



**VILLAGE BOARD OF TRUSTEES  
REGULAR MEETING NOTICE/AGENDA  
March 28, 2022 - 7:00 pm**

THE RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS  
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

*In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: [www.mortongroveil.org/stream](http://www.mortongroveil.org/stream). (If an Executive Session is placed on the agenda, the meeting shall commence at 6:00 pm and the time between 6:00 pm and 7:00 pm shall be used for the Executive Session per 1-5-7A of the Village of Morton Grove Municipal Code. If the Agenda does not include an Executive Session, the meeting will begin at 7:00 pm.)*

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes** – Regular Meeting – March 14, 2022
5. **Special Reports -**
  - a. Outstanding Neighbor Recognition: Jim Rosin  
Presented by Community Relations Commissioners: Janice Cha and Ginny Ching-Yin Lo
  - b. Swearing in of Firefighter: Noel Galaviz
6. **Public Hearings - None**
7. **Plan Commission Reports - None**
8. **Residents' Comments (agenda items only)**
9. **President's Report** – Administration, Council of Mayors, Northwest Municipal Conference, Strategic Plan Committee
10. **Clerk's Report** – Advisory Commission on Aging, Chamber of Commerce, Condominium Association
11. **Staff Report**
  - a. **Village Administrator**

**b. Corporation Counsel**

**12. Reports by Trustees**

a. **Trustee Grear** – *Finance Department, Building Department, Special Events Commission, Police Facility Committee, Sawmill Station TIF (Trustee Witko)*

b. **Trustee Khan** – *Community & Economic Development Department, Plan Commission/Zoning Board, Capital Projects, French Market, Lehigh/Ferris TIF (Trustee Travis)*

1) **Ordinance 22-02** (*Introduced March 14, 2022*) (*Second Reading*): Approving a Plat of Vacation of a Portion of Chestnut Street Right of Way Located Directly West of Lehigh Avenue and Measuring Approximately 0.531 Acres in Morton Grove, Illinois

2) **Ordinance 22-03** (*Introduced March 14, 2022*) (*Second Reading*): Approving a Preliminary Plat of Subdivision and Special Use Permits with Associated Waivers for 24-Unit Mixed-Use Development on Property Commonly Known as 8500-8550 Lehigh Avenue and a 0.531-Acre Portion of Chestnut Street Right of Way Petitioned for Vacation in Morton Grove, Illinois

c. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire & Police Commission, Legal Department, RED Center (Trustee Thill)*

d. **Trustee Thill** – *Family & Senior Services Department, Appearance Commission, SWANCC (Solid Waste Agency of Northern Cook County), Water Commission (Trustee Minx)*

e. **Trustee Travis** – *Police Department, Police Pension Board, Community Relations Commission, Traffic Safety Commission, NIPSTA (Trustee Khan)*

1) **Resolution 22-15**: Authorizing the Purchase of Four (4) Police Pursuit Vehicles Through the Suburban Purchasing Cooperative Bid Program

f. **Trustee Witko** – *Public Works Department, Environment & Natural Resources Commission, Information Technology Department, Lincoln/Lehigh TIF (Trustee Grear)*

1) **Resolution 22-16**: Authorizing a Contract with Precision Pavement Marking, Inc. for the 2022 Pavement Marking Program

2) **Resolution 22-17**: Authorizing a Contract with Schroeder and Schroeder, Inc. for the 2022 Concrete Replacement Program

**13. Other Business**

**14. Presentation of Warrants - \$595,988.20**

**15. Residents' Comments**

**16. Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT  
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE  
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS  
MARCH 14, 2022**

**CALL TO ORDER**

- I. Village President Dan DiMaria convened the Regular Meeting of the Village Board at 7:00 p.m.  
& II. in the Council Chambers of Village Hall.

Mayor DiMaria said the news continues to be heartbreaking regarding the invasion and conflict in Ukraine, and has no doubt impacted Morton Grove residents profoundly. He said, "As a Board and as a Village, our collective hearts are with the Ukrainian people. We see you. We see your distress and send much love and prayers." He then asked for a moment of silence for those in this war who have been killed or wounded, and those who've lost loved ones.

- III. Village Clerk Eileen Harford called the roll. Present were Trustees Bill Gear, Saba Khan, Rita Minx, John Thill, Connie Travis, and Janine Witko.

IV.

**APPROVAL OF MINUTES**

Trustee Minx moved to accept the Minutes of the February 28, 2022 Village Board meeting as presented, seconded by Trustee Witko. **Motion passed unanimously via voice vote.**

V.

**SPECIAL REPORTS**

**Announcement of "Dine Morton Grove" Winners**

Mayor DiMaria said that, once again, the Village celebrated National Restaurant Month this past February by holding its annual "Dine Morton Grove" contest. Both residents and non-residents were encouraged to submit receipts and/or photos of their Morton Grove restaurant take-out or dine-in experiences during the month. A total of 82 entries were received from 22 households. Ten participants were randomly drawn from all entries earlier today, and will receive in the mail a \$25 American Express gift card. The winners are:

David Bates-Jefferys  
Jack & Beth Lanners  
Josephine Meehan  
Susan Filerman  
Mitchell Cohen

Chuck Gelber  
Gary Rubin  
Lisa Matsumoto  
Christine Stancy  
Marilyn Davis

Mayor DiMaria thanked all who participated and encouraged everyone to patronize the many diverse restaurants in Morton Grove throughout the year.

VI.

**PUBLIC HEARINGS**

NONE

VII.

**PLAN COMMISSION REPORTS**

1. Plan Commission Case PC 22-01: Request for Approval of a Plat of Vacation for a Portion of Chestnut Street Right-of-Way Located Directly West of Lehigh Avenue Right-of-Way.
2. Plan Commission Case PC 22-02: Request for Approval of a Preliminary Plat of Subdivision and Special Use Permits for a 24-Unit Mixed-Use Development With Bar and Microbrewery in a C/R Commercial Residential District, With Variations.
  - a. Community Development Administrator Zoe Heidorn said she was pleased to introduce these two cases, which are being presented for a first reading tonight as Ordinances 22-02 and 22-03, respectively.
  - b. She said PC 22-01 is a request for approval of a vacation of a portion of Chestnut Street, to be vested to the applicants and future abutting business owners Loyal Order of Moose #376 and MHDC SLF LLC. The proposed vacancy would expand and optimize the Village-owned redevelopment site at 8500–8550 Lehigh Avenue.
  - c. PC 22-02 is a request for approval of a subdivision in consolidation and special use permits for a mixed-use development by applicant MHDC SLF LLC at 8500–8550 Lehigh Avenue.  
Ms. Heidorn explained that the Village issued an RFQ for redevelopment of the property in 2020 and selected this project because it presented the best balance of commercial and residential uses, activated the public realm, incorporated a public plaza as a focal point for the community, and was the most fitting to and respectful of the surrounding neighborhood.
  - d. The development includes a restaurant, a microbrewery with food service, a coffee shop, and accessory bar and dining uses on the ground floor, and 24 apartment units on the second and third floors.
  - e. Ms. Heidorn said, on February 3, the Traffic Safety Commission reviewed the proposed vacation, subdivision, and special use permits, and unanimously recommended approval with comments. On February 7, the Appearance Commission reviewed the project and also unanimously recommended approval with conditions. On February 21, the Plan Commission reviewed Cases 22-01 and 22-02 and unanimously recommended approval with conditions, which have been incorporated into the Ordinances before the Board this evening.
  - f. Ms. Heidorn said, after working closely with the developer, Greg Stec, present this evening, and working through 18 site plan iterations, staff is pleased to introduce a project that is deserving of this community and of the Board's consideration. She said she or Mr. Stec would be happy to answer any questions from the Board.

VII.

**PLAN COMMISSION REPORTS**

- g. There were no questions from the Board, but Trustee Gear commended the Board and staff, saying it's been a long time since the Village purchased that property and he's glad to see good things finally happening there.
- h. Mayor DiMaria thanked the Moose for their input and being cooperative neighbors in this matter. He reminded everyone that this development will be a great complement to the train station, which is slated to be remodeled soon. He said, "After many years, I think the train area, which has been sitting like this for years and years, will finally come to life, and when people come in and out of Morton Grove, they will look at the updated train station and Greg's project and realize that Morton Grove isn't a sleepy town anymore." He said that was by design, adding he's very proud of the Village staff. He also thanked Greg for coming to town and taking a risk. Mayor DiMaria said he told Moretti's and Cooper's Hawk to "come to Morton Grove—I guarantee you'll be successful." In both cases, it's been true, so he told Greg he guaranteed that his project will be successful, and thanked him again for investing in Morton Grove.

VIII.

**RESIDENTS' COMMENTS (Agenda Items Only)**

NONE

IX.

**PRESIDENT'S REPORT**

- 1. Mayor DiMaria said the Police Department is still accepting applications for the 2022 Citizens Police Academy, although spaces are almost gone. The academy will be every Tuesday, starting March 22 and ending on May 24, from 6:30 p.m. to 8:30 p.m. If you are interested in getting an up-close look at what police do, this program is for you. The 10-week program is designed to give participants an understanding of the operation of the MGPD and a working knowledge of what law enforcement is all about. The academy classes are held once a week and the class is limited to 20 students, and there are only a few spaces left, so register ASAP. There is no cost to participate. More information can be found at the Village's website at [mortongroveil.org/cpa](http://mortongroveil.org/cpa).

X.

**CLERK'S REPORT**

Clerk Harford had no report this evening.

XI.

**STAFF REPORTS**A. Village Administrator:

Mr. Czerwinski had no formal report this evening.

XI. **STAFF REPORTS** (continued)

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XII. **TRUSTEES' REPORTS**

A. Trustee Gear:

Trustee Gear had no formal report this evening.

B. Trustee Khan:

1. Trustee Khan introduced for a first reading **Ordinance 22-02, Approving a Plat of Vacation of a Portion of Chestnut Street Right of Way Located Directly West of Lehigh Avenue and Measuring Approximately 0.531 Acres in Morton Grove, IL.**
  - a. She explained this Ordinance was pursuant to Plan Commission Case PC 22-01, which had just been presented by Ms. Heidorn. As this is a first reading, no action will be taken on this Ordinance at this time.
2. Trustee Khan next introduced for a first reading **Ordinance 22-03, Approving a Preliminary Plat of Subdivision and Special Use Permits with Associated Waivers for a 24-Unit Mixed-Use Development Property Commonly Known as 8500–8550 Lehigh Avenue and a 0.531-Acre Portion of Chestnut Street Right of Way Petitioned for Vacation in Morton Grove, IL.**
  - a. She explained that this Ordinance was pursuant to Plan Commission Case PC 22-02, which had just been reviewed by Ms. Heidorn. As this is a first reading, no action will be taken on this ordinance at this time.

C. Trustee Minx:

Trustee Minx had no formal report this evening.

D. Trustee Thill:

Trustee Thill had no formal report this evening.

XII. **TRUSTEES' REPORTS** (continued)E. **Trustee Travis:**

Trustee Travis encouraged everyone to “save the date” of Saturday, April 16, 2022, for the 12<sup>th</sup> Morton Grove Community Artists Performance, sponsored by the Community Relations Commission. The event is free to the public and will take place from 1:00 p.m. to 2:00 p.m. at the Civic Center. It will feature live performances on stage per COVID guidelines at the time and will also be available via livestream. This is a platform for people of all abilities to celebrate our diversity and uniqueness. Submissions can be made from February 1 through March 11 at noon on [www.identityperformingarts.org/projects.aspx](http://www.identityperformingarts.org/projects.aspx). Anyone who has questions should email Ginny at [Ginny@identityperformingarts.org](mailto:Ginny@identityperformingarts.org).

F. **Trustee Witko:**

1. Trustee Witko presented **Resolution 22-14, Authorizing a Contract Extension With Al Warren Oil Company, Inc. Through the Suburban Purchasing Cooperative for the Annual Purchase of Gasoline and Diesel Fuel.**
  - a. She explained that, as a member of the Northwest Municipal Conference, the Village participates in the joint purchasing program offered by the Suburban Purchasing Cooperative (SPC), in which gasoline and diesel fuel is competitively bid, reducing costs for multiple communities. Resolution 21-05 was approved to purchase gasoline and diesel fuel from Al Warren Oil Company of Hammond, Indiana, under Contract #198 of the SPC. The Village has the right to extend Contract #198 through July 5, 2023, under the same terms and conditions of the original contract. This Resolution will authorize the Village Administrator to extend the contract through July 5, 2023. The fiscal impact of this contract is \$328,141.

Trustee Witko moved, seconded by Trustee Grear, to approve Resolution 22-14.

- b. Trustee Thill asked if higher gasoline prices will be passed on to the Village. Mr. Czerwinski responded that there's a “market rate” for fuel which the Village is locked into. However, when the rate is determined it is still subject to the inflationary aspects of the commodity. However, doing it this way is the cleanest, most appropriate, and fairest way to get fuel.

Mayor DiMaria called for the vote on Resolution 22-14.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis    aye

Tr. Minx      aye  
Tr. Witko     aye

XIII.

**OTHER BUSINESS**

NONE

XIV.

**WARRANTS**

Trustee Gear presented the Warrant Register for March 14, 2022 in the amount of \$495,826.81. He moved to approve this evening's Warrant Register as presented, seconded by Trustee Witko.

**Motion passed: 6 ayes, 0 nays.**

Tr. Gear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis      aye

Tr. Minx      aye  
Tr. Witko      aye

XV.

**RESIDENTS' COMMENTS**

**Ruldolf Vilk, 7508 Emerson**, appeared before the Board to complain about Corporation Counsel Liston's job performance and her unwillingness to use her microphone. He encouraged Mayor DiMaria to fire her. However, he said, it's not personal.

XVI.

**ADJOURNMENT**

There being no further business before the Board, Trustee Minx moved to adjourn the meeting, seconded by Trustee Gear. **Motion passed unanimously via voice vote.**

The meeting adjourned at 7:18 p.m.



PASSED this 28th day of March, 2022.

Trustee Gear	_____
Trustee Khan	_____
Trustee Minx	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

APPROVED by me this 28th day of March, 2022.

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Daniel P. DiMaria, Village President  
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 29th day of March, 2022.

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Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove, Cook County, Illinois

Minutes by Teresa Cousar

## Legislative Summary

### Ordinance 22-02

#### **APPROVING A PLAT OF VACATION OF A PORTION OF CHESTNUT STREET RIGHT OF WAY LOCATED DIRECTLY WEST OF LEHIGH AVENUE AND MEASURING APPROXIMATELY 0.531 ACRES IN MORTON GROVE, ILLINOIS**

<b>Introduction:</b>	March 14, 2022
<b>Purpose:</b>	To approve the vacation of a 0.531-acre portion of Chestnut Street public right of way to facilitate private redevelopment of Village-owned property at 8500-8550 Lehigh Avenue
<b>Background:</b>	<p>MHDC SLF LLC and the Loyal Order of Moose No. 376 (“Applicants”) submitted a complete application (“Application”) requesting a vacation of a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres. Applicant MHDC SLF LLC submitted the request concurrent to a request for approval of a Preliminary Plat of Subdivision and Special Use Permits for a 24-unit mixed-use development with a bar and microbrewery, which was considered by the Plan Commission under Case PC 22-02 on February 21, 2022.</p> <p>The proposed vacation will make available for redevelopment by MHDC SLF LLC approximately 350 linear feet of a 66-foot-wide Village right of way improved with an asphalt roadway, pedestrian facilities, landscape areas, utilities, and signage. Chestnut Street currently dead ends to the west at property owned and operated by the Forest Preserve District of Cook County. The street currently services the Moose Family Center at 6149 Chestnut Street, vacant property owned by the Village at 8500 Lehigh Avenue, and a commuter parking lot owned by the Village at 8550 Lehigh Avenue, which was constructed as a temporary use. The property at 8500-8550 Lehigh Avenue and the portion of public right of way proposed for vacation are collectively described as “Site E” by the Lehigh-Ferris Framework Plan adopted under Ordinance 09-01. The Plan identifies Site E as a preferred site for higher density residential development. The proposed vacation provides the developer with additional contiguous land area to facilitate the 24-unit mixed-use redevelopment of Village-owned property proposed under Case PC 22-02.</p> <p>On February 3, 2022, the Traffic Safety Commission reviewed Case PC 22-01 and unanimously voted to recommend approval of the proposed vacation. On February 21, 2022, the Applicants appeared before the Plan Commission to present the request for approval of the Application made under Case PC 22-01. Based on the Application, supporting staff report, and testimony presented at the public hearings, the Plan Commission voted unanimously (4-0) to recommend approval of the Plat of Vacation, with conditions relating to subdivision and vesting of title, plat preparation and recordation, easements, and Board approval of PC 22-02.</p>
<b>Programs, Departs or Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The vacation of the public right of way and required recording of the Plat of Vacation will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	March 28, 2022
<b>Special Considerations or Requirements:</b>	None

Submitted by - Ralph Czerwinski, Village Administrator  
Reviewed by - Teresa Hoffman Liston, Corporation Counsel  
Prepared by - Zoe Heidorn, Community Development Administrator

## **ORDINANCE 22-02**

### **APPROVING A PLAT OF VACATION OF A PORTION OF CHESTNUT STREET RIGHT OF WAY LOCATED DIRECTLY WEST OF LEHIGH AVENUE AND MEASURING APPROXIMATELY 0.531 ACRES IN MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove, located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, pursuant to Section 12-9-5 of the Unified Development Code, the Board of Trustees of the Village of Morton Grove has the power and authority to vacate streets and alleys or portions thereof within the jurisdiction of the Village; and

WHEREAS, MHDC SLF LLC and the Loyal Order of Moose No. 376 (“Applicants”) made a complete application (“Application”) to the Plan Commission of the Village of Morton Grove under Case PC 22-01 requesting a vacation of a 0.531-acre portion of Chestnut Street public right of way located directly west of Lehigh Avenue (“Subject Property”), in accordance with the Plat of Vacation and legal description prepared by Terra Technology Land Surveying, Inc., dated January 12, 2022, a copy of which is attached hereto and made a part hereof and marked as “Exhibit A”; and

WHEREAS, the Subject Property is improved with an asphalt roadway, pedestrian facilities, landscape areas, utilities, and signage, and is proposed to be vacated and made part of a private redevelopment site for the construction of a mixed-use development consisting of two three-story structures with ground-floor commercial uses and 24 residential units and including a plaza, accessory surface parking facilities, and a shared access drive to support vehicular traffic associated with the Loyal Order of Moose No. 376 and mixed-use development, which has been considered by the Plan Commission under a request for approval of Special Use Permits and a Preliminary Plat of Subdivision submitted by MHDC SLF LLC and reviewed as Case PC 22-02; and

WHEREAS, the 0.531-acre Subject Property is bordered to the south by property owned by the Loyal Order of Moose No. 376 and having a common address of 6149 Chestnut Street, and property owned by the Village of Morton Grove and having a common address of 8500 Lehigh Avenue, and is bordered to the north by property owned by the Village of Morton Grove and having a common address of 8550 Lehigh Avenue, which are collectively known as “Site E,” per the Lehigh-Ferris Framework Plan adopted under Ordinance 09-01; and

WHEREAS, the Lehigh-Ferris Framework Plan identified Site E as a potential redevelopment site for higher density residential uses based on its proximity to the Village's proposed future downtown along Lincoln and Lehigh Avenues and the Morton Grove Metra commuter rail station; and

WHEREAS, the vacation of this portion of the Chestnut Street public right of way will be incorporated into the developable land area of Site E in order to facilitate the highest and best development opportunity for this combined area of Village-owned property: and

WHEREAS, the incorporation of the Subject Property into the Site E development parcel will provide MHDC SLF LLC the necessary additional contiguous property to support the proposed 24-unit mixed-use development proposed under Case PC 22-02; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on February 21, 2022, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on February 3, 2022, written notification was sent to property owners within 250 feet of the subject property on January 28, 2022, and a sign was posted on the Subject Property on January 28, 2022, as required by ordinance; and

WHEREAS, the Morton Grove Plan Commission held a public hearing relative to the above referenced case on February 21, 2022, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission, and, as a result of said hearing, the Plan Commission made certain recommendations and conditions through a report dated March 7, 2022, a copy of which is attached hereto and made a part hereof and marked as "Exhibit B; and

WHEREAS, the Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable laws, including Section 12-9-5 of the Unified Development Code, and voted to recommend approval of the vacation, with conditions; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have considered the report of the Plan Commission and find the proposed vacation of a portion of this public right of way is appropriate, in the public interest, and in accordance with applicable ordinances of the Village of Morton Grove for a vacation of a public right of way.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Vacation and Conditions. The Corporate Authorities do hereby approve the application for Case PC 22-01, a request for approval of the vacation of a 0.531-acre portion of Chestnut Street public right of way located directly west of Lehigh Avenue, subject to the following conditions:

1. The final recorded Plat of Vacation shall be in accordance with the Plat of Vacation prepared by Terra Technology Land Surveying, Inc., dated January 12, 2022, and attached hereto as "Exhibit A."
2. The Subject Property shall be subdivided and vested to the Applicants and owners of the abutting property to the immediate north and south of the Subject Property, where each owner will take title to the centerline of the vacated right of way adjacent to their property, or as otherwise authorized by the Village Administrator or his/her designee.
3. The final Plat of Vacation shall be prepared and recorded with the Cook County Clerk in accordance with all requirements of Section 12-9-5 of the Morton Grove Municipal Code.
4. The Village shall reserve the right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator, subject to final approval by the Village Administrator or his/her designee.
5. This Ordinance shall not take effect until the Village Board of Trustees has passed an ordinance approving the Preliminary Plat of Subdivision and Special Use Permits requested under Case PC 22-02. Should the Village Board of Trustees vote to deny the Preliminary Plat of Subdivision and Special Use Permits, this Ordinance shall be deemed null and void.

SECTION 3. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the vacation as granted hereunder.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law, and the Applicants or their successors have recorded the Plat of Vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, recorded this Ordinance with the Clerk of Cook County, Illinois, and has provided the evidence of such to the Village of Morton Grove.

PASSED this 28<sup>th</sup> day of March 2022.

Trustee Grear	_____
Trustee Khan	_____
Trustee Minx	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

APPROVED by me this 28<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Daniel DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this 29<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

## **LIST OF EXHIBITS**

- |           |  |
|-----------|--|
| EXHIBIT A | Plat of Vacation and Legal Description, dated January 12, 2022 |
| EXHIBIT B | Plan Commission Report for PC 22-01, dated March 7, 2022       |

# **EXHIBIT A**

## **PLAT OF VACATION AND LEGAL DESCRIPTION**

Dated January 12, 2022



## **EXHIBIT B**

### **PLAN COMMISSION REPORT FOR PC 22-01**

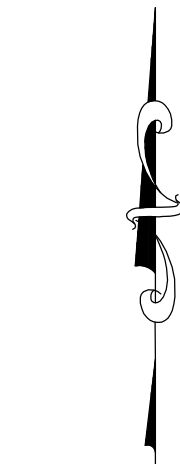
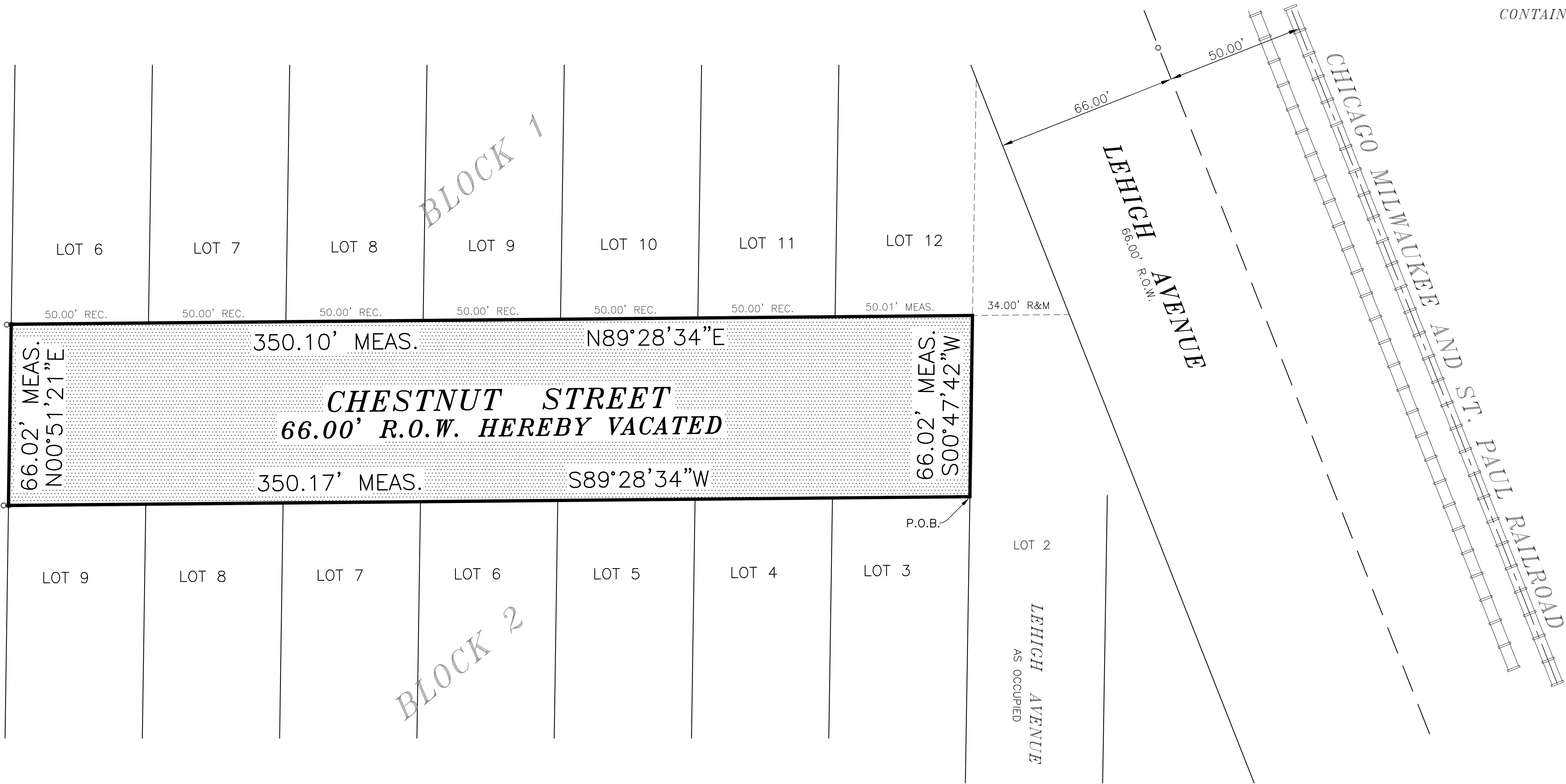
Dated March 7, 2022

PLAT OF VACATION  
OF ROAD RIGHT OF WAY  
WITHIN THE  
VILLAGE of MORTON GROVE, ILLINOIS

CHESTNUT STREET VACATION:

THAT PART OF CHESTNUT STREET IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN BLOCK 2 IN SAID MORTON GROVE; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID CHESTNUT STREET, 350.17 FEET TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2 IN SAID MORTON GROVE; THENCE NORTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, 66.02 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 1 IN SAID MORTON GROVE; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID CHESTNUT STREET, 350.10 FEET TO A POINT 34.00 FEET WEST OF THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 IN SAID MORTON GROVE; THENCE SOUTH 00 DEGREES 47 MINUTES 42 SECONDS WEST, 66.02 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.531 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 0.531 ACRES+/-



SCALE: 1" = 20'



STATE OF ILLINOIS  
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 12th DAY OF JANUARY, A.D. 2022.

