

**MINUTES OF THE JUNE 20, 2016
MEETING OF THE PLAN COMMISSION
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Plan Commission was called to order at 8:05 pm. by Chairperson Farkas. Secretary Sheehan called the roll.

Members of the Commission Present: Blonz, Dorgan, Gabriel, Gillespie, Farkas

Members of the Commission Absent: Khan, Shimanski

Village Staff Present: Nancy Radzevich, Director of Economic
Development Dominick Argumedo, Zoning
Administrator/Land Use Planner, John Komorowski,
Building Official, Bill Porter, Director of Fire and
Safety

Trustees Present: John Pietron

Chairperson Farkas described the procedures for the meeting. Anyone from the audience will be allowed to speak after the commission asks questions of the applicant. After residents comments, discussion and voting will take place.

Chairperson Farkas proceeded to seek approval of the May 16, 2016 minutes.

Commissioner Gillespie moved to approve the minutes of May 16, 2016. Commissioner Blonz seconded the motion.

Chairperson Farkas called for the vote.

Commissioner Dorganl voting	aye
Commissioner Gabriel voting	aye
Commissioner Gillespie voting	aye
CommissionerBlonz voting	aye
Chairperson Farkas voting	aye

CASE PC16-04

APPLICANT: Gabriel Varga
2453 Robincrest Lane
Glenview, IL 60026

PROPERTY LOCATION: 7915 Foster Avenue

Morton Grove, IL 60053

PETITION: Application for recommendation of approval for a minor Subdivision at 7915 Foster Street, to allow for the creation of two new residential lots, in accordance with Section 12-8 of the Unified Development Code (Ordinance 07-07).

Mr. Argumedo began his review of the case with notice that the applicant submitted a letter allowing Mr. James Kubik to represent this case in his absence. The subject property is an existing 15,104 sq. ft. lot, which is 128 ft. wide and 118 ft. deep and is currently improved with a single family residence. The property is in the R2 Single Family Residence District.

The applicant proposes to subdivide the subject property into two new 7,552 sq. ft. lots, each with a width of 64 ft. The existing residence would be demolished in order to build two new single family residences on the newly created lots. The proposed subdivision would meet the R2 requirements for minimum lot width and minimum lot area. Per the Unified Development Code any subdivision fronting on an existing street, not involving any new street or road, cannot result in more than two buildable lots is defined as a Minor Subdivision. A minor subdivision even when it meets the parameters of the zoning district does not require approval a preliminary plat of survey, but shall still be reviewed before the Plan Commission with subsequent recommendation forwarded to the Board of Trustees for final determination.

The attorney representing the applicant, James Kubik was sworn in.

Mr. Kubik explained his client intends to subdivide the said lot into 2 lots, building 2 new homes that will enhance the neighborhood.

Chairperson asked staff if this is a matter of right.

Ms. Radzevich said it is technically by right because it does comply with all the zoning requirements. There are criteria that the board needs to look at to approve.

Mr. Kubik explained the existing single family home was acquired by an estate sale and is in a state of disrepair. The new subdivision with 2 new homes would improve the cul de sac on Foster Avenue.

Chairperson Farkas asked if there was anyone present that wanted to be heard.
There was no response.

Chairperson Farkas asked for a motion to approve.

Commissioner Blonz moved to approve Case PC 16-04, a request to subdivide 7915 Foster Street to allow for the creation of two new residential lots, in accordance with Section 12-8 of the Unified Development Code. (Ord 07-07). This shall be subdivided into two 64 ft lot width

and 118 ft lot depth.

1. The Final Recorded Plat of Subdivision shall be in accordance with:
 - a. Foster Place Resubdivision, prepared by Morris engineering, dated 5/5/16
2. The applicant shall not record the Final Plat of Subdivision in the Cook County recorder of deeds office until they have complied with all relevant requirements of Chapter 8 of the Unified Development code and have provided the Village of evidence of such compliance.

The motion was seconded by Commissioner Gillespie.

Voting as follows:

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Gillespie voting	aye
Commissioner Blonz voting	aye
Chairperson Farkas voting	aye

Motion passed.

CASE PC16-03

<u>APPLICANT:</u>	Village of Morton Grove 6101 Capulina Avenue Morton Grove, IL 60053
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<u>PROPERTY LOCATION:</u>	6101 Capulina Avenue Morton Grove, IL 60053
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<u>PETITION:</u>	Application for Text Amendments to Title 12 of the Village of Morton Grove Municipal Code (Ord 07-07) to amend provisions regulating the number of principal structures per zoning lot for residential developments.
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Mr. Argumedo reviewed the Village of Morton Grove's Municipal Code currently allows one principal structure on a zoning lot in all zoning districts except the manufacturing districts. Specifically the code states for principal structures only one detached building shall be located on a zoning lot in all districts except the manufacturing districts. Multiple structures are allowed pursuant to a special use permit only in commercial districts, or as a planned unit development.

