such as the south edge of the subject property.

The site plan shows a differing sidewalk configuration with gaps between building entrances on the north façade. Staff believe the continuous sidewalk shown in the more detailed landscape plan and civil drawings reflects the intended sidewalk proposal.

***The applicant should speak to the proposed sidewalk alignment at the subject property.***

### **Landscape Design**

The applicant submitted a landscape plan prepared by Kathryn Talty Landscape Architecture. With the proposed demolition of the existing North Grove Corporate Park to make way for a new structure and related parking, much of the landscaping internal to the subject property would be removed and replaced. Overall, the proposed landscape plan includes 142,053 sq. ft. of greenspace which is 29.7% of the site. This exceeds the Village's require of 15% for industrial lots.

The Interior landscaping trees and parkway tree plantings will require waivers, however the landscape plan features extensive perimeter landscaping well in excess of Village requirements. The applicant has noted that utility locations inhibit the ability to plant trees in the parkway and they are proposing tree plantings in adjacent perimeter planting areas. The Village Engineer has confirmed that each right of way that surrounds the subject property has a water main and that a tree planting on private property adjacent to right of way would be desirable to minimize maintenance costs and lower risk to the Village.

### **Tree Preservation**

A tree survey submitted by the applicant identifies 128 existing trees on the subject property, 60 of which are considered to be protected trees which are non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's recently approved Tree Ordinance (Ord. 24-28). The landscape plan proposes the preservation of 44 of the 128 existing trees including preserving eight (8) protected trees. As such, a total of 52 replacement trees are required to be identified. The applicant has identified 86 shade trees and 131 evergreen trees for a total of 217 trees to meet Village requirements.

Interior landscaping trees and parkway tree plantings will require waivers, however the landscape plan features extensive perimeter landscaping well in excess of Village requirements. Overall, there are 261 trees proposed to planted or preserved on the subject property. The combined total number of trees required for the parkway, interior landscaping, loading berth screening, and replacement trees is only 234.

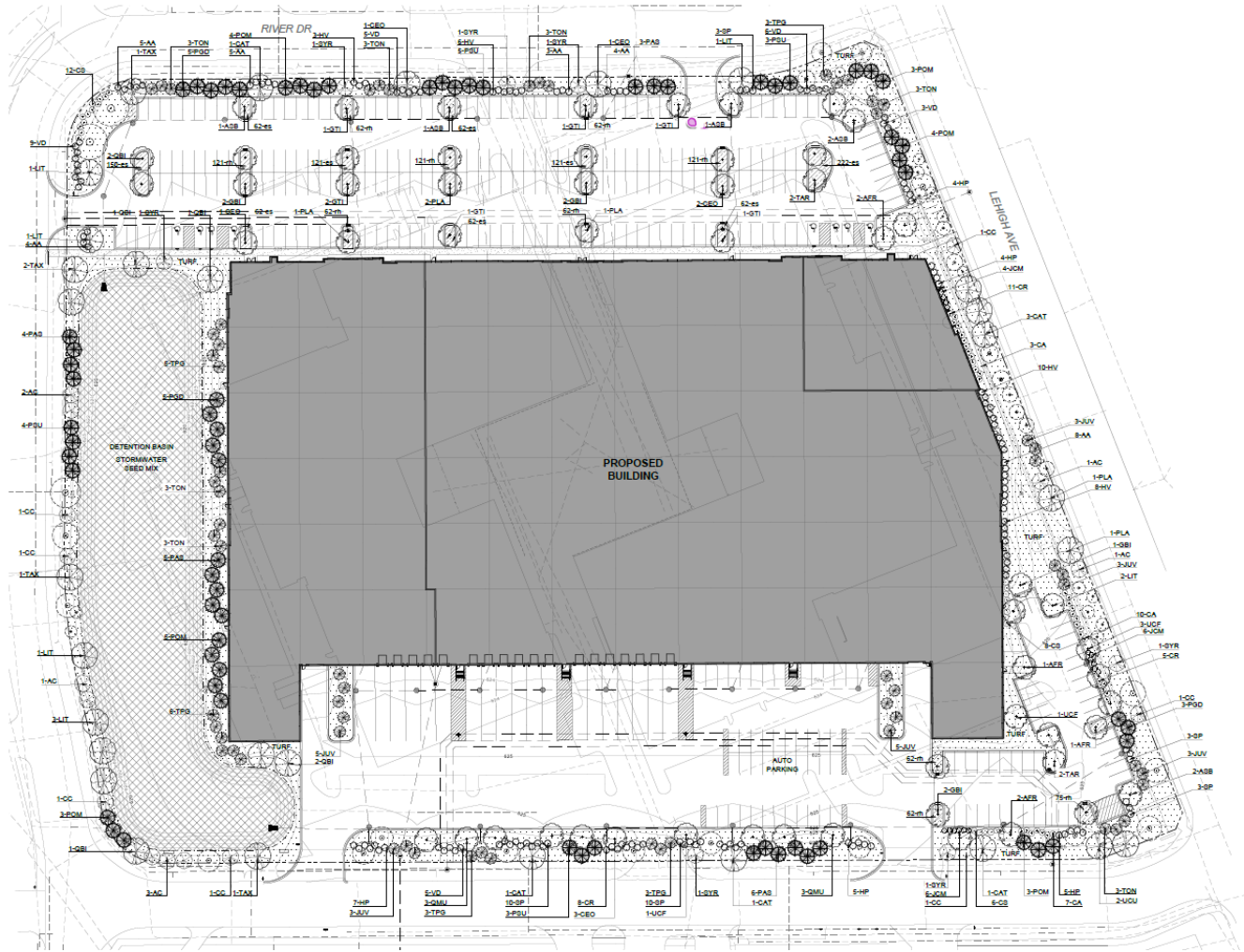
While replacement trees are proposed, the Appearance Commission noted concerns with the loss of established trees on the

site and the applicant has indicated that they will review the tree preservation plan to identify what additional trees could be saved. **The applicant should speak to efforts made to protect large, established and non-nuisance trees.**

**Lack of Truck Court Parking Landscaping**

As discussed in greater detail in the Traffic and Parking Impact section of this report, the Applicant is proposing a parking area consisting of 47 spaces that is devoid of interior parking lot landscaping. That proposed design requires a waiver from Section 12-11-4:B.3 of the Village Code. Overall, the project achieves 6.4% interior greenspace within the proposed parking lots and truck court, and is approximately 897 sq. ft. short of meeting the 7% requirement of Section 12-11-4:B. Providing the required truck court landscaped parking lot islands and end caps would likely ensure the project meets Village Code.