BY: \_\_\_\_\_

Illinois Professional Land Surveyor No. 3210  
License Renewal Date : 11/30/2022  
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2023

CERTIFICATE OF MUNICIPALITY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

Approved and accepted by the President and Board of Trustees of the Village of Morton Grove, Cook County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

Signed: \_\_\_\_\_  
Village President

Attest: \_\_\_\_\_  
Village Clerk

COUNTY RECORDER

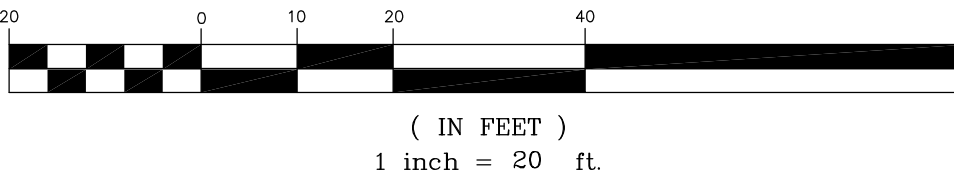
STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK

COUNTY, ILLINOIS, AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ .M.

\_\_\_\_\_  
COOK COUNTY RECORDER

GRAPHIC SCALE



**TERRA TECHNOLOGY**  
**LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047  
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 21-0080 SURVEY DATE : 12/28/2021  
DRAWING FILE : DATA/21/0080/SITE-VACATION.DWG

**To:** Village President and Board of Trustees

**From:** Ralph Czerwinski, Village Administrator  
Teresa Hoffman Liston, Corporation Counsel  
Zoe Heidorn, Community Development Administrator

**Date:** March 7, 2022

**Re:** Plan Commission Case PC 22-01 – Request for approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code. The applicants are MHDC SLF LLC and Loyal Order of Moose No. 376.

### **Executive Summary**

MHDC SLF LLC and the Loyal Order of Moose No. 376 (“applicant”) filed an application for approval of a vacation in accordance with Section 12-9-5 of the Morton Grove Unified Development Code for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres.

The proposed vacation was considered by the Plan Commission at the regularly scheduled meeting on February 21, 2022. For the reasons set forth in this report, on February 21, 2022, the Plan Commission unanimously recommended by a vote of 4-0 (Chairperson Blonz and Commissioners Gabriel and Stein absent) that the Village Board of Trustees should approve the vacation with conditions.

### **Application**

On January 10, 2022, MHDC SLF LLC and the Loyal Order of Moose No. 376 submitted a complete application to the Department of Community and Economic Development requesting a vacation of a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres. Applicant MHDC SLF LLC submitted the request concurrent to a request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8, and Special Use Permits with associated waivers for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant), which was considered by the Plan Commission under Case PC 22-02 on February 21, 2022.

The proposed vacation of Chestnut Street will make available for redevelopment approximately 350 linear feet of an existing 66-foot-wide Village right of way currently improved with an asphalt roadway measuring 32.33 feet from back of curb. The right of way also includes concrete and asphalt pedestrian facilities, landscape areas, utilities, and signage. Chestnut Street currently dead ends to the west at property owned and operated by the Forest Preserve District of Cook County. The street currently services the Moose Family Center at 6149 Chestnut Street, vacant property owned by the Village at 8500 Lehigh Avenue, and a 110-space commuter parking lot owned by the Village at 8550 Lehigh Avenue, which was constructed as a temporary use.

If Chestnut Street is successfully vacated, the property will be subdivided into two lots as depicted in the Preliminary Plat of Subdivision submitted under Case PC 22-02, where the Loyal Order of Moose (No. 376) and MHDC SLF LLC will take title to the centerline of the vacated right of way adjacent to their property. The proposed vacation will expand and optimize the site footprint to support a mixed-use development featuring 24 residential units, ground-floor retail space, a public plaza, and accessory parking areas. A shared access drive located along the southern edge of the project site will provide two-way vehicular access from Lehigh Avenue to the proposed development and 6149 Chestnut Street. A secondary emergency accessway to Lehigh Avenue will be provided at the center of the development through a pedestrian plaza.

With the exception of peripheral site improvements, no changes are proposed to the Moose Family Center property or its operation. The property will be accessible to vehicles through one access drive along the east lot line, leading directly to the new shared access drive, and two drives along the north lot line, which are existing and lead to a 24-foot parking lot aisle. A shared access easement will entitle members, visitors, and service providers of the Moose Family Center to use drive aisles throughout the entire development site. The site must be designed to accommodate full circulation through the property by a

garbage truck, the largest sized emergency vehicle available locally, and the largest sized truck expected to provide service to the property.

### **Village Administrator & Staff Review**

Pursuant to section 12-9-5:B.2, the Village Administrator and staff must verify the information provided by the applicant and report on any known public interests served by the parcel, recommendations with regard to retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, recommendations regarding the vesting of title to the property upon vacation, and recommendations as to whether the applicants should pay the Village reasonable compensation for the property or whether compensation should be waived. This report must then be forwarded to the Plan Commission for review and consideration. The findings of the Village Administrator are outlined in the staff report to the Plan Commission dated February 15, 2022, and address public interests served by the property, the retention of easements, vesting of title to the property upon vacation, and compensation for the property.

### **Public Hearings**

#### **Traffic Safety Commission**

On February 3, 2022, the Traffic Safety Commission reviewed Case PC 22-01 in accordance with Section 12-16-4:A. After reviewing the submitted application, the Traffic Safety Commission unanimously voted to recommend approval of the proposed vacation and forwarded comments issued by the Village Engineer dated January 27, 2022. Because the comments were only in relation to the proposed redevelopment of the subject property, and did not address the proposed vacation, they are addressed as part of Case PC 22-02.

#### **Plan Commission**

The Village of Morton Grove provided public notice for the February 21, 2022, Plan Commission public hearing for Case PC 22-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 3, 2022. The Village mailed letters to property owners within 250 feet of the subject property on January 28, 2022, and placed a public notice sign on the subject property on January 28, 2022.

Plan Commission – February 21, 2022, Proceedings: Four members of the Plan Commission were in attendance at the public hearing for Case PC 22-01 held on February 21, 2022. Chairperson Blonz, Commissioner Stein, and Commissioner Gabriel were absent with notice. Commissioner Kintner was appointed Chairperson Pro-Tem in the absence of Chairperson Blonz.

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated February 15, 2022, and attached hereto as “**Attachment A**,” was entered into the public record.

Community Development Administrator Zoe Heidorn presented the case for the Village. She explained that Case PC 22-01 is a request for approval of a Plat of Vacation for a portion of Chestnut Street petitioned to be vacated by the Village and vested to the applicants and abutting property owners. The 66-foot-wide public right of way is currently improved with an asphalt roadway that dead ends at property owned by the Forest Preserve District of Cook County. Upon successful vacation of the right of way, the property will be subdivided under Case PC 22-02 and transferred to the applicants as depicted in the staff report to the Plan Commission. The vacation is intended to expand and optimize the redevelopment site at 8500-8550 Lehigh Avenue, which is planned to be improved with a 24-unit mixed-use development proposed through a Special Use Permit to be reviewed under Case PC 22-02.

She stated that, pursuant to Village Code, staff has forwarded specific findings regarding public interests served by the parcel, the retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, vesting of title, and compensation for the property, which are included in the distributed staff report. Generally, staff is supportive of the request for vacation because it supports development that aligns with the objectives of the Lehigh/Ferris Framework Plan and requirements of the C/R Commercial/Residential District.

Ms. Heidorn introduced James Marston, Architect with Gleason Architects and authorized representative of MHDC SLF LLC. Mr. Marston was sworn in. Ms. Heidorn noted that representatives of the Loyal Order of the Moose No. 376 are also present in the audience.

Mr. Marston described the proposed vacation and need for the vacation to support the proposed 24-unit mixed-use development. A proposed shared access drive to the Moose Lodge and the development at the southern end of the project site will take the place of Chestnut Street. The development will include a public plaza, surface parking area, and two buildings containing apartments and commercial uses.

Chairperson Pro-Tem Kintner asked for questions from the Commissioners.

Commissioner Dorgan asked if the Village would be compensated for vacating the publicly owned property.

Ms. Heidorn responded that the compensation will be determined through a redevelopment agreement between MHDC SLF LLC and the Village. Staff is currently working with the developer to finalize the terms of that agreement. The agreement will be presented to the Board of Trustees for consideration at a later date.

Chairperson Pro-Tem Kintner asked for public comment.

Martin Bresler of 8440 Callie Avenue commented that the vacation and mixed-use development Plan Commission cases should be discussed and considered together.

Ms. Heidorn noted that the cases must be presented and considered separately, but that a recommendation of approval of the vacation may made be contingent on a positive recommendation of Case PC 22-02.

Theodora Turula of 6401 Lincoln Avenue, Board Member of the Morton House Condominium Association, asked if a traffic study has been prepared and if the railroad crossing would be improved as part of this development.

Zoe Heidorn responded that a traffic study was prepared by Kimley-Horn and Associates. The study was prepared at the direction of the Village to ensure full transparency and accuracy of information. Ms. Heidorn noted that Bill Grieve of Kimley-Horn is attending the meeting via Zoom and will be able to respond to any questions from the Commission.

Ms. Heidorn explained that the Village acknowledges that improvements that are needed at the railroad crossing at Lincoln Avenue, but that these projects are prohibitively expensive at this time. She stated that staff is working through architectural design of a Metra station renovation and that crossing enhancements will be considered in the future, but that they will not be part of the cases considered tonight.

Commission Mohr said he would like approval of PC 22-01 to be contingent on the approval of PC 22-02 so that they are considered together. Chairperson Pro-Tem Kintner responded that the recommended motion could be modified to include this stipulation.

Commission Liston made a motion to recommend approval of Case PC 22-01, a request for approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code, subject to the following conditions:

1. Upon vacation, the property shall be subdivided and vested to the owners of the abutting property, where each owner will take title to the centerline of the vacated right of way adjacent to their property.
2. The final plat of vacation shall be prepared and recorded with the Cook County Clerk in accordance with Section 12-9-5 of the Morton Grove Municipal Code.
3. The Village reserves to right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator.

4. The recommendation of approval shall be contingent on a recommendation of approval of Case PC 22-02.

The motion was seconded by Commissioner Dorgan.

Chairperson Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting	aye
Commissioner Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye

The motion was unanimously (4-0) approved.

#### **Final Plans and Supporting Documents**

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment B**":

1. Plat of Survey, prepared by Terra Technology Land Surveying, Inc., dated December 28, 2021
2. Plat of Vacation, prepared by Terra Technology Land Surveying, Inc., dated December 28, 2021

#### **Attachments**

- **Attachment A** – Staff Report to the Plan Commission for PC 22-01, prepared by Zoe Heidorn, Community Development Administrator, dated February 15, 2022
- **Attachment B** – Final Plans and Supporting Documents for PC 22-01

**Attachment A**

Staff Report to the Plan Commission for Case PC 22-01  
Prepared by Zoe Heidorn, Community Development Administrator  
*February 15, 2022*





# Village of Morton Grove

## Department of Community & Economic Development

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**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** February 15, 2022

**Re:** Case PC 22-01: Request for approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code. The applicants are MHDC SLF LLC and Loyal Order of Moose No. 376.

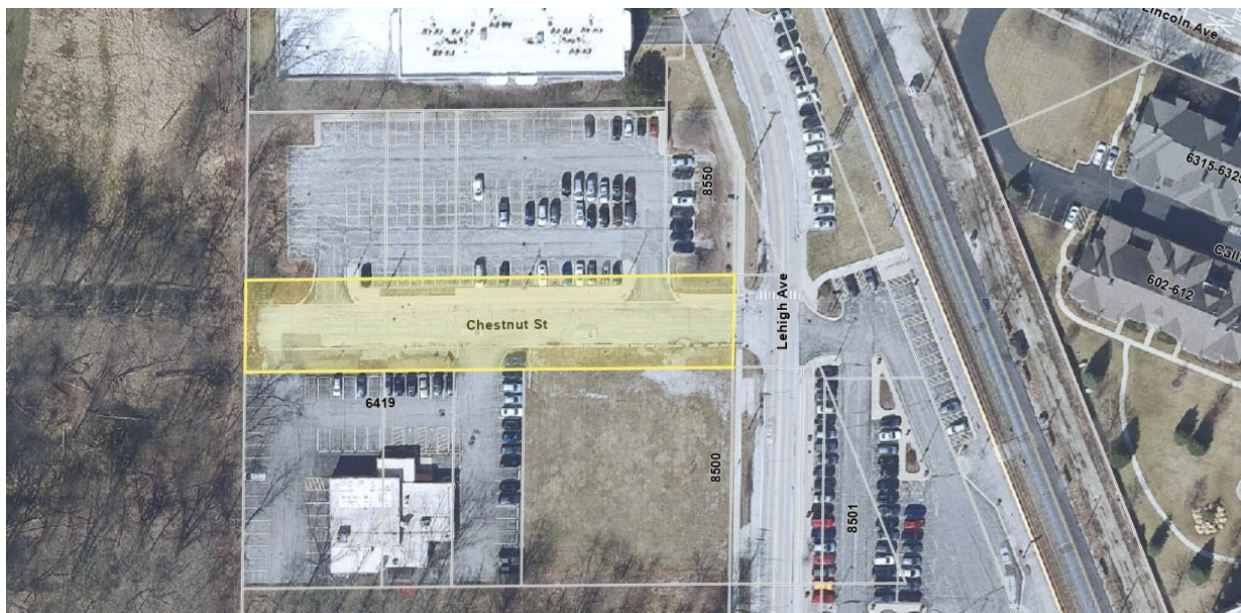
## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the February 21, 2022, Plan Commission public hearing for Case PC 22-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 3, 2022. The Village mailed letters to property owners within 250 feet of the subject property on January 28, 2022, and placed a public notice sign on the subject property on January 28, 2022.

### Application Summary

On January 10, 2022, MHDC SLF LLC and the Loyal Order of Moose No. 376 submitted a complete application to the Department of Community and Economic Development requesting a vacation in accordance with Section 12-9-5 of the Morton Grove Unified Development Code for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres. Applicant MHDC SLF LLC submitted the request concurrent to a request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8, and Special Use Permits with associated waivers for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant), all of which will be considered by the Plan Commission and Board of Trustees under Case PC 22-02.



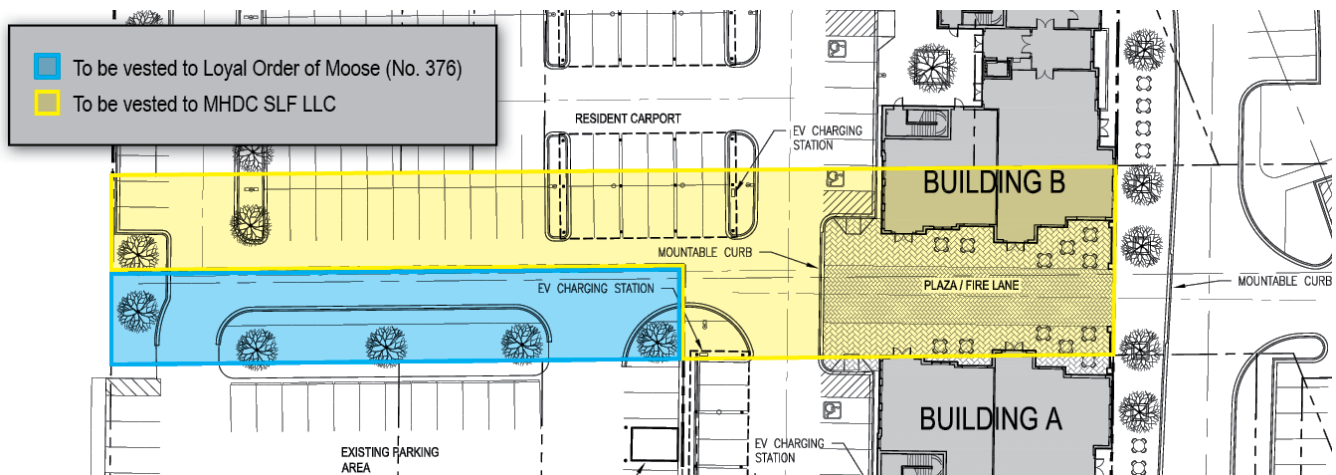
***Proposed Area of Vacation***



The proposed vacation of Chestnut Street right of way will eliminate approximately 350 linear feet of an existing 66-foot-wide Village right of way currently improved with an asphalt roadway measuring 32.33 feet from back of curb to back of curb. The right of way also includes concrete and asphalt pedestrian facilities, landscape areas, utilities, and signage. Parking on the north side of Chestnut Street is restricted to 90-minute parking between 8:00 AM and 6:00 PM, Monday through Friday, and parking on the south side of the street is prohibited.

Chestnut Street currently dead ends to the west at property owned and operated by the Forest Preserve District of Cook County. The street services the Moose Family Center at 6149 Chestnut Street, vacant property owned by the Village at 8500 Lehigh Avenue, and a 110-space commuter parking lot owned by the Village at 8550 Lehigh Avenue. The commuter parking lot was contemplated by the Village to be a temporary use until redevelopment of the site occurred.

If Chestnut Street is successfully vacated and the Village-owned property is successfully transferred to the developer, the property will be subdivided into two lots as depicted in the Preliminary Plat of Subdivision submitted under Case PC 22-02, where the Loyal Order of Moose (No. 376) and MHDC SLF LLC will take title to the centerline of the vacated right of way adjacent to their property, as shown in the graphic below.



***Proposed Vesting of Title***

The proposed vacation will expand and optimize the site footprint to support a mixed-use development featuring 24 residential units, ground-floor retail space, a public plaza, and accessory parking areas. A 24-foot-wide (25 feet measured from back of curb) shared access drive located along the southern edge of the project site will provide two-way vehicular access from Lehigh Avenue to the proposed development and 6149 Chestnut Street. A secondary emergency accessway to Lehigh Avenue will be provided at the center of the development through a pedestrian plaza. The plaza will be designed with mountable curbs and will maintain a 24-foot-wide clearance at all times. Development plans are included in the hearing packet for Case PC 22-02.

With the exception of peripheral site improvements and a new trash enclosure, no changes are proposed to the Moose Family Center property or its operation. The property will be accessible to vehicles through one access drive along the east lot line, leading directly to the new shared access drive, and two drives along the north lot line, which are existing and lead to a 24-foot parking lot aisle. A shared access easement will entitle members, visitors, and service providers of the Moose Family Center to use drive aisles throughout the entire development site. The developer is required to demonstrate that the site design can accommodate full circulation through the property by a garbage truck, the largest sized emergency vehicle available locally, and the largest sized truck expected to provide service to the property. Turning path diagrams were submitted and are included in the hearing packet for Case PC 22-02.

#### **Village Administrator & Staff Review**

Pursuant to section 12-9-5:B.2, the Village Administrator and staff must verify the information provided by the applicant and report on any known public interests served by the parcel, recommendations with regard to retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, recommendations regarding the vesting of title to the property

upon vacation, and recommendations as to whether the applicants should pay the Village reasonable compensation for the property or whether compensation should be waived. This report must then be forwarded to the Plan Commission for review and consideration.

The findings of the Village Administrator and staff are as follows:

- **Any known public interests served by the parcel:** Staff finds that the proposed vacation will benefit the public interest by optimizing the project site footprint to support a walkable and vibrant mixed-use development that meets the requirements of the C/R Commercial/Residential District and the objectives of the Lehigh/Ferris Framework Plan. The proposed development would not be possible without the proposed vacation.  
  
Alternative access to 6149 Chestnut Street and the proposed development by means of new shared access drive is not anticipated to be detrimental to traffic circulation, emergency services, utility facilities, or other similar right of way purposes. The current Chestnut Street right of way measures 32.33 feet from back of curb to back of curb, which supports two driving lanes and one parking lane. The proposed shared access drive will measure 25 feet from back of curb to back of curb, which will support two 12-foot-wide driving lanes. For reference, a 12-foot travel lane is recommended by the Illinois Department of Transportation's (IDOT) Bureau of Local Roads & Streets for travel lanes with a 45-mile-per-hour speed, where truck traffic is significant, or in industrial areas.
- **Retention of easements for the benefit of public utilities and pedestrian or bicycle accessways:** Staff recommends the retention of (1) easements to ensure appropriate access to and maintenance of public utilities located within the area of vacation and as otherwise needed or required by the Village, (2) easements to authorize use of the proposed access drive and other areas of pedestrian and vehicular circulation by the Moose Family Center, and (3) easements as deemed appropriate by the Village to authorize use of vehicular and pedestrian areas by the Village and general public.
- **Vesting of title to the property upon vacation:** Staff recommends that the property within the area of vacation is divided and vested to the owners of the abutting property, where each owner will take title to the centerline of the vacated right of way adjacent to their property.
- **Compensation for the property:** Appropriate compensation for the property will be determined by the Village as part of a forthcoming redevelopment agreement.

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

On February 3, 2022, the Traffic Safety Commission reviewed Case PC 22-01 in accordance with Section 12-16-4:A. After reviewing the submitted application, the Traffic Safety Commission unanimously voted to recommend approval of the proposed vacation and forwarded comments issued by the Village Engineer dated January 27, 2022. Because the comments were only in relation to the proposed redevelopment of the subject property, and did not address the proposed vacation, they are addressed in Case PC 22-02.

#### **Appearance Commission Review**

Appearance Commission review was not required in the case of PC 22-01 because the request will have an insignificant impact on the community from an appearance perspective.

#### **Departmental Review**

The application and all supporting materials were distributed to staff within the Village's Fire, Building, Public Works (Engineering), and Police Departments for review. The comments received by staff are as follows:

- **Police Department:** No issues identified at this time.
- **Fire Department:** No issues identified at this time.
- **Building Department:** No issues identified at this time.
- **Public Works Department/Engineering:** No issues identified at this time.

