

Village of Morton Grove

VILLAGE BOARD OF TRUSTEES REGULAR MEETING NOTICE/AGENDA

TO BE HELD AT THE RICHARD T. FLICKINGER MUNICIPAL CENTER
SCANLON CONFERENCE ROOM

**APRIL 14, 2014
6:00 pm**

*(The hour between 6:00 and 7:00 pm is set aside for 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. **Executive Session (if requested)**
 - a. Review of Executive Session Minutes

**THE BALANCE OF THE MEETING SHALL COMMENCE AT 7:00 PM
IN THE COUNCIL CHAMBERS
OF THE RICHARD T. FLICKINGER MUNICIPAL CENTER**

4. **Reconvene Meeting**
5. **Pledge of Allegiance**
6. **Roll Call**
7. **Approval of Minutes –** Regular Meeting of March 24, 2014
8. **Special Reports**
 - a. Plan Commission Case PC14-05 Requests a Special Use Permit and Associated Parking Requirements for a Physical Fitness and Health Service Located at the Address Commonly Known as 5814 Dempster is Presented by Plan Commissioner Ed Gabriel

Richard T. Flickinger Municipal Center
6101 Capulina Avenue • Morton Grove, Illinois 60053-2985
Tel: (847) 965-4100 Fax: (847) 965-4162



Recycled Paper

9. **Public Hearings**
10. **Residents' Comments (agenda items only)**
11. **President's Report – Administration, Northwest Municipal Conference, Council of Mayors, Strategic Plan, Comprehensive Plan**
 - a. Proclamation – Ryan Smith Day, April 14, 2014
 - b. Proclamation – Earth Day, April 22, 2014
 - c. Proclamation – Arbor Day, April 25, 2014
 - d. Proclamation – National Donate Life Month – April 2014
 - e. Reassignment/Assignment of Trustee Liaison Positions:

Trustee Witko	Economic Development Commission and Social Service Committee
Trustee Pietron	Branding and Marketing
 - f. Mayoral Update/Review
12. **Clerk's Report – Community Relations Commission**
13. **Staff Reports**
 - a. **Village Administrator**
 - 1) Miscellaneous Reports and Updates
 - b. **Corporation Counsel**
14. **Reports by Trustees**
 - a. **Trustee Grear – Fire Department, Emergency Management Agency, RED Center, Fire and Police Commission, Police Department, Police Facility Committee, Chamber of Commerce (Trustee Witko)**
 - 1) **Resolution 14-17 (Introduced April 14, 2014)**
Authorizing the Purchase of a Manual External Cardiac Monitor/Defibrillator
 - b. **Trustee Marcus – Advisory Commission on Aging, Family and Senior Services Department, Finance Advisory Commission, Condominium Association, Social Service Committee (alternate) (Trustee Toth)**
 - c. **Trustee Pietron – Appearance Commission, Building Department, IT Communications, Community and Economic Development Department, Branding/Marketing (Trustee Thill)**

14. **Reports by Trustees (continued)**

d. **Trustee Thill – Public Works Department, Solid Waste Agency of Northern Cook County, Traffic Safety Commission, Waukegan Road TIF, Lehigh/Ferris TIF, Dempster Street Corridor Plan (Trustee Pietron)**

- 1) **Resolution 14-15 (Introduced April 14, 2014)**
Authorizing the Execution of a Contract with Trees “R” Us, Inc for the 2014 Tree Trimming Program
- 2) **Resolution 14-16 (Introduced April 14, 2014)**
Authorizing the Purchase of Two Ford Fusion SE Hybrids through the Suburban Purchasing Cooperative Procurement Program

e. **Trustee Toth – Finance Department, Capital Projects, Environmental Health, Natural Resource Commission (Trustee Marcus)**

f. **Trustee Witko –Legal, Plan Commission/Zoning Board of Appeals, NIPSTA, Strategic Plan Committee, Economic Development Commission, Social Service Committee (Trustee Gear)**

- 1) **Ordinance 14-04 (Introduced March 24, 2014) (Second Reading)**
Granting an Amendment to the Special Use Permit for the Property Located at 9341 Austin Avenue for the Replacement and Installation of Antennas on an Existing Transmission Tower
- 2) **Ordinance 14-05 (Introduced April 14, 2014) (First Reading)**
Approving a Special Use Permit to Operate a Physical Fitness and Health Service Greater than 1,000 Square Feet and Establish the Number of On-Site Shared Parking of Thirty Spaces at the Property Located at 5814 Dempster

15. **Other Business**

16. **Presentation of Warrants:** \$1,302,128.55

17. **Residents' Comments**

18. **Executive Session – Personnel Matters, Labor Negotiations, Pending Litigation, and Real Estate**

19. **Adjournment** - *To ensure full accessibility and equal participation for all interested citizens, individuals with disabilities who plan to attend and who require certain accommodations in order to observe and/or participate in this meeting, or who have questions regarding the accessibility of these facilities, are requested to contact Susan or Marlene (847/470-5220) promptly to allow the Village to make reasonable accommodations.*

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
COOK COUNTY, ILLINOIS, HELD AT THE
RICHARD T. FLICKINGER MUNICIPAL CENTER
MARCH 24, 2014**

CALL TO ORDER

- I & Village President Dan DiMaria called the meeting to order at 7:00 p.m. and led the assemblage in the Pledge of Allegiance.
- II.
- III. Village Clerk Ed Ramos called the roll. Present were: Trustees Bill Grear, Shel Marcus, John Pietron, John Thill, and Janine Witko. Trustee Maria Toth was absent with notice.
- IV.

APPROVAL OF MINUTES

Regarding the Minutes of the March 10, 2014 Regular Board Meeting, Trustee Marcus moved, seconded by Trustee Grear, to accept the Minutes as presented. **Motion passed unanimously** via voice vote.

V.

SPECIAL REPORTS

- 1. Swearing-In Ceremony for New Police Officers
 - a. Fire and Police Commission Chairman Mike Simkins noted that this evening, three new police officers would be sworn in, replacing officers with cumulatively 90 years of street experience. He said that Morton Grove has been competing with other municipalities to hire these new officers. Deputy Chief Norm Stromberg, Mayor DiMaria, and Trustee liaison Grear, joined Chairman Simkins at the podium.
 - b. The first officer to be sworn in is **Michael P. Crowe**, present this evening with his wife and infant son, and his in-laws. Chairman Simkins provided some background on Officer Crowe. Today is Officer Crowe's first day of employment with the Village, and he will begin his training at the Suburban Law Enforcement Police Academy on March 31. Officer Crowe was raised in Cleveland, Ohio and is currently in the process of attaining his Associate's Degree from Columbia College of Missouri. His lifelong ambition has been to become a police officer, and to that end, he has served in the U.S. Navy since 2006, where he attained the rank of Petty Officer 2nd Class. Officer Crowe is married and has a four month old son.

Chairman Simkins swore in Officer Crowe. The Board and assemblage congratulated him and welcomed him to Morton Grove.

V.

SPECIAL REPORTS (continued)

c. The second officer sworn in this evening is **Justin R. Hough**, here tonight with his parents, his wife, and his son and daughter. Chairman Simkins provided some background on Officer Hough. Today is Officer Hough's first day of employment with the Village, and he will begin his training at the Suburban Law Enforcement Police Academy on March 31. Officer Hough was raised in Chicago, graduated Loyola Academy in 2001, and attended Loyola University in Chicago, where he attained a Bachelor's Degree in Psychology. His lifelong dream has been to become a police officer. He has previously worked as a group therapist and a broker's assistant. Officer Hough is married and is the father of three children.

Chairman Simkins swore in Officer Hough. The Board and assemblage congratulated him and welcomed him to Morton Grove.

d.

The final officer to be sworn in this evening is **Robert B. Toussaint**, here tonight with his father, his brother, and his girlfriend. He, too, started his employment with the Village today, and will begin his training at the Police Academy on March 31. Officer Toussaint was raised in Palos Heights and attended Governors State University at University Park, where he attained his Bachelor's Degree, majoring in Criminal Justice. He has wanted to be a police officer all his life, and to that end, has worked as both a security guard and a community service officer.

Officer Toussaint was sworn in by Chairman Simkins, after which the Board and assemblage congratulated him and welcomed him to Morton Grove.

VI.

PUBLIC HEARINGS

NONE

VII.

RESIDENTS' COMMENTS (Agenda Items Only)

NONE

VIII.

PRESIDENT'S REPORT

1. Proclamation

Mayor DiMaria proclaimed the month of April 2014 as "Fair Housing Month" in the Village of Morton Grove. He said that Morton Grove is an open and inclusive community committed to fair housing. He encouraged residents and public/private entities to promote appropriate activities advocating for integration and equal housing opportunities for all residents and prospective residents of the Village. Mayor DiMaria said that Morton Grove is a shining example of fair housing twelve months a year, not just one. (April is *National Fair Housing Month*.)

VIII.

PRESIDENT'S REPORT (continued)

2. Mayoral Update

- a. Mayor DiMaria read excerpts from some letters he's received from residents stating their appreciation for the Police Department. One letter said that the police personnel "...respond quickly when called....never make us feel foolish or trivial. We feel safe and watched over...we are grateful for their presence..." Another letter from the Park Ridge Police Department was regarding a recent Amber Alert (a situation where a child had been taken from Park Ridge and was later found in Skokie), complimenting Morton Grove police officers for their assistance in containing the perimeter and conducting an area search for the offender. It said, "...the quick response and the commitment from all the officers involved greatly increased the probability of locating the offender, if still in the area." Mayor DiMaria gave kudos to the Morton Grove Police Department.