M-O/R DISTRICT DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
<b>General Landscaping Requirements</b>			
<b>Landscaping Required</b> (12-11-1:B.1.C)	15% of industrial lot (71,694 sq. ft.)	122,672 sq. ft. greenspace (25.7%)	<i>Compliant</i>
<b>Trees in Public Parkways</b> (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (2,749 linear feet with 69 trees req.)	1 – Applicant notes utility locations as limitation	<b>Noncompliant – Waiver needed to allow 68 fewer parkway trees.</b>
<b>Interior Landscaping in Parking Lots</b> (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (10,409 sq. ft.).	9,512 sq. ft. interior greenspace (6.4%)	<b>Noncompliant – Waiver of 0.6% needed to allow interior greenspace of 6.4%.</b>
<b>Trees in Parking Lots</b> (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. Landscaping dividing strips with or without walkways shall be used to subdivide parking areas into parking bays. Each parking bay shall have a maximum of twenty (20) spaces in an uninterrupted row. (104 trees req.)	104 trees; Max. 18 cars per row	<b>Noncompliant – Waiver needed to allow 48 fewer shade trees. Waiver needed for lack of interior landscaping in truck court area.</b>
<b>Landscaping Adjacent to Public ROW - Sidewalks &amp; Streets</b> (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	<b>Lehigh Ave.:</b> 25 ft. min.  <b>Park Ave.:</b> 25 ft. min.  <b>River Dr - West:</b> Approx. 10 ft. min.  <b>River Dr - North:</b> 15 ft. min.	<i>Compliant</i>
<b>Tree Preservation Requirements</b>			
<b>Trees Preservation</b> (12-11-7:C)	Unless otherwise provided by this section, tree replacement or a fee-in-lieu shall be required for the removal as follows: Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property. Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4.	<b>Protected Trees Preserved:</b> 8 <b>Protected Trees Removed:</b> 52 <b>Replacement Trees (not incl. parkway and parking lot deficit):</b> 79	<i>Compliant</i>
<b>Screening Requirements</b>			
<b>Screening of Loading Area</b> (12-11-4:B.1)	For all paved ground surface areas adjacent to alleys not screened by buildings, screening shall be required at five feet (5') in height.	Two 15 ft. by 60 ft. islands each planted with 5 Eastern Red Cedar evergreen trees at 8 ft. tall	<i>Compliant</i>



**Proposed Landscape Plan**

**On-site Lighting**

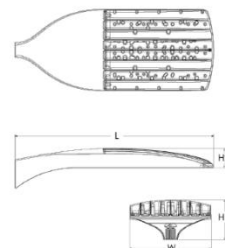
The applicant submitted a photometric plan showing levels of illumination along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. Per discussion with the Appearance Commission, the applicant has indicated that the fixtures proposed in the submitted lighting plan will be configured as full cutoff fixtures with color temperature of 4,000 K (degrees Kelvin).

Per Section 12-4-3:B.5, the lighting of parking and loading areas shall be a minimum of one foot-candle on the surface. In response to Staff comments and Plan Commission discussion, the applicant has revised the proposed lighting plan to address low-level concerns near building entrances and in parking lots. The revised photometric plan also confirms light levels of less than one foot-candle (1 ft-c) along all property lines. The applicant also revised the lighting plan such that all wall-mounted lighting would be installed at a height equal to or less than 25 feet which is the maximum permitted height for pole-mounted site lighting. Bollard with integrated LED lights are also proposed for the walkway leading from the primary entrance at the northeast corner to the Lehigh Avenue sidewalk.



**Specifications**

- EPA:** 1.06 ft<sup>2</sup> (0.10 m<sup>2</sup>)
- Length:** 40.59" (103.1 cm)
- Width:** 16.76" (42.6 cm)
- Height H1:** 8.11" (20.6 cm)
- Height H2:** 3.96" (10.1 cm)
- Weight:** 46 lbs (20.9 kg)



**Proposed Light Pole Fixtures  
 (Source: Lithonia)**

### **Traffic and Parking Impact**

A traffic impact study was prepared by KLOA, Inc. and is included in the hearing packet for Case PC 25-06. The study demonstrates that the projected future traffic can be successfully accommodated on the surrounding roadway network and intersection controls. The study also demonstrates that parking is adequate with the potential to create additional parking in a landbank area if needed. The report pertaining to the previously proposed larger 227,600-square-foot building with 34 truck loading berths was presented to the Traffic Safety Commission (TSC) on June 5, 2025. Since the previously proposed building received unanimous approval from the TSC with no additional comments, the TSC chair agreed to review the revised report without meeting with the full commission, and issued no comments on the revised application.

### ***Roadway Capacity***

Capacity analyses were conducted for each intersection surrounding the proposed development as well as for the intersections along Oakton Street that would provide the primary route leading to Lehigh Avenue and River Drive access points. Following discussion with the Plan Commission, the analysis was revised to account for traffic projected to be generated by proposed development along Lehigh Avenue. Per the Traffic Impact Study, the signalized intersections of Oakton Street with Lehigh Avenue and River Drive have sufficient reserve capacity to accommodate site-generated traffic, as do the River Drive and Park Avenue segments serving the project.

### ***Truck Volume***

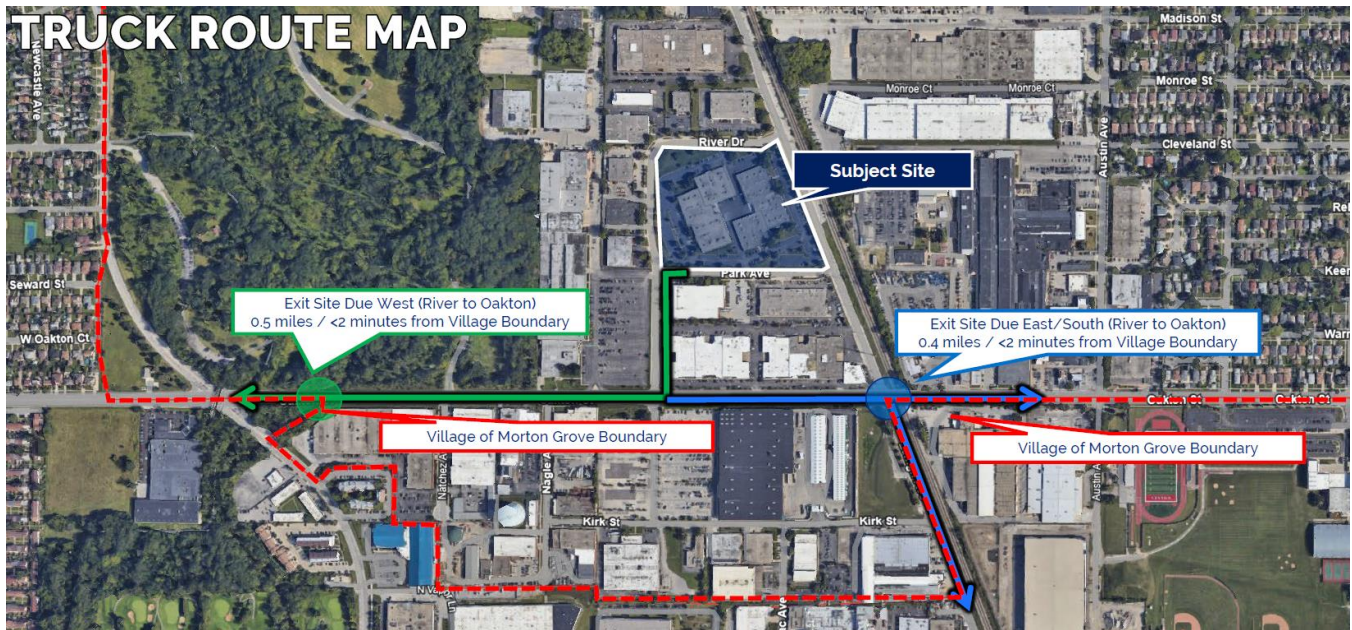
The larger speculative industrial building with 34 loading berths initially proposed by the Applicant would have been capable of generating up to 410 truck trips per day. While approximately 25% of the proposed building does not have an identified tenant, the requested Special Use Permit would approve the operation of BBJ La Tavola, a linen and party rental business, within the other 75% of the proposed building. The current proposal includes 19 loading berths. Based on the operations of BBJ and industry standards for use of remaining vacant space by a future potential warehouse use, the proposed project would generate a maximum of 70 truck trips per day.