**Recommendation**

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

*Motion to recommend approval of Case PC 22-01, a request for approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code, subject to the following conditions:*

- 1. Upon vacation, the property shall be subdivided and vested to the owners of the abutting property, where each owner will take title to the centerline of the vacated right of way adjacent to their property.*
- 2. The final plat of vacation shall be prepared and recorded with the Cook County Clerk in accordance with Section 12-9-5 of the Morton Grove Municipal Code.*
- 3. The Village reserves the right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator.*

**Attachment B**

Final Plans and Supporting Documents for Case PC 22-01

*(On file with the Department of Community and Economic Development)*

## Legislative Summary

### **Ordinance 22-03**

#### **APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND SPECIAL USE PERMITS WITH ASSOCIATED WAIVERS FOR A 24-UNIT MIXED-USE DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 8500-8550 LEHIGH AVENUE AND A 0.531-ACRE PORTION OF CHESTNUT STREET RIGHT OF WAY PETITIONED FOR VACATION IN MORTON GROVE, ILLINOIS**

<b>Introduction:</b>	March 14, 2022
<b>Purpose:</b>	To approve a Preliminary Plat of Subdivision and Special Use Permits for the subdivision and consolidation of property at 8500-8550 Lehigh Avenue and a 0.531-acre portion of Chestnut Street public right of way and construction of a 24-unit mixed-use development thereon.
<b>Background:</b>	<p>MHDC SLF LLC (“Applicant”) submitted complete applications (“Application”) requesting approval of a Preliminary Plat of Subdivision and Special Use Permits for Village-owned property at 8500-8550 Lehigh Avenue and a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres petitioned for vacation under Case PC 22-01, which was considered by the Plan Commission on February 21, 2022.</p> <p>The Applicant proposes to acquire approximately 2.049 acres in Village-owned property and Chestnut Street right of way for the construction of a three-story mixed-use development consisting of two structures (Buildings A and B) with ground-floor commercial uses and 24 residential units located on the second and third floors. Site improvements will include a pedestrian plaza, parking areas, carports, a shared access drive, and landscape areas. The developer is proposing 127 parking spaces to the rear of the principal structures, which exceeds the Code’s reduced transit-oriented development parking requirement of 101 spaces and the demand of 75 spaces established in the submitted traffic and parking impact study. Vehicular access to the development and the Moose Family Center at 6149 Chestnut Street will be provided by a two-lane shared access drive at the site’s southern lot line. The developer is requesting waivers for number of detached accessory structures, rear yard impermeable coverage, open accessory parking space setback, location of outdoor seating areas, facade transparency, bedroom mix, public parkway trees, and parking lot screening abutting private property.</p> <p>On February 3, 2022, the Traffic Safety Commission reviewed Case PC 22-02 and unanimously voted to recommend approval of the proposed development with comments. On February 7, the Appearance Commission reviewed Case AC 22-01 and unanimously voted to issue an Appearance Certificate and recommend approval of the proposed development with conditions. On February 21, 2022, the Applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 22-02. Based on the Application, supporting staff report, and testimony presented at the public hearings, the Plan Commission voted unanimously (4-0) to recommend approval of the Preliminary Plat of Subdivision and Special Use Permits, with conditions relating to site design and operation.</p>
<b>Programs, Dept’s, Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Preliminary Plat of Subdivision and Special Use Permits will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	March 28, 2022
<b>Special Considerations or Requirements:</b>	None

Submitted by - Ralph Czerwinski, Village Administrator  
Reviewed by - Teresa Hoffman Liston, Corporation Counsel  
Prepared by - Zoe Heidorn, Community Development Administrator

## **ORDINANCE 22-03**

### **APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND SPECIAL USE PERMITS WITH ASSOCIATED WAIVERS FOR A 24-UNIT MIXED-USE DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 8500-8550 LEHIGH AVENUE AND A 0.531-ACRE PORTION OF CHESTNUT STREET RIGHT OF WAY PETITIONED FOR VACATION IN MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 8500-8550 Lehigh Avenue, legally described in “Exhibit A”, attached hereto and made a part of this Ordinance, is a 1.518-acre site located within a C/R Commercial/Residential District and comprises lots separated by a 0.531-acre portion of Chestnut Street public right of way located directly west of Lehigh Avenue that has been petitioned for vacation through a complete application to the Village’s Plan Commission under Case PC 22-01, in accordance with the Plat of Vacation and legal description prepared by Terra Technology Land Surveying, Inc., dated January 12, 2022, a copy of which is attached hereto and made a part hereof and marked as “Exhibit B”, and together comprise the subject property (“Subject Property”); and

WHEREAS, the Subject Property is partially unimproved (8500 Lehigh Avenue), partially improved with an asphalt roadway, pedestrian facilities, landscape areas, utilities, and signage (Chestnut Street right of way), and partially improved with a temporary commuter parking lot and stormwater management facilities (8550 Lehigh Avenue); and

WHEREAS, “Microbrewery/microdistillery, as accessory use to bar, tavern or cocktail lounge or sit down restaurant,” “taverns, bars, and cocktail lounges,” and “mixed use development” with variations are listed as Special Uses in the C/R Commercial/Residential District pursuant to Section 12-4-3:D of the Unified Development Code; and

WHEREAS, before subdividing or consolidating any tract of land, an owner shall submit a Preliminary Plat to the Plan Commission and Village Board of Trustees for review and approval pursuant to Chapter 12-8 of the Unified Development Code; and

WHEREAS, MHDC SLF LLC (“Applicant”) filed complete applications to the Village’s Plan Commission under case PC 22-02 (“Application”) requesting approval of a Preliminary Plat of Subdivision and Special Use Permits for a subdivision and consolidation of the Subject Property into two lots and the development of a mixed-use development comprising two structures, “Building A”

and “Building B”, with ground-floor commercial uses and 24 residential units on the second and third floors, 127 accessory surface parking spaces, a pedestrian plaza, and a two-lane shared access drive; and

WHEREAS, in order to authorize the development as presented, the Application includes requests for variation to Section 12-2-2 for number of detached accessory structures on a zoning lot, Section 12-3-5 for rear yard impermeable coverage, Section 12-2-6 for setback of open accessory parking spaces, Section 12-5-5 for location of outdoor seating areas in a public right of way, Section 12-5-7 for facade transparency, Section 12-5-7 for bedroom mix, Section 12-11-1 for public parkway trees, and Section 12-11-3 for parking lot screening abutting private property; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on February 21, 2022, was published in the Morton Grove Champion, a newspaper of general circulation in the Village of Morton Grove, on February 3, 2022, written notification was sent to property owners within 250 feet of the subject property on January 28, 2022, and a sign was posted on the Subject Property on January 28, 2022, as required by ordinance; and

WHEREAS, pursuant to Section 12-7-3:B, the off-street parking standards identified in the Unified Development Code as “Required Spaces by Use” shall be advisory only for Special Use applications and the final number of required parking spaces for Special Use Permits will be established by the Village Board based on the submitted traffic and parking impact study and any recommendations by the Traffic Safety Commission, Plan Commissions, and staff; and

WHEREAS, in accordance with Section 12-7-3:B of the Village Code, the Applicant submitted a traffic and parking impact study, “Mixed-Use Development Traffic Planning Study, Morton Grove,” prepared by Kimley-Horn, dated January 2022, which establishes a peak daily parking demand of 75 spaces and discusses projected traffic impacts associated with the proposed development; and

WHEREAS, on February 3, 2022, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking study, and recommended approval with comments; and

WHEREAS, on February 7, 2022, the Appearance Commission reviewed the Application, approved an Appearance Certificate for proposed improvements that authorized associated waivers, and recommended approval of the Application with conditions; and

WHEREAS, at the February 21, 2022, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were

given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village's Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Subdivision established in Section 12-16-4:D.3 and the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the Preliminary Plat of Subdivision and Consolidation and Special Use Permits, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated March 7, 2022, which was presented to the Village Board on March 14, 2022, and a copy of that report is contained in "Exhibit C", attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village's Unified Development Code, the Corporate Authorities have determined that the proposed Preliminary Plat of Subdivision and Consolidation and Special Use Permits should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Preliminary Plat of Subdivision and Special Use Permits. The Corporate Authorities hereby approve a Preliminary Plat of Subdivision and Consolidation and grant Special Use Permits to allow the construction of a 24-unit mixed-use development and authorize select variations to requirements of the Unified Development Code, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors and assigns. The Special Use Permit approval shall include the following waivers:

- A. Waiver to Section 12-2-2 for number of detached structures on a zoning lot;
- B. Waiver to Section 12-2-5 for maximum impermeable rear yard coverage;
- C. Waiver to Section 12-2-6 for setback for open accessory parking spaces;
- D. Waiver to Section 12-5-5 for location of outdoor seating areas in a public right of way;
- E. Waiver to Section 12-5-7 for bedroom mix;
- F. Waiver to Section 12-5-7 for facade transparency;
- G. Waiver to Section 12-11-1 for public parkway trees;



- H. Waiver to Section 12-11-3 for parking lot screening abutting private property; and
- I. Waivers to select signage requirements of Chapter 10-10, as approved by the Appearance Commission.

SECTION 3. Conditions. The Preliminary Plat of Subdivision and Special Use Permits shall be subject to the following conditions:

- A. The site, improvements, and buildings, including building footprints, shall be improved and operated consistent with the plans and supporting documents and modifications as finalized and specifically approved in writing by the Village Administrator or his designee, including:
  - 1. Preliminary Plat of Subdivision & Consolidation, 8500-8550 Lehigh Subdivision, dated December 28, 2021 (2 sheets)
  - 2. Overall Site Plan, prepared by Gleason Architects, P.C., dated January 12, 2022
  - 3. Concept 1<sup>st</sup> Floor Plan – Building A, prepared by Gleason Architects, P.C., dated December 13, 2021
  - 4. Concept 2<sup>nd</sup> and 3<sup>rd</sup> Floor Plan – Building A, prepared by Gleason Architects, P.C., dated December 13, 2021
  - 5. Concept 1<sup>st</sup> Floor Plan – Building B, prepared by Gleason Architects, P.C., dated December 13, 2021
  - 6. Concept 2<sup>nd</sup> and 3<sup>rd</sup> Floor Plan – Building B, prepared by Gleason Architects, P.C., dated December 13, 2021
  - 7. Sheet L1.0 – Overall Landscape Plan, prepared by Heller & Associates, LLC, dated December 12, 2021
  - 8. Sheet L1.1 – Foundation Landscape Plan: Building B, prepared by Heller & Associates, LLC, dated December 12, 2021
  - 9. Sheet L1.2 – Foundation Landscape Plan: Building A, prepared by Heller & Associates, LLC, dated December 12, 2021
  - 10. Sheet L1.3 – Landscape Details, Notes & Schedules, prepared by Heller & Associates, LLC, dated December 12, 2021
  - 11. Morton Grove Mixed Use, Concept – East Elevation, Facing Lehigh Ave., Concept – Courtyard Elevations, prepared by Gleason Architects, P.C., dated January 12, 2022

12. Morton Grove Mixed Use, Concept – West Elevation, Facing Moose Lodge, Concept – North Elevation, Bldg. B, Concept – South Elevation, Bldg. A, prepared by Gleason Architects, P.C., dated January 12, 2022
13. Morton Grove Mixed Use, prepared by Gleason Architects, P.C., dated September 7, 2021, including:
  - a. Northeast Elevation, Facing Lehigh Ave.
  - b. East Elevation, Facing Lehigh Ave.
  - c. Courtyard, Facing Lehigh Ave.
  - d. Courtyard, Lehigh Ave.
  - e. Southeast Elevation, Facing Lehigh Ave.
  - f. Southwest Elevation
  - g. West Elevation
  - h. Northwest Elevation
14. Morton Grove Residential – Site Geometric and Paving Plan, prepared by RWG Engineering, LLC, dated January 11, 2022
15. Morton Grove Residential – The Moose – 40' Box Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
16. Morton Grove Residential – The Moose – WB-40 Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
17. Morton Grove Residential – Residential – 40' Box Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
18. Morton Grove Residential – The Moose – Fire Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
19. Morton Grove Residential – Fire Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permits.

- B. The Subject Property shall be developed and operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearings before the Appearance Commission, Traffic Safety Commission, and Plan Commission. Any inconsistencies in development or operation, as determined by the

Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permits.

- C. All final site development plans must be approved in writing by the Village Administrator or his/her designee and shall be consistent with the site layout and building setbacks shown in the Morton Grove Residential – Site Geometric and Paving Plan, prepared by RWG Engineering, LLC, dated January 11, 2022, and final recommendations from staff, the Appearance Commission, Traffic Safety Commission, Plan Commission, and Village Board of Trustees.
- D. Prior to the issuance of a building permit, the Applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Community Development Administrator, and Village Engineer, subject to the review and approval of the Village Administrator or his/her designee.
- E. Prior to the issuance of a building permit, the Applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator or his/her designee, and shall comply with all comments and recommendations provided by the Village Engineer in the staff report to the Traffic Safety Commission dated January 27, 2022, and the comments provided by the Village Engineer in the departmental comment form dated February 13, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
- F. Prior to the issuance of a building permit, the Applicant shall submit a final landscape plan for review and approval by the Village Administrator or his/her designee. Such approval may include modifications to and/or elimination of landscape islands and proposed trees as needed to facilitate required access for delivery trucks and emergency vehicles and/or construct additional parking spaces for use by the Moose Family Center. The Applicant shall make every effort to install additional landscape areas and trees on the site to offset any reduced landscaping areas and trees.
- G. The Applicant shall explore opportunities for additional parking within the Chestnut Street public right of way to be vested to the Loyal Order of Moose No. 376, including, but not limited to, parallel parking or an additional row of perpendicular parking. The final plan's parking and circulation layout shall not diverge significantly from the approved site plan and shall be subject to review and approval by the Village Administrator or his/her designee.

- H. Conspicuous design elements shall be included in the final site design to provide awareness of the need to maintain the 24-foot-wide fire lane within the plaza clear of temporary or permanent fixtures that could interfere with emergency access, subject to review and approval by the Village Administrator or his/her designee.
- I. The Applicant shall install signage indicating that parking, stopping, and standing are prohibited at any time along both north and south sides of the shared access drive. Additional measures shall be required if the Village observes an issue of vehicles parking, stopping, or standing within the shared access drive, subject to review and approval by the Village Administrator or his/her designee. The Applicant shall be responsible for controlling the behavior of vehicles along this accessway.
- J. Prior to the issuance of a certificate of occupancy, the Applicant shall submit a signage plan that includes designated parking lot signage and shared access drive signage for review and approval by the Village Administrator or his/her designee and shall install and maintain signage in accordance with the approved signage plan. Any modification to the signage plan shall be approved in writing by the Village Administrator or his/her designee prior to installation.
- K. The Applicant shall design and construct the Moose Family Center trash enclosure in a location desirable to the Loyal Order of Moose No. 376, subject to review and approval by the Village Administrator or his/her designee.
- L. The Applicant shall design and construct the stormwater detention facilities to accommodate the future redevelopment of the property at 6149 Chestnut Street and portion of Chestnut Street to be vested to the owner of said property.
- M. The Applicant shall bury existing aboveground utilities located within the development site or public right of way as required by the Village, subject to review and approval by the Village Administrator or his/her designee.
- N. Carports shall be designed and maintained in a manner that does not interfere with circulating parking lot traffic.
- O. Prior to the issuance of a certificate of occupancy, an access agreement for the shared access drive and accessory parking areas shall be submitted to the Village Administrator or his/her designee for review and approval and shall be recorded with the Cook County Clerk.

- P. Outdoor seating shall not be permitted on private or public property after 12:00 a.m. for the microbrewery and any bar use. Noise shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.
- Q. All exterior garbage and recycling receptacles shall be lidded or shall be emptied or moved indoors overnight to prevent any environmental nuisance, including, but not limited to, overflowing and animal feeding.
- R. All commercial and residential uses on the site shall be provided recycling service.
- S. All deliveries to the site shall occur no earlier than 7:00 a.m. and no later than 7:00 p.m. No delivery vehicle shall park, stop, or stall on Lehigh Avenue or within the shared access drive for any period of time. All deliveries to the site shall occur in the designated loading zones or at alternative locations within the internal parking area, subject to delivery plan approval by the Village Administrator or his designee.
- T. The final landscape and improvement plan for the Lehigh Avenue right-of-way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
- U. This Ordinance shall not take effect until the Village Board of Trustees has passed an ordinance approving the Plat of Vacation requested under Case PC 22-01. Should the Village Board of Trustees vote to deny the request for vacation, this Ordinance shall be deemed null and void.
- V. The Applicant shall comply with all applicable provisions of Chapter 12-8 regarding the content and submission of the Final Plat of Subdivision and such Final Plat shall be consistent with the approved Preliminary Plat of Subdivision.
- W. The Owner shall obtain all necessary signatures and file the Final Plat of Subdivision and all required easements with the Cook County Clerk and shall file three paper copies, one Mylar, and one electronic copy of the recorded plat and easements with the Building Commissioner for the Village of Morton Grove within 90 days of such recording.
- X. The Owner shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the Subject Property. Such changes may subject the Owner, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit. The Special Use Permit is granted so long as the Applicant, Owner, occupants, and users of the Subject Property utilize the area for the purposes as herein designated.

Y. The Owner, Applicant, and any lessees, occupants, and users of the Subject Property, their successors and assigns, shall allow employees and authorized agents of the Village access to the Subject Property at all reasonable times for the purpose of inspecting the Subject Property to verify all terms and conditions of this Ordinance have been met.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Preliminary Plat of Subdivision and Special Use Permits as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Preliminary Plat of Subdivision and Special Use Permits granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED this 28<sup>th</sup> day of March 2022.

Trustee Gear	_____
Trustee Khan	_____
Trustee Minx	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

APPROVED by me this 28<sup>th</sup> day of March 2022.

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Daniel DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this 29<sup>th</sup> day of March 2022.

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Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

## **LIST OF EXHIBITS**

EXHIBIT A	Legal Description, 8500-8550 Lehigh Avenue
EXHIBIT B	Plat of Vacation and Legal Description, dated January 12, 2022
EXHIBIT C	Plan Commission Report for PC 22-02, dated March 7, 2021

## **EXHIBIT A**

### **8500-8550 LEHIGH AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:**

THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10, AND 11 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.53 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 12 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.53 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 3, 4, AND 5 IN BLOCK 2 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.53 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### **PROPERTY INDEX NUMBERS:**

10-19-204-020-0000  
10-19-203-021-0000  
10-19-203-022-0000  
10-19-203-023-0000  
10-19-203-025-0000  
10-19-203-013-0000



## **EXHIBIT B**

### **PLAT OF VACATION AND LEGAL DESCRIPTION**

Dated January 12, 2022

## **EXHIBIT C**

### **PLAN COMMISSION REPORT FOR PC 22-02**

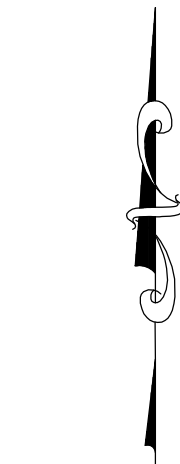
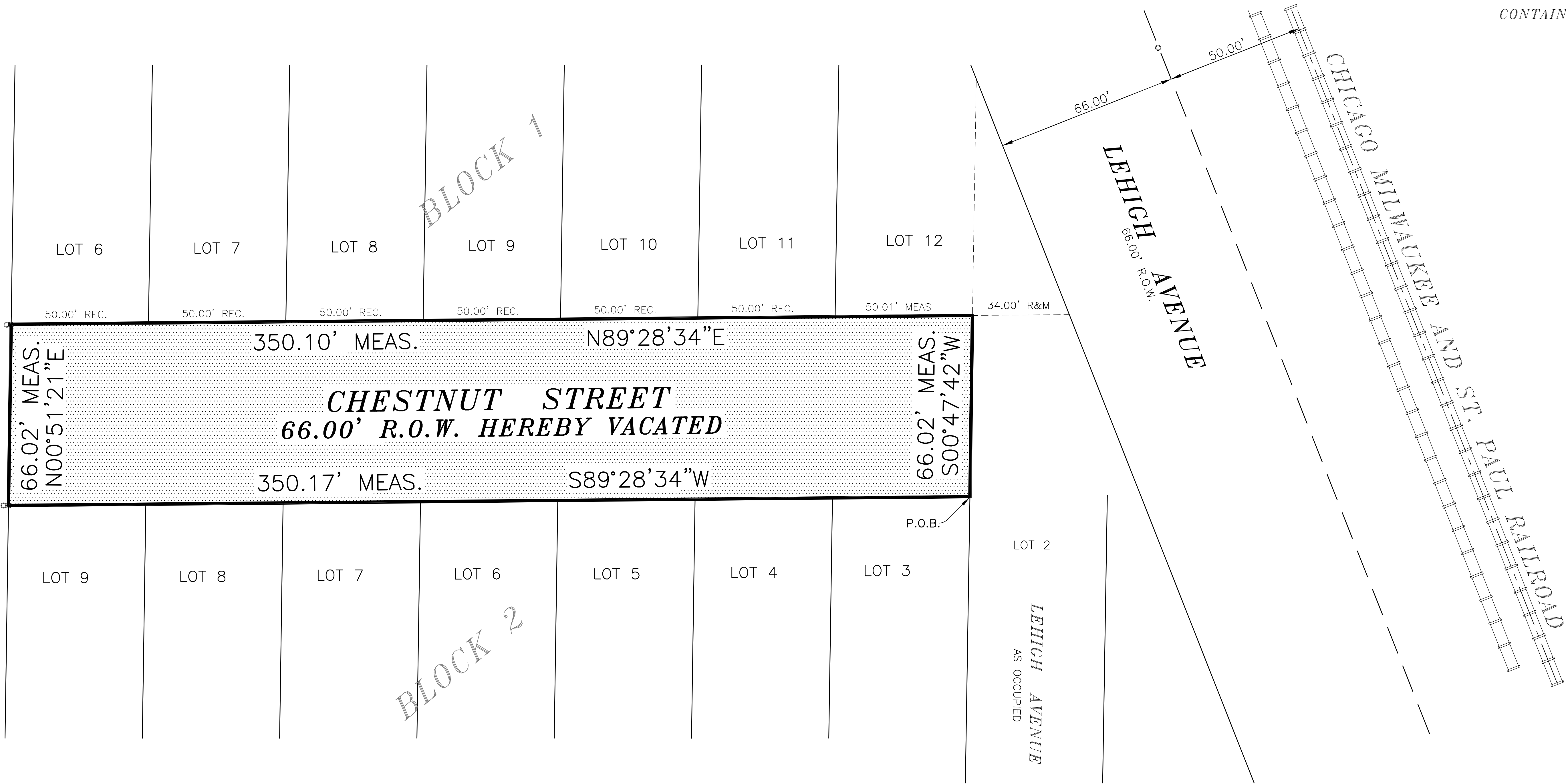
Dated March 7, 2022

PLAT OF VACATION  
OF ROAD RIGHT OF WAY  
WITHIN THE  
VILLAGE of MORTON GROVE, ILLINOIS

CHESTNUT STREET VACATION:

THAT PART OF CHESTNUT STREET IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN BLOCK 2 IN SAID MORTON GROVE; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID CHESTNUT STREET, 350.17 FEET TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2 IN SAID MORTON GROVE; THENCE NORTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, 66.02 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 1 IN SAID MORTON GROVE; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID CHESTNUT STREET, 350.10 FEET TO A POINT 34.00 FEET WEST OF THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 IN SAID MORTON GROVE; THENCE SOUTH 00 DEGREES 47 MINUTES 42 SECONDS WEST, 66.02 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.531 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 0.531 ACRES+/-



SCALE: 1" = 20'



STATE OF ILLINOIS  
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 12th DAY OF JANUARY, A.D. 2022.

BY: \_\_\_\_\_

Illinois Professional Land Surveyor No. 3210  
License Renewal Date : 11/30/2022  
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2023

CERTIFICATE OF MUNICIPALITY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

Approved and accepted by the President and Board of Trustees of the Village of Morton Grove, Cook County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

Signed: \_\_\_\_\_  
Village President

Attest: \_\_\_\_\_  
Village Clerk

COUNTY RECORDER

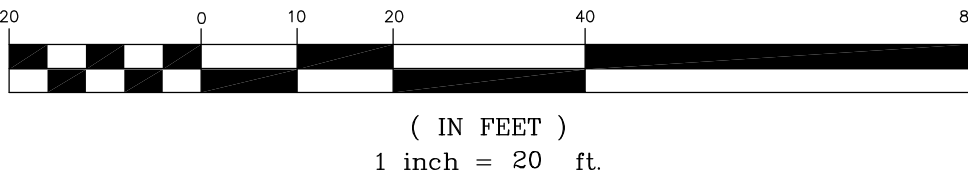
STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK

COUNTY, ILLINOIS, AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ .M.

\_\_\_\_\_  
COOK COUNTY RECORDER

GRAPHIC SCALE



**TERRA TECHNOLOGY**  
**LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047  
PHONE: (847) 540-8606 E-MAIL: TTL1@SBCGLOBAL.NET

JOB NO. : 21-0080 SURVEY DATE : 12/28/2021  
DRAWING FILE : DATA/21/0080/SITE-VACATION.DWG

**To:** Village President and Board of Trustees

**From:** Ralph Czerwinski, Village Administrator  
Teresa Hoffman Liston, Corporation Counsel  
Zoe Heidorn, Community Development Administrator

**Date:** March 7, 2022

**Re:** Plan Commission Case PC 22-02 – Request for approval of a Preliminary Plat of Subdivision, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District (12-4-3) with variations for number of detached accessory structures on a zoning lot (12-2-2), rear yard impermeable coverage (12-2-5), setback for open accessory parking spaces (12-2-6), location of outdoor seating areas in a public right of way (12-5-5), facade transparency (12-5-7), bedroom mix (12-5-7), public parkway trees (12-11-1), and parking lot screening abutting private property (12-11-3) for the property commonly known as 8500-8550 Lehigh Avenue (PIN 10-19-204-020-0000, 10-19-203-021-0000, 10-19-203-022-0000, 10-19-203-023-0000, 10-19-203-025-0000, 10-19-203-013-0000) and a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres in Morton Grove, Illinois. The applicant is MHDC SLF LLC.

### **Executive Summary**

MHDC SLF LLC ("applicant") submitted complete applications requesting approval of a preliminary plat of subdivision and consolidation of Village-owned property at 8500-8550 Lehigh Avenue, and a portion of Chestnut Street right of way petitioned for vacation under Case PC 22-01, and Special Use Permits to authorize the construction of a 24-unit mixed-use development with a bar and microbrewery in a C/R Commercial/Residential District, with associated variations to dimensional and use standards.

The proposed Preliminary Plat of Subdivision and Special Use Permits were considered by the Plan Commission at the regularly scheduled meeting on February 21, 2022. For the reasons set forth in this report, on February 21, 2022, the Plan Commission unanimously recommended by a vote of 4-0 (Chairperson Blonz and Commissioners Gabriel and Stein absent) that the Village Board of Trustees should approve the applications with conditions. At the recommendation of the Plan Commission, approval of the Preliminary Plat of Subdivision and Special Use Permits has been made contingent on the Village Board of Trustees' approval of the proposed vacation of Chestnut Street right of way. At the recommendation of staff, entitlement has been made contingent on the future execution of redevelopment and purchase agreements between the applicant and Village.

### **Application**

In 2020, the Village issued a request for qualifications (RFQ) seeking a qualified developer to acquire and redevelop the Village-owned property at 8500-8550 Lehigh Avenue for mixed-use, multi-family, or commercial development that aligns with the Lehigh/Ferris Framework Plan and the Village's vision for a pedestrian-friendly and transit-oriented downtown. The applicant's proposal was selected by staff as the preferred conceptual project. Staff has been working with the applicant for over a year to develop the proposed site plan and elevations to satisfy Village requirements and objectives.

On January 10, 2022, the applicant submitted complete Subdivision and Special Use Applications to the Department of Community and Economic Development requesting approval of a subdivision and consolidation of Village-owned property at 8500-8550 Lehigh Avenue, and a 0.531-acre portion of Chestnut Street right of way petitioned for vacation by the applicant and the Loyal Order of Moose No. 376 under Case PC 22-01, and Special Use Permits to allow the construction of a 24-unit mixed-use development with associated variations to dimensional and use standards. The property at 6419 Chestnut Street will continue to be owned by the Loyal Order of Moose No. 376 and operated as the Morton Grove Moose Family Center.

The applicant is proposing a three-story mixed-use development comprising two structures with ground-floor commercial uses and 24 residential units for lease located on the second and third floors. The two buildings mirror one another and are

separated by a pedestrian plaza. The ground-floor commercial uses are proposed to include a coffee shop, microbrewery with food service, and an accessory banquet room in the southern Building A, and a restaurant and accessory cafe/bar in the northern Building B. The developer is proposing 127 surface parking spaces to the rear of the principal structures, 36 of which will be covered by three separate carports. The project exceeds the Code's base off-street parking requirement of 118 parking spaces and the reduced transit-oriented development (TOD) parking requirement of 101 parking spaces allowed by the site's proximity to the Metra station. Site access to the development and the Moose Family Center will be provided by a two-lane shared access drive at the site's southern lot line.