- b. Mayor DiMaria noted that he, Trustees Witko, Thill, Pietron, and Gear, and Corporation Counsel Liston, would be heading for Springfield tomorrow to discuss the Village's concerns. He thanked everyone for taking the time to make the trip, and said it was vital to be in front of our legislators for moving Morton Grove forward.

IX.

CLERK'S REPORT

Clerk Ramos had no report.

X.

STAFF REPORTS

A. Village Administrator:

In the absence of Village Administrator Ryan Horne, Assistant Administrator Peter Falcone had no report.

B. Corporation Counsel:

Corporation Counsel Liston had no report.

XI.

TRUSTEES' REPORTS

A. Trustee Gear:

Trustee Gear presented Resolution 14-14, Authorizing the Annual Memorial Day Parade and Closure of Dempster Street.

He explained that the Illinois Department of Transportation requires the Village to adopt an ordinance approving of the closing of Dempster Street so that the Village Engineer can file an application with IDOT for said closing. This year, the traditional Memorial Day Parade will take place at 1:30 p.m. on May 25. Dempster will be closed, either partially or completely, between Austin and Ferris from 12:30 p.m. to 4:30 p.m.

XI.

TRUSTEES' REPORTS (continued)

A. Trustee Gear: (continued)

Trustee Gear moved, seconded by Trustee Thill, to approve Resolution 14-14.

Motion passed: 5 ayes, 0 nays, 1 absent

Tr. Gear	<u>aye</u>	Tr. Marcus	<u>aye</u>	Tr. Pietron	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Toth	<u>absent</u>	Tr. Witko	<u>aye</u>

B. Trustee Marcus:

Trustee Marcus had no formal report, but wanted to acknowledge the very professional job done by Mike Simkins, as the Chairman of the Fire and Police Commission. Trustee Marcus said the job involves extensive interviewing, and Chairman Simkins does and has done an excellent job for many years.

Trustee Marcus also acknowledged Public Works Director Andy DeMonte and the personnel of Public Works. He noted that signs thanking Public Works have been posted around town and they are very well-deserved.

C. Trustee Pietron:

Trustee Pietron had no report.

D. Trustee Thill:

Trustee Thill had no report.

E. Trustee Toth:

Trustee Toth was absent—no report.

XI.

TRUSTEES' REPORTS (continued)

F. Trustee Witko:

Trustee Witko presented for a first reading Ordinance 14-04, Granting an Amendment to the Special Use Permit for the Property Located at 9341 Austin Avenue, Morton Grove, Illinois, For the Replacement and Installation of Antennas on an Existing Transmission Tower.

She explained that this ordinance will grant an amendment to the special use permit, issued in 2006, to allow the replacement of three antennas and an additional three antennas on the Commonwealth Edison tower located at 9341 Austin Avenue. The applicant is Verizon, and these changes are proposed to increase the quality of service for cellular customers and to accommodate newer cellular technologies.

There was no further discussion on Ordinance 14-04.

XII.

OTHER BUSINESS

NONE

XIII.

WARRANTS

Trustee Marcus, in the absence of Trustee Toth, presented this evening's Warrant Register in the amount of \$702,761.56.

He moved to approve these Warrants, seconded by Trustee Pietron.

Motion passed: 5 ayes, 0 nays, 1 absent

Tr. Grear	<u>aye</u>	Tr. Marcus	<u>aye</u>	Tr. Pietron	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Toth	<u>absent</u>	Tr. Witko	<u>aye</u>

XIV.

RESIDENTS' COMMENTS

a. **Georgianne Brunner**, former Trustee and President of the Morton Grove Days Commission, announced that this year's festival will take place from July 3rd to July 5th. It will feature Windy City Carnival, a beer garden, a variety of entertainment, and a parade and fireworks on July 4. As always, this event is dependent upon people volunteering. This year, the Volunteer sub-committee is being chaired by Debbie Farrell and Randy Golinski. Ms. Brunner encouraged residents to start thinking about volunteering for this traditional festival. People can sign up by emailing mdaysvolunteers@comcast.net or mortongroveldays@gmail.com, or on the Morton Grove Days website: mortongroveldays.org. The website will also feature a run-down on the hours of the festival, information on mega-bracelets, a listing of the featured bands, etc.

XIV.

RESIDENTS' COMMENTS (continued)

Ms. Brunner said that sponsors for the event are needed also. There are a variety of levels of sponsorship. Village Clerk Ed Ramos is the sponsorship chairman this year. Any individuals or businesses interested in sponsorship opportunities can reach out to Clerk Ramos at Village Hall.

Ms. Brunner added that residents will see a notice on their water bills about donating toward this event. The event, including the parade, is run entirely with volunteers and donations and sponsorships. She encouraged everyone to donate to the MG Days event by sending a check to Morton Grove Days Commission, 6101 Capulina, Morton Grove, IL 60053.

b. **Eric Poders, 7940 Foster**, said that two years ago, there was a problem on the west side of town that had come to his attention. The problem was a very noisy garbage truck picking up corrugated material behind Washington Commons, playing loud music and disturbing the neighborhood. Mr. Poders shot video of the truck, and brought the matter to the Mayor's attention.

The Mayor encouraged Mr. Poders to come to Village Hall and speak with Assistant Administrator Falcone and the Building official, John Koromowski. Mr. Poders said that today, he brought in video that he had shot on March 10 and March 17. On March 10th, the container was replaced behind Dollar Tree (something that had been promised two years ago). The music and the banging of the container was so loud, it shook the west side of town. A week later, it persisted.

Mr. Poders posted video of this on a social media site and also sent it to the company responsible for the garbage truck. Mr. Koromowski visited the site and heard the loud music emanating from the truck and informed the driver that he was violating the Village's noise ordinances. Meanwhile, Mr. Poders filed a Freedom of Information (FOIA) request with the U.S. Environmental Protection Agency (EPA). He received a response from their FOIA officers. In sum, four divisions of the U.S. EPA are now investigating this company, which has had four different names since 2000. Mr. Poders was also told to file a FOIA request with the Illinois EPA, which he said he would do tomorrow morning.

Mr. Poders said that he made a number of attempts to contact the owner of the company, Josh Connell, to no avail. When he finally did receive a call-back, he informed the owner that his driver was jumping into the bin and that the noise was disturbing the neighborhood. The owner proceeded to threaten Mr. Poders and his livelihood, telling him that he would sue him and the Village as well. At the podium, Mr. Poders gave the name and phone number of his attorney and challenged Mr. Connell to take action.

He thanked the Mayor and staff for being proactive in this matter.

XV.

ADJOURNMENT

Trustee Marcus moved to adjourn to the meeting, seconded by Trustee Thill.

Motion passed: 5 ayes, 0 nays, 1 absent

Tr. Gear	<u>aye</u>	Tr. Marcus	<u>aye</u>	Tr. Pietron	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Toth	<u>absent</u>	Tr. Witko	<u>aye</u>

The meeting adjourned at 7:30 p.m.

PASSED this 14th day of April, 2014.

Trustee Grear _____
Trustee Marcus _____
Trustee Pietron _____
Trustee Thill _____
Trustee Toth _____
Trustee Witko _____

APPROVED by me this 14th day of April, 2014.

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

APPROVED and FILED in my office this 15th day of April, 2014.

Edilberto Ramos, Village Clerk
Village of Morton Grove, Cook County, Illinois

Minutes by: Teresa Cousar



Village of Morton Grove

Department of Community Development

To: Village President and Board of Trustees

From: Ronald L. Farkas, Chairperson, Plan Commission
Nancy Radzevich, AICP, Community and Economic Development Director
Dominick A. Argumedo, AICP, Zoning Administrator/Land-Use Planner

Date: March 27, 2014

Re: Plan Commission Case PC14-05 – Steel Fitness, (8558 N. Oriole Avenue, Niles, IL), Request for a Special Use Permit to operate an *Physical Fitness and health services greater than 1,000 square feet* to allow for a personal training studio and to establish the number of on-site shared parking at 30 spaces in accordance with Section 12-4-3-D and Section 12-7 of the Village of Morton Grove Municipal Code (Ordinance 07-07) at 5814 Dempster Street, Morton Grove, IL

Commission Report

Public Hearing Notice and Application

In accordance with applicable requirements, the Village provided Public Notice for the Plan Commission public hearing of PC14-05, a request for a special use permit and associated parking requirements in accordance with Section 12-4-3-D and Section 12-7 of the Morton Grove Unified Development Code for a *Physical Fitness and health service greater than 1,000 sq. ft.* at 5814 Dempster Street. Steel Fitness filed the application. The *Niles-Morton Grove Patch* published a public notice on February 27, 2014; the Village mailed letters to surrounding property owners and placed a public notice sign on the subject property on March 7, 2014.

Public Hearing – Staff Overview

On March 17, 2014, the Morton Grove Plan Commission held a public hearing for PC14-05. Dominick Argumedo, Zoning Administrator/Land-Use Planner, presented the case on behalf of the Village. Boris Jozic, owner and operator of Steel Fitness, proposes to operate a personal training studio at 5814 Dempster Street, in the C1 General Commercial District. Per Section 12-4-3-D of the Unified Development Code, all physical fitness and health services greater than 1,000 square feet require a special use permit within the C1 District. The proposed studio will be 2,400 sq. ft.