In discussion with Staff, BBJ has indicated that the majority of their truck trips will be tied to use of the company's eight (8) box trucks for deliveries. Current semi-truck traffic for BBJ is estimated at five to six inbound deliveries of material per week and one to two outbound deliveries via UPS. While BBJ hopes to increase its operations over time, it is anticipated that box trucks will continue to make up the majority of projected daily truck trips.

### ***Semi-truck Turning Movements***

Kimley-Horn and Associates, Inc. provided a truck turning diagram and fire truck turning diagram that were not included or referenced in the Traffic Impact Study. Turning path exhibits do not show any conflict with existing curbs or on-street parking stalls, and turning paths are contained within their respective lanes. The turning path exhibits depict an eastbound truck turning into the western entrance on Park Avenue, as well as the eastern entrance on Park Avenue. There is no westbound truck turning path exhibit as the Village has requested that truck traffic be routed from the south along River Drive to Park Avenue. The applicant provided the truck route map below in response to this request as well as a truck routing signage plan.

The Traffic Impact Study also states that "Truck traffic will be prohibited from entering or exiting the business park from Lehigh Avenue. All trucks will enter and exit via the signalized intersection of River Drive and Oakton Street. Truck traffic will be prohibited from travelling Lehigh Avenue as truck traffic is restricted on Lincoln Avenue."



Proposed Truck Routing Map

### **Park Avenue Reconstruction**

Park Avenue is in poor condition and in need of replacement. Projected truck volumes will exacerbate the poor roadway condition. Previously the applicant had verbally agreed to replacing the entire length of Park Avenue as part of the proposed development. In recognition of the reduction in proposed daily truck trips from 354 to 70, the applicant has requested that only a portion of Park Avenue be replaced as part of the development, with the Village repaving the remainder. Staff are working with the applicant to determine the potential cost of the Park Avenue replacement, so an agreeable compromise can be reached. *As a condition of approval, Staff recommends that reconstruction of Park Avenue pavement, or a portion thereof, be required at no cost to the Village.*

### **Snow and Garbage Removal**

The Traffic Impact Study does not describe snow and garbage removal and garbage handling processes. *Staff recommends that as a condition of approval, the applicant should be required to submit a description of snow removal, garbage collection, and courier services to be submitted for review and approval by the Village.*

### **Parking Demand**

The existing North Grove Corporate Park has approximately 146,000 sq. ft. of leasable area split between two buildings, and is served by approximately 450 parking spaces. The proposed project would have a footprint of 198,000 and be served by 317 parking spaces.

As part of the Traffic Impact Study, KLOA, Inc. also provided an analysis of on-site parking demand and capacity. Based on reported business operations for BBJ, the peak demand for parking generated by the primary tenant BBJ would be 243 spaces. The remaining 54,000 sq. ft. of the proposed industrial building, would be occupied by a light manufacturing or warehouse use, and based on industry standards from the Institute of Transportation Engineers, the peak demand for parking generated by such a user would be 50 spaces. The combined peak parking for the development would be 293 parking spaces and a total of 317 parking spaces are proposed.

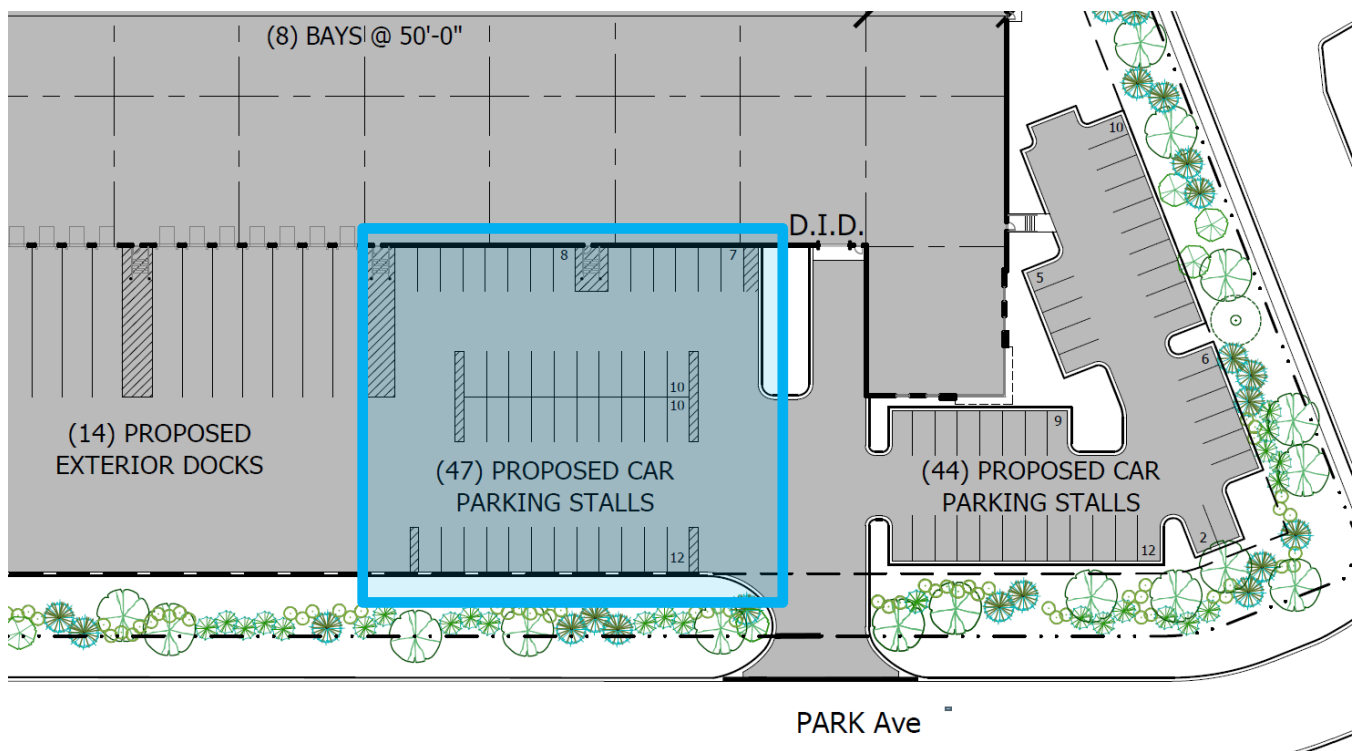
Per Section 12-7-3:l of the Village Code, the parking requirements for light manufacturing uses are based on employee counts, while warehousing parking requirements are based on either gross floor area or employee count depending which is greater. If the employee count requirement is ignored, based on one (1) space per 1,000 sq. ft. of warehouse gross floor area, the proposed warehouse footprint of 186,470 square feet would require 186 spaces. The building also includes 24,400 sq. ft. of office space that would require one (1) space per 250 sq. ft., or 98 space. This would result in a combined total parking requirement of 284 spaces.