The proposed development meets Village requirements for density, lot width, and setbacks. The applicant is requesting Special Use Permits for minor modifications to the general and C/R District standards for mixed-use development and for the cafe/bar and microbrewery uses. The proposed subdivision and consolidation will allow the Loyal Order of Moose No. 376 and the applicant to own those vacated portions of right of way that abut their respective properties, as measured from the street centerline, and consolidate all lots to be owned by the applicant, including 8500 Lehigh Avenue, 8550 Lehigh Avenue, and the larger portion of the vacated Chestnut Street right of way. The proposed subdivision and consolidation will result in two lots, one of which will be deeded to the Loyal Order of Moose No. 376 and the other to the applicant under forthcoming redevelopment and purchase agreements. A Final Plat of Subdivision will be submitted to the Board for review following the completion of site improvements and may only be recorded following ordinance approval.

#### **Departmental Review**

- **Building Department:** No issues identified at this time.
- **Fire Department:** While the turning path diagrams illustrate that Morton Grove's fire apparatus can theoretically maneuver through the site, the access will need to be verified in the field. Additional turning path diagrams may also be required. A recommended condition of Special Use Permit approval is the requirement to provide any turning path diagram requested by the Fire Prevention Bureau Coordinator, Village Engineer, Community Development Administrator, Village Administrator, or his/her designee for the purpose of demonstrating that the site design can accommodate any vehicle anticipated to require access to the site.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated February 13, 2022, and attached hereto as "**Attachment A.**" A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.
- **Police Department:** No issues identified at this time.

#### **Public Hearings**

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

On February 3, 2022, the applicant appeared before the Traffic Safety Commission to provide testimony and respond to comments issued by the Village Engineer in the staff report dated January 27, 2022, and attached hereto as "**Attachment B.**" At the meeting, the Commission, the applicant, and the applicant's consultants discussed the single access drive, the turning path analysis exhibits, and delivery vehicles servicing the site. The Commission unanimously forwarded a recommendation of approval of Case PC 22-02 and all comments provided by the Village Engineer. A recommended condition of Special Use Permit approval is compliance with all comments and recommendations issued by the Village Engineer in the report to the Traffic Safety Commission, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

##### **Appearance Commission**

On February 7, 2022, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Community and Economic Development staff in the staff report dated January 31, 2022 (revised February 7, 2022) and attached hereto as "**Attachment C.**" At the meeting, the Commission, the applicant, and the applicant's consultants discussed the durability of the building materials, the requirement for native plantings along the property's lot lines

abutting the forest preserve, bird-friendly design elements, and the general site design. The Commission issued an Appearance Certificate, authorized associated waivers, and forwarded a recommendation of approval of Case PC 22-02 consistent with the staff report to the Appearance Commission. A recommended condition of Special Use Permit approval is compliance with all conditions of approval contained in the report to the Appearance Commission. Any modification to the final site plan, landscape plan, and building elevations will be subject to the review and approval of the Appearance Commission Chairperson, who may require full review by the Appearance Commission.

#### Plan Commission

The Village of Morton Grove provided public notice for the February 21, 2022, Plan Commission public hearing for Case PC 22-02 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 3, 2022. The Village mailed letters to property owners within 250 feet of the subject property on January 28, 2022, and placed a public notice sign on the subject property on January 28, 2022.

Plan Commission – February 21, 2022, Proceedings: Four members of the Plan Commission were in attendance at the public hearing for Case PC 22-02 held on February 21, 2022. Chairperson Blonz, Commissioner Stein, and Commissioner Gabriel were absent with notice. Commissioner Kintner was appointed Chairperson Pro-Tem in the absence of Chairperson Blonz.

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated February 15, 2022 (revised February 21, 2022), and attached hereto as “**Attachment D**,” was entered into the public record.

Community Development Administrator Zoe Heidorn presented the case for the Village. She stated that Case PC 22-02 is a request for approval of a Subdivision and Special Use Permits for a 24-unit mixed-use development by applicant MHDC SLF LLC. Acknowledging the project’s high visibility and critical location at the heart of Morton Grove’s transit-oriented district, just across the street from the Metra station, she explained that the Village has worked diligently to help bring forth a development that is deserving of the community’s support.

Ms. Heidorn noted that the properties at 8500-50 Lehigh were originally improved with commercial and light industrial buildings constructed in the 1960s. Seeing the importance of this site in the long-term future of this area, the Village acquired the properties between 2008 and 2010 and demolished the aging structures. The property at 8500 Lehigh has remained vacant and the property at 8550 Lehigh was improved with a commuter parking lot intended as a temporary use. After over a decade of marketing the site and unsuccessful development proposals, in 2020, the Village issued an RFQ seeking mixed-use, multi-family, or commercial development. The project under review was selected by staff because it presented the best balance of commercial and residential uses, activated the public realm, incorporated a public plaza as a focal point for the community, and was the most fitting to and respectful of the surrounding neighborhood and uses.

Ms. Heidorn explained that after working closely with the developer over the past year and reviewing over 15 site plan and elevation iterations, staff is pleased to introduce a 24-unit mixed-use development by MHDC SLF LLC that will serve as a catalyst for this transit-oriented center and Morton Grove’s oldest and most historic mixed-use district. Ms. Heidorn noted that staff has distributed a revised staff report that includes some minor revisions and additional recommended conditions of approval.

Ms. Heidorn introduced the developer team, including Greg Stec of MHDC SLF, James Marston of Gleason Architects, and Bill Grieve of Kimley-Horn, who is attending by Zoom and can answer any questions relating to the project’s traffic and parking impacts.

Mr. Stec, Mr. Marston, and Mr. Grieve were sworn in by Secretary Anne Ryder Kirchner.

Mr. Stec of MHDC SLF LLC, otherwise known as the Metropolitan Housing Development Corporation, presented the development concept. He noted that at least 15 schemes have been presented to staff for review, and that this project was a

culmination of the developer and Village working together. The original proposal was for a seven-story building with a parking garage, which has been brought down to three stories with plenty of on-site parking. The two proposed buildings will share a public plaza, which will be a destination for the area. The neighborhood-friendly design creates a “downtown” feel for the transit-oriented housing and proposed first-floor commercial tenants. The proposed tenants include a microbrewery, coffee shop, an Italian restaurant, and a cafe. Mr. Stec noted again that his team has worked very closely with staff to finalize this development concept.

Mr. Stec explained that the second and third floors will include 24 residential units, which will include four studios, 14 one-bedroom apartments, and 16 two-bedroom units. The rents will be roughly \$1.80 to \$2.00 per square foot. The units will attract a mix of empty nesters and millennials with its prime location near the Metra station.

The new two-lane drive along the southern lot line will serve the apartments and the Moose Lodge and will be marked with “no parking” signs on both sides. Signage will be provided on-site and across Lehigh Avenue for the Moose Lodge to ensure continued visibility. Resident parking will be provided under carports. Overall, the surface parking provided significantly exceeds the Code requirement. Mr. Stec explained that he wants to ensure that residents and customers are provided adequate parking. In response to comments from the Appearance Commission, they are incorporating parking lot screening along the west lot line abutting the forest preserve, and that the window glazing facing the forest preserve will be of a bird-friendly design.

Commissioner Liston asked how the coffee shop traffic had been studied.

Mr. Grieve explained that the traffic and parking study considered the coffee shop traffic parking needed at the development and commuters coming from the Metra parking lot. Mr. Grieve noted that this is a true transit-oriented development with the commercial mix of uses having staggered hours to accommodate parking needs. Coffee shop peak demand times would be earlier in the day, while microbrewery and restaurant peak demand times would be later in the day.

Commission Mohr asked if any commuter parking spaces would be retained on the site. Chairperson Pro-Tem Kintner asked how the parking would be divided between the residential and commercial uses. He noted that fencing and signage would help designate Moose Lodge parking.

Mr. Marston said they would provide customer parking directly west of the buildings. The carports would be for resident use only. Guest parking and commercial use parking would be provided at the open surface spaces. Additional carport coverage would be considered for residential use. No commuter parking will be provided by the development and signage will formalize the parking arrangement and restrictions.

Commissioner Liston asked if eight electric vehicle charging stations will be sufficient considering the growing popularity of electric vehicles.

Mr. Marston responded that he is open to adding more. At this time, there is one per carport and others are provided for customer use.

Commissioner Dorgan asked if the charging stations would charge a fee and how long could a car be charged.

Mr. Marston responded that the team must still evaluate all electric vehicle charging station options. He noted that the parking supply was adequate if any spaces needed to be removed to increase the number of charging stations.

Commissioner Mohr asked the developer team to clarify the location of bicycle parking.

Mr. Marston pointed to the site plan and noted that there will be exterior bike racks on the north side of the building and that both buildings will have indoor bike parking for residents.

Commissioner Mohr asked Mr. Marston to clarify whether the commercial uses will be provided vehicular access from Lehigh Avenue and the parking lot.

Mr. Marston responded that the commercial tenants will be provided vehicular access from the rear of the buildings, through the shared access drive and parking lot, and pedestrian access through the public plaza.

Commissioner Dorgan asked Mr. Marston to describe the surface material of the parking lot.

Mr. Marston responded that the parking lot will be asphalted but include a large area or areas of permeable pavers to meet MWRD and Village stormwater detention requirements.

Chairperson Pro-Tem Kintner asked how many residential guest spaces will be included. He noted that he would like these to be marked as reserved for guests. He also asked whether the turning path studies demonstrated adequate vehicle access.

Mr. Marston responded that three guest parking spaces are required by Code, but that more parking was provided than required. He added that signage to delineate between parking uses was a good idea.

Ms. Heidorn added that the updated turning path diagrams that were provided by RWG Engineering demonstrated that the site provided adequate access to fire apparatus, delivery trucks, and garbage trucks. However, additional diagrams would likely be required to assess all possible maneuvers.

Chairperson Pro-Tem Kintner asked if the traffic study used current data or traffic counts taken before the onset of the COVID-19 pandemic.

Mr. Grieve responded that the study used data from 2018, taken from before the pandemic. Current counts are not representative and cannot be used.

Chairperson Pro-Tem Kintner asked who is responsible for directing pedestrian traffic improvements across Lehigh Avenue, noting that crosswalk markings are included in the site plan.

Ms. Heidorn said that the developer may be required to construct pedestrian enhancements, but that the Village is ultimately responsible for permitting improvements in the public right-of-way. The Village Engineer and Director of Public Works will work with the developer to finalize the plan for public improvements.

Chairperson Pro-Tem Kintner asked about the land use designation (932) of the restaurants.

Mr. Grieve responded that the cafe and the Italian restaurant would be considered 60-minute-stay food service establishments.

Commission Dorgan questioned the time spent at a microbrewery, noting that he thinks it would be longer than one hour.

Mr. Grieve responded that some stays could certainly be longer than an hour, but that this was an industry average. If stays were longer, there would actually be fewer trips generated overall and less of an impact.

Commissioner Dorgan asked about sound insulation for the apartments considering their proximity to the Metra line. He also asked whether the building would be constructed for LEED compliance.



Mr. Marston said that some LEED standards would be followed, including energy-efficient appliances, but that the developer is not seeking any LEED points.

Chairperson Pro-Tem Kintner asked if there would be any low-income housing provided on-site.

Mr. Stec said that they plan to rent four units at rates affordable to persons earning 60% or less of the area median income. This is not a Village requirement, but the developer is open to it.

Commission Mohr asked about commercial tenancy requirements and how the uses will be regulated.

Mr. Stec responded that the microbrewery and Italian restaurant will be made requirements of the redevelopment agreement. They will not be very late-night places and will be required to comply with all applicable business regulations.

Chairperson Pro-Tem Kintner asked many children are anticipated to live in the residences, noting that Park View Elementary School is close to at capacity.

Mr. Stec responded that the target market is not families with children. He anticipates that not more than one or two apartments would have children out of 24.

Chairperson Pro-Tem Kintner asked about the future use of the wooded property to the south.

Ms. Heidorn responded that the property will remain as forest preserves operated by the Forest Preserve District of Cook County.

Chairperson Pro-Tem Kintner also asked if the development conformed to the Village's development plans.

Ms. Heidorn that the project conforms to the 1999 Comprehensive Plan and the more recent Lehigh/Ferris Framework Plan, a subarea plan that envisions higher density residential and pedestrian-friendly development for the site.

Discussion ensued regarding construction coordination between the proposed project and the Metra renovation project, which is scheduled to begin in 2022. Ms. Heidorn noted that the Village was considering hiring a project manager to coordinate these projects and possibly others in the immediate area.

Ms. Heidorn explained that the subject property was not intended to be used as permanent commuter parking. The parking was constructed as a temporary use until redevelopment was feasible. The area is zoned for a commercial and residential mix and is identified to be redeveloped in the Village's adopted development plans. The property is too valuable to be maintained as commuter parking. She added that resident commuter parking passes along Elm Street are being considered by staff to serve as replacement commuter parking.

Chairperson Pro-Tem Kintner asked if tax increment financing will be used for the proposed project.

Ms. Heidorn responded that the developer has submitted a TIF application seeking assistance and that the application is under review by the Village. The Village will enter into a redevelopment agreement with the developer. Any request for assistance and the final terms of the agreement will be considered by the Board of Trustees at a later date.

Commissioner Dorgan commented on the recommended condition to limit outdoor seating to 10:00 p.m. He noted that he would prefer the microbrewery to be allowed a 12:00 a.m. outdoor closing time.

Chairperson Pro-Tem asked if the seven traffic study recommendations would be included in the Plan Commission recommendations.

Ms. Heidorn responded that the traffic report and all recommendations included are considered part of the developer's submitted application and are binding elements of the proposed project.

The meeting was opened to public comment.

Martin Bresler of 8440 Callie Avenue said he is impressed with the development. He questions the amount of people that will be dining outdoors. He also expressed concern with outdoor music amplification and possible odors from the microbrewery.

Theodora Turula of the Morton House Condominiums is pleased with the project and asked that the developer team considers measures to reduce building shaking during construction.

Chairperson Pro-Tem Kintner asked Mr. Marston to consider the Metra shaking comment.

Mr. Stec responded that only small amounts of beer would be brewed on-site and that most would be delivered. The microbrewery will not be odorous.

The Commissioners discussed the proposed hours of operation for the commercial uses in comparison to the Moose Family Center hours.

Randy Gartner, 8719 School Street, said the Moose Family Center is open five days per week, on weekdays from 3:00 p.m. to 11:00 p.m., on Saturday from 1:00 p.m. to 12:00 a.m. and on Sunday from 12:00 p.m. to 9:00 p.m.

Ms. Heidorn noted that liquor license regulations control liquor service hours and any outdoor live and amplified music will require a permit from the Village Administrator. The proposed outdoor seating layouts are shown on the plans.

Commissioner Liston made a motion to recommend approval of Case PC 22-01, a request for approval of a Preliminary Plat of Subdivision, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District (12-4-3) with variations for number of detached accessory structures on a zoning lot (12-2-2), rear yard impermeable coverage (12-2-5), setback for open accessory parking spaces (12-2-6), location of outdoor seating areas in a public right of way (12-5-5), facade transparency (12-5-7), bedroom mix (12-5-7), public parkway trees (12-11-1), and parking lot screening abutting private property (12-11-3) for the property commonly known as 8500-8550 Lehigh Avenue) and a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres in Morton Grove, Illinois, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the staff report to the Traffic Safety Commission dated January 27, 2022, and the comments provided by the Village Engineer in the departmental comment form dated February 13, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
2. Conspicuous design elements shall be included in the final site design to provide awareness of the need to maintain the 24-foot-wide fire lane within the plaza clear of temporary or permanent fixtures that could interfere with emergency access, subject to review and approval by the Village Administrator.

3. The applicant shall install signage indicating that parking, stopping, and standing are prohibited at any time along both north and south sides of the shared access drive. Additional measures shall be required if the Village observes an issue of vehicles parking, stopping, or standing within the shared access drive, subject to review and approval by the Village Administrator. The applicant shall be responsible for controlling the behavior of vehicles along this accessway.
4. The applicant shall explore opportunities for additional parking within the Chestnut Street right of way to be vested to the Loyal Order of Moose (No. 376), including, but not limited to, parallel parking or an additional row of perpendicular parking. The final plan's parking and circulation layout shall not diverge significantly from the approved site plan and shall be subject to review and approval by the Village Administrator.
5. The applicant shall locate the Moose Family Center trash enclosure to a location desirable to the Loyal Order of Moose (No. 376), subject to review and approval by the Village Administrator.
6. The applicant shall size the stormwater detention facilities to accommodate the future redevelopment of the property at 6149 Chestnut Street and portion of Chestnut Street to be vested to the owner.
7. The applicant shall bury existing aboveground utilities within the development site as required by the Village, subject to review and approval by the Village Administrator.
8. Outdoor seating shall not be permitted on private or public property after 12:00 a.m. for the microbrewery. Noise shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.
9. Approval shall be contingent on Board of Trustees approval of a vacation of a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres, as presented under Case PC22-01.
10. All exterior garbage and recycling receptacles shall be lidded or shall be emptied or moved indoors overnight to prevent any environmental nuisance, including, but not limited to, overflowing and animal feeding.
11. All commercial and residential uses on the site shall be provided recycling service.
12. All deliveries to the site shall occur no earlier than 7:00 a.m. and no later than 7:00 p.m. No delivery vehicle shall park, stop, or stall on Lehigh Avenue or within the shared access drive for any period of time. All deliveries to the site shall occur in the designated loading zones or at alternative locations within the internal parking area, subject to delivery plan approval by the Village Administrator.
13. The final landscape and improvement plan for the Lehigh Avenue right-of-way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
14. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.

The motion was seconded by Commissioner Dorgan.

Chairperson Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting	aye
Commissioner Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye

The motion was unanimously (4-0) approved.

### **Final Plans and Supporting Documents**

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment E**":

1. Plat of Survey, prepared by Terra Technology Land Surveying, Inc., dated December 28, 2021
2. Preliminary Plat of Subdivision & Consolidation, 8500-8550 Lehigh Subdivision, dated December 28, 2021 (2 sheets)
3. Overall Site Plan, prepared by Gleason Architects, P.C., dated January 12, 2022
4. Concept 1<sup>st</sup> Floor Plan – Building A, prepared by Gleason Architects, P.C., dated December 13, 2021
5. Concept 2<sup>nd</sup> and 3<sup>rd</sup> Floor Plan – Building A, prepared by Gleason Architects, P.C., dated December 13, 2021
6. Concept 1<sup>st</sup> Floor Plan – Building B, prepared by Gleason Architects, P.C., dated December 13, 2021
7. Concept 2<sup>nd</sup> and 3<sup>rd</sup> Floor Plan – Building B, prepared by Gleason Architects, P.C., dated December 13, 2021
8. Sheet L1.0 – Overall Landscape Plan, prepared by Heller & Associates, LLC, dated December 12, 2021
9. Sheet L1.1 – Foundation Landscape Plan: Building B, prepared by Heller & Associates, LLC, dated December 12, 2021
10. Sheet L1.2 – Foundation Landscape Plan: Building A, prepared by Heller & Associates, LLC, dated December 12, 2021
11. Sheet L1.3 – Landscape Details, Notes & Schedules, prepared by Heller & Associates, LLC, dated December 12, 2021
12. Morton Grove Mixed Use, Concept – East Elevation, Facing Lehigh Ave., Concept – Courtyard Elevations, prepared by Gleason Architects, P.C., dated January 12, 2022
13. Morton Grove Mixed Use, Concept – West Elevation, Facing Moose Lodge, Concept – North Elevation, Bldg. B, Concept – South Elevation, Bldg. A, prepared by Gleason Architects, P.C., dated January 12, 2022
14. Morton Grove Mixed Use, prepared by Gleason Architects, P.C., dated September 7, 2021, including:
  - a. Northeast Elevation, Facing Lehigh Ave.
  - b. East Elevation, Facing Lehigh Ave.
  - c. Courtyard, Facing Lehigh Ave.
  - d. Courtyard, Lehigh Ave.
  - e. Southeast Elevation, Facing Lehigh Ave.
  - f. Southwest Elevation
  - g. West Elevation
  - h. Northwest Elevation
15. Morton Grove Residential – Site Geometric and Paving Plan, prepared by RWG Engineering, LLC, dated January 11, 2022
16. Morton Grove Residential – The Moose – 40' Box Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
17. Morton Grove Residential – The Moose – WB-40 Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
18. Morton Grove Residential – Residential – 40' Box Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
19. Morton Grove Residential – The Moose – Fire Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
20. Morton Grove Residential – Fire Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
21. Morton Grove Residential – The Moose – Garbage Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022

22. Morton Grove Residential – Garbage Truck Maneuvering Plan, prepared by RWG Engineering, LLC, dated February 11, 2022
23. Morton Grove Mixed Use Parking Lot (Photometric Plan), prepared by KSA Lighting & Controls, dated December 20, 2021 (3 sheets)
24. Morton Grove – 8500 & 8550 Lehigh Avenue – Mixed Use Preliminary Engineering and Stormwater Summary, prepared by RWG Engineering, LLC, not dated
25. Mixed-Use Development Traffic Planning Study, Morton Grove, prepared by Kimley-Horn, dated January 2022

#### **Attachments**

- **Attachment A** – Plan Review Comment Form for PC 22-02, prepared by Chris Tomich, Village Engineer, dated February 13, 2022
- **Attachment B** – Memorandum to the Traffic Safety Commission for PC 22-01 and PC 22-02, prepared by Chris Tomich, Village Engineer, dated January 27, 2022
- **Attachment C** – Staff Report to the Appearance Commission for AC 22-01, prepared by Zoe Heidorn, Community Development Administrator, dated January 31, 2022, revised February 7, 2022
- **Attachment D** – Staff Report to the Plan Commission for PC 22-02, prepared by Zoe Heidorn, Community Development Administrator, dated February 15, 2022, revised February 21, 2022
- **Attachment E** – Final Plans and Supporting Documents for PC 22-02, prepared by various, dated various

**Attachment A**

Plan Review Comment Form for Case PC 22-02

Prepared by Chris Tomich, Village Engineer

*February 13, 2022*

**DRAFT VERSION – NOT FOR DISTRIBUTION**  
**VILLAGE OF MORTON GROVE, ILLINOIS**  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 1/17/2022

**CASE NUMBER:** PC 22-02

**APPLICATION:** Request for approval of Special Use Permits for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District (12-4-3:D) with variations for number of detached accessory structures on a zoning lot (12-2-2:B), rear yard impermeable coverage (12-2-5:B.3), setback for open accessory parking spaces (12-2-6:G), location of outdoor seating areas in a public right of way (12-5-5:C), facade transparency (12-5-7:A.3.k), bedroom mix (12-5-7:D.2), public parkway trees (12-11-1:B.4), parking lot screening abutting private property (12-11-3:B.2), and parking lot landscaping area (12-11-3:B.3.c.2) for the property commonly known as 8500-8550 Lehigh Avenue in Morton Grove, Illinois

A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community and Economic Development by **Wednesday, February 9, 2022**.

Thank you,  
Zoe Heidorn, Community Development Administrator

**COMMENTS OR CONCERNS**

1. Plans showing the following information are required for permit approval:
  - a. Location and size of existing sewers, water mains, culverts or other underground facilities to a distance of one hundred feet (100') beyond the tract, also indicating such data as grades, invert elevations, and location of catch basins, manholes and hydrants.
  - b. Topographic data including existing and proposed contours at vertical intervals of not more than one foot (1').
  - c. Preliminary location of water, sanitary sewer and storm sewer lines, with appurtenances.
  - d. Preliminary location and method of storm water management.
2. A draft form of performance guarantee is needed. The performance guarantee must conform to the requirements of Municipal Code Title 12, Chapter 8, Section 3.C.7.
3. Preliminary Engineering and Stormwater Summary provide a brief narrative of preliminary engineering plans to be submitted at a later date and acknowledges the need for stormwater management by the Village and Metropolitan Water Reclamation District of Greater Chicago. The narrative describes stormwater detention to be provided for the new site boundary that is understood to exclude the Moose Lodge. Approval of this subdivision should require a condition that detention is provided for the existing Moose Lodge property as it is practical to include it as part of the redevelopment of this area.
4. The developer will be required to provide a connection between the water main in Lehigh Avenue and the water main near the western boundary the site. The water main connection must be located within an easement granted to the Village. The ownership of the water main is to be with the Village. The maintenance of the water main is to be with the property owner. The existing water main is located within Chestnut Street right-of-way to be vacated may remain in place.
5. The design of the sanitary sewer shall result in a single connection to the Village combined sewer for both buildings.
6. Preliminary Engineering and Stormwater Summary identifies the requirement to eliminate all overhead utilities and replace with underground utilities. This requirement should be included as a condition of approval.
7. The vehicle turning paths demonstrate minimum access is provided. Additional movements of the critical vehicles will be needed in the permitting phase to confirm/refine site circulation meets all needs. The Site Plan approval should include a condition that

- requires Fire Department access must be demonstrated at the constructed site and dimensional and parking space adjustments, subject to Village Administrator approval, are authorized.
8. The shared entrance agreement must be submitted for approval. The agreement must include the following provisions:
    - a. The Village, as well as the Moose Lodge, shall have the right to enforce the declaration.
    - b. The Village shall have the right, but not the obligation, after ten (10) days' written notice to the owners:
      - i. To perform any maintenance or repair work that, in the sole opinion of the Village, the owners' association has neglected to perform on the common areas,
      - ii. To assess the owners for that work, and
      - iii. To enforce the lien in the manner provided by law for mortgage foreclosure proceedings.
    - c. The declaration shall run with and bind any and all portions of the property and shall be binding on the owner, and its successors in interest, to all portions of the property; provided, however, that the declaration may provide for its amendment, modification, or termination at any time upon obtaining the prior consent of the Village to said amendment, modification, or termination.
  9. It is understood from the application and discussions with the applicant that the land, buildings, and all improvements on the property are to be solely owned. The approval of the subdivision should include a condition that any future responsibility for ownership or maintenance of any exterior improvements shall be approved by the Village and shall require the owner to provide declarations and covenants conforming to the requirements of Municipal Code Title 12, Chapter 8, Section 2.B.3.
  10. Landscape Plan shows improvements within Lehigh Avenue right-of-way that will become improvements owned and maintained by the Village. Approval of Landscape Plan should include a condition to exclude landscaping improvements within Lehigh Avenue right-of-way. The developer should be required to pay all expenses related to any improvements within Lehigh Avenue right-of-way abutting the site, but improvements within Lehigh Avenue right-of-way are subject to other developments currently in development by the Village and may be subject to change from those shown on Landscape Plan.
  11. The shared plaza and fire lane should include conspicuous design elements to improve the awareness of the need to maintain the fire lane clear of temporary or permanent fixtures that could interfere with emergency access.
  12. The proposed carports for residential units should be designed to not interfere with circulating parking lot traffic (i.e. trucks). The footprint of the carport shown on the site plan seems to be appropriate, but there are no dimensions to confirm this. Dimensions should be added to confirm this. The special use permit should include conditions that provide a level of protection between circulating traffic and the carport structure.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:



Date: 02/13/2022



**Attachment B**


Memorandum to the Traffic Safety Commission for Case PC 22-01 and Case PC 22-02

Prepared by Chris Tomich, Village Engineer

*January 27, 2022*

MEMORANDUM

**To:** Trustee Travis  
Traffic Safety Commission

**From:** Chris Tomich, Village Engineer 

**Date:** January 27, 2022

**Re:** Traffic Safety Commission Meeting on February 3, 2022

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**1. PC22-01 – 8500-8550 Lehigh Avenue**

**Request**

Requesting a review of a Preliminary Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code.