The applicant proposes to operate Steel Fitness as a one-on-one personal training studio. Unlike a traditional fitness center such as Bally's or LA Fitness, they are not proposing any "open" gym hours or unsupervised training. Steel Fitness is proposing to be open Monday through Saturday from 7AM- 9PM and will have three licensed professional trainers. There will be no additional staff besides the licensed trainers.

According to the applicant, each training session will last approximately 45-60 minutes. While the owner, who is a certified personal trainer, would be at Steel Fitness during the day, another trainer would be scheduled for the morning and a different trainer for the afternoon. In limited situations, based on client need, all three trainers would be on-site; however, the applicant does not foresee such a scenario as their standard operating practice.

Mr. Argumedo noted, the proposed use is within a small shopping center, which includes three (3) other businesses: a realtor office (Century 21), a dry-cleaner (Press This), and a retail fish tackle and bait store (Fish Tech). Since there is not a specific parking standard for one-on-one training, the parking requirement for this use would be classified as "Physical Fitness and health service" which requires 1 space for every 150 square feet of gross floor area. Based on the Unified Development Code shared parking regulations, Section 12-7-3-H, the combined uses would require 35 spaces at peak time periods where 30 are provided, see attachment A. As such, in accordance with Section 12-7-3-K the applicant is requesting the Board, through a recommendation from the Plan Commission, to establish the number of parking space for these combined uses at 30 spaces, the number of spaces available in the parking lot, through the special use process. The available parking spaces in the off-street parking lot provide 5 spaces less than what is required per the unified development code.

Public Hearing – Applicant Presentation

Chairperson Farkas swore in Mr. Boris Jozic, the applicant, and Ms. Cristina Gatia, and Peter Hoffman Jr. who represented Steel Fitness.

Ms. Gatia explained that Steel Fitness would be a one-on-one personal fitness training studio with three licensed personal trainers on site. The facility would not operate as an 'open' gym with unsupervised clients. The total number of staff would be three personal trainers. Mr. Jozic, a licensed personal trainer, would be at the site full time. Two other licensed personal trainers would work in generally staggered schedules, with one trainer scheduled for the first part of the day and the other for the second part of the day. Although, there could be limited times when all three trainers work on site at the same time. The trainers would work with clients for 45 minutes to 60 minutes per session. Mr. Jozic has been a licensed personal trainer for four years.

Public Hearing – Commission Questions

Chairman Farkas asked for Commissioner questions of the applicant.

Commissioner Gabriel inquired how one becomes a client of Steel Fitness. Would someone just walk into the facility and ask for a trainer? Ms. Gatia replied that clients would buy one-on-one training sessions. Steel Fitness, in contrast to health facilities that provide unsupervised, open exercise equipment like Bally's or LA Fitness, will not offer monthly memberships. A client of Steel Fitness would purchase 10 individual sessions or even 100 individual sessions and then schedule each session. A resident could not walk in; pay a fee and start working out unsupervised. Ms. Radzevich, Community and Economic Development Director, noted that the one-on-one personal training studios are becoming an increasing trend in health fitness industry compared to large workout centers.

Commissioner Blonz noted that Fish Tech (5802 Dempster) was quite upset about removal of parking along Dempster street. He noted that Fish Tech stated that people that would drive down

Dempster and would stop in for equipment at Fish Tech on impulse. He asked if the applicant or staff had spoken to Fish Tech of how the current proposal would impact their parking situation. Mr. Argumedo stated he had spoken to all three businesses currently in the shopping center that would share the 30 parking spaces in the on-site lot. Per his conversations, Century 21 (5800 Dempster) informed him that most of the branch office's 10 employees work off site. Further, when those employees do come to the office, they typically use the on street parking along both sides of Menard Avenue. Fish Tech responded that their business tends to be seasonal, and peak periods during the busy season occur during early mornings and on weekends. Press This (5810 Dempster) described their clientele as limited to quick drop off and pickups of necessary dry cleaning. In addition, Mr. Argumedo noted that the businesses close at different times; Century 21 at 6PM, Press This at 7 PM, and Fish Tech at 8 PM.

Mr. Gabriel inquired if the other two personal trainers would be Steel Fitness employees or would be simply leasing space from Mr. Jozic to train their own clients. Mr. Jozic responded that the other trainers would be using space to train clients independently. Commissioner Shimanski followed up to ask Mr. Jozic if the trainers would be employees of Steel Fitness or renting space from the facility to train clients. After a brief clarification with his team members, Mr. Jozic stated that the other trainers would be employees of Steel Fitness.

Chairperson Farkas asked of the physical improvements needed by Steel Fitness of the 5814 Dempster Street space. Ms. Gatia stated that Steel Fitness simply required painting. The site already had two functioning bathrooms and a divider wall to provide trainers added privacy. Chairperson Farkas asked if there were any showers on site, Ms. Gatia responded that there were no showers.

Public Hearing—Public Comment

Chairperson Farkas asked if anyone from the general public else wanted to speak. No members of the general public asked to speak.

Public Hearing—Commission Discussion and Vote

With no further testimony and no additional commissioner discussion, Chairperson Farkas asked for a motion on the application.

Commissioner Gabriel made a motion to recommend approval of PC14-05, Steel Fitness requesting a Special Use permit to allow for a *Physical Fitness and health service greater than 1,000 sq. ft.* at 5814 Dempster Street, with the following conditions:

1. The Physical fitness and health service shall be operated and maintained in accordance with the submitted Special use Permit application on file including the document titled "Floor Plan, Steel Fitness Club, Ltd." Dated 2/27/2014.
2. All client use shall be through one-on-one personal training sessions, with up to a maximum of three personal trainers and associated clients, at any one time. Should the applicant seek to increase the number of trainers and/or number of clients per session, or expand the services to include more traditional fitness center activities such as open gym, group exercise classes, etc., he/she shall provide such proposed changes to the Director of Community and Economic Development (CED). The director of CED, in consultation with the Village Engineer, shall determine if such changes to the program result in a significant increase in the intensity of the use and will determine if an amendment to the Special use

Permit is required.

Commissioner Dorgan seconded the motion.

The motion passed (Yes 7; No 0).

**Attachment A
Shared Parking Calculation**

Business	Address	Sq. Ft.	Parking Rate	Standard Parking Requirement	Shared Parking Requirement (7AM-6PM)
Steel Fitness	5814 Dempster	2400	1/150 sq. ft.	16	6
Press This	5810 Dempster	3008	1/300 sq. ft.	10	9
Fish Tech	5802 Dempster	3290	1/250 sq. ft.	11	10
Century 21	500 Dempster	3008	1/300 sq. ft.	10	10
<i>Totals</i>				<i>47</i>	<i>35</i>

The shared parking calculation reflects Century 21 (Office—100% of required parking 7AM-6PM); Fish Tech and Press This (Retail/Commercial Services—90% of required parking 7AM-6AM); and Steel Fitness (Recreation- 40% of required parking 7AM-6PM).

SPECIAL USE APPLICATION



Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: PC 14-05 DATE APPLICATION FILED: _____

APPLICANT INFORMATION

Applicant Name: BORIS JOZIC
Applicant Organization: STEEL Fitness Club Ltd.
Applicant Address: 8558 N. Oriole ave.
Applicant City / State / Zip Code: Niles, IL
Applicant Phone: Work: (____) _____ Home: (312) 7520280
Mobil / Other: (312) 2926198
Applicant Fax: Work: (____) _____ Home: (____) _____
Applicant Email: cristalley@yahoo.com
Applicant Relationship to Property Owner: N/A
Applicant Signature: Boris Jozic

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: NICK MARINO
Owner Address: 5800 Dempster St.
Owner City / State / Zip Code: MORTON GROVE, IL 60053
Owner Phone: Work: (847) 967-5500 Home: (____)
Mobil / Other: (847) 508-6800
Owner Fax: Work: (847) 965-5600 Home: (____)
Owner Email: nick@century21marino.com
Owner Signature: Nick Marino

PROPERTY INFORMATION

Common Address of Property: 5814 Dempster St. Morton Grove, IL 60053
Property Identification Number (PIN): 10-17-427-032-0000
Legal Description (Attach additional sheets as necessary): _____