KLOA, Inc. concludes the analysis by stating that, “proposed parking supply is greater than the projected peak parking demand of the development based on operator information, Village Code, and ITE trip generation rates. As such, the proposed 317 spaces projected to adequately accommodate the parking demand of the proposed development.”

### **Truck Court Parking**

Forty-seven (47) parking spaces are proposed for an area adjacent to the proposed truck court. Fifteen (15) of those spaces would be located along the south façade of the building, while 20 would be on interior aisles, and 12 would be along the south property edge. The parking in this area does not include required interior parking lot landscaping. Specifically, parking lot islands should be provided on each end of a parking aisle, and the applicant is proposing to stripe these areas instead. Staff believe this is to avoid conflicts with semi-trucks navigating the space to travel from the east Park Avenue entrance to the loading berths. Staff has concerns with including the proposed interior parking aisles and southern parking aisle (32 spaces) in the parking total for the development given that parked vehicles could be conflict with future truck movements.

If not including the truck court spaces in the total, the proposed parking provided would total 285 spaces which is one (1) space greater than the 284 spaces required by Village Code, but eight (8) spaces fewer than the peak demand cited in the Traffic Impact Study. Based on the truck turning path exhibits, it appears that some spots could be removed to meet landscaping requirements, and better protect parked vehicles, thereby preserving the needed parking and meeting the demand stated in the Traffic Impact Study. **The applicant should speak to the parking configuration in the truck court and potential modifications to meet Code requirements.**



**Detail of Proposed Site Plan showing Truck Court Parking Area (BLUE)**

### **Warehouse and Distribution Center Administrator Review**

Currently, warehouse and distribution centers within all Manufacturing Zoning districts are subject to review by the Village Administrator to ensure they are not a nuisance. In considering future uses at the subject property, Staff recommends retaining the Village’s ability to review and approve tenants as part of the Business Compliance Certificate zoning review. Retaining this review and approval process, will ensure that proposed tenants would not generate significant noise, odors, vibrations, or heavy truck traffic volumes. If the Village Administrator does not believe that the proposed use would be in keeping with the representations made during this Special Use Permit approval process, particularly as it relates to truck volume, then they could require additional information such as an updated traffic impact study related specifically to the proposed tenant, or require an amendment to the previously Special Use Permit.

Staff met with the Applicant to discuss specific language regarding future truck volume and zoning compliance for future users. After several revisions, Village Administration and the Applicant have agreed to the language below (formatted as bullet points to assist with review) which could be included in a future ordinance approving the Special Use Permit and is provided as a recommended condition of approval for the Plan Commission to include in a potential motion.

- *As part of zoning review for any future Business Compliance Certificate application for the Subject Property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as “Permitted/Special” in Section 12-4-4:E, as amended, within the M-O/R zoning district. **[NOTE: This statement affirms that existing zoning controls will remain in place for all other uses other than BBJ La Tavola, the use permitted as part of the proposed special use permit.]***
- *Such use review shall ensure that the proposed uses at the Subject Property collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. **[NOTE: This statement limits the overall truck trip volume to 70, regardless of tenant.]***
- *Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. **[NOTE: This statement ensures no one use can generate a disproportionate share of truck traffic.]***
- *If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. **[NOTE: This language echoes existing code language and reaffirms existing zoning compliance procedures.]***
- *All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit. **[NOTE: This statement ensures parking will be sufficient for the development regardless of future use.]***

It should also be noted that the Village defines a truck as any trucks, tractors, truck-trailers, and industrial and commercial vehicles in excess of one-and-a-half (1½) tons capacity. *It is also recommended that such a definition be included in any potential future ordinance approving the requested Special Use Permit.*

### **Discussion**

Following a public hearing with the Plan Commission on July 29, 2025, the Applicant engaged in numerous discussions with Staff regarding comments and concerns raised during the public hearing, in public comment, and in discussion with individual members of the Village Board. The Applicant submitted a revised site plan for Staff review in January 2026, and after receiving positive feedback, submitted a complete set of revised application materials in February 2026.

In response to comments and discussion, the Applicant made several changes to their proposal including:

- Reorienting the building, so that the truck court is located on the south and minimizing truck traffic on Lehigh or River
- Reducing truck bays to 19 (down from an initially proposed 34)
- Agreeing to a maximum of 70 truck trips (35 inbound, 35 outbound) per day total across all tenants (down from 400+ previously)
- Seeking only Special Use Permit for a primary tenant, BBJ La Tavola (a linen and party rental business potentially consolidating multiple Niles operations to this single site)
- Adding office space to the northeast corner of the building, while maintaining the overall footprint of 198,000 sq. ft., to accommodate BBJ

The Applicant is now seeking a special use permit to specifically allow BBJ La Tavola to locate their regional headquarters at the proposed development while maintaining a similar footprint for the proposed building. As requested, BBJ La Tavola would be approved as a tenant to occupy approximately 145,000 sq. ft. (plus an additional 12,200 sq. ft. of office space on a new mezzanine), and any potential second tenant for the remaining 55,000 sq. ft. would need to be permitted as-of-right or approved as a special use as like any other new business. The Village would maintain the underlying M-O/R Office/Research Manufacturing District zoning control for future users.

In response to the applicant's proposed changes, Staff has prepared various conditions of approval should the Plan Commission recommend approval of the application. These include:

- Revising truck volume limits to be stated in a potential future ordinance approving the Special Use Permit.
- Defining the process for confirming zoning compliance for future potential tenants that echoes existing protocols established within the Village Code.
- Including a truck route map as an application exhibit requiring that trucks be routed to the River Drive and Oakton Street intersection to limit congestion and wear to Lehigh Avenue, and limit impacts to other businesses on River Drive.
- Requiring an LOI from the proposed long-term tenant, BBJ La Tavola.

### **Commission Review**

#### ***Appearance Commission***

On June 3, 2025, the Appearance Commission reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06. At the conclusion of the discussion, the Appearance Commission recommended approval (4-0-2) of the application with recommended conditions. The Staff Report to the Appearance Commission has been included as "**Attachment A**." The Appearance Commission chairperson indicated that a review of the revised smaller building proposal was not required since landscaping and elevations remained consistent with the previous proposal.

#### ***Traffic Safety Commission***

On June 5, 2025, the Traffic Safety Commission (TSC) reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06 and the related Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (6-0) to recommend approval of the application. The TSC Chairman reviewed the current proposal and issued no additional comments (see "**Attachment B**").

### **Departmental Review**

The proposed project was reviewed by several department representatives and their comments are summarized below (see "**Attachment C**").