**Background**

The subject property is approximately 350-foot segment of Chestnut Street dedicated right-of-way under jurisdiction between Lehigh Avenue to forest preserve property, which is across from the train station. The request to vacate this street is part of a larger land development project supported administratively and financially by the Village.

The application includes: Vacation application, Plat of Vacation and Plat of Survey.

The Plat of Vacation shows the area currently occupied by Chestnut Street pavement and sidewalk that will be vacated. Plan Commission Case 22-02 included on this agenda is a land development proposed on the property to be vacated. The Plat of Survey shows the existing property to be developed as part of Plan Commission Case 22-02.

**Staff Observations**

The Village's ordinance on vacating public right-of-way requires a review by Traffic Safety Commission (and others). A review by Traffic Safety Commission of potential traffic safety impacts of vacating this right-of-way would be more properly addressed in the context of the proposed land development included in Plan Commission Case 22-02.

## **2. PC22-02 – 8500-8550 Lehigh Avenue**

### **Request**

Requesting a review of a Special Use Permit application for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District.

### **Background**

The subject property is located at 8500-8550 Lehigh Avenue which is on the west side of Lehigh Avenue across from the train station.

The application includes: Special Use Application, plat of survey, engineering site plan, architectural site plan, architectural floor plan, elevations, renderings, landscape plan, photometric analysis, design vehicle analysis, stormwater management summary, and traffic study.

The entire block west of Lehigh Avenue would be affected the proposed development. The Village owns most of the property on the block. The Moose Lodge abuts the proposed development, but the Village does not own that property. The Chestnut Street right-of-way lies within the proposed development area and is proposed to be vacated. The Moose Lodge would continue to operate with its existing building and parking lot, but the access to Chestnut Street would be eliminated with the right-of-way vacation. A shared private driveway is proposed to serve as the single entrance for Moose Lodge and the proposed development. These improvements have been coordinated with and have the informal support of Moose Lodge officials.

The Village, as owner of the property, solicited development proposals for this property. A proposal submitted by MHDC SLF LLC was selected by the Village. The Traffic Study for this development was prepared by a traffic engineer selected and paid for by the Village. The Traffic Study has been reviewed and approved by the Village. The Village chose to lead the development of the traffic study in an experimental effort to improve quality and completeness of the study; this approach may be used on other future developments.

The comments that follow relate only to the material transmitted to the Traffic Safety Commission.

### **Staff Observations**

1. The Municipal Code requires development in a commercial/residential district to create pedestrian links. Staff recommends no additional pedestrian links than those proposed and believes the existing Lehigh Avenue crosswalks at the Metra entrance and at Elm Street will be safe.
2. The Municipal Code allows a development in a commercial/residential district within 1/8 mile to reduce the parking demand by 15 percent. The proposed parking supply exceeds the parking demand without taking the 15 percent reduction.
3. The Traffic Study concludes Lehigh Avenue will accommodate the proposed development traffic and the parking supply exceeds the Village code requirements for parking. It is relevant to note the Village's parking code requirements are advisory, not requirements, for special uses, such as this development.



The Traffic Study recommends Village improvements on the east side of Lehigh Avenue to confine pedestrian crossings to crosswalks.

4. Village staff observed that the site relies heavily on the single access drive to access the Moose Lodge, rear side of the buildings and the parking lots. The Village does require a second access way to this area and a fire lane is provided. The proposed fire lane designated through the plaza area is not ideal, but supportable. Village staff requested an alternate that included the second access route at the north end of the site, but considers that location to be vulnerable to misuse and to include a greater safety risk with greater adverse impacts to the development.
5. The shared plaza and fire lane should include conspicuous design elements to improve the awareness of the need to maintain the fire lane clear of temporary or permanent fixtures that could interfere with emergency access. One example of what could be considered is a special color of brick paver designating the fire lane.
6. The turning path analysis exhibit for fire apparatus should have used the longest vehicle for the analysis. Truck 2 has the longest length and wheel base, but Morton Grove 16 was used with shorter lengths for both of those criteria. It is anticipated the longer vehicle would be able to circulate, but it is possible the parking bank may need to be shortened by one parking space (potential loss of 4 parking spaces).
7. Moose Lodge has expressed a desire to eliminate one of the two entrances on the north side of their property in order to increase the number of parking spaces. Village staff considers there to be no opportunity to increase the number of parking spaces without encroaching onto the development's property. The Village considers the existing entrances to be important for emergency access and circulation.
8. Traffic stopping during peak traffic times on the shared access drive is a concern. Reducing the risk of this occurring is needed, but there is not a singular solution to accomplish it. Requiring the developer to have long-term responsibility for controlling this behavior is desirable.
9. The loading berths have been designed to accommodate vehicles of the size of a garbage truck. However, it is known a restaurant with micro-brewery could generate multi-unit delivery trucks that exceed the length of the loading berth. The turning path analysis exhibits show a circulation of a single unit garbage truck, but should also analyze a multi-unit vehicle to evaluate a delivery truck's ability to circulate through the parking lot. The special use permit should include conditions to mitigate the impact of a delivery vehicle that exceeds the length of the loading berths. Measurable parameters such as location on the site, time of day for deliveries, and duration of loading could be considered to reduce the impact to a level that is acceptable to all users. Additionally, moving trucks can be expected for the residential buildings and this impact should be understood and controlled. Lehigh Avenue will need to be prohibited from any and all delivery activity.
10. The proposed carports for residential units should be designed to not interfere with circulating parking lot traffic (i.e. trucks). The footprint of the carport shown on the site plan seems to be appropriate, but there are no dimensions to confirm this. The special use permit should include conditions that provide a level

of protection between circulating traffic and the carport structure.

Cc: Mr. Ralph Czerwinski  
Mr. Joe Dahm  
Ms. Zoe Heidorn

**Attachment C**

Staff Report to the Appearance Commission for Case AC 22-01  
Prepared by Zoe Heidorn, Community Development Administrator  
*January 31, 2022, revised February 7, 2022*

**To:** Chairperson Pietron and Members of the Appearance Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

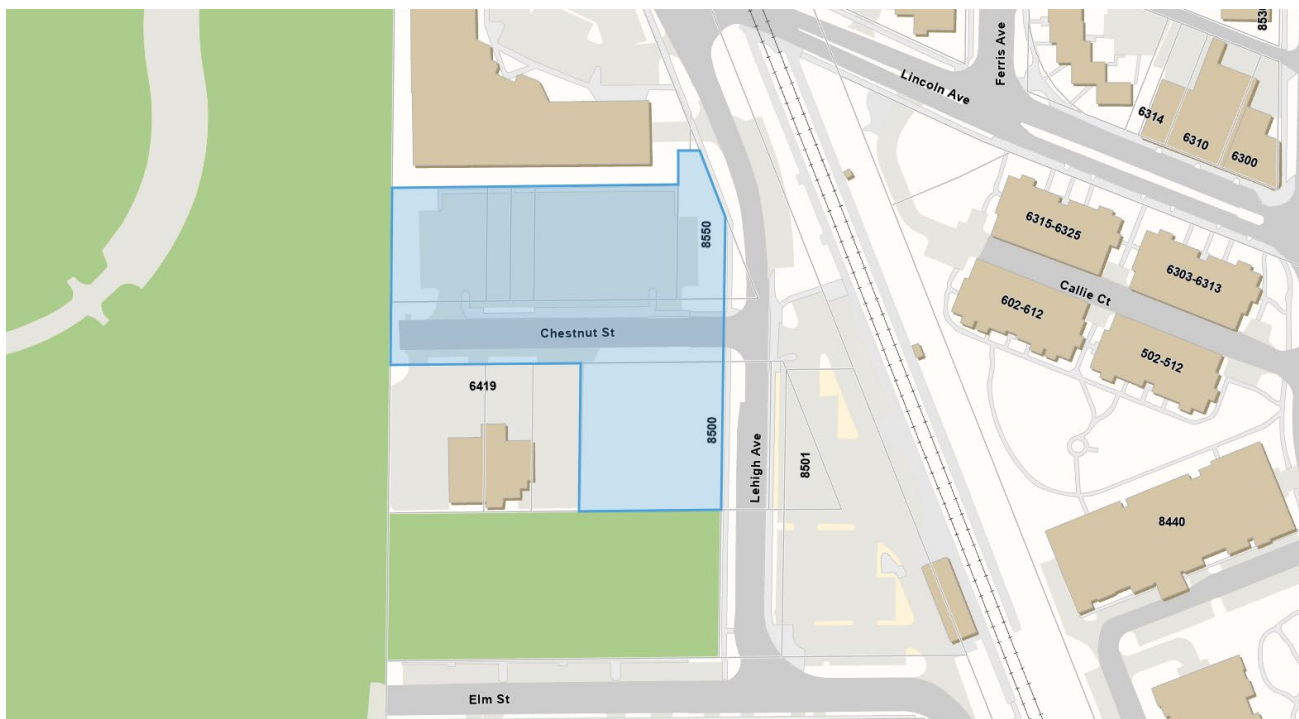
**Date:** January 31, 2022 – Revised February 7, 2022

**Re:** Appearance Commission Case AC 22-01

Request by MHDC SLF LLC for an Appearance Certificate for site, building, landscape, signage, and outdoor seating plans with associated waivers for a 24-unit mixed-use development proposed under Applications for Special Use and Subdivision (PC 22-02) for the property commonly known as 8500-50 Lehigh Avenue (PIN 10-19-204-020-0000, 10-19-203-021-0000, 10-19-203-022-0000, 10-19-203-023-0000, 10-19-203-025-0000, 10-19-203-013-0000) and a portion of Chestnut Street right of way petitioned for vacation (PC 22-01) in Morton Grove, Illinois

### **Project Overview**

MHDC SLF LLC ("applicant") submitted complete Vacation, Subdivision, and Special Use Applications to the Department of Community and Economic Development requesting approval of a vacation of a portion of Chestnut Street right of way, a subdivision and consolidation of vacated and Village-owned property, and Special Use Permits to allow the construction of a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District with associated variations to dimensional and use standards. The subject property is currently owned and operated by the Village of Morton Grove. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village. The property at 6419 Chestnut Street will continue to be owned by the Loyal Order of Moose (No. 376) and operated as the Morton Grove Moose Family Center.



***Subject Property Location Map***

### **Subject Property**

The subject property at 8500-50 Lehigh Avenue is located on the west side of Lehigh Avenue at its intersection with Chestnut Street and is generally situated between Lincoln Avenue to the north and Elm Street to the south. The Morton House Condominiums abut the subject property to the north and the Forest Preserves of Cook County abut the property to the west and south. The Morton Grove Metra station and commuter parking lot are located directly across Lehigh Avenue from the subject property at 8501 Lehigh Avenue.

The overall development site measures approximately 2.049 acres and consists of the following three properties:

1. **8500 Lehigh Avenue** (0.535 ac +/-): This Village-owned property is currently vacant and will be sold to the applicant for redevelopment.
2. **8550 Lehigh Avenue** (0.983 ac +/-): This Village-owned property is currently improved with a commuter parking lot and will be sold to the applicant for redevelopment.
3. **Chestnut Street Right of Way** (0.531 ac +/-): This 66-foot Village right of way is an asphalted street in poor condition. The right of way is petitioned to be vacated under Case PC 22-01, with portions to be deeded to the future abutting property owners, the Loyal Order of Moose No. 376 and the applicant.

In 2020, the Village issued a request for qualifications (RFQ) seeking a qualified developer to acquire and redevelop the Village-owned property at 8500-50 Lehigh Avenue for mixed-use, multi-family, or commercial development that aligns with the Village's vision for a pedestrian-friendly and transit-oriented downtown with a vertical and horizontal mix of uses. The applicant's submitted proposal was selected by staff as the preferred concept. Staff has been working with the applicant for over a year to develop the project site plan and elevations to satisfy Village requirements and objectives.

### **Project Summary**

The applicant is proposing a three-story mixed-use development consisting of two structures (Buildings A and B) with ground-floor commercial uses and 24 residential units located on the second and third floors. The two principal structures mirror one another and enclose a pedestrian plaza in between. The residential units are planned to be leased by the developer. The first-floor commercial uses are proposed to include a microbrewery with food service and an accessory banquet room in the southern Building A, and a coffee shop, restaurant, and accessory cafe/bar in the northern Building B. The developer is proposing 127 parking spaces to the rear of the principal structures, 36 of which will be covered by three separate carports. The development exceeds the Code's base parking requirement of 118 parking spaces and the reduced transit-oriented development (TOD) parking requirement of 101 parking spaces allowed by the site's proximity to the Metra station.

A Vacation Application submitted by the applicant and the Loyal Order of Moose No. 376, to be reviewed under Case PC 22-01, petitions the Village to vacate Chestnut Street in order to maximize the development site area. Access to the Moose Lodge and mixed-use development is proposed to be provided by a new full-access driveway along the southern boundary of the site. The driveway will be privately owned and maintained by the developer. The proposed plaza between the mixed-use structures, which has been designed with mountable curb and a standard fire lane width, will serve as an emergency accessway. Brick pavers will provide a visual delineation between the emergency fire lane and areas that may be used for outdoor dining.

The development meets Village requirements for density, lot width, and setbacks. The applicant is requesting Special Use Permits for minor modifications to the general and C/R District standards for mixed-use development and for the cafe/bar and microbrewery uses. At the time of application, the applicant had not executed any leases for the ground-floor units, but staff's understanding is that discussions are ongoing with several potential tenants. The future tenants will be subject to all requirements set forth in the Special Use Permits.

### **Site Design**

Section 12-5-7:A.3 establishes fundamental design principals for development in the C/R District, which "is intended to encourage the creation of a vibrant mixed-use neighborhood that allows for convenient access to local businesses and the Metra station while giving priority to pedestrians and residents." The principals encourage a defined streetwall that creates a comfortable public space scaled for humans. The streetwall should be continuous, with gaps between buildings minimized, and the building design should be oriented to the pedestrian, with long stretches of blank and windowless



walls to be avoided. Parking should be located behind buildings and site plans should be arranged to create focal points to guide pedestrians around corners and along the street. Developments should also provide a comfortable and safe sidewalk space with adequate room for streetscaping, public art, and outdoor seating.

The proposed site plan provides a zero-foot setback at the front lot line, creating a strong streetwall along Lehigh Avenue. The plaza at the site's center, which will be privately owned and maintained but operated as quasi-public open space, serves as a focal point that will guide pedestrians around the building's corners and through the development. Outdoor seating is proposed along the plaza and the public sidewalk along Lehigh Avenue, which will activate the street and the development's common areas. Landscaping areas along the buildings' frontage and new street trees will also contribute to a vibrant and pedestrian-oriented public realm.

The development's surface parking will be located to the rear of the principal structures and out of view from Lehigh Avenue so as not to disrupt the pedestrian nature of the streetwall. The use of a singular public vehicular accessway minimizes gaps between the buildings and lends to streetwall continuity. The northern side setback will be heavily landscaped to provide buffering between the Morton House Condominiums, an abutting multi-family residential use to the north, and maintain visual interest along Lehigh Avenue.

### **Building Design**

In response to the RFQ and marketing of the site in previous years, the Village received proposals for much higher density multi-family and mixed-use development. Staff finds the three-story mixed-use buildings proposed by the applicant to be scaled and sited in a manner that achieves a "downtown" feel but is respectful to surrounding structures and uses. The development will not impede the views of the six-story Morton House Condominiums or overshadow the single-story Moose Family Center.

The buildings' mass is broken into smaller massing elements through varied rooflines and facade planes, changes in material, and window placement. Architectural details such as horizontal coping and banding, patterned herringbone brick, and balconies also help break up the building facades and create visual interest. The following materials are being proposed by the developer:

- Modular brick in Plowed Earth, Brazilwood, and Cream White
- Masonry stone veneer in Chestnut
- Smooth stone building accents in Buff
- Fiber cement panels and trim in Burnished Slate
- Metal doors, frames, and storefront windows in Anodized Medium Bronze
- Vinyl windows, frames, and sliding doors in Earthtone

### **The applicant is expected to address the durability and long-term maintenance of the materials proposed.**

Section 12-5-7:A.3.k of the Morton Grove Municipal Code establishes minimum requirements for facade transparency for mixed-use developments. Facade transparency creates a visual connection between indoor and outdoor spaces, enhances a building's aesthetic appeal, and fosters a sense of security and vibrancy for pedestrians. Typically, facade transparency minimums are applied along elevations fronting on streets. In this case, the buildings were requested by staff to be designed in a manner where no elevation would be treated as a rear elevation. Window area was more equitably spread across all four elevations.

The applicant is requesting waivers to the minimum percentage of facade transparency required by Code to allow the building elevations as presented. The Code is somewhat unclear as to how facade transparency should be calculated and whether the minimum areas must consist of unobstructed glass only or can include window and entry door features. To take the most conservative approach, the architect calculated facade transparency as glass area only and did not include window or door frames.

Staff finds the proposed levels of facade transparency to be acceptable and fitting with the buildings' architectural style. Transparency levels are significantly higher for commercial spaces located closer to the street and plaza, while service spaces in less visible areas reduce the overall levels of facade transparency. For example, the west elevations facing the

parking lot have 43% transparency for the commercial use areas. The rest of the ground floor features service-type areas, including entryway, stair, corridor, and trash areas, that reduce the overall transparency of the elevation to 22%. When garage doors are opened along the plaza-facing elevations, the transparency increases from 37% to 44%.

The applicant is also requesting a waiver to allow obscure glass for the fitness and service areas only. Staff recommends that the waiver is authorized on the condition that only frosted glass or a similar type treatment is permitted for these window areas. The glass should not be obscured with any mirrored coating, vinyl applique, artwork, or signage. An overview of proposed facade transparency as it relates to Village Code requirements is provided in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Facade Transparency (12-5-7:A.3.k)	Min. 50% of wall area between 2 and 12 feet above grade shall be occupied by windows or entry doors	<b>Building A (south)</b> East elevation (street): 40% North elevation (plaza): 37% (44% with garage doors open) West elevation (parking): 22% South elevation (service drive): 24% <b>Building B (north)</b> East elevation (street): 40% South elevation (plaza): 37% (44% with garage doors open) West elevation (parking): 22% North elevation (north lot line): 24%	<b><u>Building A (south)</u></b> <b><i>East elevation (street): 10%</i></b> <b><i>North elevation (plaza): 13%</i></b> <b><i>West elevation (parking): 28%</i></b> <b><i>South elevation (service drive): 26%</i></b> <b><u>Building B (north)</u></b> <b><i>East elevation (street): 10%</i></b> <b><i>South elevation (plaza): 13%</i></b> <b><i>West elevation (parking): 28%</i></b> <b><i>North elevation (north lot line): 26%</i></b>
Clarity (12-5-7:A.3.k.1)	Clear transparent glass	Obscure glass for fitness and service spaces	<b><i>Waiver to allow obscure glass for fitness and service spaces only</i></b>
Tinting & Screening (12-5-7:A.3.k.2)	Tint, internal screening, patterns, and mirrored coating prohibited	No tint, internal screening, patterns, or mirrored coating proposed	Compliant
Coatings (12-5-7:A.3.k.3)	Limited to minimum U-factor requirement in the State-adopted International Energy Conservation Code	Coating limited to minimum U-factor requirement	Compliant
Grade (12-5-7:A.3.k.4)	Commercial grade and design	Commercial grade and design	Compliant
Obstruction (12-5-7:A.3.k.5)	No obstruction beyond Chapter 10-10 permissions	No obstruction beyond Chapter 10-10 permissions	Compliant

In order to mitigate bird collisions with the buildings' window area, especially considering the development's proximity to natural areas, staff recommends as a condition of approval that the development must 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. Mirrored coatings may not be used, but inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.

### **Landscape Design**

The applicant submitted a landscape plan prepared by Heller & Associates, LLC. At the request of staff, the developer modified the loading area serving Building A after the application's submittal but was unable to modify the landscape plan accordingly due to time constraints. The landscape plan will need to be updated to mirror the revised site plan before any permit is issued and all plantings will need to be relocated to a nearby landscape area deemed acceptable by staff.

The applicant is requesting two waivers to the landscaping requirements set forth in Chapter 12-11: (1) a waiver of one tree to the minimum requirement for trees planted in the abutting public right of way and (2) a waiver to permit no landscaping along the westernmost and southernmost lot lines abutting property owned and operated by the Forest Preserve District of Cook County (FPDCC).

Nine new street trees are proposed along Lehigh Avenue. Staff is concerned that additional trees within the public right of way will conflict with desirable outdoor sidewalk dining area and may impact visual balance and is supportive of the waiver of one tree. With respect to the proposed waiver to allow no landscaping or alternative screening along lot lines abutting forest preserve property, staff recommends reducing the minimum screening height to three feet, where five feet are typically required by Code, or as otherwise recommended by Forest Preserve District staff. Upon further review, staff is concerned that headlights from vehicles in the parking and driveway areas will be disturbing to these biologically sensitive areas and should be shielded. With the modified waiver, the developer may install fencing or year-round opaque screening a minimum of three feet in height. Staff recommends that any landscape installation along lot lines abutting the forest preserves must be limited to native species.

The Village's applicable landscape requirements and requested waivers are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Landscape Area (12-11-1:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	12.5%	Compliant
Public Parkway Trees (12-11-1:B.4)	Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper	9 trees / 382.2 ft. frontage = avg. 42.5-foot separation	<b><i>Waiver of 1 tree and average 2.5 feet to maximum separation</i></b>
Irrigation (12-11-2:F.4)	Underground irrigation system or readily available water supply required	Hose bib access to maintain exterior	Compliant
Parking Lot Planting Areas (12-11-3:A.3)	Min. 36 SF and water permeable	208 - 322 sq. ft.	Compliant
Parking Lot Screening Abutting Private Property (12-11-3:B.2)	Landscaping or structure required, min. 5-ft. buffer yard with berm, hedge, maintenance free barrier 5-6 ft. in height	<u>North lot line:</u> Landscaping min. 5 ft. <u>West lot line abutting FPDCC property:</u> No landscape buffer <u>West lot line abutting Moose property:</u> Landscaping min. 5 ft. (5-6 ft. fence as alternative) <u>South lot line abutting FPDCC property:</u> No landscape buffer	<b><i>Recommended by staff: Waiver to allow reduced parking lot screening abutting Forest Preserve District of Cook County property at a minimum height of 3 ft., or as otherwise recommended by the FPDCC</i></b>
Parking Lot Landscaping Islands (12-11-3:B.3.b)	Min. 40 SF	143 – 314 sq. ft.	Compliant
Parking Lot Landscaping Area (Lot > 20,000 SF) (12-11-3:B.3.c.2)	Min. 7% of paved area, not including buffer landscape area	8%	Compliant
Parking Bay Length (12-11-3:B.3.c.2)	Max. 20 spaces in an uninterrupted row	Bays < 20 spaces	Compliant
Screening (12-11-4)	Min. 5-ft. screening for all loading docks, equipment enclosures, and trash areas (see 12-11-4 for allowed screening types)	Trash areas are interior	Compliant

Due to the subject property's proximity to natural areas, staff recommends as a condition of Appearance Certificate approval that FPDCC staff reviews and approves the submitted landscape plan to certify that the proposed species are not invasive or undesirable. Any species that conflicts with FPDCC standards and objectives must be replaced with an alternative species of a similar size and performance.

### Lighting

The development's proposed lighting plan should be discussed, especially due to the subject property's adjacency to biologically sensitive forest preserves owned and operated by the Forest Preserve District of Cook County. The applicant submitted a photometric plan showing levels of illumination along lot lines abutting forest preserve property measuring up

to 1.9 foot-candles. Levels along the north lot line abutting the Morton House Condominiums measure up to 1.5 foot-candles and levels along lot lines abutting Moose Family Center property measure up to 2.2 foot-candles.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such 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. The developer will need to modify the lighting plan to achieve as close to zero illumination at the property lines, subject to approval by the Village Engineer. Staff also recommends review by Forest Preserve District staff to verify compliance with applicable Cook County requirements, if desired by the County.

Section 12-12-3 of the Unified Development Code establishes lighting fixture standards. 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 qualify as full cutoff fixtures.

Staff recommends as a condition of approval that before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove and any other agency having regulatory authority over the subject property's lighting plan. The lighting plan and fixtures should also comply with all standards established in IDA's lighting guidelines and any exterior lighting should be designed to minimize the amount of light entering into the forest preserves, to the best extent practicable.

### **Outdoor Seating Areas**

Per Section 12-5-5:C, if outdoor seating areas are in excess of 100 square feet, adequate landscaping and screening must be provided, subject to review and approval by the Appearance Commission. Outdoor seating area requirements and a requested waiver to allow seating in a public right of way are outlined in the following table.