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting a Special Use permit for One on one training facility which is listed as a Special Use for the C1 zoning district of the Village of Morton Grove.
2. Provide responses to the seven (7) standards for Special Use as listed in Section 3.11-8 of the Village of Morton Grove Zoning Ordinance. The applicant must present this information for the official record of the Zoning & Planning Commission. The seven Special Use standards are as follows:
 - a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

see attached

- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

see attached

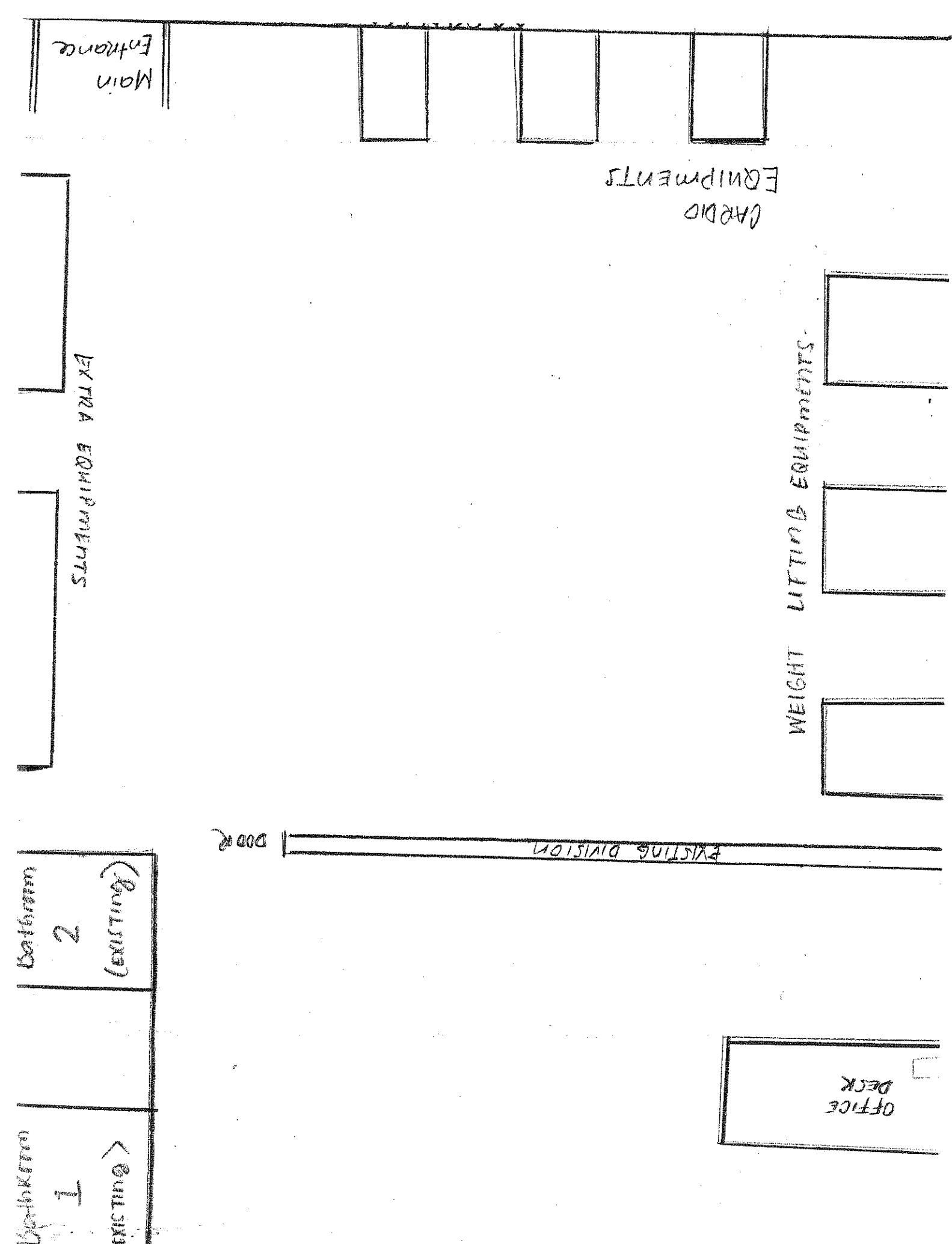
- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

see attached

- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

see attached

- a. *Steel Fitness* will not only **preserve**, but also has great potential to improve, **public health, safety, morals, comfort or general welfare**. The Special Use permit is for the operation of an insured facility that will provide one-on-one fitness training services, in a more private and less intimidating space, to clients of a group of 3 licensed professional personal trainers. Although initially not open to public membership, the presence of a fitness facility will evidently impart positive encouragement and inspiration to a majority of people & contribute to the image upliftment of the surrounding area.
- b. *Steel Fitness* will definitely take into consideration its **adjacent properties**. It will be occupying a space in an already established one-story building on Dempster Street. It will replace a discount convenience store and will have a real estate office and a dry cleaning facility in its neighboring vicinity. *Steel Fitness* mostly caters to a group of well-respected professionals and, as such, will provide greater exposure and more business potentials to surrounding establishments. Almost always, a fitness training facility positively impacts a neighborhood. Its curb appeal may contribute to increase in property values.
- c. *Steel Fitness* will not, by any means, hinder **orderly development** and improvement of surrounding properties. On the contrary, neighboring businesses could benefit from the services provided by the Special Use facility. *Steel Fitness* is an insured facility and will be operated during normal business hours by trained, licensed team members.
- d. *Steel Fitness* will have **adequate facilities** since it will continue to use already existent utilities, drainage, and other necessary facilities. There are no major construction or restructuring required for the facility to be fully operational. All proposed changes are aesthetic such as painting of walls and interior/exterior decorating. *Steel Fitness* is accessible from Dempster Street and will be easily located by navigating existing roads. There are no proposed changes to the already established and safe traffic flow. *Steel Fitness* will be easily identifiable by proper signage in conformity to the building and/or village requirements. Employees and clients/customers of *Steel Fitness* and the neighboring businesses will be sharing 30 parking spots in the building. There are also 14 parking spaces across the street provided free of charge by the village making parking more than adequate.
- e. Besides continuing the use of existing pavements and traffic flow regulations, the inherent nature of the Special Use facility will favorably affect **traffic control**. *Steel Fitness* will be operated by 3 licensed professional personal trainers that will conduct 45-60 min sessions to a set number of clients during normal business hours. As such, traffic congestion, if at all present, is kept to a minimum. The facility will not draw substantial amounts of traffic on local residential streets.
- f. *Steel Fitness* is not at all counterproductive to the objectives of the **Comprehensive Plan for the Village of Morton Grove**. In fact, *Steel Fitness*, having Dempster Street



Proclamation

Village of Morton Grove

WHEREAS, the Village of Morton Grove, would like to pay tribute and recognize the accomplishments of Ryan Smith; and

WHEREAS, Ryan served his country from June through October 2013 in the Sangin Valley in South Central Afghanistan; and

WHEREAS, during his deployment, Ryan and his partner were on guard duty when they observed two Taliban insurgents approaching the base pulling a cart filled with weaponry; and

WHEREAS, Ryan subsequently radioed his commanding officer who instructed them to engage the individuals, and as a result, the targets were neutralized and the special forces recovered the weaponry leaving the remains to be collected by the Taliban; and

WHEREAS, the actions taken by Ryan and his partner saved lives and earned them both the Combat Infantry Badge which is awarded to those who are present during an engagement where the enemy is firing upon a U.S. Army unit of brigade strength or smaller; and

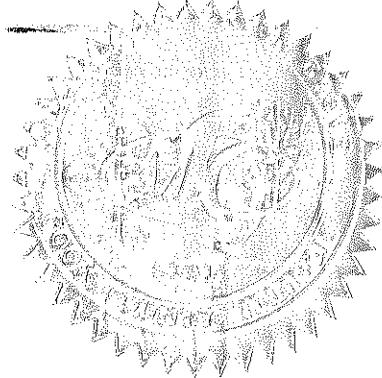
WHEREAS, Ryan spent the remainder of his tour from October 2013 through February 2014 at Camp Bastion in Afghanistan.

NOW, THEREFORE, I, Daniel P. DiMaria, Mayor of the Village of Morton Grove, Illinois, do hereby proclaim April 19, 2014; as

RYAN SMITH DAY

in the Village of Morton Grove, and urge all citizens to recognize the dedication and commitment individuals such as Ryan give to their country, and we honor all those who serve and protect what we hold so dear.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the Village of Morton Grove.



Daniel P. DiMaria, Village President

Proclamation

Village of Morton Grove

WHEREAS, the first Earth Day was celebrated on April 22, 1970, with the goal of inspiring environmental awareness and encouraging the conservation, protection, and appreciation of our nation's natural resources; and

WHEREAS, it is the responsibility of each of us to safeguard the environment, by recognizing all human life depends upon the Earth and upon one another for our mutual existence, well-being, and development; and

WHEREAS, the steps we can take to protect and preserve our natural environment through education, partnerships, and positive actions should be encouraged in Morton Grove; and

WHEREAS, the citizens of Morton Grove are committed not only to the protection and preservation of our environment, but also to the restoration of ecosystems and habitats; and

WHEREAS, Morton Grove citizens, staff, and elected officials are working closely with federal, state, and local governments, and with non-governmental organizations to develop and implement regulations and ordinances specifically designed to preserve and improve Morton Grove's fragile ecosystems and the quality of life therein; and

WHEREAS, Morton Grove proudly recognizes all who participate in Earth Day, for their dedication to taking a proactive role in shaping the future of our environment and in protecting Morton Grove's precious natural resources.

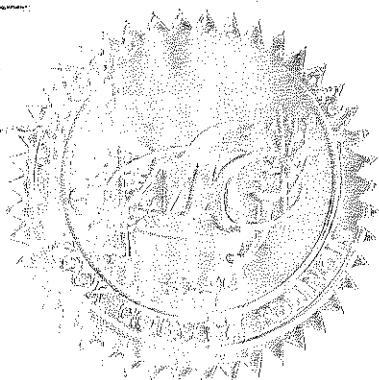
NOW, THEREFORE, I, Daniel P. DiMaria, Mayor of the Village of Morton Grove, Illinois, do hereby proclaim April 22, 2014, as

EARTH DAY

in Morton Grove and urge all citizens to be mindful of local, state and national laws which protect our environment, and to join in efforts to preserve the beauty and wonder of the lands, skies, and water of the Earth in all its diversity.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the Village of Morton Grove.