Staff notes that as part of our regular review of the Unified Development Code, in conjunction with current and proposed local development trends, this regulation does not necessarily

promote or support the desired types and levels of multi-family level development that would be expected and encouraged in certain areas of the Village particularly close to the Metra station and rail line.

Under the current Village regulations, a proposal for a multi-structure residential development on a single lot can only be granted through the PUD process, regardless of the underlying zoning classification or whether the project complies with all the density controls. In light of this, staff is proposing that the provision to allow more than one principal building on a zoning lot should be expanded to include multi-family developments on larger zoning lots within the higher density residential areas, as long as such developments meet all other dimensional controls. For example, if there was a multi unit residential development where the density, height, setback, and parking all met those controls this would be an allowed use. This would accommodate a more streamlined permitting process for such developments, in the areas where they are encouraged and that otherwise comply with the code requirements.

Continuing, when reviewing the current code requirements related to multi-family development, staff looked at both of the zoning districts intended for higher density residential development, the R3 General Residence and CR Commercial Residential Districts. Staff look at their purpose, why they were created and viewed the existing development pattern for uses located in the Village.

Given the nature of the development patterns in these two zoning districts, staff believes that any larger scale multi-family development in the R3 District should still be reviewed through the Special Use or PUD process. However, in the CR District, multifamily developments in one or more principal buildings should be permitted by right, as long as the proposed development complies with all other bulk and dimensional controls and parking requirements.

There are 2 reasons for this, staff found that while the R3 district does allow for multi family developments, it is truly more of a transitional zoning district and includes more of a balance between our single family districts, R1 and R 2 and also includes far more single-family and smaller 2 and 3 unit residences then large scale multifamily developments. On the other hand, the CR District has a significant number multi-family developments in the forms of attached dwellings as well as multi-story condominium buildings. Future multi-family projects within this area would naturally blend in and complement the existing development patterns. Therefore it is proposed that those that meet the requirements of the district for bulk and density be allowed by right. The R3 district could be potentially approved, thru the special use process where the sites are appropriate with the proper studies and scrutiny.

This proposed text amendment would allow developers a more streamlined process for such developments, flexibility in keeping with development trends, while maintaining adherence to the intent and purpose of the Unified Development Code, in general, and of the CR District. Such a text amendment would also be consistent with neighboring communities – Evanston, Park Ridge, Niles and Glenview all allow for more than principal structure on a lot within their higher density residential zoning districts.

The following are the proposed text amendments:

Principal Structures: Only one principal detached building shall be located on a zoning lot in all zoning districts except ~~the manufacturing districts~~ as follows:

- (1) Within the manufacturing districts;
- (2) Within the CR Commercial Residential District for multifamily residential developments on zoning lots of not less than one acre, which comply with all the bulk, dimensional and parking requirements and would otherwise be permitted as a matter of right, provided that all common areas located therein shall be owned and maintained by a property owners association pursuant to covenants, restrictions, and easements of record approved by the Village;
- (3) Pursuant to a special use permit in the C1 General Commercial and C2 Neighborhood Commercial Districts and the R3 General Residence district, and in the CR District for lots less than one acre in area, or
- (4) As a planned unit development pursuant to Section 12-6 of the Unified Development Code.

Additionally, staff is adding two footnotes in the use table for the CR and R3 category to specifically draw attention that this is an allowed type of use either by special use for the R3 or for the by right for the CR districts.

Concluding, Argumedo stated staff is making it beneficial for the Village to comply with the zoning code and to make this a streamline process.

Commissioner Blonz asked why the principal structure needs to be approved if it is ok to put a multifamily building up, and isn't this just one structure.

Ms. Radzevich replied that many of the developments that are being seen are multiple structures that are putting up multifamily structures with 3 units and 2 units. What this will allow for is an attached dwelling development that has multiple principle buildings that it can be put on more than one acre.

Mr. Argumedo added that right now code reads that 16 units on one acre and wanted to build by right you would need to build one building, but this provides flexibility to break those buildings up.

Chairperson Farkas asked if there was any further discussion.

Chairperson Farkas asked if there was anyone present that wanted to be heard.
There was no response.

Chairperson Farkas asked for a motion to approve.

Commissioner Blonz moved to approve Case PC16-03 Application for Text Amendments to Title

12 of the Village of Morton Grove Municipal Code (Ord 07-07) to amend provisions regulating the number of principal structures per zoning lot for residential developments.

1. Update Section 12-2-2:A
2. Update Section 12-4-2:C
3. Update 12-4-3:D

As stated in the information submitted to the Plan Commission from the Village dated June 16, 2016 for PC16-03.

Motion seconded by Commissioner Gabriel.

Chairperson Farkas called for the vote.

Voting as follows:

Commissioner Gillespie voting	aye
Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Blonz voting	aye
Chairperson Farkas voting	aye

Motion passed.

Chairperson Farkas asked for any other business or discussion. Hearing none, Commissioner Blonz moved to adjourn the meeting. The motion was seconded by Commissioner Dorgan and approved unanimously pursuant to a voice vote at 8:28 pm.

Minutes by: Janet Sheehan