<b>Development Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Waivers Requested</b>
Outdoor Seating Area Location (12-5-5:C.1)	Not permitted in public right of way	Outdoor seating in public right of way	<b><i>Waiver to allow outdoor seating in public right of way</i></b>
Outdoor Seating Area Design (12-5-5:C.2-4)	Not permitted in a required landscape area, must be on a hard surface, must provide min. 3 ft. pedestrian access	Outdoor seating not in a required landscape area, on a concrete sidewalk, min. 3 ft. pedestrian access	Compliant
Advertisement (12-5-5:C.13)	No advertising is permitted on umbrellas or screening	No advertising proposed	Compliant

Per Section 12-5-5:C.11, adequate protection must be provided to outdoor seating areas from abutting parking areas. While a metal railing is proposed along the eastern edge of the plaza to provide some enclosure and protection from Lehigh Avenue, the western edge is left open to the parking lot. **The applicant should explain how outdoor diners will be protected from vehicles within the rear parking area and, if no protection is provided, whether a metal railing or bollards should be considered. Similarly, the developer should discuss what kind of protections and screening will be provided for diners within the outdoor seating areas in the Lehigh Avenue public right of way.** The applicant will be required to enter into a license agreement with the Village for use of the Lehigh Avenue public right of way for outdoor seating. The Village may impose additional requirements to mitigate liability for private use of Village-owned property and the final outdoor seating area plan will be subject to approval by the Village Administrator.

Additional regulations for outdoor seating areas prohibit food preparation, pets, except for service animals, and the amplification of music. **The applicant should verify planned compliance with all Village regulations controlling the operation of outdoor seating areas.**

Staff recommends that as a condition of Appearance Certificate approval, all final outdoor seating area plans, including screening and furniture specifications, must be reviewed and approved by the Appearance Commission Chairperson. The

Chairperson may require full Appearance Commission review if the quality and design of the outdoor seating areas is not in keeping with the quality and design of the overall development.

### **Signage**

Because no specific tenants are being proposed at this time, a signage plan was not submitted to the Appearance Commission for review. All signage is expected to comply with all requirements of Chapter 10-10 unless waivers are requested and approved by the Appearance Commission at a later date. **The applicant should speak to the types of tenant and directional signage they anticipate and how the signage will be designed to be cohesive and complementary to the overall development.**

In order to maintain a high quality “downtown” feel, staff recommends conditions of approval that will enhance the overall quality of signage and attention-seeking ornamentation serving the development:

- 1) Sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson.
- 2) Any portable signage shall be permitted pursuant to Section 10-10-8:E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Village Administrator.
- 3) Box signs shall only be permitted with metal or completely opaque material backgrounds. Interior illuminated panel signs or box signs with translucent acrylic faces shall not be permitted.
- 4) Rope lighting, or other similar linear lighting with small lights (usually incandescent bulbs or light emitting diodes (LEDs)) covered in heavy-duty plastic tubing, and installed to outline signs, merchandise, windows, buildings, or building elements, where such lighting is intended to be visible from the exterior of the building, is prohibited.
- 5) Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).

To maintain visibility for the Moose Family Center from Lehigh Avenue, staff recommends the approval of various waivers to allow the installation of two signs by the developer without further review by the Appearance Commission: (1) the replacement of an existing off-premises pole sign on the east side of Lehigh Avenue and (2) the installation of a new monument sign at the southeast corner of Building A and just north of the shared access drive.

The Code requirements, design parameters suggested by staff, and requested waivers for the proposed monument signage and off-premises pole signage are outlined in the following table.



Development Control	Requirement	Proposed	Waivers Requested
Monument Sign Quantity (10-10-7:G.2)	Max. 1 ground monument sign per 150 ft. of street frontage	1 monument sign per 382.2 ft. of street frontage	Compliant
Monument Sign Height (10-10-7:G.2)	Max. 10 ft. per sign combined, max. 25 ft. per sign individually	Proposed max. 5 ft.	Compliant
Monument Sign Area (10-10-7:G.2)	Max. 50 sq. ft. per sign face	Proposed max. 25 ft.	Compliant
Monument Sign Structural Base (10-10-7:G.3)	Min. 75% base must be materials compatible with the building	Proposed min. 75%	Compliant
Monument Sign Location (10-10-7:G.6)	Min. 50% height or 4 ft. from public right of way, whichever is greater	Proposed 0-ft. setback	<b>Waiver to allow a 0-ft. setback from Lehigh Avenue lot line</b>
Monument Sign Landscape bed (10-10-7:G.5)	Min. 2 ft. from base, shrubs min. 3 ft. in height	Min 2 ft. from base on 3 sides of monument sign	<b>Waiver to allow no landscape bed along Lehigh Avenue lot line</b>

Off-Premises Signs (10-10-5:B)	Off-premises signs prohibited	Proposed off-premises signage in same location as existing	<b><i>Waiver to allow replacement of Moose Family Center off-premises signage on Village-owned property</i></b>
Pole Signs (10-10-5:C)	Pole signs prohibited, other than existing non-conforming signs	Proposed replacement of existing non-conforming pole sign	<b><i>Waiver to allow replacement of Moose Family Center pole sign</i></b>
Pylon Sign Location (10-10-7:G.6)	Min. 50% height or 4 ft. from public right of way, whichever is greater	Proposed replacement of existing non-conforming pole sign at existing setback	<b><i>Waiver to allow replacement of Moose Family Center pole sign at existing setback</i></b>
Pylon Sign Height (10-10-7:G.2)	Max. 10 ft. per sign combined, max. 25 ft. per sign individually	Proposed max. 10 ft.	Compliant

The above waivers are intended to authorize a replacement of the off-premises Moose Family Center pole sign with a sign that is no taller and no closer to the nearest curb line than the existing sign and the installation of a new monument sign no greater than five feet in height and 25 square feet in area (per face) at the Lehigh Avenue lot line. Should the Moose Family Center or applicant propose signage that is larger than described, additional waivers by the Appearance Commission may be required.

### **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 of 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)

### **Recommendation**

If the Appearance Commission approves the request for an Appearance Certificate for site, building, landscape, signage, and outdoor seating plans, with associated waivers described herein, for a 24-unit mixed-use development proposed under Applications for Special Use and Subdivision (PC 22-02) for the property commonly known as 8500-50 Lehigh Avenue and a portion of Chestnut Street right of way petitioned for vacation in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final landscape plan for review and approval by the Forest Preserve District of Cook County (FPDCC), Community Development Administrator, and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan or has not been modified to remove any species deemed by the FPDCC to be invasive or undesirable, 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 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.
- 3) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final outdoor seating area plans for review and approval. Final seating arrangements, screening, and furniture specifications must be deemed consistent with the overall development, 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) If planter boxes or containers are provided, they must be fully planted with live vegetation when the outdoor seating area is in active use. When the outdoor seating area is not in active use, the planter boxes or containers must be (1) planted with an alternative seasonal decoration, (2) covered, or (3) removed.
- 5) Only frosted glass or a similar type treatment shall be used for window areas permitted to be obscured, such as fitness and service areas. The glass should not be obscured with any mirrored coating, vinyl applique, artwork, or signage.
- 6) Sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson.
- 7) Any portable signage shall be permitted pursuant to Section 10-10-8:E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Appearance Commission Chairperson.
- 8) Box signs shall only be permitted with metal or completely opaque material backgrounds. Interior illuminated panel signs or box signs with translucent acrylic faces shall not be permitted.

- 9) Rope lighting, or other similar linear lighting with small lights (usually incandescent bulbs or light emitting diodes (LEDs)) covered in heavy-duty plastic tubing, and installed to outline signs, merchandise, windows, buildings, or building elements, where such lighting is intended to be visible from the exterior of the building, is prohibited.
- 10) Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).
- 11) Before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove and any other agency having regulatory authority over the subject property's lighting plan. The lighting plan and fixtures should also comply with all standards established in IDA's lighting guidelines and any exterior lighting should be designed to minimize the amount of light entering into the forest preserves, to the best extent practicable.
- 12) Any landscape installation along lot lines abutting the forest preserves must be limited to native species.
- 13) In order to mitigate bird collisions with the buildings' window area, the development must 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. Mirrored coatings may not be used, but inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.



**Attachment D**

Staff Report to the Plan Commission for Case PC 22-02  
Prepared by Zoe Heidorn, Community Development Administrator  
*February 15, 2022, revised February 21, 2022*



## Village of Morton Grove

### Department of Community & Economic Development

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**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** February 15, 2022 – Revised February 21, 2022

**Re:** Case PC 22-02: Request for approval of a Preliminary Plat of Subdivision, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District (12-4-3) with variations for number of detached accessory structures on a zoning lot (12-2-2), rear yard impermeable coverage (12-2-5), setback for open accessory parking spaces (12-2-6), location of outdoor seating areas in a public right of way (12-5-5), facade transparency (12-5-7), bedroom mix (12-5-7), public parkway trees (12-11-1), and parking lot screening abutting private property (12-11-3) for the property commonly known as 8500-8550 Lehigh Avenue (PIN 10-19-204-020-0000, 10-19-203-021-0000, 10-19-203-022-0000, 10-19-203-023-0000, 10-19-203-025-0000, 10-19-203-013-0000) and a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres in Morton Grove, Illinois. The applicant is MHDC SLF LLC.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the February 21, 2022, Plan Commission public hearing for Case PC 22-02 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 3, 2022. The Village mailed letters to property owners within 250 feet of the subject property on January 28, 2022, and placed a public notice sign on the subject property on January 28, 2022.

### Application Summary

On January 10, 2022, MHDC SLF LLC submitted complete Subdivision and Special Use Applications to the Department of Community and Economic Development requesting approval of a subdivision and consolidation of Village-owned property at 8500-8550 Lehigh Avenue, and a portion of Chestnut Street right of way petitioned for vacation under Case PC 22-01, and Special Use Permits to allow the construction of a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District with associated variations to dimensional and use standards. The property at 6419 Chestnut Street will continue to be owned by the Loyal Order of Moose (No. 376) and operated as the Morton Grove Moose Family Center.

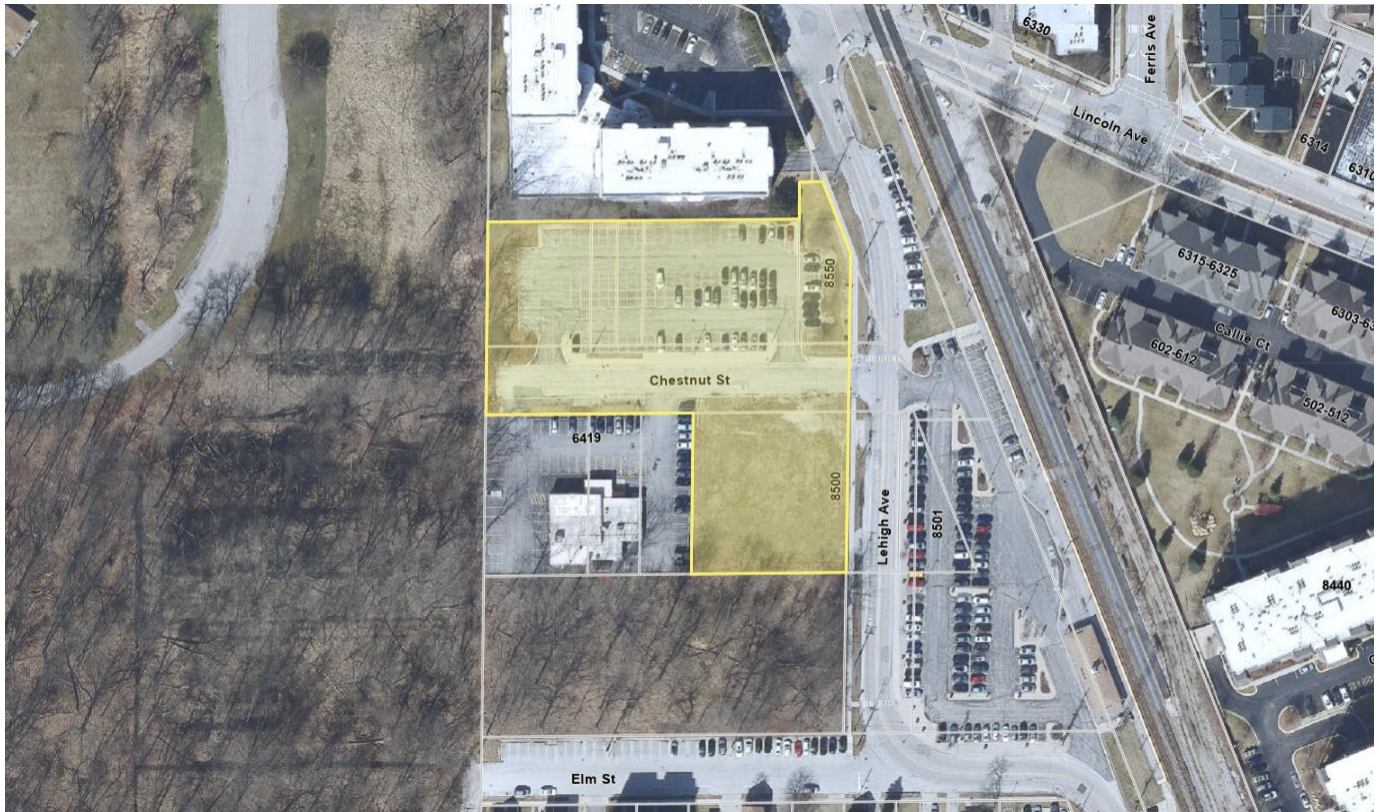
Approval of the Preliminary Plat of Subdivision and Special Use Permits will be made contingent on the Village Board of Trustees' approval of the proposed vacation of Chestnut Street right of way. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.

### Subject Property Background

The subject property at 8500-8550 Lehigh Avenue is located on the west side of Lehigh Avenue at its intersection with Chestnut Street and is generally situated between Lincoln Avenue to the north and Elm Street to the south. The Morton House Condominiums abut the subject property to the north and the Forest Preserves of Cook County abut the property to the west and south. The Morton Grove Metra station and commuter parking lot are located directly across Lehigh Avenue from the subject property at 8501 Lehigh Avenue.

In 2020, the Village issued a request for qualifications (RFQ) seeking a qualified developer to acquire and redevelop the

Village-owned property at 8500-50 Lehigh Avenue for mixed-use, multi-family, or commercial development that aligns with the Village's vision for a pedestrian-friendly and transit-oriented downtown with a vertical and horizontal mix of uses. The applicant's submitted proposal was selected by staff as the preferred concept. Proposals for much higher density multi-family development were submitted, but they did not seem respectful to the scale of the existing Moose Family Center, Morton House Condominiums, or surrounding area. Staff has been working with the applicant for over a year, involving over 15 site plan iterations to-date, to develop the project site plan and elevations to satisfy Village requirements and objectives.



***Project Site Location***

### **Project Overview**

The overall redevelopment site measures approximately 2.049 acres and consists of the following three properties:

1. 8500 Lehigh Avenue (0.535 ac +/-): This Village-owned property is currently vacant and will be sold to the applicant for redevelopment.
2. 8550 Lehigh Avenue (0.983 ac +/-): This Village-owned property is currently improved with a 110-space commuter parking lot and will be sold to the applicant for redevelopment.
3. Chestnut Street Right of Way (0.531 ac +/-): This 66-foot Village right of way is an asphalted street in poor condition. The right of way is petitioned to be vacated under Case PC 22-01, with portions to be deeded to the future abutting property owners, the Loyal Order of Moose No. 376 and the applicant.

For the purposes of a technical zoning review, the portion of Chestnut Street right of way planned to be vested to the Loyal Order of Moose (No. 376) and measuring 6,619.8 square feet (0.152 ac +/-) will not be included, reducing the development site area to 1.900 ac +/- . This portion of property will be improved in accordance with the approved plans but cannot contribute to dimensional code requirements because it will be under separate ownership and considered part of a separate zoning lot.

Staff notes that there are minor discrepancies between the submitted engineering site plan, architectural site plan, landscape plan, and turning path diagrams relating to the locations of the service loading area serving Building A and the trash enclosure on the Moose Family Center property. These discrepancies are due to staff requests for revision following

application submittal. The correct location of the proposed service loading area for Building A is depicted in the engineering site plan, architectural site plan, and turning path diagrams. The correct location for the Moose Family Center's trash enclosure is depicted in the turning path diagram only. This late revision was made at the request of Moose leadership and the Village. Staff does not feel that the discrepancies will detract from the Plan Commission's ability to review the project.

The applicant is proposing a three-story mixed-use development consisting of two structures (Buildings A and B) with ground-floor commercial uses and 24 residential units for lease located on the second and third floors. The two principal structures mirror one another and enclose a pedestrian plaza in between. The first-floor commercial uses are proposed to include a coffee shop, microbrewery with food service, and an accessory banquet room in the southern Building A, and a restaurant and accessory cafe/bar in the northern Building B. The developer is proposing 127 parking spaces to the rear of the principal structures, 36 of which will be covered by three separate carports. The development exceeds the Code's base parking requirement of 118 parking spaces and the reduced transit-oriented development (TOD) parking requirement of 101 parking spaces allowed by the site's proximity to the Metra station. Site access will be provided by a two-lane shared access drive at the site's southern lot line.

A Vacation Application submitted by the applicant and the Loyal Order of Moose No. 376, to be reviewed under Case PC 22-01, petitions the Village to vacate Chestnut Street in order to maximize and optimize the development site area. Access to the Moose Lodge and mixed-use development is proposed to be provided by a new full-access driveway along the southern boundary of the site. The driveway will be privately owned and maintained by the developer. The proposed plaza between the mixed-use structures, which has been designed with mountable curb and a standard fire lane width, will serve as an emergency accessway. Brick pavers will provide a visual delineation between the emergency fire lane and areas that may be used for outdoor dining. Conspicuous design elements providing awareness of the need to maintain the fire lane clear should be made a condition of Special Use Permit approval.

The development meets Village requirements for density, lot width, and setbacks. The applicant is requesting Special Use Permits for minor modifications to the general and C/R District standards for mixed-use development and for the cafe/bar and microbrewery uses. At the time of application, the applicant had not executed any leases for the ground-floor units, but staff's understanding is that discussions are ongoing with several potential tenants. The future tenants will be subject to all requirements set forth in the Special Use Permits.

### **Preliminary Plat of Subdivision**

The applicant submitted a Preliminary Plat of Subdivision requesting a subdivision of the portion of Chestnut Street right of way petitioned for vacation under Case PC 22-01 and a consolidation of all property to be deeded to the applicant. The proposed subdivision and consolidation will allow the Loyal Order of Moose (No. 376) and the applicant to own those vacated portions of street to the centerline that abut their respective properties and consolidate all lots to be owned by the applicant, including 8500 Lehigh Avenue, 8550 Lehigh Avenue, and the larger portion of the vacated Chestnut Street right of way. The proposed subdivision and consolidation will result in two lots, one of which will be deeded to the Loyal Order of Moose (No. 376) and the other to the applicant under forthcoming redevelopment and purchase agreements. A Final Plat of Subdivision will be submitted to the Village for review and approval following the completion of site improvements. The Final Plat may only be recorded following Board approval by ordinance.

The submitted Preliminary Plat of Subdivision generally meets the requirements of Section 12-8-2. However, elements of the plat, such as the proposed shared access easement, will need to be reviewed and revised to meet the needs of the Moose Family Center, the development, and the Village. Utility easements will also be needed to allow continued access and maintenance of underground utilities.

### **Dimensional Controls**

The proposed project meets most dimensional requirements for development in general and mixed-use development in the C/R Commercial/Residential District. Applicable dimensional requirements and compliance are outlined in the following table. Staff notes that some dimensional discrepancies were found in the submitted documents. For dimensional purposes, staff deferred to the submitted plat of survey prepared by Terra Technology Land Surveying, Inc., followed by the site geometric and paving plan prepared by RWG Engineering, LLC. The following table provides a comparison of the proposed development against applicable dimensional controls.

<b>C/R District Dimensional Controls</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
Lot Area (12-5-7:C)	Max. 24 dwelling units per acre	12.63 du/ac	Compliant
Lot Width (12-5-7:C)	Min. 60 feet	155.49 + 86.44 + 66.00 + 74.07 = 381.97 feet	Compliant
Front Setback (12-5-7:C)	Max. 10 feet	0 feet	Compliant
Interior Side Setback (12-5-7:C)	Min 5. feet for buildings up to 20 feet in height; add 1 foot setback for every 3 feet in additional building height; max. 10 feet	Building A (south) – 36.0 feet Building B (north) – 24.3 feet	Compliant
Rear Setback (12-5-7:C)	Min. 15 feet abutting a residential district	Building A (south) – 67.25 feet Building B (north) – 268.00 feet	Compliant
Building Height (12-5-7:C)	Max. 50 feet	44.67 feet	Compliant
FAR (12-5-7:C)	N/A	0.50	Compliant
Impermeable Lot Coverage (12-5-7:C)	N/A	87.54%	Compliant
<b>General Dimensional Controls</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
Principal Structures on a Zoning Lot (12-2-2:A)	No maximum provided all common areas are commonly owned and maintained	2	Compliant
Detached Accessory Structures on a Zoning Lot (12-2-2:B)	Max. 2	3	<b><u>Non-Compliant - Waiver of 1 structure to allow 3 detached structures</u></b>
Rear Yard Impermeable Coverage (12-2-5:B.3)	Max. 50%	72%	<b><u>Non-Compliant - Waiver of 22% to allow rear yard impermeable coverage of 72%</u></b>
Open Accessory Parking Spaces (12-2-6:G)	Min. 3 feet from all lot lines	1.75 feet	<b><u>Non-Compliant – Waiver of 1.25 feet to allow setback of 1.75 feet</u></b>
Rooftop Appurtenances (12-2-8:A)	May exceed max. building height by max. 10 feet; must be screened	< 60 feet	Compliant

The applicant is requesting waivers to the maximum number of detached accessory structures permitted on a zoning lot to allow three carports covering a total of 36 surface parking spaces and a waiver to the rear yard impermeable maximum of 50% to allow 72% rear yard coverage. Staff is supportive of the requested waivers. Covered vehicle parking is a desirable amenity for residents and staff finds the maximum impermeable rear yard restriction of 50% to be burdensome considering the project's location and density, planned underground stormwater detention facilities, and compliance with applicable landscaping requirements. A waiver to allow a 1.75-foot setback for ten open accessory parking spaces along the west lot line is also not concerning to staff due to the abutting forest preserve use. Screening a minimum of 3 feet in height is required along this lot line to ensure headlights do not shine directly into the preserves. This may be fencing or native landscaping, or a combination thereof.

### **Use Controls**

The following uses are proposed as part of the overall development plan:

- **Mixed-Use Development** (24-units residential with ground-floor commercial space) – Special Use due to waivers requested
- **Outdoor Seating Areas for Restaurants, Bars, and Specialty Food Stores** – Permitted Use

- Building A
  - **Coffee Shop** (1,249 square feet) – Permitted Use (Specialty Food Store)
  - **Microbrewery** (2,062 square feet) – Special Use (Microbrewery – as accessory use to restaurant)
  - **Private Banquet Room** (1,361 square feet) – Permitted Use (Restaurant)
- Building B
  - **Restaurant** (2,062 square feet) – Permitted Use
  - **Cafe/Bar** (1,361 square feet) – Special Use (Bar)

#### Mixed-Use Development

The applicant is proposing ground-floor commercial space and 24 residential units for lease on the second and third floors of the proposed three-story development. Mixed-use development is allowed as a Permitted Use in the C/R Commercial/Residential District. However, the Plan Commission may, by Special Use, recommend modifications to the development standards for mixed-use development in this district. Because the applicant is requesting various waivers to applicable development standards, the mixed-use development must be approved through a Special Use Permit.

The proposed development meets general requirements for mixed-use development in the C/R District. The location of commercial uses is on the ground floor and facing the street, with residential units located above. However, the development does not meet the requirement that all units must provide one bedroom. The proposed unit mix is as follows: four (4) studio apartments, four (4) one-bedroom apartments, and sixteen (16) two-bedroom apartments. The following table provides a comparison of the proposed development against applicable use standards.

C/R District Use Controls	Requirement	Proposed	Compliance
Bedroom Mix (12-5-7:D.2)	Min. 1 bedroom per residential unit	4 studio units	<b>Non-Compliant - Waiver to allow 4 studio units</b>
Location of Commercial Uses (12-5-7:D.1)	Ground floor facing the street with residential units above or behind	Ground floor faces the street with residential uses above	Compliant

Staff is supportive of the waiver to allow four studio apartments out of the 24 proposed residential units, or 17%. The Residences at Sawmill Station were authorized for 45 studio apartments out of 250 residential units, or 18%. The studio option is a desirable option to many young professionals. According to the Urban Land Institute and as reported by the CCIM, smaller apartments are gaining in popularity due to “delayed household formation among millennials, an increase in single-person households, a decrease in car ownership among younger city dwellers, and the growing “sharing economy,” which cuts down on unnecessary household possessions.”

The proposed fitness and bike storage areas on the first floor of Building B will be restricted to use by on-site residents. Such amenities have become standard in new multi-family and mixed-use developments.

#### Outdoor Seating Areas for Restaurants, Bars, and Specialty Food Stores

The developer is proposing outdoor seating areas along the interior of the plaza and within the public sidewalk along Lehigh Avenue. These areas will be operated and maintained by restaurant and bar uses within the development, including the coffee shop, restaurant, cafe/bar, and microbrewery. Any tenant may elect not to provide an outdoor seating area. Outdoor seating areas serving restaurants and bars are a Permitted Use but are subject to various requirements set forth in Section 12-5-5:C, which are outlined in the following table. The applicant is seeking a waiver to allow outdoor seating in public right of way along Lehigh Avenue.

Development Control	Requirement	Proposed	Waivers Requested
Outdoor Seating Area Location (12-5-5:C.1)	Not permitted in public right of way	Outdoor seating in public right of way	<b>Waiver to allow outdoor seating in public right of way</b>
Outdoor Seating Area Design (12-5-5:C.2-4)	Not permitted in a required landscape area, must be on a hard surface, must provide min. 3 ft. pedestrian access	Outdoor seating not in a required landscape area, on a concrete sidewalk, min. 3 ft. pedestrian access	Compliant
Pets	Pets, except for service animals,	No pets, except for service animals,	Compliant



(12-5-5:C.8)	are prohibited	proposed	
Music Amplification (12-5-5:C.10)	Music amplification prohibited	No regular music amplification proposed, but may be authorized by permit	Compliant
Advertisement (12-5-5:C.13)	No advertising is permitted on umbrellas or screening	No advertising proposed	Compliant

The applicant will be required to enter into a license agreement with the Village for use of the Lehigh Avenue public right of way for outdoor seating. The Village may impose additional requirements to mitigate liability for private use of Village-owned property and the final outdoor seating area plan will be subject to approval by the Village Administrator.