Daniel P. DiMaria, Village President



Proclamation

Village of Morton Grove

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource, giving us paper, wood for homes, fuel for fires, along with countless other wood products; and

WHEREAS, trees in the Village increase property values, enhance economic vitality of business areas, and beautify the community; and

WHEREAS, trees, wherever they are planted, can be a source of joy and spiritual renewal; and

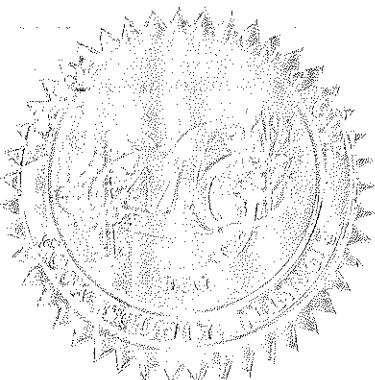
WHEREAS, the Village of Morton Grove has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting tradition.

NOW, THEREFORE, I, Daniel P. DiMaria, MAYOR of the Village of Morton Grove, do hereby proclaim April 25, 2014, as

“ARBOR DAY”

in the Village of Morton Grove, and I urge all citizens to support all efforts to protect our community's trees and woodlands, and to support the Village's urban forestry program; and

FURTHER, I urge all citizens to plant trees which gladden hearts and promote the well being of all for both present and future generations.



Daniel P. DiMaria, Mayor

Proclamation

Village of Morton Grove

WHEREAS, with quiet compassion and exceptional generosity, organ and tissue donors leave an indelible mark on the lives of countless Americans. Their selfless acts inspire hope at moments of profound need, and these acts recall the giving spirit which lies at the heart of our nation's character; and

WHEREAS, during National Donate Life Month, we reflect on that essential quality and have the opportunity to recommit to saving lives through organ and tissue donation because every ten minutes a new person joins the national transplant waiting list; and

WHEREAS, the need for donors is greater than ever before. Today, more than 110,000 Americans await an organ transplant, and while many individuals will receive lifesaving treatment, too many, an average of eighteen people each day, will pass away before help arrives; and

WHEREAS, all of us can play a part in ending this unacceptable loss of life; and

WHEREAS, every citizen should consult their family, friends, physician, or faith leader about a decision to become an organ and/or tissue donor; and

WHEREAS, if you choose to be a donor, your decision could give hope and life to many individuals; and

WHEREAS, it is simple and easy for individuals to designate their decisions. An online registration process takes just thirty seconds by visiting www.OrganDonor.gov; and

WHEREAS, even as millions of individuals choose to donate life, our Nation continues to face a shortage of donors impacting patients and families across the country; and

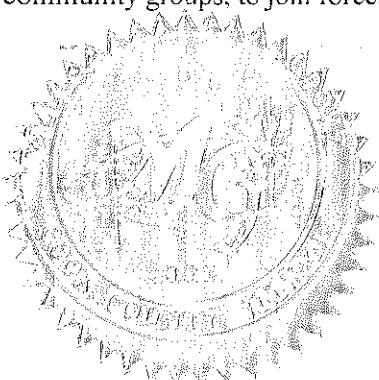
WHEREAS, everyone needs to renew their commitment to addressing this urgent public health issue, to ensure every individual, no matter what their need, has access to the care and services they should have.

NOW, THEREFORE. I, Daniel P. DiMaria, President of the Village of Morton Grove, Illinois do hereby proclaim April 2014, as

NATIONAL DONATE LIFE MONTH

and call upon everyone, including health care professionals, volunteers, educators, other government agencies, faith-based and community groups, to join forces to boost the number of organ and tissue donors throughout our community and the nation. With your help, this ordinary action can produce extraordinary results.

In witness hereof, I have hereunto set my hand and caused to be affixed the seal of the Village of Morton Grove, Illinois.



Daniel P. DiMaria, Village President

Legislative Summary

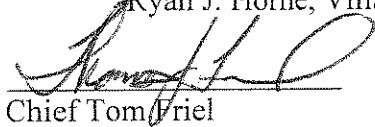
Resolution 14-17

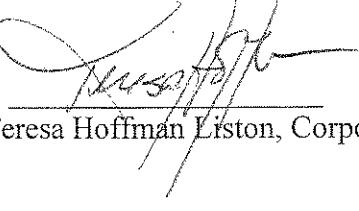
Authorizing the Purchase of a Manual External Cardiac Monitor/Defibrillator

Introduced:	April 14, 2014
Synopsis:	This Resolution authorizes the Village Administrator and Fire Chief to execute a contract with Zoll Medical Corporation for the purchase of a new, manual external cardiac monitor/defibrillator to be placed in service on Ambulance 5.
Purpose:	The purchase of this equipment is necessary to meet the minimum equipment standards for an Advanced Life Support (ALS) ambulance as defined by the Illinois Department of Public Health and the Advocate Lutheran General Hospital Emergency Medical System. As a result of this purchase, a 13 year old M-series defibrillator will be retired.
Background:	The Village's 2014 Adopted Budget allocates funds to purchase one (1) cardiac monitor/defibrillator. This purchase will continue the program and ensure all department External Defibrillators are standardized regarding their capabilities, operation, and maintenance. This brand of defibrillator is unique in that it is the only commercially available equipment offering FDA approved low energy rectilinear biphasic technology which has been determined to be desirable by the Department's Emergency Medical Services Director. The Purchase will be made from Zoll Medical Corporation of Chelmsford, MA; they are considered a sole source vendor of this equipment.
Department Affected:	Fire Department
Fiscal Impact:	\$27,897.11 (including trade-in value of old equipment)
Source of Funds:	Village Bond funds: FY 14 Acct # 024015572030
Workload Impact:	The management of this purchase will be performed by Fire Department.
Administrator Recommendation:	Approved as presented
First Reading:	April 14, 2014
Special Considerations Or Requirements:	None

Respectfully submitted:

Ryan J. Horne, Village Administrator

Prepared by: 
Chief Tom Friel

Reviewed by: 
Teresa Hoffman Liston, Corporation Counsel

RESOLUTION 14-17

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A MANUAL EXTERNAL CARDIAC MONITOR/DEFIBRILLATOR

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 Village of Morton Grove as a unit of local government authorized to exist under the terms of the Illinois Compiled Statutes; and

WHEREAS, the Village desires to purchase and maintain a commercially available manual external cardiac monitor/defibrillator; and

WHEREAS, the Village of Morton Grove Adopted Budget for Fiscal Year 2014 allocates funds to purchase one (1) cardiac monitor/defibrillator unit that will replace a thirteen (13) year old defibrillator currently on Ambulance 4R; and

WHEREAS, the Morton Grove Fire Department currently supports and maintains four (4) Zoll brand Medical Manual External Cardiac Monitor/Defibrillators that have proven to be effective, durable and reliable by the department for the past eleven (11) years; and

WHEREAS, this proposed equipment is completely compatible with current equipment, batteries and support supplies, and personnel are currently trained and familiar with its operations; and

WHEREAS, the Fire Department's Emergency Medical Service Director has determined that specific equipment features and available options will enhance the safety of patients and firefighters, effectiveness of operation, and durability of the equipment; and

WHEREAS, the Zoll Medical Corporation of Chelmsford, Massachusetts, is the sole source vendor as defined in Section V – Special Procurement Requirements in the Village Purchasing Manual by offering FDA approved low energy rectilinear biphasic technology;

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 Village of Morton Grove is authorized to enter into an agreement with Zoll Medical Corporation of Chelmsford Massachusetts, based upon their proposal for One (1) Manual External Cardiac Monitor/Defibrillator in the amount of \$27,897.11 attached hereto as Exhibit "A".

SECTION 3: The Village Administrator and Fire Chief are hereby authorized to execute, and the Village Clerk to attest, the purchase agreement with Zoll Medical Corporation for the above equipment as proposed by the vendor and take all steps necessary to ensure the prompt delivery of same.

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval.

PASSED THIS 14th DAY OF April 2014.

Trustee Grear _____
Trustee Marcus _____
Trustee Pietron _____
Trustee Thill _____
Trustee Toth _____
Trustee Witko _____

APPROVED by me this 14th day of April 2014.

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

APPROVED and FILED in my office
this 15th day of April 2014.