- **Building Department:** Location of solid waste containers for all tenants [needed].
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated March 4, 2026 regarding:
  - Lack of snow and garbage removal details
  - A parking supply count discrepancy where one site plan figure notes 311 spaces, while all other content notes 317 spaces
  - Anticipated hours of operation and the potential for a condition on future operations
  - The need for additional details regarding whether Park Avenue access drives would physically restrict access from the east (Lehigh Avenue)
  - A request to update the traffic study to assess increasing truck traffic at surrounding intersections
  - Lack of dimensions on select parking areas to confirm all drive aisles and spaces meet Village requirements
  - The need for additional details regarding the proposed stormwater detention and related to traffic safety Village Code requirements.
  - Impacts to Park Avenue pavement condition.
  - The need for street lighting along Lehigh Avenue and public sidewalks in line with Village requirements.
  - Confirmation of an adequate illustration of stormwater feasibility and need for refinement during permit review.

- Concerns regarding assumptions used in the lighting analysis and related planning, and the need for further refinement.

### **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 25-06, a request for approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish warehousing and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, 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 final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, 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. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*

4. *The development shall 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, subject to review and approval by the Community Development Administrator. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
5. *The Business Compliance Certificates issued for all existing and future businesses to be located at 8125-45 River Drive and 8120-40 Lehigh Avenue shall include conditions related to parking to ensure that no combination of uses results in a demand for parking in excess of the parking provided on-site at the subject property.*
6. *As part of zoning review for any future Business Compliance Certificate application for the Subject Property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as “Permitted/Special” in Section 12-4-4:E, as amended, within the M-O/R zoning district. Such use review shall ensure that the proposed uses at the Subject Property collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.*
7. *Prior to filing any Building Permit Application, the owner/applicant shall submit a description of how snow removal, garbage collection, and courier services will be provided to the subject property, subject to review and approval by the Village Engineer.*
8. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a revised site and utility plans that indicates 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.*
9. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with revised site and utility plans for the reconstruction of pavement along Park Avenue, or engage in an agreement with the Village to reimburse the Village for the pavement reconstruction, subject to review and approval by the Village Engineer.*
10. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a letter of intent (LOI) from BBJ La Tavola, subject to review by the Village Administrator. If the Village Administrator determines that the proposed use is not consistent with the representations made by the Applicant during the Special Use Permit approval process, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit.*
11. *The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated March 4, 2026, by strict or alternative compliance, subject to their approval.*

**Attachments**

- **Attachment A** – Staff Report to the Appearance Commission for PC 25-06, prepared by Brandon Nolin, AICP, Community Development Administrator, dated May 27, 2025
- **Attachment B** – Plan Review Comment Forms for PC 25-06, prepared by Traffic Safety Commission Chairman Keith White (dated June 9, 2025) and by Traffic Safety Commission Chairman Ninous Chalabi (dated March 3, 2026)
- **Attachment C** – Plan Review Comment Forms for PC 25-01, prepared by Various Department Heads
- **Attachment D** – Final Plans and Supporting Documents for PC 25-06

**Attachment A**

Staff Report to the Appearance Commission for PC 25-06  
Prepared by Brandon Nolin, AICP, Community Development Administrator  
Dated May 27, 2025

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: May 27, 2025

Re: **Appearance Commission Case AC 25-08**  
Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-06, a request for a Special Use Permit for redevelopment to establish warehousing, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4 and Chapters 10-10 and 12-11; and approval of a Preliminary and Final Plat of Subdivision in accordance with Chapter 12-8. The applicant is Midwest RE Acquisitions, LLC which is an entity of Bridge Industrial.

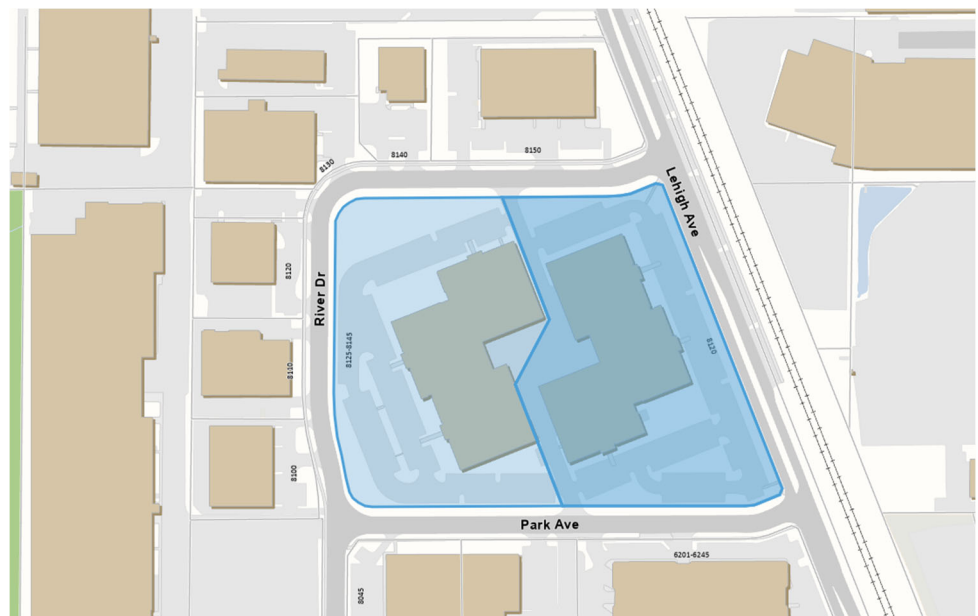
## STAFF REPORT

### Application Summary

Bridge Industrial (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development and an Appearance Certificate is requested for the redevelopment of a pair of existing office buildings (North Grove Corporate Park). The proposed project consists of the construction of a new 227,600-square-foot industrial building with a mix of warehousing, distribution, and light manufacturing uses.

### Subject Property

The subject property is approximately 11 acres in size and consists of two (2) parcels occupied by the existing North Grove Corporate Park comprising two single-story office buildings located at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois. The parcels are zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.



***Subject Property Location Map***



## **Building Design**

The applicant provided elevations and renderings of the proposed development. Sample imagery of the proposed façade materials are provided in the following pages.

The applicant is proposing the construction of an insulated precast concrete building. As such, many of the design aspects introduced into the façade, including variation in materials and most of the windows, are purely for aesthetics and not needed for building function. After reviewing preliminary façade treatments with Staff that relied more heavily on concrete color variation to imitate articulation, the applicant reviewed materials used at the nearby Lexington Homes townhome development and revised the façade elevations to include brick-like treatments, aluminum fascia, and additional windows. Emphasis has been placed the Lehigh Avenue frontage and the corners of the building, with the longer north and south facades being more industrial in character.

The applicant has indicated that the single-story building will be less than 40 ft. which is the maximum permitted within the M-O/R district. ***The estimated height of the proposed building was not provided and the applicant should speak to this aspect of the proposal.***



SOUTH



NORTH

***Proposed South (Top) and North (Bottom) Elevations***



***Proposed East Elevation (Lehigh Avenue Frontage)***



**Proposed Elevations – Southeast Entrance Details)**

**Materials**

As the building utilizes an insulated precast concrete construction, the proposed “brick” is essentially a pattern applied to the precast concrete exterior and then painted to achieve a brick-like appearance. Bands of windows and metal canopies are used to create the impression of a multi-story building. On the longer facades of the building (facing north River Drive and Park Avenue), three different colors of concrete are used to create horizontal and vertical reveals to vary the façade.