Section 4-6D-8:A.18 of the Morton Grove Municipal Code establishes a Class O Outdoor Patio liquor license, which may be requested as an ancillary license to certain liquor licenses. Any use serving alcohol outdoors at the proposed development will be required to obtain a Class O license. Any outdoor area used for on-premises consumption must be completely enclosed and provide adequate visual screening and noise barriers from the public rights of way, subject to review by the Liquor Commissioner. The final outdoor seating plan will be designed in accordance with Village requirements and subject to staff and Liquor Commissioner review and approval. If concerns with respect to screening, appearance, or protection arise, full Appearance Commission review may be requested.

The applicant should discuss the proposed hours of operation for the outdoor seating areas. Staff recommends that use of these areas is limited to 10:00 p.m., unless by special authorization of the Village Administrator for singular events. Per Section 12-5-5:C.10, outdoor music amplification is prohibited, meaning that the source of music cannot be located outdoors. During warm weather when windows and doors are opened, music may spillover into the outdoor area from indoor music sources. The applicant or tenants may request a Live and Amplified Music Permit from the Village for singular events. Per the permit policy, the playing of live or amplified music is limited to between 10:00 a.m. and 10:00 p.m. and the fee is \$5.00 per day.

#### Coffee Shop

A 1,249-square-foot coffee shop is proposed at the southeast corner of Building A. Specialty food stores, including coffee shops, are a Permitted Use in the C/R Commercial Residential District. No tenant has been identified at this time, but the future tenant is expected to comply with all applicable outdoor seating, signage, and business requirements. The applicant should discuss the proposed hours of operation for the coffee shop, and the Plan Commission may restrict these hours as a condition of the Special Use Permit.

#### Microbrewery & Private Banquet Room

A 2,062-square-foot microbrewery, as an accessory use to a restaurant, is proposed at the northeast corner of Building A and requires a Special Use Permit. Section 12-17-1 defines a "microbrewery" as:

"MICROBREWERY: A facility that produces less than thirty thousand (30,000) barrels (35,200 hectoliters) of beer or ale per calendar year from malt and hops by infusion, boiling and fermentation and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited, unless otherwise permitted through application for and issuance of appropriate Village of Morton Grove liquor license."

Per the applicant, only minimal volumes of beer will be produced on-site. The microbrewery will have a full-service kitchen and more than 50% of the food and drink sales will be generated from food sales, qualifying the use as a restaurant. No tenant has been identified at this time, but the future tenant is expected to comply with all applicable outdoor seating, signage, and business requirements. The applicant should discuss the proposed hours of operation for the microbrewery, and the Plan Commission may restrict these hours as a condition of the Special Use Permit.

A 1,361-square-foot banquet room is proposed to connect to the microbrewery. This facility will be available as overflow dining area and may be booked for private parties. The use has been classified as a restaurant, which is a Permitted Use in the C/R District. Both the microbrewery and private banquet room will be designed with a retractable glass door system to open onto the plaza in warm weather.

### Restaurant

A 2,062-square-foot restaurant is proposed at the southeast corner of the northern Building B. The restaurant concept is fine-dining Italian at an affordable price point, and discussions with potential tenants are underway. The future tenant is expected to comply with all applicable outdoor seating, signage, and business requirements. The restaurant will be designed with a retractable glass door system to open onto the plaza in warm weather. The applicant should discuss the proposed hours of operation for the restaurant, and the Plan Commission may restrict these hours as a condition of the Special Use Permit.

### Cafe/Bar

A 1,361-square-foot cafe or bar is proposed as an adjoining use to the proposed restaurant and will be connected through the building's interior. The use will complement the fine dining use and will serve a more limited food menu. While it is likely that the use will qualify as a restaurant due to its proportion of food sales, because the proposed tenant is unknown at this time, obtaining a Special Use Permit for a bar use will allow a greater diversity of tenants. Future tenants may include a bar and grill, wine bar, sports bar, or dessert lounge. The cafe or bar will be designed with a retractable glass door system to open onto the plaza in warm weather. The applicant should discuss the proposed hours of operation for the cafe/bar, and the Plan Commission may restrict these hours as a condition of the Special Use Permit.

### Site Access

The site plan was designed to adhere to the guidelines of the C/R Commercial/Residential District and the objectives of the Lehigh/Ferris Framework Plan. The C/R District standards and the Plan both promote walkability, a pedestrian-oriented public realm, and an environment with a vibrant mix of uses. Section 12-5-7:A.1 requires that pedestrian links must be provided to existing public sidewalks and Section 12-9-1:B.2 requires that "every lot shall have access to it that is sufficient to afford reasonable means of ingress and egress for emergency vehicles as well as for other vehicles which need access to the property for its intended use."

A two-way shared access drive measuring 24 feet in width (25 feet measured from back of curb) is proposed to serve as the single public vehicular accessway from Lehigh Avenue to the development site, essentially serving to replace Chestnut Street. The drive will be owned and maintained by the applicant, with a permanent shared access easement to be provided throughout the site to allow members, visitors, and service providers of the Moose Family Center to use drive aisles throughout the entire development site. In order to ensure that vehicles do not stop within the drive for drop-off, pick-up, or other purposes, staff recommends as a condition of approval that the applicant installs signage indicating that parking, stopping, and standing is prohibited at any time along both north and south sides of the shared access drive. Additional measures may be required if observance of an issue occurs and the applicant should be made responsible for controlling the behavior of vehicles along this accessway.

Concerned that the single public access drive may not be sufficient for all traffic entering and exiting the site, staff originally requested a second vehicular access drive to the north of Building B. Upon further review, staff requested that it be removed due to concerns with the driveway's orientation to Lehigh Avenue and the parking stalls across the street, per comments issued by the Village Engineer. A driveway in this location is not desirable for public use due to safety issues associated with the roadway geometry, which will not change at this time. Rather than maintain the north driveway for emergency access only, the driveway was removed and the plaza was designed to accommodate emergency vehicles with a mountable curb and minimum clearance requirement. The Village Engineer and the Village's traffic engineer, Kimley-Horn, have determined that the single public accessway is sufficient to serve the Moose Family Center and all proposed uses on the site.

The proposed plaza is intended for pedestrian use only on daily basis but is also designed to accommodate Morton Grove's largest fire apparatus on an emergency-only basis. Mountable curbs are provided at Lehigh Avenue at the parking lot and a 24-foot-wide clearance will be required throughout the plaza at all times. A change in material within the plaza, such as a change in color or pattern of the brickwork, will be required to delineate the 24-foot fire lane from the areas permitted for outdoor dining. Additional design features, such as bollards or decorative fencing, may also be included to help designate this area. Conspicuous design features should be made a condition of the Special Use Permit.

The applicant is required to demonstrate that the site design can accommodate full circulation through the redevelopment property and the Moose Family Center property by a garbage truck, the largest sized emergency vehicle available locally, and the largest sized truck expected to provide service to the property. Turning path diagrams were submitted and are included in the hearing packet. These include turning paths for a 40-foot single-unit box truck, a 40-foot semi-trailer truck, the largest



Morton Grove fire engine, and a standard garbage truck. Additional turning path diagrams that capture all possible movements of the aforementioned vehicles, and possibly additional vehicles, will be required in the final design and engineering phase.

Pedestrian access from Lehigh Avenue to the site is provided at three locations: (1) the plaza, which measures 37.5 feet at its narrowest point, (2) a 5-foot-wide sidewalk to the north of the shared access drive, and (3) a 5-foot-wide drive to the south of the shared access drive. A pedestrian walkway continues from the plaza through the center of the development, along the north side of the Moose Family Center's existing parking area. Striping will be provided as indicated on the site geometric and paving plan, and in other locations as deemed appropriate by the Village. Across the street, preliminary design for the Morton Grove Metra station renovation project is currently underway and pedestrian improvements are being considered along Lehigh Avenue and throughout the area to enhance safety and connectivity.

### **Traffic & Parking Impact**

Per Section 12-7-3:B, all Special Use Applications must provide a traffic and parking impact study which details the traffic impact and the amount of parking necessary and its usage. For Special Uses, the off-street parking requirements set forth in Section 12-7-3:I are advisory only and the final parking required for each use is decided by the Village Board based on the submitted study, any traffic and parking recommendation prepared by the Village staff, and the final recommendation of the Plan Commission. Under a pilot program, the Village retained the services of Kimley-Horn to prepare the traffic and parking impact study required for this Special Use Application. In this way, staff was able to control the content of the study and ensure the legitimacy of the engineer's representations. The applicant has reimbursed the Village for the cost of the study pursuant to a reimbursement agreement.

The submitted site plan includes 127 parking spaces to the rear of Buildings A and B. Snow storage removal areas are proposed on 12 of the 127 parking spaces, potentially reducing parking capacity to 115 spaces during periods of heavy snow accumulation. These 127 parking spaces are designed for the sole use of tenants and residents of the mixed-use development, and will not be shared with the Moose Family Center under this development approval. Should observed parking patterns support the need for a shared parking agreement between the properties in the future, the Village will take appropriate action to review and authorize such an arrangement.

The advisory parking requirement set forth by Section 12-7-3:I is 39 parking spaces for the residential use and 62 parking spaces for the commercial uses, for a total of 101 parking spaces. Note that the fitness facility is for resident use only, so it is included in the residential parking requirement.

Use	Use	Size	Off-Street Parking Requirement	Base Requirement	TOD Requirement (15% Bonus)
Multi-Family	Multi-Family	24 du	1.75 spaces/du	42	36
Multi-Family - Guest	Multi-Family	24 du	0.15 spaces/du	4	3
Microbrewery (Building A)	Restaurant	2,062 sf	1 space / 150 sf	14	12
Private Banquet Room (Building A)	Restaurant	1,361 sf	1 space / 150 sf	9	8
Coffee Shop (Building A)	Restaurant	1,249 sf	1 space / 150 sf	8	7
Café (Building B)	Lounge/Bar	1,361 sf	1 space / 50 sf	27	23
Restaurant (Building B)	Restaurant	2,062 sf	1 space / 150 sf	14	12
				<b>118</b>	<b>101</b>

The study's parking analysis bases the residential parking need on the ITE Parking Generation Manual, Fifth Edition, rate of 1.31 spaces per unit (85<sup>th</sup> percentile) for multi-family residential units within one half-mile of public transit for a total residential requirement of 32 spaces. For the commercial uses, the analysis takes the Village Code requirement of 63 spaces and assumes a 30% reduction for captive and pass-by trips, for a total commercial requirement of 43 spaces. The total parking requirement for the mixed-use development, as determined by the traffic and parking impact study, is 75 spaces. With between 115 and 127 available spaces, this could mean a parking surplus of 40 to 52 spaces.

Should the Village observe a demand for parking that is significantly lower than parking capacity, some of the available spaces may be designated for commuter use in the future.

The traffic and parking impact study prepared by Kimley-Horn also made the following key findings:

- The project is anticipated to generate, at most, 1,626 daily trips and 182 per hour at peak morning hours. This is approximately three traffic movements per minute. These calculations do not take into account any non-automotive trips or pass-by trips, which could reduce figures to 894 daily trips and 100 trips per hour at peak morning hours.
- Lehigh Avenue currently carries 3,400 vehicles per day. With the proposed development, the roadway will still have capacity for another 5,950 trips before reaching its limit for providing efficient traffic operations.

With concerns that the Moose Family Center is losing public parking that it has relied on over recent years, staff is recommending as a condition of approval that the developer explores opportunities for additional parking within the Chestnut Street right of way to be vested to the Loyal Order of Moose (No. 376). This may include parallel parking or an additional row of perpendicular parking. The final plan's parking and circulation layout may not diverge significantly from the approved site plan and will be subject to review and approval by the Village Engineer and Village Administrator.

### **Building & Landscape Design**

At the February 7, 2022, meeting of the Appearance Commission, the applicant presented site, building, landscape, signage, and outdoor seating plans and requested associated waivers. The project was conditionally approved in accordance with the staff report to the Appearance Commission, dated January 31, 2022, which is included in the hearing packet. The Appearance Commission approved waivers for public parkway trees, parking lot screening abutting private property, and signage, and supported requested waivers for facade transparency and outdoor seating in a public right of way.

The applicant is requesting waivers to the minimum percentage of facade transparency required by Code to allow the building elevations as presented. While the Appearance Commission does not have the authority to grant this waiver, the request was presented for their review due to the relationship of transparency to a building's appearance. Staff finds the proposed levels of facade transparency to be acceptable and fitting with the buildings' architectural style. Transparency levels are significantly higher for commercial spaces located closer to the street and plaza, while service spaces in less visible areas reduce the overall levels of facade transparency. The applicant is also requesting a waiver to allow obscure glass for the service areas only. An overview of proposed facade transparency as it relates to Village Code requirements is provided in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Facade Transparency (12-5-7:A.3.k)	Min. 50% of wall area between 2 and 12 feet above grade shall be occupied by windows or entry doors	<u>Building A (south)</u> East elevation (street): 40% North elevation (plaza): 37% (44% with garage doors open) West elevation (parking): 22% South elevation (service drive): 24% <u>Building B (north)</u> East elevation (street): 40% South elevation (plaza): 37% (44% with garage doors open) West elevation (parking) 22% North elevation (north lot line): 24%	<u>Building A (south)</u> <b>East elevation (street): 10%</b> <b>North elevation (plaza): 13%</b> <b>West elevation (parking): 28%</b> <b>South elevation (service drive): 26%</b> <u>Building B (north)</u> <b>East elevation (street): 10%</b> <b>South elevation (plaza): 13%</b> <b>West elevation (parking) 28%</b> <b>North elevation (north lot line): 26%</b>
Clarity (12-5-7:A.3.k.1)	Clear transparent glass	Obscure glass for fitness and service spaces	<b>Waiver to allow obscure glass for service spaces only</b>
Tinting & Screening (12-5-7:A.3.k.2)	Tint, internal screening, patterns, and mirrored coating prohibited	No tint, internal screening, patterns, or mirrored coating proposed	Compliant
Coatings (12-5-7:A.3.k.3)	Limited to minimum U-factor requirement in the State-adopted International Energy Conservation Code	Coating limited to minimum U-factor requirement	Compliant
Grade	Commercial grade and	Commercial grade and design	Compliant

(12-5-7:A.3.k.4)	design		
Obstruction (12-5-7:A.3.k.5)	No obstruction beyond Chapter 10-10 permissions	No obstruction beyond Chapter 10-10 permissions	Compliant

### **Stormwater**

RWG Engineering, LLC, submitted a Preliminary Engineering and Stormwater Summary, which 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 underground detention is expected to be located below the surface parking area.

The design of the sanitary sewer and water main will be coordinated with the Village. RWG Engineering suggests that the existing combined sanitary sewer and water main are adequately sized for the project's scale and will not need to be increased to accommodate the needs of the proposed development.

The Village is requiring two items relating to stormwater improvements and utilities: (1) that the stormwater detention is sized to accommodate the future redevelopment of the property at 6149 Chestnut Street and (2) that existing aboveground utilities are buried as required by the Village, subject to review and approval by the Village Administrator. These items should be made conditions of the ordinance.

### **Snow Storage, Trash Removal, and Deliveries**

As discussed, snow storage will be located on-site within the 12 parking spaces at the northwest corner of the property. Snow removal on the development site, including the shared access drive, will be the ongoing responsibility of the applicant or future property owner. The applicant should discuss the proposed storage of snow removal equipment and salt at the Plan Commission public hearing.

Trash storage will be within the enclosed buildings and trash pick-up will be provided at the two service loading areas for Buildings A and B, located to the rear of the buildings. Additional public refuse containers within the public plaza or along Lehigh Avenue may be required at the discretion of the Village.

The applicant should discuss the proposed location of box truck and semi-trailer trucks deliveries and the hours of delivery. Such activities should be controlled to minimize interference with internal traffic circulation. The Plan Commission may restrict these hours as a condition of the Special Use Permit.

### **Commission Review**

- **Traffic Safety Commission:** On February 3, 2022, the applicant appeared before the Traffic Safety Commission to provide testimony and respond to comments issued by the Village Engineer in the staff report dated January 27, 2022. At the meeting, the Commission, the applicant, and the applicant's consultants discussed the single access drive, the turning path analysis exhibits, and delivery vehicles servicing the site. The Commission unanimously forwarded a recommendation of approval of Case PC 22-02 with comments provided by the Village Engineer.
- **Appearance Commission:** On February 7, 2022, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Community and Economic Development staff in the staff report dated January 31, 2022 (revised February 7, 2022). At the meeting, the Commission, the applicant, and the applicant's consultants discussed the durability of the building materials, the requirement for native plantings along the property's lot lines abutting the forest preserve, bird-friendly design elements, and the general site design. The Commission issued an Appearance Certificate with associated waivers and forwarded a recommendation of approval of Case PC 22-02.

### **Departmental Review**

- **Building Department:** No issues identified at this time.
- **Fire Department:** While the turning path diagrams illustrate that Morton Grove's fire apparatus can theoretically maneuver through the site, the access will need to be verified in the field. Additional turning path diagrams may also be required.

- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated February 13, 2022, and included in the hearing packet for PC 22-02. A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.
- **Police Department:** No issues identified at this time.

### **Standards for Review**

The Standards for Subdivision are established in Section 12-16-4:D.3 of the Unified Development Code:

12-16-4:D.3. Standards for Subdivisions: The following standards for evaluating subdivisions 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. **Orderly Development:** The proposed subdivision will encourage orderly and harmonious development within the Village.
2. **Coordination of Streets:** The streets within the proposed subdivision will coordinate with other existing and planned streets within the Village.
3. **Coordination of Utilities:** The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the Village.
4. **Consistency with Comprehensive Plan:** The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.

Section 12-16-4:C.5 of the Unified Development Code establishes Standards for Special Uses, which are intended to be used for evaluating Special Use Permit requests. The Standards are as follows:

12-16-4:C.5. 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.

The applicant should be prepared to discuss how the project meets the above standards at the Plan Commission public hearing.

### **Recommendation**

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

*Motion to recommend approval of Case PC 22-01, a request for approval of a Preliminary Plat of Subdivision, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits for a 24-unit mixed-use development with a bar and microbrewery (accessory use to a bar or restaurant) in a C/R Commercial/Residential District (12-4-3) with variations for number of detached accessory structures on a zoning lot (12-2-2), rear yard impermeable coverage (12-2-5), setback for open accessory parking spaces (12-2-6), location of outdoor seating areas in a public right of way (12-5-5), facade transparency (12-5-7), bedroom mix (12-5-7), public parkway trees (12-11-1), and parking lot screening abutting private property (12-11-3) for the property commonly known as 8500-8550 Lehigh Avenue) and a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres in Morton Grove, Illinois, subject to the following conditions:*

- 1. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the staff report to the Traffic Safety Commission dated January 27, 2022, and the comments provided by the Village Engineer in the departmental comment form dated February 13, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.*
- 2. Conspicuous design elements shall be included in the final site design to provide awareness of the need to maintain the 24-foot-wide fire lane within the plaza clear of temporary or permanent fixtures that could interfere with emergency access, subject to review and approval by the Village Administrator.*
- 3. The applicant shall install signage indicating that parking, stopping, and standing are prohibited at any time along both north and south sides of the shared access drive. Additional measures shall be required if the Village observes an issue of vehicles parking, stopping, or standing within the shared access drive, subject to review and approval by the Village Administrator. The applicant shall be responsible for controlling the behavior of vehicles along this accessway.*
- 4. The applicant shall explore opportunities for additional parking within the Chestnut Street right of way to be vested to the Loyal Order of Moose (No. 376), including, but not limited to, parallel parking or an additional row of perpendicular parking. The final plan's parking and circulation layout shall not diverge significantly from the approved site plan and shall be subject to review and approval by the Village Administrator.*
- 5. The applicant shall locate the Moose Family Center trash enclosure to a location desirable to the Loyal Order of Moose (No. 376), subject to review and approval by the Village Administrator.*
- 6. The applicant shall size the stormwater detention facilities to accommodate the future redevelopment of the property at 6149 Chestnut Street and portion of Chestnut Street to be vested to the owner.*
- 7. The applicant shall bury existing aboveground utilities within the development site as required by the Village, subject to review and approval by the Village Administrator.*
- 8. Outdoor seating shall not be permitted on private or public property after 10:00 p.m. Noise shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.*
- 9. Approval shall be contingent on Board of Trustees approval of a vacation of a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way measuring approximately 0.531 acres, as presented under Case PC 22-01.*
- 10. All exterior garbage and recycling receptacles shall be lidded or shall be emptied or moved indoors overnight to prevent any environmental nuisance, including, but not limited to, overflowing and animal feeding.*
- 11. All commercial and residential uses on the site shall be provided recycling service.*
- 12. All deliveries to the site shall occur no earlier than 7:00 a.m. and no later than 7:00 p.m. No delivery vehicle shall park, stop, or stall on Lehigh Avenue or within the shared access drive for any period of time. All deliveries to the site shall occur in the designated loading zones or at alternative locations within the internal parking area, subject to delivery plan approval by the Village Administrator.*
- 13. The final landscape and improvement plan for the Lehigh Avenue right-of-way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.*
- 14. The Applicant shall advise the Department of Community and Economic Development of any proposed change in*

*ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.*

15. *(Any other conditions recommended by the Plan Commission)*

**Attachment E**

Final Plans and Supporting Documents for Case PC 22-02

*(On file with the Department of Community and Economic Development)*

## Legislative Summary

### Resolution 22-15

#### **AUTHORIZING THE PURCHASE OF POLICE PURSUIT VEHICLES THROUGH THE SUBURBAN PURCHASING COOPERATIVE BID PROGRAM**

<b>Introduced:</b>	March 28, 2022
<b>Purpose</b>	To authorize the Village Administrator President to execute a purchase order for the purchase of four (4) police sports utility squad cars from Currie Motors Fleet in Frankfort, Illinois.
<b>Background:</b>	Every 3 years, high mileage squad vehicles are replaced to ensure that key equipment utilized by our police officers does not fail during the performance of public safety and first responder activities. The squad vehicles are utilized 24 hours a day and need to always be in excellent condition. This year, four (4) vehicles are scheduled for replacement. The Village participates in the Suburban Purchasing Cooperative (“SPC”) which represent 144 government agencies in northeastern Illinois and jointly bids and negotiates contracts for the purchase of high-quality products at the lowest possible price. SPC solicited for bids for 2022 police squad cars and Currie Motors was awarded the SPC contract to sell 2022 police squad cars.
<b>Programs, Departments or Groups Affected</b>	Police Department, Public Works Vehicle Maintenance
<b>Fiscal Impact:</b>	A total \$142,600.00 for four (4) 2022 Ford Utility Police vehicles.
<b>Source of Funds:</b>	02-30-14-57-20-30
<b>Workload Impact:</b>	The ordering and changing over of the vehicles will be coordinated by the Police and the Public Works Vehicle Maintenance department.
<b>Administrator Recommendation:</b>	Approval as presented.
<b>Second Reading:</b>	Not Required
<b>Special Considerations or Requirements:</b>	None



## **RESOLUTION 22-15**

### **AUTHORIZING THE PURCHASE OF POLICE PURSUIT VEHICLES THROUGH THE SUBURBAN PURCHASING COOPERATIVE BID PROGRAM**

WHEREAS, the Village of Morton Grove (VILLAGE), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS every 3 years, the Village replaces high mileage squad vehicles to ensure that key equipment utilized by our police officers does not fail during the performance of public safety and first responder activities; and

WHEREAS this year four (4) vehicles are scheduled for replacement; and

WHEREAS the Village participates in the Suburban Purchasing Cooperative (“SPC”) which represent 144 government agencies in northeastern Illinois and jointly bids and negotiates contracts for the purchase of high-quality products at the lowest possible price; and

WHEREAS SPC solicited for bids for 2022 police squad cars and Currie Motors was awarded the SPC contract to sell 2022 police squad cars; and

WHEREAS, the Suburban Purchasing Cooperative has extended the bid contract to Currie Motors in Frankfort, Illinois to sell 2022 Ford Police Interceptor Utility’s until October 25, 2022; and

WHEREAS, the Village Board has authorized the acquisition of four (4) police squad cars in the Calendar Year 2022 Budget;

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD  
OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY,  
ILLINOIS AS FOLLOWS:**

SECTION 1: The Village President and Board of Trustees hereby authorize the purchase of four (4) Model Year 2022 Ford Police Interceptor Utility’s from Currie Motors for a total cost of \$142,600.00 per the terms and conditions of the Suburban Purchasing Cooperative bid, Contract #204.

SECTION 2: The Village Administrator and Director of Finance are hereby directed to authorize the issuance of purchase orders to place the squad cars on order.

SECTION 3: That this Resolution shall be in full force and effect from and after its adoption.

PASSED this 28<sup>th</sup> day of March 2022.

Trustee Gear	_____
Trustee Minx	_____
Trustee Khan	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

APPROVED by me this 28<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Daniel DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this  
29<sup>th</sup> day of March 2022.