Ed Ramos, Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Resolution 14-15

AUTHORIZING THE EXECUTION OF A CONTRACT WITH TREES "R" US, INC. FOR THE 2014 TREE TRIMMING PROGRAM

Introduced:	April 14, 2014
Synopsis:	To authorize the Village President to execute a contract with Trees "R" Us, Inc. for the 2014 Tree Trimming Program.
Purpose:	To perform the necessary tree trimming of rights-of-way and public properties for which the Village is responsible for maintaining.
Background:	The Village has an annual program, dependent on funding appropriations, to trim trees within the Village right-of-way and property. The Public Works Department considers it to be cost-effective to hire a contractor to trim the trees. This contract was bid through a public process in accordance with the Village Code. The contract was advertised and sealed bids were received. The bid tabulation is attached as Exhibit "A".
Programs, Departments or Groups Affected	Public Works.
Fiscal Impact:	The estimated contract value is \$27,055.00. Since this is a unit price contract, the final contract amount will be based on the actual quantity of work performed.
Source of Funds:	Account #025017-552250 Tree Trimming
Workload Impact:	The Public Works Department as part of their normal work activities performs the management and implementation of the program.
Administrator Recommendation:	Approval as presented.
First Reading:	N/A
Special Considerations or Requirements:	None

Respectfully submitted:

Ryan J. Horne, Village Administrator

Prepared by:

Chris Tomich, Village Engineer

Reviewed by:

Andy DeMonte, Director Public Works

Reviewed by:

Teresa Hoffman Liston, Corporation Counsel

RESOLUTION 14-15

AUTHORIZATION TO EXECUTE A CONTRACT WITH TREES "R" US, INC. FOR THE 2014 TREE TRIMMING 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, the 2014 Tree Trimming Program is necessary to maintain the health and appearance of trees as well as to maintain safety for the public within the Village's right-of-way and properties; and

WHEREAS, the Public Works Department advertised on the Village's website from February 28, 2014, through March 20, 2014, and by fax distribution to a list of tree trimming contractors inviting bids on the "2014 Tree Trimming Program"; and

WHEREAS, thirteen (13) businesses obtained the bidding materials; and

WHEREAS, five (5) bids were received, publicly opened and read at the Public Works Facility at 10:00 a.m. on Thursday, March 20, 2014, with the tabulation of bids included in Exhibit "A"; and

WHEREAS, funding for the above work is included in the Village of Morton Grove 2014 Budget as account number 025017-552250, Tree Trimming; and

WHEREAS, Public Works staff has verified the availability and qualifications of the low bidder, Trees "R" Us, Inc.

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 Village President of the Village of Morton Grove is hereby authorized to execute and the Village Clerk to attest a contract with Trees "R" Us, Inc., P.O. Box 6014, Wauconda, Illinois, based upon their bid for the "2014 Tree Trimming Program" in the amount of \$27,055.00.

Section 3. The Village Administrator and the Director of Public Works and/or their designees are authorized to take all steps necessary to implement, supervise, and manage this contract.

Section 4. This Resolution shall be in full force and effect upon its passage and approval.

PASSED THIS 14th DAY OF APRIL 2014

Trustee Gearar _____

Trustee Marcus _____

Trustee Pietron _____

Trustee Thill _____

Trustee Toth _____

Trustee Witko _____

APPROVED BY ME THIS 14th DAY OF APRIL 2014

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

ATTESTED and FILED in my office

This 15th DAY OF April 2014

Ed Ramos, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT "A"

Village of Morton Grove, Cook County, IL
 2014 Tree Trimming Program
 Bid Tabulation
 Bid Opening: March 20, 2014

Apparent Low Bidder: Trees "R" Us, Inc.

Apparent Low Bidder: Trees "R" Us, Inc.		Engineer's Estimate		Trees "R" Us, Inc.		Steve Piper & Sons, Inc.		Natures Tree, Inc.	
				P.O. Box 6014 Wauconda, Illinois 60084		31 W 320 Ramn Drive Naperville, Illinois 60564		550 Bedford Road Bedford Hills, New York 10507	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	ITEM COST	ITEM COST	ITEM COST	ITEM COST	ITEM COST	ITEM COST
1	Tree trimming {6 to 13 inch diameter}	Each	139	\$36.00	\$4,170.00	\$26.00	\$3,614.00	\$34.25	\$4,760.25
2	Tree trimming {14 to 25 inch diameter}	Each	394	\$76.00	\$27,580.00	\$53.00	\$20,832.00	\$68.65	\$27,048.10
3	Tree trimming {26 to 36 inch diameter}	Each	32	\$90.00	\$2,880.00	\$72.00	\$2,1304.00	\$90.50	\$2,896.00
4	Tree trimming {over 36 inch diameter}	Each	3	\$120.00	\$360.00	\$85.00	\$235.00	\$117.70	\$353.10
CORRECTED TOTAL PROPOSAL AMOUNT		\$34,990.00		\$27,055.00		\$35,057.95		\$35,057.95	
AS-READ PROPOSAL AMOUNT		\$27,055.00		\$35,057.95		\$35,057.95		\$35,057.95	

EXHIBIT "A"

Village of Morton Grove, Cook County, IL
2014 Tree Trimming Program
Bid Tabulation
Bid Opening: March 20, 2014

Apparent Low Bidder: Trees "R" Us, Inc.

PAY ITEM DESCRIPTION		UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	ITEM COST	ITEM COST
1	Tree trimming (6 to 13 inch diameter)	Each	139	\$30.00	\$4,170.00	\$22.50	\$3,127.50	\$57.00	\$7,923.00
2	Tree trimming (14 to 25 inch diameter)	Each	394	\$70.00	\$27,580.00	\$90.00	\$35,460.00	\$128.00	\$50,412.00
3	Tree trimming (26 to 36 inch diameter)	Each	32	\$90.00	\$2,880.00	\$270.00	\$8,460.00	\$174.00	\$5,568.00
4	Tree trimming (over 36 inch diameter)	Each	3	\$120.00	\$360.00	\$360.00	\$1,080.00	\$390.00	\$1,170.00
CORRECTED TOTAL PROPOSAL AMOUNT								\$45,093.00	
AS-READ PROPOSAL AMOUNT								\$45,307.50	

Kramer Tree Specialists, Inc.

300 Charles Court

West Chicago, Illinois 60185

The Davey Tree Expert Company

1500 N Mantua Street

Kent, Ohio 44240



Legislative Summary

Resolution 14-16

**AUTHORIZATION FOR THE PURCHASE OF TWO (2) FORD FUSION SE HYBRIDS THROUGH
THE SUBURBAN PURCHASING COOPERATIVE PROCUREMENT PROGRAM**

Introduced:	April 14, 2014
Synopsis:	As a member of the Northwest Municipal Conference, the Village of Morton Grove takes advantage of the Conference's competitive bidding process known as the Suburban Purchasing Cooperative Procurement Program. A joint purchasing program for local government agencies representing 143 municipalities.
Purpose:	To authorize the purchase of two Ford Fusion SE Hybrids from Currie Motors of Frankfort Illinois. This purchase will replace (with extremely fuel efficient) two existing pool vehicles; one assigned to the Fire Department and the other assigned to Village Hall administration.
Background:	The Public Works Department routinely reviews vehicles and equipment for fuel economy, safety, dependability, age, and excessive repair cost. Replacing or eliminating equipment that no longer meets the department's needs.
Programs, Departments or Groups Affected	Public Works, Fire and Finance Departments.
Fiscal Impact:	The vehicles replaced at this time are in the amount of \$53, 550 (\$26,775 each)
Source of Funds:	General Obligation Bonds, Series 2014, of the Village of Morton Grove (approved as Ordinance 14-02, on March 10 th 2014)
Workload Impact:	The implementation of the program is done as part of the normal operations of the Public Works and Finance Departments.
Administrator Recommendation:	Approval as presented.
First Reading:	Not required.
Special Considerations or Requirements:	None.

Respectfully submitted: Ryan Horne, Village Administrator

Reviewed By: Remy Navarrete
Remy Navarrete, Director of Finance

Prepared by: Andy De Monte
Andy De Monte, Director of Public Works

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

RESOLUTION 14-16

TO AUTHORIZE THE PURCHASE OF TWO 2014 FORD FUSIONS SE HYBRIDS THROUGH THE NORTH SUBURBAN PURCHASING COOPERATIVE PROCUREMENT 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, the Suburban Purchasing Cooperative representing 143 municipalities conducted a bidding process for the purchase of 2014 Ford Fusion SE Hybrid, and the low bidder for said purchases was Currie Motors 9423 West Lincoln Hwy. Frankfort, Illinois 60423; and

WHEREAS, the Village, as a member of the Northwest Municipal Conference, has previously utilized the North Suburban Purchasing Cooperative Procurement Program for purchases of vehicles; and

WHEREAS, the Village on March 10, 2014, approved Ordinance 14-02 which provides funding in the amount of \$1,415,000 as General Obligation Bonds, Series 2014, of the Village of Morton Grove, Cook County, Illinois, in-order to fund general municipal improvements; and

WHEREAS, the description and purchase price for the vehicles is as follows:

2-2014 Ford Fusion SE Hybrids:	\$53,550.00
--------------------------------	-------------

Total: \$53,550.00

**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: 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: That only those companies listed and described on this Resolution for the purchase of two (2) Ford Fusion SE Hybrids be approved in this Resolution.

SECTION 3: The Director of Public Works and Finance Director of the Village of Morton Grove is hereby authorized to execute the Purchase of Two (2) 2014 Ford Fusion SE Hybrids for a total amount of \$53,550.00 from Currie Motors 9423 West Lincoln Hwy. Frankfort, Illinois 60423.

SECTION 4: That this Resolution shall be in full force and effect from and upon its passage and approval.

Passed this 14th day of April 2014.