Rooftop mechanicals were not included in the application materials and Staff recommend requiring screening of mechanicals as a condition of approval unless the applicant and provide sufficient information regarding limitations to sight lines from surrounding rights-of-way. **The applicant should speak to the anticipated location of rooftop mechanicals and the potential need for screening.**

**Bird-Friendly Building Design**

The subject property is located near the St. Paul Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, Staff recommend requiring bird strike film or glazing as a condition of approval. Recently approved projects near the forest preserve have installed 2x2 dot pattern window film in alignment with 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)). **The applicant should speak to their ability to incorporate this design aspect as part of their façade materials.**

**Proposed Façade Materials**  
(Base Material - Insulated Precast Concrete)



**Landscape Design**

The applicant submitted a landscape plan prepared by Kathryn Talty Landscape Architecture. With the proposed demolition of the existing North Grove Corporate Park to make way for a new structure and related parking, much of the landscaping internal to the subject property would be removed and replaced. Overall, the proposed landscape plan includes 87,754 sq. ft. of greenspace which is 18.4% of the site. This exceeds the Village’s require of 15% for industrial lots. The proposed landscape plan will require waivers for parkway tree plantings, parking lot landscaping, and paved ground surface landscaping.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
<b>General Landscaping Requirements</b>			
<b>Landscaping Required</b> (12-11-1:B.1.C)	15% of industrial lot (71,694 sq. ft.)	87,754 sq. ft. greenspace (18.4%)	<i>Compliant</i>
<b>Trees in Public Parkways</b> (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (2,098 linear feet with 53 trees req.)	1 – Applicant notes utility locations as limitation	<b>Noncompliant – Waiver needed to allow 52 fewer parkway trees.</b>
<b>Interior Landscaping in Parking Lots</b> (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (6,435 sq. ft.).	6,534 sq. ft. interior greenspace (7.1%)	<i>Compliant</i>
<b>Trees in Parking Lots</b> (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. ...Each parking bay	23 trees; Max. 18 cars per row	<b>Noncompliant – Waiver needed to allow 41 fewer shade trees.</b>

	shall have a maximum of twenty (20) spaces in an uninterrupted row. (64 trees req.)		
<b>Landscaping Adjacent to Public ROW - Sidewalks &amp; Streets</b> (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	<b>Lehigh Ave.:</b> 25 ft. min.  <b>Park Ave.:</b> 14.5 ft. after future parking install  <b>River Dr - West:</b> 26.4 ft. min.  <b>River Dr - North:</b> 25 ft. min.	<i>Compliant</i>
<b>Tree Preservation Requirements</b>			
<b>Trees Preservation</b> (12-11-7:C)	Unless otherwise provided by this section, tree replacement or a fee-in-lieu shall be required for the removal as follows: Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property. Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4.	<b>Protected Trees Preserved:</b> 1 <b>Protected Trees Removed:</b> 33 <b>Replacement Trees:</b> 114	<i>Compliant</i>
<b>Screening Requirements</b>			
<b>Screening of Loading Area</b> (12-11-4:B.1)	For all paved ground surface areas adjacent to alleys not screened by buildings, screening shall be required at five feet (5') in height.	Two 15 ft. by 60 ft. islands; 5 ft. tall	<i>Compliant</i>

**Parking Lot Landscaping**

The proposed south parking lot is 91,928 sq. ft. in area. Per Section 12-11-4, a parking lot of that size requires the installation of interior greenspace equal to 7% of the paved areas including one (1) shade tree for every 100 square feet of greenspace provided. The proposed south parking lot requires 6,435 sq. ft. of greenspace and 64 shade trees. The applicant proposes sufficient interior greenspace, but is proposing only 23 shade trees which is approximately one-third (35.9%) of the total required. **The applicant should speak to the limited number of shade trees proposed within the interior of the parking lot and the need for a waiver from this requirement.**

**Tree Preservation**

A tree survey submitted by the applicant identifies 128 existing trees on the subject property, 34 of which are considered to be protected trees which are non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's recently approved Tree Ordinance (Ord. 24-28). The landscape plan proposes the preservation of 19 of the 128 existing trees including preserving one (1) protected tree. As such, a total of 33 replacement trees are required to be identified. The applicant has identified 27 shade trees and 87 evergreen trees for a total of 114 replacement trees that will meet Village requirements.

