MINUTES OF THE JUNE 16, 2026
MEETING OF THE ZONING BOARD OF APPEALS
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, a regular meeting of the Zoning Board of Appeals was called to order at 7:00 PM by Chairman Kintner. Secretary Kirchner called the roll.

Members of the Board Present:	Hussaini, Ingram, Kintner, Liston, Mohr, Stein and Weideman- Stone
Members Absent:	None
Village Staff Present:	Zoe Heidorn, Director of Community and Economic Development Anne Ryder Kirchner, Planner/Zoning Administrator, and Secretary James English, Building and Inspectional Services Rick Dobrowski, Fire Prevention Coordinator
Trustees Present:	Minx, Thill, Travis and Mayor Witko

Chairman Kintner described the procedures for the meeting. The Village and the applicant will present the case and the Zoning Board of Appeals (ZBA) may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the ZBA on the case. Four votes are required for approval, the Board decision is final and no request that is not significantly different may be submitted for one year after the decision. It was noted that 7 Board members were present.

Board Member Liston moved to approve the May 19, 2026 minutes, Board Member Stein seconded the motion. Chairman Kintner called for the vote.

Board Member Hussaini	abstain
Board Member Ingram	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Board Member Stone voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

CASE ZBA 26-05

<u>APPLICANT:</u> Iqbal Hussain
600 Naples Ct, Apt. 210
Glenview, Illinois 60025

LOCATION: 7154 Dempster Street
Morton Grove, IL 60053

PETITION: Requesting for variation from Section 12-7-3 for off-street parking in a Commercial District

Ms. Kirchner said the Applicant is requesting the variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 7130-7188 Dempster Street. The applicant is proposing to locate a coffee shop in an existing vacant 4,078-square-foot space that would include approximately 43 tables with seating for an estimated total of 98 patrons. There is also a party room with eight (8) additional tables for 16 patrons. The shop would have three (3) employees on-site and would operate Monday through Sunday from 7:00 a.m. to 12:00 a.m.

The subject property has **142 on-site parking spaces** that are shared between the mix of uses. Three (3) units, including the unit in question, total 6,705 square feet in size and are currently vacant. The combined parking requirement for all uses on the site, including the proposed restaurant and assuming future occupancy of the two other vacant spaces by uses requiring no more than one (1) space per 250 square feet of floor area, is **189 spaces** if the shared parking calculation set forth by Section 12-7-3:H is not applied. Applying the shared parking calculation, the minimum off-street parking requirement is reduced to **170 spaces**.

Based on the shared parking requirement of 170 spaces and an on-site parking capacity of 142 spaces, the requested reduction of 20% qualifies for review by the Zoning Board of Appeals. For a property of this size, any request greater than a 30% variation would require a Special Use Permit.

Chairman Kintner clarified the hours of operation as 7:00 am to midnight. He further asked for the reasoning behind the shared parkin calculation. Ms. Kirchner said it is for this type of multi-tenant property where the mix of tenants, their hours of operation, and their peak parking times can result in a lower parking requirement for the overall site.
The applicant is considered a restaurant with a 1/150 sq. ft. parking requirement. Discussion ensued regarding previous parking variations and their current status.

Board member Ingram asked if the business hours are accounted for in the parking requirements, though the parking code does not reference hours.

Board member Hussaini asked if any other businesses in the center are open to midnight. There are no other businesses open to midnight.

Board member Stone asked if Share Tea was open when parking study was conducted.

Chairman Kintner asked if ADA spaces are in the parking space count. They are required by our code to be in the count.

The applicants and traffic consultant were sworn in. Mr. Hussain said wishes to offer a high-end coffee shop where customers will spend time.

Chairman Kintner asked for the expectation of customers time spent at the restaurant. They expect grab and go and after 7:00 pm there will be an increase in sit-down customers. Mr. Koja said they will offer sweets and pastries.

Board member Mohr asked if the restrooms were unisex and if the large exit room at the rear of the property would be used for storage. Mr. Koja said they are unisex washrooms and there would be no storage in the exit room as it holds electrical panels and equipment.

Board member Hussaini asked if occupancy effected parking requirements. Ms. Kirchner said the parking code is based only on the entire square footage of the business, not occupancy. Discussion ensued regarding the code and shared parking.

Board member Stein asked how the coffee shop experience would differ from Starbucks as mentioned by the applicant. Their proposal is to provide a place for people to have more than grab and go. A place to gather as spend time over tea, coffee and treats.

Board member Stone noted that the coffee shop peak hours will differ from other tenant's peak hours.

Board member Liston asked for the closing hours of Great American Bagel, they close by 3:00 pm.

Mr. Opitz described the traffic study information collection in the parking lot. The maximum parking count was 88 spaces or 58% of spaces utilized. He said they analyzed store receipts from the Sayfani coffee shop located in Schaumburg, which has the same hours and 500 fewer square feet than the proposed Morton Grove location. That showed peak hours of noon and after 7:00 pm.

Board member Stone asked if the new dentist office was open during the parking study time frame. Blossom Orthodontics has opened for business at that time.

Chairman Kintner asked if there was turn over information for the Schaumburg location or for the Morton Grove location. Mr. Opitz said they did not have that data and explained how much detail is required for that type of study. He said this is not an empty lot but he is confident the lot can contain the new business without incident.

Chairman Kintner asked if there was any public comment.

Board member Hussaini said there are codes that regulate parking based on occupancy and should be taken into consideration. Ms. Kirchner noted that the Unified Development Code parking requirements are based only on square footage and not on occupancy. The square footage calculation for a restaurant of this size required 28 parking spaces which correlates with allowable occupancy.

> Board member Ingram made a motion to approve Case ZBA 26-05, a request for a variation from Section 12-7-3 for off-street parking in a commercial district, subject to the following conditions:
>
> 1) The applicant's business shall operate in accordance with the plans submitted by the applicant in the Variation Application dated 5/14/2026; and
> 2) Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the Variation Application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Zoning Board of Appeals and a requirement for additional measures to reduce parking demand.

Board member Liston seconded the motion. Chairman Kintner called for the vote.

Board Member Hussaini	aye
Board Member Ingram voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Board Member Stone voting	aye
Chairman Kintner voting	aye

Motion passes (7-0)

Chairman Kintner asked for any other business or discussion.

Board Member Liston moved to adjourn the meeting, seconded by Board Member Stone. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:36 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.