Trustee Grear _____

Trustee Marcus _____

Trustee Pietron _____

Trustee Thill _____

Trustee Toth _____

Trustee Witko _____

Approved by me this 14th day of April 2014

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

Attested and Filed in my office
This 15th day of April 2014

Ed Ramos, Village Clerk
Village of Morton Grove
Cook County, Illinois



**2014 Ford Fusion S-SE-SE Hybrid
Contract# 130**



Currie Motors Fleet

“Nice People To Do Business With”

Your Full-Line Municipal Dealer

Currie Motors

2014 Ford Fusion S -SE-SE Hybrid Contract# 130

Call Tom Sullivan (815) 464-9200

Email: Curriefleet@gmail.com

Standard Package: 17,043.00

Air Conditioning	60/40Split Rear Seats
Advance Trac w/ESC&Brake	Front Carpeted Floor Mats
Traction Control	Anti-Lock Brakes
Power Windows Power Locks	Chrome Exhaust Tip
Remote Keyless Entry	Halogen Projector Headlamps
Color Keyed Mirrors w/Power	Solar Tinted Glass
Adjust	Automatic Headlights
AM/FM/CD Stereo	Hill Start Assist
Intermittent Speed Sensitive	Message Center w/Trip Odometer
Wipers	Remote Deck lid Release
Rear Defroster	Tilt and Telescoping Wheel
Electric Power Assist Steering	Electric Parking Brake
Cruise Control	2.5L i-VCT Engine
SYNC	6-Speed Automatic Transmission
8 Air Bags	LED Rear Tail Lights
16" Steel Wheels	SecuriLock passive Anti-Theft
4-Way Manual Adjust Drivers	Tire Pressure Monitoring System
Seat	Easy Fuel Capless Refuel
Cloth Front Bucket Seats	Mini Spare Tire
Front Center Console w/ Armrest	Free Delivery < 50 Miles

Order Cut-April 2014

3 Year 36,000Miles 5 Year 60,000 Mile Powertrain Warranty

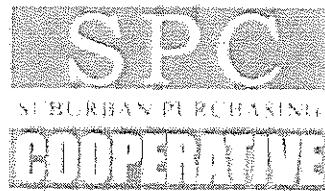
Agency:	<u>Morton Grove</u>
Contact Name	<u>Paul Tobin</u>
Phone Number	<u>847-470-5235</u>
Purchase Order Number	<u></u>
State Tax Exempt Number	<u>E3600600-7</u>

Quantity

2

Available Models

Fusion SE Options Only	
1.5L EcoBoost Engine SE only	734.00
1.5L EcoBoost Start-Stop Feature SE only	273.00
2.0L EcoBoost Engine Requires SE Appearance Pkg or SE Luxury Pkg SE only	923.00
SE Appearance Package	1,115.00
SE Luxury Package	2,053.00
SE Technology Package requires luxury package	893.00
SE Luxury Driver Assist Package Requires SE Technology Pkg	893.00
Voice Activated Navigation Requires SE Technology Pkg	710.00
Active Park Assist Requires SE Technology Package and Reverse Sensing System	710.00
Reverse Sensing System	264.00
18" Premium Wheels Requires SE Luxury Pkg	442.00
18" Gloss Black Aluminum Wheel Requires SE Luxury Package	531.00
Adaptive Cruise Control	888.00
Premium Floor Mats	156.00
Moonroof	799.00
X 84mth, 75,000 extended Warranty	\$1,785
Option Package Details Are Available at:	
http://www.ford.com/cars/fusion/	



Exterior Colors

✓ Sunset Metallic	Deep Impact Blue
Darkside Metallic	Ruby Red 353.00
White Platinum SE Only 442.00	Tuxedo Black
Sterling Gray	Ingot Silver
Ice Storm SE Hybrid Only	X Oxford White

Interior Colors

	Earth -S Only
	Charcoal Black-SE/SE Hybrid
X	Dune- SE/SE Hybrid

Total: \$\$26,775 ea. Or \$53,550

Please submit P.O. with Vehicle Order

If we have missed an option that you need please call

Tom Sullivan (815) 464-9200

Or

Email: Curriefleet@gmail.com



Legislative Summary

Ordinance 14-04

GRANTING AN AMENDMENT TO THE SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 9341 AUSTIN AVENUE, MORTON GROVE, ILLINOIS FOR THE REPLACEMENT AND INSTALLATION OF ANTENNAS ON AN EXISTING TRANSMISSION TOWER

Introduced:	March 24, 2014
Synopsis:	To grant an amendment to the special use permit (Ord. 02-06) for the property located at 9341 Austin Avenue to allow the replacement (3) and the addition (3) of antennas to existing brackets on an existing cellular tower at this location and related equipment of a surge protector and a coax cable.
Purpose:	The Unified Development Code requires an amendment to the special use permit when minor revisions of this nature are proposed to existing special uses.
Background:	In 2002, pursuant to Ordinance 02-06, the Corporate Authorities approved a special use permit to allow for an antenna installation and associated ground-mounted equipment on the Commonwealth Edison tower located north of Lyons Street between Austin and mason Avenues (9341 Austin Avenue). The applicant, Verizon, now returns with the referenced request, which consists of replacing three antennas, installing three additional antennas, a surge protector and a coax cable. These changes are proposed to increase quality of service for cellular customers, and to accommodate newer cellular technologies. Pursuant to the Unified Development Code, adopted pursuant to Ordinance 07-07, such minor changes can be approved without the need of going through a full formal Plan Commission process, so long as the amendment has been approved by the Village Administrator, Corporation Counsel, Building Commissioner, and Plan Commission Chairperson. All these officials have approved the proposed amendment. Approval of this ordinance will formally grant the amendment to the special use permit subject to certain conditions set forth in the Ordinance.
Programs, Departs or Groups Affected	Building and Inspectional Services, Public Works Department, Community and Economic Development Department
Fiscal Impact:	N/A.
Source of Funds:	N/A
Workload Impact:	This special use amendment was processed by the Building Commissioner, the Director of Community Development and the Village Attorney pursuant to the normal course of business.
Admin Recommend:	Approval as presented.
Second Reading:	Required
Special Consider or Requirements:	Conditions of approval as previously mentioned.

Respectfully submitted:

Ryan J. Horne, Village Administrator

Reviewed by:

Teresa Hoffman Liston, Corporation Counsel

Prepared by:

Nancy M. Radzevich, AICP Community and Economic Development Director

ORDINANCE 14-04
AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT
(Ord. # 02-06)
FOR THE PROPERTY LOCATED AT
9341 AUSTIN AVENUE, MORTON GROVE, ILLINOIS
FOR THE REPLACEMENT AND INSTALLATION OF ANTENNAS AND RELATED
EQUIPMENT

WHEREAS, the Village of Morton Grove, located in Cook County, Illinois, is a Home Rule unit of government and under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and as such 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, in 2002, pursuant to Ordinances 02-06, a special use permit allowing for the installation of antennas and associated ground mounted equipment located on the Commonwealth Edison tower located north of Lyons Street between Austin and Mason Avenues commonly known as 9341 Austin Avenue was approved by the Village Board; and

WHEREAS, the applicant, Verizon, pursuant to Plan Commission Case PC14-06 has made a proper application to the Village of Morton Grove for a minor amendment to the special use permit previously granted to allow for the replacement of antennas and related equipment to accommodate new technology; and

WHEREAS, pursuant to Ordinance 07-07 the Village adopted a Unified Development Code which set forth an abbreviated procedure for minor revisions to special use permits which allows for the granting of such minor amendments without a formal grant process upon the approval of the Village Administrator, Corporation Counsel, Building Commissioner and Plan Commission Chairperson; and

WHEREAS, the Village Administrator, Corporation Counsel, Building Commissioner and Plan Commission Chairperson have approved the proposed amendment and have found such amendment with certain conditions set forth in his ordinance, meets the standard for the abbreviated process described above; and

WHEREAS, the property is zoned R1 "Single Family Residence District" pursuant to the provisions of the Village of Morton Grove Unified Development Code; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have determined the proposed amendment to the special use shall be approved subject to conditions and restrictions as set forth herein.

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: 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: Verizon Wireless is hereby granted an amendment to the special use permit previously granted pursuant to Ordinance 02-06 to allow for the replacement and maintenance of antennas subject to the following conditions and restrictions:

1. The installation shall be completed according to the submitted building permit application prepared by the Terra Consulting Group with respect to dimensions, locations and all structures as follows:
 - a. "Site Layout", Sheet C-1, by Terra Consulting Group, dated 8/26/13, received 11/8/13
 - b. "Shelter Layout", Sheet A-1, by Terra Consulting Group, dated 8/26/13, received 11/8/13
 - c. "Site Elevation", Sheet ANT-1, by Terra Consulting Group, dated 8/26/13, received 11/8/13
 - d. "Antenna Layout", Sheet ANT-2, by Terra Consulting Group, dated 8/26/13, received 11/8/13
 - e. "Antenna Information", Sheet ANT-3, by Terra Consulting Group dated 8/26/13, received 11/8/13
 - f. "Combiner Cable Data & Cable Diagram", Sheet ANT-3A, by Terra Consulting Group, dated 8/26/13, received 11/8/13
 - g. "Details", Sheet ANT-4, by Terra Consulting Group, dated 8/26/13, received 11/8/13
 - h. "Photo Exhibit", Sheet EX-1, by Terra Consulting Group, dated 8/26/13, received 11/8/13
2. The final engineering plans, if deemed necessary by the Village Engineer, shall be signed and sealed by an Illinois licensed engineer and manufacturer specifications be submitted at the time of the building permit application.
3. That the fence surrounding the ground equipment continues to be constructed of solid wood.
4. That the existing vegetation landscaping continues to be maintained.
5. That all necessary codes and ordinances be met prior to obtaining a building permit.
6. That if any of these foregoing conditions and restrictions of this special use permit amendment are not fully performed and complied with, after thirty (30) days written notice to the owner, occupant or lessee of the property during which time said failure is not corrected and no request for a hearing having been received, then the Corporate Authorities of the Village of Morton Grove may forthwith terminate this special use permit, which shall then have no further force and effect.