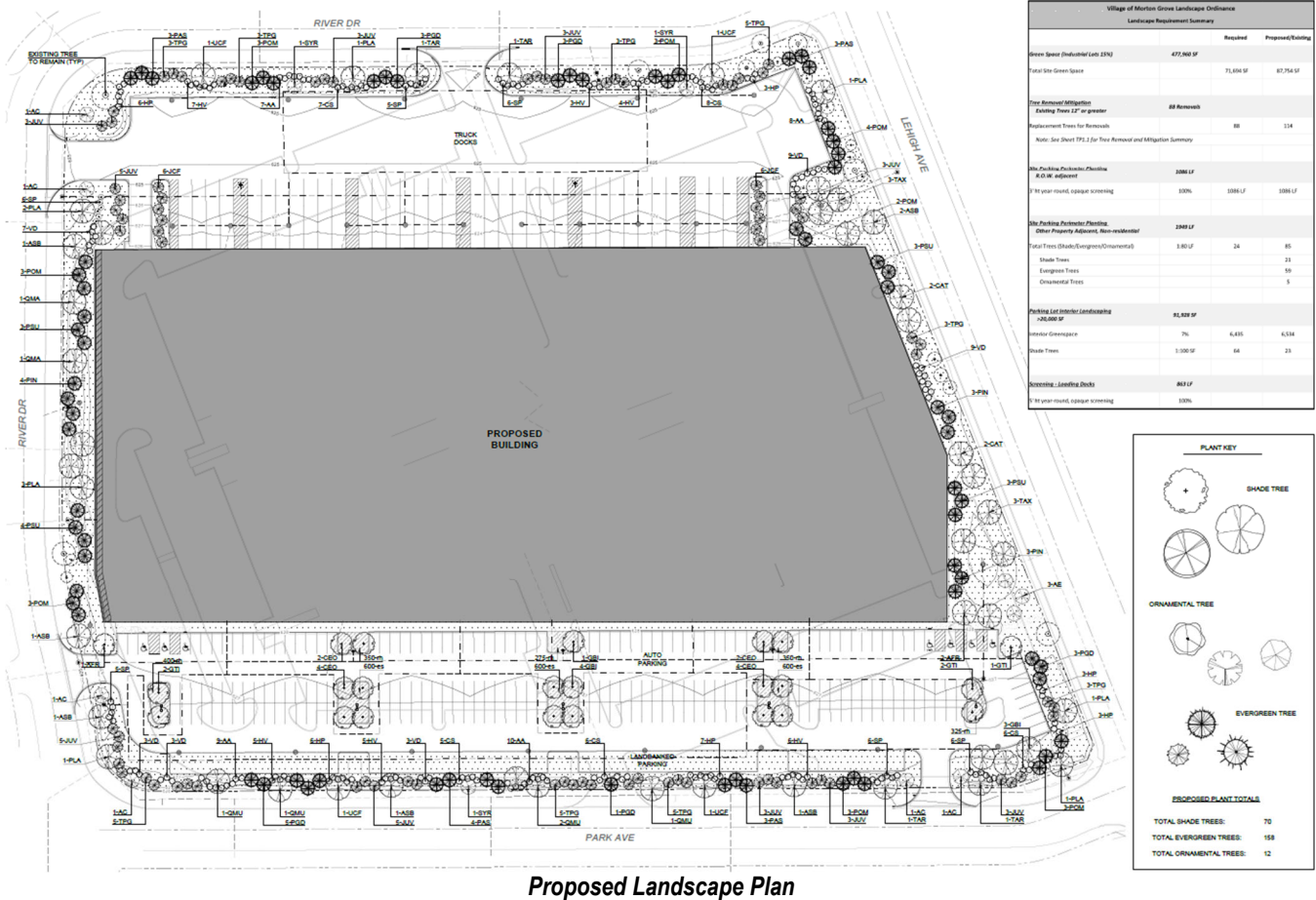
**Parkway Trees**

Only one (1) parkway tree is proposed. Per Section 12-11-2, parkway trees are to be installed every 40 feet which would result in a requirement of approximately 53 trees being planted in public right of way surrounding the subject property. The applicant has noted that utility locations inhibit the ability to plant trees in the parkway. Adjacent perimeter planting areas which are typically at least 25 feet deep are proposed to be used to accommodate trees in areas immediately adjacent the parkway. **The applicant should speak to presence of utilities and their proposed approach to providing adequate shade tree installation at the subject property.**

## Perimeter Landscaping

While interior landscaping trees and parkway tree plantings will require waivers, the landscape plan features extensive perimeter landscaping well in excess of Village requirements. Per the landscape plan, the applicant is proposing to install a total of 85 trees consisting of 21 shade trees, 59 pine trees, and 5 ornamentals. The code requires a 5 ft. landscaped buffer surrounding the property where it abut public rights-of-way. Landscaped areas are at least 25 ft. deep on the Lehigh Avenue and River Drive frontages and 14.5 ft. along Park Avenue where potential future parking limits landscaping on part of the setback.

Overall, there are 240 trees proposed to be planted or preserved on the subject property. The combined total number of trees required for the parkway and interior landscaping is only 117 trees.



**Proposed Landscape Plan**

## Lighting

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures. All proposed lighting would have a color temperature of 4,000 K (degrees Kelvin).

The applicant proposes the installation of four (4) light poles measuring 25 ft. (25') in height along the north property edge to illuminate the truck loading and maneuvering area. Parking lot lighting is also proposed consisting of five (5) pairs of lights mounted on single poles in each central parking aisle landscape island. Proposed light poles in both locations would be 25 ft. (25') which is the maximum height permitted.

The applicant also proposes the installation of four (4) building-mounted lights that would be located at a height of 35 feet (35') along the north wall to illuminate the truck loading and maneuvering area. Per Section 12-2-2:A, there are no strict limits on the height of building-mounted lights, but there is an expectation that the lights will be harmonious with building design. Staff are concerned that the proposed light height would result in excessive glare and minimize the effect of a full cut-off fixture. **The applicant should speak to the proposed height of the building-mounted lights and the potential for glare.**

**Parking Lot and Entrance Lighting**

Per Section 12-4-3:B.5, the lighting of parking and loading areas shall be a minimum of one foot-candle on the surface. Per the submitted photometric plan, many of the parking stalls located between parking lot islands would have light levels of less than one foot-candle (1 ft-c). The building entrances also generally have low light levels. While lighting at the central entrance exceeds 1 ft-c, lighting at the west and east entrances ranges between 0.5 and 0.8 ft-c. **The applicant should speak to the types of lighting fixtures proposed in the photometric plan and address concerns regarding sufficient safety lighting.**

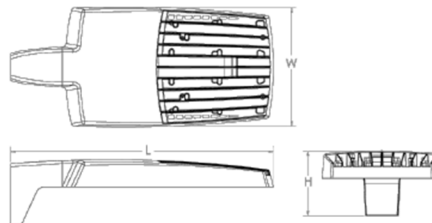
**Property Edge Lighting**

Per Section 12-4-3:B.5, lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. Footcandles are generally less than one foot-candle (1 ft-c) at the property edge, with the exception of the north property line. Light poles proposed for north side of the truck loading and maneuvering area provide light levels of up to 1.7 ft-c at the property line. **The applicant should speak potential for excessive light spillover at the north property line.**



**Specifications**

EPA (ft <sup>2</sup> @0°):	0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



**Proposed Light Pole Fixtures (Source: Lithonia)**

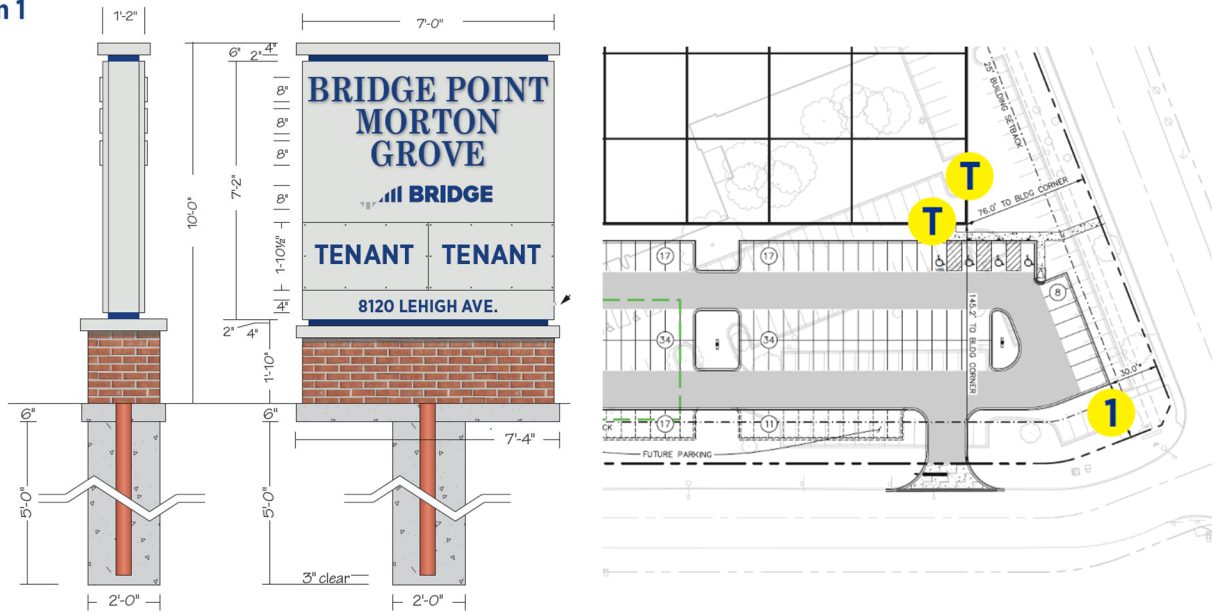
**Signage**

The proposed sign package comprises one (1) monument sign to be located at the southeast corner of the subject property near the primary parking lot entrance, one (1) building name plate and address with the Bridge Development logo to be located on the upper northeast corner of the building on the east façade, and three (3) tenant identification signs to be located toward the top of the south façade.