\_\_\_\_\_  
Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

## Legislative Summary

### Resolution 22-16

#### **AUTHORIZING A CONTRACT WITH PRECISION PAVEMENT MARKING, INC. FOR THE 2022 PAVEMENT MARKING PROGRAM**

<b>Introduced:</b>	March 28, 2022
<b>Purpose:</b>	To authorize the Village Administrator to execute a contract with Precision Pavement Marking, Inc. for the 2022 Pavement Marking Program and to renew the contract for 2023 and or 2024 if circumstances so warrant.
<b>Background:</b>	Pavement markings throughout the Village are maintained through an annual pavement marking program. The Village has participated in a municipal partnering initiative since 2012 which included several communities to procure pavement marking services. Illinois law allows this cooperative purchasing program. Morton Grove led the bidding for ten communities with the expectation of achieving lower prices. This contract was bid through a public process in accordance with the Village Code. The contract was advertised, and two sealed bids were received. The bid tabulation is attached as Exhibit "A". The lowest bid which was submitted by Precision Pavement Marking, Inc. was \$37,037.44 more than the Engineer's Estimate of Cost. While the cost for the work to be performed in Morton Grove as shown in Exhibit "B" exceeds the Village's budgeted funding, the scope of work can be reduced to meet the available funding. This Resolution authorizes a contract with Precision Pavement Marking, Inc. for the 2022 Pavement Marking Program and if authorized by the Village Administrator for the 2023 and/or 2024 Pavement Marking Program. These contracts must conform to the requirements of the Prevailing Wage Act.
<b>Departments Affected</b>	Public Works Department
<b>Fiscal Impact:</b>	Not to exceed \$50,000.00. Since this is a unit price contract, the final contract amount will be based on the actual quantity of work performed.
<b>Source of Funds:</b>	2022 General Fund Account Number 02-50-17-55-2290
<b>Workload Impact:</b>	The Public Works Department as part of their normal work activities will perform the management and implementation of the project.
<b>Administrator Recommendation:</b>	Approval as presented.
<b>Second Reading:</b>	Not Required
<b>Special Considerations or Requirements:</b>	None

Submitted by: Ralph E. Czerwinski, Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Reviewed by: Joe Dahm, Director Public Works  
Prepared by: Chris Tomich, Village Engineer

## **RESOLUTION 22-16**

### **AUTHORIZING A CONTRACT WITH PRECISION PAVEMENT MARKINGS, INC. FOR THE 2022 PAVEMENT MARKING PROGRAM**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Public Works Department maintains pavement markings on roads throughout the Village for public safety through an annual pavement marking program; and

WHEREAS, the Village has participated in a municipal partnering initiative since 2012 which included between four and twelve communities to procure pavement marking services to install or renew thermoplastic, paint, and preform thermoplastic pavement markings; and

WHEREAS, Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01, et seq) and the Village of Morton Grove Municipal Code Title 1, Chapter 9, Article A, Paragraph 6E allows this cooperative procurement program; and

WHEREAS, the renewable periods of the pavement marking contract have expired and the work for pavement marking services needs to be bid again; and

WHEREAS, the Public Works Department considers it again advantageous to participate in the municipal partnering initiative; and

WHEREAS, the Public Works Department agreed to lead the administration of the bidding process for a group consisting of ten communities; and

WHEREAS, the Public Works Department advertised on the Village website beginning February 28, 2022, inviting bids on the “2022 Pavement Marking Program”; and

WHEREAS, this contract must conform to the requirements of the Prevailing Wage Act; and

WHEREAS, the bidding procedures comply with purchasing requirements of the Municipal Code, Title 1, Chapter 9, Article A; and

WHEREAS, thirteen entities downloaded contract documents; and

WHEREAS, two bids were received, publicly opened and read at the Public Works Facility at 10:00 a.m. on March 11, 2022; and

WHEREAS, Precision Pavement Markings, Inc. was determined to be the low bidder; and

WHEREAS the bid amount includes work to be performed for and paid by the group of ten communities in the cumulative amount of \$527,362.69, as shown in Exhibit “A”; and

WHEREAS, the resulting amount of work included in the bid estimated to be performed for and paid by the Village is \$63,238.50, as shown in Exhibit “B”; and

WHEREAS, the contract reserves the right to renew the contract for two, one-year terms; and

WHEREAS, funding for the above work for the lump sum amount of \$50,000.00 is available in the 2022 Adopted Budget General Fund Account Numbers 02-50-17-55-2290; and

WHEREAS, the bid amount for the work exceeds the available funding; and

WHEREAS, the scope of work can be reduced to meet the available funding.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

- SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.
- SECTION 2: The Corporate Authorities accept the bid of Precision Pavement Markings, Inc. of Pingree Grove, Illinois in the amount of \$527,362.69.
- SECTION 3: The Village Administrator is hereby authorized to execute a contract with Precision Pavement Markings, Inc. for 2022 Pavement Marking Program in the amount of \$50,000.00 for the work to be performed in the Village.
- SECTION 4: The Village Administrator is hereby authorized to take all necessary steps to make a determination of whether it is in the Village’s best interest to renew this contract in 2023 and 2024 and, if circumstances warrant, to execute a letter of renewal for 2023 and/or 2024 based on that determination.
- SECTION 5: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract for the 2022 Pavement Marking Program and if applicable for the 2023 and/or 2024 Pavement Marking Program.
- SECTION 6: This Resolution shall be in full force and effect upon its passage and approval.

PASSED this 28<sup>th</sup> day of March 2022

Trustee Grear	_____
Trustee Khan	_____
Trustee Minx	_____
Trustee Travis	_____
Trustee Thill	_____
Trustee Witko	_____

APPROVED by me this 28<sup>th</sup> day of March 2022

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Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this  
29<sup>th</sup> day of March 2022

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Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

EXHIBIT "A"

Village of Morton Grove, Cook County, Illinois  
2022 Pavement Marking Program

Bid Tabulation

Bid Opening: March 11, 2022, 10:00 a.m.

				Engineer's Estimate		Superior Road Striping, Inc 1980 N Hawthorne Ave Melrose Park IL 60160		Precision Pavement Marking, Inc 1220 Bell Ct Pingree Grove IL 60140	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	9,011	\$4.12	\$37,125.32	\$4.50	\$40,549.50	\$4.15	\$37,395.65
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	276,661	\$0.57	\$157,696.77	\$0.65	\$179,829.65	\$0.61	\$168,763.21
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	127,286	\$0.84	\$106,920.24	\$0.85	\$108,193.10	\$0.82	\$104,374.52
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	31,282	\$1.86	\$58,184.52	\$1.75	\$54,743.50	\$2.25	\$70,384.50
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	17,172	\$4.12	\$70,748.64	\$4.50	\$77,274.00	\$4.15	\$71,263.80
78001100	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	490	\$2.65	\$1,298.50	\$4.00	\$1,960.00	\$3.99	\$1,955.10
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	18,000	\$0.28	\$5,040.00	\$0.50	\$9,000.00	\$0.42	\$7,560.00
78001130	PAINT PAVEMENT MARKING - LINE 6"	FOOT	3,100	\$0.68	\$2,108.00	\$0.65	\$2,015.00	\$0.75	\$2,325.00
78001150	PAINT PAVEMENT MARKING - LINE 12"	FOOT	550	\$1.33	\$731.50	\$1.50	\$825.00	\$1.65	\$907.50
78001180	PAINT PAVEMENT MARKING - LINE 24"	FOOT	760	\$2.65	\$2,014.00	\$4.00	\$3,040.00	\$3.99	\$3,032.40
78005100	EPOXY PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	929	\$3.49	\$3,242.21	\$6.00	\$5,574.00	\$4.15	\$3,855.35
78005110	EPOXY PAVEMENT MARKING - LINE 4"	FOOT	25,072	\$0.48	\$12,034.56	\$0.70	\$17,550.40	\$0.58	\$14,541.76
78005130	EPOXY PAVEMENT MARKING - LINE 6"	FOOT	2,903	\$0.94	\$2,728.82	\$1.00	\$2,903.00	\$0.99	\$2,873.97
78005150	EPOXY PAVEMENT MARKING - LINE 12"	FOOT	3,093	\$1.68	\$5,196.24	\$2.00	\$6,186.00	\$2.45	\$7,577.85
78005180	EPOXY PAVEMENT MARKING - LINE 24"	FOOT	1,158	\$3.49	\$4,041.42	\$6.00	\$6,948.00	\$4.15	\$4,805.70
78006100	PREFORMED THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	47	\$53.06	\$2,493.82	\$30.00	\$1,410.00	\$65.00	\$3,055.00
78009000	MODIFIED URETHANE PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	397	\$6.36	\$2,524.92	\$6.00	\$2,382.00	\$5.45	\$2,163.65
78009004	MODIFIED URETHANE PAVEMENT MARKING - LINE 4"	FOOT	1,189	\$1.06	\$1,260.34	\$0.70	\$832.30	\$1.05	\$1,248.45
78009006	MODIFIED URETHANE PAVEMENT MARKING - LINE 6"	FOOT	1,681	\$1.59	\$2,672.79	\$1.00	\$1,681.00	\$1.55	\$2,605.55
78009012	MODIFIED URETHANE PAVEMENT MARKING - LINE 12"	FOOT	511	\$3.18	\$1,624.98	\$2.00	\$1,022.00	\$3.33	\$1,701.63
78009024	MODIFIED URETHANE PAVEMENT MARKING - LINE 24"	FOOT	336	\$6.36	\$2,136.96	\$6.00	\$2,016.00	\$6.25	\$2,100.00
78100100	RAISED REFLECTIVE PAVEMENT MARKERS	EACH	70	\$26.53	\$1,857.10	\$58.00	\$4,060.00	\$75.00	\$5,250.00
78100300	REPLACEMENT REFLECTOR	EACH	250	\$7.96	\$1,990.00	\$15.00	\$3,750.00	\$8.55	\$2,137.50
78300100	PAVEMENT MARKING REMOVAL	SQ FT	16,620	\$0.28	\$4,653.60	\$0.40	\$6,648.00	\$0.33	\$5,484.60
CORRECTED TOTAL PROPOSAL AMOUNT				\$490,325.25		\$540,392.45		\$527,362.69	
AS-READ PROPOSAL AMOUNT						\$540,392.45		\$527,362.69	

Apparent Low Bidder: Precision Pavement Marking, Inc

Apparent Low Bid Amount: \$527,362.69

Engineer's Estimate of Cost: \$490,325.25

Difference: \$37,037.44

EXHIBIT "B"

MPI JOINT BID: 2022 PAVEMENT MARKING  
CONTRACT COST BASED ON LOW BID UNIT PRICES

						EVANSTON		GLENCOE		GLENVIEW		HIGHLAND PARK		LAKE ZURICH	
CODE	PAY ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	2022 BID UNIT PRICE	TOTAL PRICE	QUANTITY	PRICE	QUANTITY	PRICE	QUANTITY	PRICE	QUANTITY	PRICE	QUANTITY	PRICE
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	9,011	\$ 4.15	\$37,395.65	1400	\$5,810.00	175	\$726.25	1600	\$6,640.00	2000	\$8,300.00	385	\$1,597.75
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	276,661	\$ 0.61	\$168,763.21	76000	\$46,360.00	1500	\$915.00	52000	\$31,720.00	50000	\$30,500.00	12254	\$7,474.94
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	127,286	\$ 0.82	\$104,374.52	37000	\$30,340.00	12500	\$10,250.00	12000	\$9,840.00	7000	\$5,740.00	2120	\$1,738.40
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	31,282	\$ 2.25	\$70,384.50	7500	\$16,875.00	2000	\$4,500.00	3000	\$6,750.00	10000	\$22,500.00	325	\$731.25
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	17,172	\$ 4.15	\$71,263.80	5300	\$21,995.00	1000	\$4,150.00	1500	\$6,225.00	3000	\$12,450.00	301	\$1,249.15
78001100	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	490	\$ 3.99	\$1,955.10		\$0.00		\$0.00	200	\$798.00		\$0.00		\$0.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	18,000	\$ 0.42	\$7,560.00		\$0.00		\$0.00	1200	\$504.00		\$0.00		\$0.00
78001130	PAINT PAVEMENT MARKING - LINE 6"	FOOT	3,100	\$ 0.75	\$2,325.00		\$0.00		\$0.00	1200	\$900.00		\$0.00		\$0.00
78001150	PAINT PAVEMENT MARKING - LINE 12"	FOOT	550	\$ 1.65	\$907.50		\$0.00		\$0.00	500	\$825.00		\$0.00		\$0.00
78001180	PAINT PAVEMENT MARKING - LINE 24"	FOOT	760	\$ 3.99	\$3,032.40		\$0.00		\$0.00	500	\$1,995.00		\$0.00		\$0.00
78005100	EPOXY PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	929	\$ 4.15	\$3,855.35		\$0.00		\$0.00		\$0.00	800	\$3,320.00	129	\$535.35
78005110	EPOXY PAVEMENT MARKING - LINE 4"	FOOT	25,072	\$ 0.58	\$14,541.76		\$0.00		\$0.00		\$0.00	24000	\$13,920.00	1072	\$621.76
78005130	EPOXY PAVEMENT MARKING - LINE 6"	FOOT	2,903	\$ 0.99	\$2,873.97		\$0.00		\$0.00		\$0.00	2000	\$1,980.00	428	\$423.72
78005150	EPOXY PAVEMENT MARKING - LINE 12"	FOOT	3,093	\$ 2.45	\$7,577.85		\$0.00		\$0.00		\$0.00	3000	\$7,350.00	43	\$105.35
78005180	EPOXY PAVEMENT MARKING - LINE 24"	FOOT	1,158	\$ 4.15	\$4,805.70		\$0.00		\$0.00		\$0.00	1000	\$4,150.00	58	\$240.70
78006100	PREFORMED THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	47	\$ 65.00	\$3,055.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78009000	MODIFIED URETHANE PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	397	\$ 5.45	\$2,163.65		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78009004	MODIFIED URETHANE PAVEMENT MARKING - LINE 4"	FOOT	1,189	\$ 1.05	\$1,248.45		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78009006	MODIFIED URETHANE PAVEMENT MARKING - LINE 6"	FOOT	1,681	\$ 1.55	\$2,605.55		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78009012	MODIFIED URETHANE PAVEMENT MARKING - LINE 12"	FOOT	511	\$ 3.33	\$1,701.63		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78009024	MODIFIED URETHANE PAVEMENT MARKING - LINE 24"	FOOT	336	\$ 6.25	\$2,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78100100	RAISED REFLECTIVE PAVEMENT MARKERS	EACH	70	\$ 75.00	\$5,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78100300	REPLACEMENT REFLECTOR	EACH	250	\$ 8.55	\$2,137.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
78300100	PAVEMENT MARKING REMOVAL	SQ FT	16,620	\$ 0.33	\$5,484.60		\$0.00		\$0.00		\$0.00	1000	\$330.00		\$0.00
TOTAL					\$527,362.69	\$121,380.00		\$20,541.25		\$66,197.00		\$110,540.00		\$14,718.37	



EXHIBIT "B"

MPI JOINT BID: 2022 PAVEMENT MARKING  
CONTRACT COST BASED ON LOW BID UNIT PRICES

						MORTON GROVE		PALATINE		ROUND LAKE BEACH		WILMETTE		WINNETKA	
CODE	PAY ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	2022 BID UNIT PRICE	TOTAL PRICE	QUANTITY	PRICE	QUANTITY	PRICE	QUANTITY	PRICE	QUANTITY	PRICE	QUANTITY	PRICE
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	9,011	\$ 4.15	\$37,395.65	400	\$1,660.00	1151	\$4,776.65	200	\$830.00	1600	\$6,640.00	100	\$415.00
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	276,661	\$ 0.61	\$168,763.21	39600	\$24,156.00	5307	\$3,237.27	7000	\$4,270.00	29000	\$17,690.00	4000	\$2,440.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	127,286	\$ 0.82	\$104,374.52	9470	\$7,765.40	11196	\$9,180.72	5000	\$4,100.00	20000	\$16,400.00	11000	\$9,020.00
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	31,282	\$ 2.25	\$70,384.50	1380	\$3,105.00	427	\$960.75	150	\$337.50	4500	\$10,125.00	2000	\$4,500.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	17,172	\$ 4.15	\$71,263.80	1280	\$5,312.00	1341	\$5,565.15	350	\$1,452.50	1000	\$4,150.00	2100	\$8,715.00
78001100	PAINT PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	490	\$ 3.99	\$1,955.10	290	\$1,157.10	0	\$0.00		\$0.00		\$0.00		\$0.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	18,000	\$ 0.42	\$7,560.00	16800	\$7,056.00	0	\$0.00		\$0.00		\$0.00		\$0.00
78001130	PAINT PAVEMENT MARKING - LINE 6"	FOOT	3,100	\$ 0.75	\$2,325.00	1900	\$1,425.00	0	\$0.00		\$0.00		\$0.00		\$0.00
78001150	PAINT PAVEMENT MARKING - LINE 12"	FOOT	550	\$ 1.65	\$907.50	50	\$82.50	0	\$0.00		\$0.00		\$0.00		\$0.00
78001180	PAINT PAVEMENT MARKING - LINE 24"	FOOT	760	\$ 3.99	\$3,032.40	260	\$1,037.40	0	\$0.00		\$0.00		\$0.00		\$0.00
78005100	EPOXY PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	929	\$ 4.15	\$3,855.35		\$0.00	0	\$0.00		\$0.00		\$0.00		\$0.00
78005110	EPOXY PAVEMENT MARKING - LINE 4"	FOOT	25,072	\$ 0.58	\$14,541.76		\$0.00	0	\$0.00		\$0.00		\$0.00		\$0.00
78005130	EPOXY PAVEMENT MARKING - LINE 6"	FOOT	2,903	\$ 0.99	\$2,873.97		\$0.00	0	\$0.00		\$0.00	475	\$470.25		\$0.00
78005150	EPOXY PAVEMENT MARKING - LINE 12"	FOOT	3,093	\$ 2.45	\$7,577.85		\$0.00	0	\$0.00		\$0.00	50	\$122.50		\$0.00
78005180	EPOXY PAVEMENT MARKING - LINE 24"	FOOT	1,158	\$ 4.15	\$4,805.70		\$0.00	0	\$0.00		\$0.00	100	\$415.00		\$0.00
78006100	PREFORMED THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	47	\$ 65.00	\$3,055.00	47	\$3,055.00	0	\$0.00		\$0.00		\$0.00		\$0.00
78009000	MODIFIED URETHANE PAVEMENT MARKING - LETTERS & SYMBOLS	SQ FT	397	\$ 5.45	\$2,163.65		\$0.00	397	\$2,163.65		\$0.00		\$0.00		\$0.00
78009004	MODIFIED URETHANE PAVEMENT MARKING - LINE 4"	FOOT	1,189	\$ 1.05	\$1,248.45		\$0.00	1189	\$1,248.45		\$0.00		\$0.00		\$0.00
78009006	MODIFIED URETHANE PAVEMENT MARKING - LINE 6"	FOOT	1,681	\$ 1.55	\$2,605.55		\$0.00	1681	\$2,605.55		\$0.00		\$0.00		\$0.00
78009012	MODIFIED URETHANE PAVEMENT MARKING - LINE 12"	FOOT	511	\$ 3.33	\$1,701.63		\$0.00	511	\$1,701.63		\$0.00		\$0.00		\$0.00
78009024	MODIFIED URETHANE PAVEMENT MARKING - LINE 24"	FOOT	336	\$ 6.25	\$2,100.00		\$0.00	336	\$2,100.00		\$0.00		\$0.00		\$0.00
78100100	RAISED REFLECTIVE PAVEMENT MARKERS	EACH	70	\$ 75.00	\$5,250.00	70	\$5,250.00		\$0.00		\$0.00		\$0.00		\$0.00
78100300	REPLACEMENT REFLECTOR	EACH	250	\$ 8.55	\$2,137.50	250	\$2,137.50		\$0.00		\$0.00		\$0.00		\$0.00
78300100	PAVEMENT MARKING REMOVAL	SQ FT	16,620	\$ 0.33	\$5,484.60	120	\$39.60		\$0.00	13000	\$4,290.00	2500	\$825.00		\$0.00
					TOTAL	\$527,362.69	\$63,238.50	\$33,539.82	\$15,280.00	\$56,837.75	\$25,090.00				

## Legislative Summary

### Resolution 22-17

#### **AUTHORIZING A CONTRACT WITH SCHROEDER AND SCHROEDER, INC. FOR THE 2022 CONCRETE REPLACEMENT PROGRAM**

<b>Introduced:</b>	March 28, 2022
<b>Purpose:</b>	To authorize the Village Administrator to execute a contract with Schroeder and Schroeder, Inc. for 2022 Concrete Replacement and to execute change orders to utilize the full amount of the budgeted funds.
<b>Background:</b>	Concrete curb, pavement and sidewalk are repaired through an annual concrete replacement program. The work is performed mostly by a contractor hired by the Village who will make repairs in the Spring, Summer and Fall This contract was bid through a public process in accordance with the Village Code. The contract was advertised and four sealed bids were received. The proposal amount is \$30,250.00 less than the Engineer's Estimate of Cost. The bid tabulation is attached as Exhibit "A". This contract must conform to the requirements of the Prevailing Wage Act.
<b>Programs, Departments or Groups Affected</b>	Public Works Department
<b>Fiscal Impact:</b>	Not to exceed \$190,500. Since this is a unit price contract, the final contract amount will be based on the actual quantity of work performed.
<b>Source of Funds:</b>	2022 General Fund Account Number 02-50-17-55-2290 and Enterprise Funds Account Number 40-50-33-55-2290
<b>Workload Impact:</b>	The Public Works Department as part of their normal work activities will perform the management and implementation of the project.
<b>Administrator Recommendation:</b>	Approval as presented.
<b>Second Reading:</b>	Not Required
<b>Special Considerations or Requirements:</b>	None

Submitted by: Ralph E. Czerwinski, Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Reviewed by: Joe Dahm, Director Public Works  
Prepared by: Chris Tomich, Village Engineer

## **RESOLUTION 22-17**

### **AUTHORIZING A CONTRACT WITH SCHROEDER AND SCHROEDER, INC. FOR THE 2022 CONCRETE REPLACEMENT PROGRAM**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Public Works Department repairs concrete curb, pavement and sidewalk through an annual concrete replacement program; and

WHEREAS, the Public Works Department advertised on the Village's website beginning February 25, 2022, inviting bids on "2022 Concrete Replacement Program"; and

WHEREAS, fifteen entities, contractors or suppliers obtained the bidding materials; and

WHEREAS, four bids were received, publicly opened and read at the Public Works Facility at 10:00 a.m. on March 10, 2022, with the bid tabulation included in Exhibit "A"; and

WHEREAS, Schroeder and Schroeder, Inc. is the low bidder with a bid amount of \$168,950.00; and

WHEREAS, the bid amount is based upon unit pricing proposed by the contractor for the number of units estimated by the Village, however, the final price of the contract will be based upon the number of units the Village determines to be in the best interest of the Village; and

WHEREAS, the qualifications and availability of the low bidder has been verified; and

WHEREAS, the low bid of Schroeder and Schroeder, Inc. is \$30,250.00 less than the Engineer's Estimate of Cost; and

WHEREAS, this contract must conform to the requirements of the Prevailing Wage Act; and

WHEREAS, funding for the above work in the amount of \$190,500 is available for concrete replacement in the Village of Morton Grove 2022 Adopted Budget in Account Numbers 02-50-17-55-2290 and 40-50-33-55-2290.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities accept the bid of Schroeder and Schroeder, Inc. of Skokie, Illinois in the amount of \$168,950.00.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Schroeder and Schroeder, Inc. for 2022 Concrete Replacement Program consistent with its bid.

SECTION 4: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract for 2022 Concrete Replacement Program for a contract amount not to exceed \$190,500.

SECTION 5: This Resolution shall be in full force and effect upon its passage and approval.

PASSED this 28<sup>th</sup> day of March 2022

Trustee Gear	_____
Trustee Khan	_____
Trustee Minx	_____
Trustee Travis	_____
Trustee Thill	_____
Trustee Witko	_____

APPROVED by me this 28<sup>th</sup> day of March 2022

\_\_\_\_\_  
Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this  
29<sup>th</sup> day of March 2022

\_\_\_\_\_  
Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

EXHIBIT "A"

Village of Morton Grove, Cook County, Illinois  
2022 CONCRETE REPLACEMENT PROGRAM

Bid Tabulation  
Bid Opening: March 10, 2022 - 10:00 AM

				Engineer's Estimate		Lifco Construction PO Box 87200 Carol Stream, Illinois 60188		Summit Construction Co., Inc. 4150 Wrightwood Avenue Chicago, Illinois 60639		Schroeder & Schroeder Inc. 7306 Central Park Skokie, Illinois 60076		Strada Construction Co. 1742 W. Armitage Ct. Addison, Illinois 60101	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	CONCRETE DRIVEWAY APRON REMOVAL & REPLACEMENT	SQ YD	300	\$63.00	\$18,900.00	\$80.00	\$24,000.00	\$82.00	\$24,600.00	\$70.00	\$21,000.00	\$78.75	\$23,625.00
2	PORTLAND CEMENT CONCRETE SIDEWALK 5-INCH	SQ FT	300	\$11.00	\$3,300.00	\$16.00	\$4,800.00	\$8.00	\$2,400.00	\$9.00	\$2,700.00	\$8.50	\$2,550.00
3	DETECTABLE WARNING TILES	SQ FT	200	\$40.00	\$8,000.00	\$30.00	\$6,000.00	\$30.00	\$6,000.00	\$18.00	\$3,600.00	\$19.00	\$3,800.00
4	CONCRETE SIDEWALK REMOVAL & REPLACEMENT	SQ FT	12000	\$9.00	\$108,000.00	\$16.00	\$192,000.00	\$10.00	\$120,000.00	\$7.45	\$89,400.00	\$8.50	\$102,000.00
5	COMBINATION CONCRETE CURB & GUTTER REMOVAL	FOOT	800	\$30.00	\$24,000.00	\$55.00	\$44,000.00	\$38.00	\$30,400.00	\$29.00	\$23,200.00	\$30.00	\$24,000.00
6	SIDEWALK REMOVAL WITH RESTORATION	SQ FT	300	\$4.00	\$1,200.00	\$18.00	\$5,400.00	\$6.00	\$1,800.00	\$4.00	\$1,200.00	\$3.50	\$1,050.00
7	HMA DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	50	\$52.00	\$2,600.00	\$90.00	\$4,500.00	\$32.00	\$1,600.00	\$42.00	\$2,100.00	\$50.00	\$2,500.00
8	CLASS B PATCHES, 8"	SQ YD	250	\$98.00	\$24,500.00	\$120.00	\$30,000.00	\$120.00	\$30,000.00	\$75.00	\$18,750.00	\$117.00	\$29,250.00
9	CLASS D PATCHES, 4"	SQ YD	100	\$87.00	\$8,700.00	\$100.00	\$10,000.00	\$32.00	\$3,200.00	\$70.00	\$7,000.00	\$54.00	\$5,400.00
CORRECTED TOTAL PROPOSAL AMOUNT				\$199,200.00		\$320,700.00		\$220,000.00		\$168,950.00		\$194,175.00	
AS-READ PROPOSAL AMOUNT						\$320,700.00		\$220,000.00		\$168,950.00		\$194,175.00	

Apparent Low Bidder: Schroeder & Schroeder Inc.  
Apparent Low Bid Amount: \$168,950.00  
Engineer's Estimate of Cost \$199,200.00  
Difference -\$30,250.00