**Monument Sign**

The proposed monument sign would be ten feet (10') tall with a sign area of 50.2 sq. ft. The proposed sign is required to be located at least five feet (5') from the public right of way along Park Avenue and Lehigh Avenue. The sign plan does not provide the precise location of the proposed monument sign, but there appears to be sufficient space for a compliant sign location given that the parking lot is located 30 feet (30') from either right of way. A landscape bed extending two feet (2') from the sign base is required, but not provided for in the sign plan. **The applicant should speak to the proposed sign location, proposed landscaping, and confirm whether related waivers are requested.**

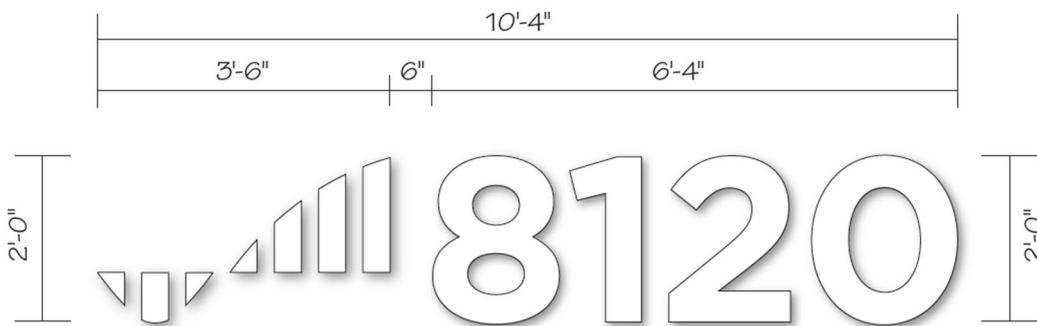
**Sign 1**



**Proposed Monument Sign Size (Left) and Location (Right – Labeled '1')**

**Address Sign**

The address sign would consist of a Bridge Development logo and street number and would be 20.7 sq. ft. The address sign would be constructed of one inch (1") thick acrylic that is painted white and flush mounted to the building. The proposed sign is in excess of the two (2) sq. ft. maximum permitted, however Staff note that the sign size is proportional to the building and are not concerned with the request. Similarly sized address numbers are located on other industrial buildings in the area and the Bridge Development logo measures seven (7) sq. ft. which is smaller than tenant signage typically permitted.



**Proposed Address Sign**

**Tenant Identification**

Three tenant signs each measuring 40 sq. ft. are proposed for the south façade along Park Avenue. Park Avenue is considered the primary frontage of the proposed development due to the southern location of the parking lot and main tenant entrances. The combined sign area of 120 sq. ft. is within the maximum permitted for a primary frontage. A fourth tenant sign is proposed for the southeast corner of the building along the Lehigh Avenue frontage which is considered the secondary frontage of the proposed building. The proposed tenant sign would be 32 sq. ft. which is the maximum sign size permitted. The final sign material is not yet known, but the applicant with requesting approval for either non-illuminated acrylic (similar to the proposed name plate sign) or internally illuminated channel lettering.



**Typical Proposed Tenant Sign – East Elevation**

The wall signs would be face lit and would have no unshielded direct light sources that may require additional guidance regarding light intensity or brightness. The Village’s applicable sign requirements are outlined in the following table.

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
<b>Nameplates</b> (10-10-4:E)	Individual professional or occupational nameplates and address signs permanently affixed to a structure, each limited to two (2) square feet.	20.7 sq. ft.	<b>Noncompliant – Waiver needed to increase permitted sign area by 18.7 sq. ft.</b>
<b>Max. sign quantity</b> (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage	1 monument sign	<i>Compliant</i>
<b>Max. permitted height</b> (10-10-7:G.3)	Max. 10.0 ft.	10.0 ft.	<i>Compliant</i>
<b>Max. ground monument sign area</b> (10-10-7:G.3, 10-10-6:H.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs	50.2 sq. ft. per face	<b>Noncompliant – Waiver needed to increase sign area by 0.2 sq. ft.</b>
<b>Monument sign location</b> (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 4.1 ft. from ROW	Location not specified	<b>Noncompliant – Waiver needed to allow for location less than 5 ft.</b>
<b>Monument sign landscape bed</b> (10-10-7:G.5)	Min. 2 ft. radius from base of sign, min. 3 ft. height at planting	2 ft. landscape bed with groundcover to remain	<b>Noncompliant – Waiver needed to allow for no landscape bed</b>

<b>Wall Signs Size – Primary Frontage (South Elevation – Park Avenue)</b> (10-10-7:F.3)	Up to one and one-half (1.5) sq. ft. of wall signage per each linear foot of frontage or one hundred twenty (120) sq. ft. of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building. Max. 120 sq. ft.	120 sq. ft.	<i>Compliant</i>
<b>Wall Signs Size – Secondary Frontage (East Elevation – Lehigh Avenue)</b> (10-10-7:F.4)	Up to one and one-half (1.5) sq. ft. of additional wall signage per each linear foot of frontage or thirty two (32) sq. ft. of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building. Max. 32. sq. ft.	32 sq. ft.	<i>Compliant</i>

As outlined in the table above, the proposed monument sign and nameplate require four waivers to the following sections of the Morton Grove Municipal Code:

- Section 10-10-4:E – A waiver to the maximum nameplate sign area permitted to allow a nameplate sign measuring 20.7 sq. ft.
- Section 10-10-7:G.3 – A waiver to the maximum monument sign area permitted to allow a monument sign measuring 50.2 sq. ft.
- Section 10-10-7:G.5 – A waiver for the required landscape bed.
- Section 10-10-7:G.6 – A waiver to the minimum required setback to allow a setback less than 5 ft. (5') from Park Avenue and Lehigh Avenue.

**Appearance Commission Review**

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
  - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
  - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
  - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
  - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
  - a. Standards: Appearance standards as set forth in this chapter.
  - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
  - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
  - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.

- e. Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
- g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
- h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

- 1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
- 2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
- 3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
- 4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
  - 2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
  - 3. *The sign will not:*
    - a. *Cause substantial injury to the value of other properties in the vicinity, or*
    - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
    - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
    - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
    - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
    - f. *Alter the essential character of the neighborhood, or*
    - g. *Violate the purpose, spirit, or intent of this code.*

## **Recommendation**

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for redevelopment to establish warehousing, distribution centers, and light manufacturing uses under Special Use Permit (PC 25-06) at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, staff recommends the following conditions of approval:

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 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.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, 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.*
4. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*
5. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final sign plan indicating the location of the monument sign that adheres to all setbacks and landscaping requirements. Final sign plans must be deemed consistent with Appearance Commission discussion, as determined by the Community Development Administrator. 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.*
6. *[Any other condition(s) deemed appropriate by the Appearance Commission]*