SECTION 3: The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the special use permit as amended hereunder.

SECTION 4: The Applicant/Owner shall comply with all applicable requirements of the Village of Morton Grove Ordinances and Codes.

SECTION 5: 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 14th day of April 2014.

Trustee Grear _____

Trustee Marcus _____

Trustee Pietron _____

Trustee Thill _____

Trustee Toth _____

Trustee Witko _____

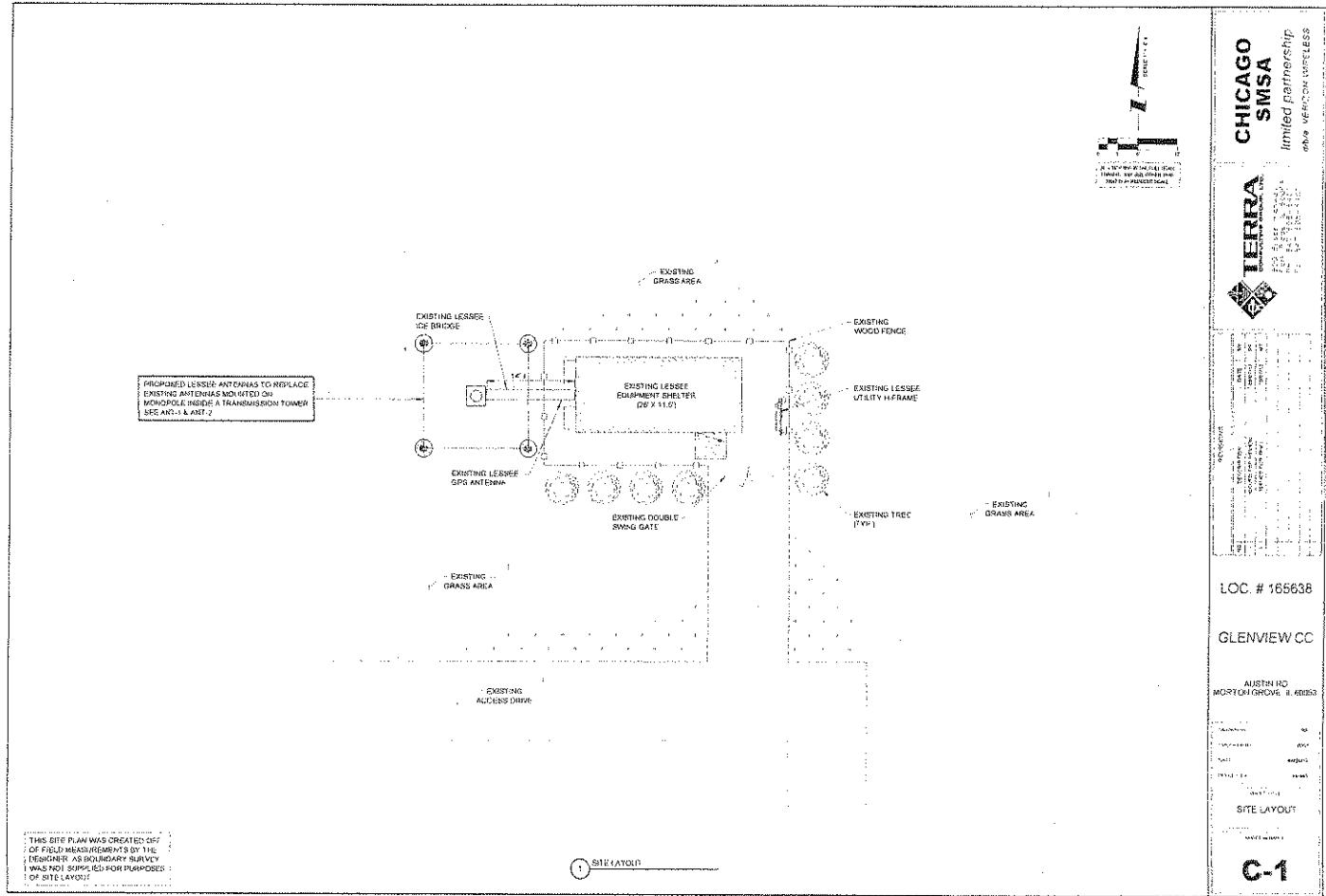
APPROVED by me this 14th day of April 2014.

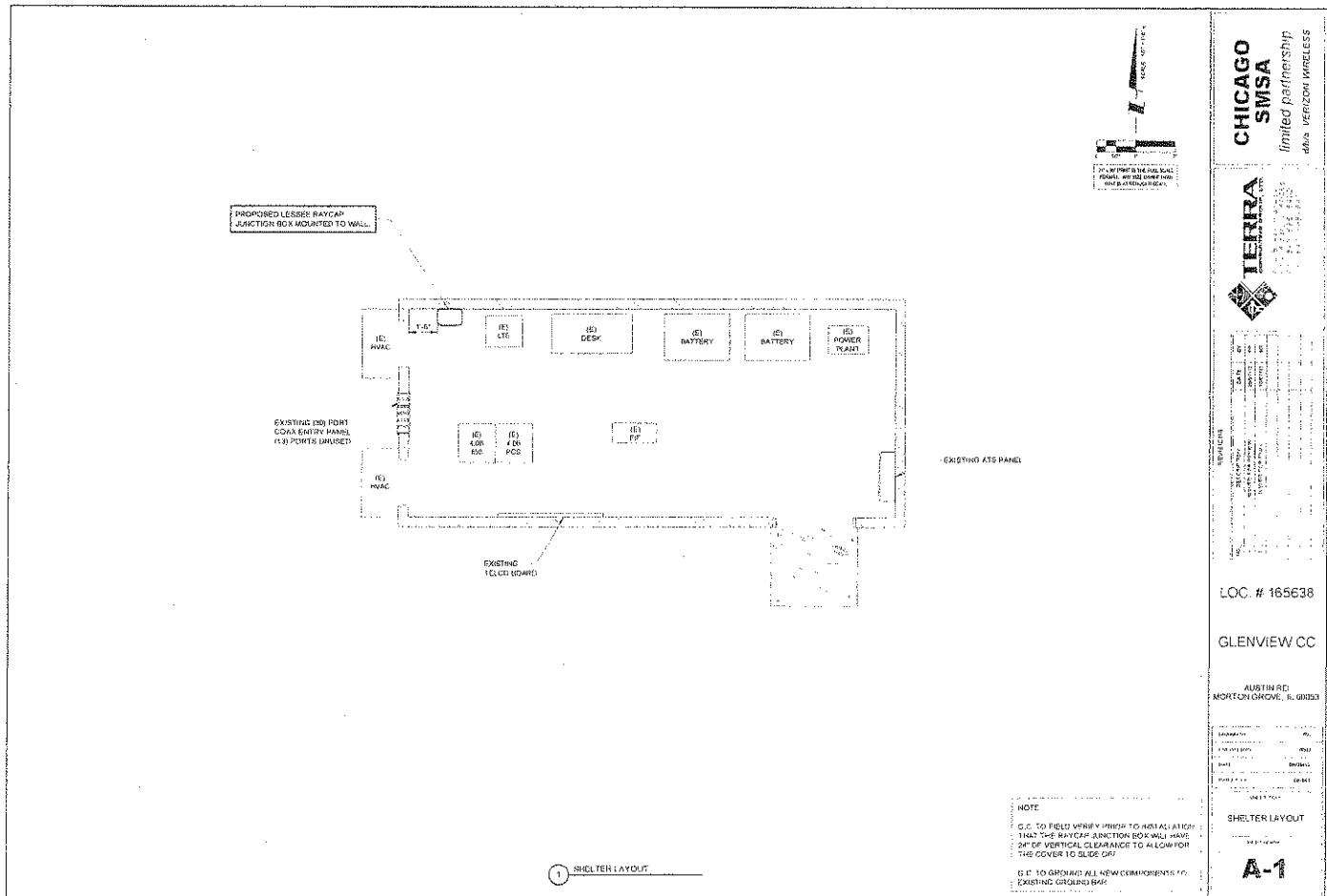
Daniel P. DiMaria, Village President
Village of Morton Grove
Cook County, Illinois

APPROVED and FILED in my office this
15th day of April 2014.

Ed Ramos, Village Clerk
Village of Morton Grove
Cook County, Illinois

CONSULTANT TEAM		PROJECT TYPE	VICINITY MAP		REGIONAL MAP																														
PROJECT CONSULTANT	TERRA CONSULTING GROUP, LTD 120 BISSEY HIGHWAY PARK RIDGE, IL 60068 (847) 898-8400	PROPOSED ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE																																	
STRUCTURAL CONSULTANT	TBD	SITE COORDINATES LATITUDE 42° 09' 04.41" N (APPROXIMATE) LONGITUDE 87° 45' 31.80" W (APPROXIMATE)																																	
DRIVING DIRECTIONS		FROM THE CITY OF MURFREESBORO, TN HEAD EAST ON I-40 INDOOR TO TOWNE ROAD (3RD 7 MI) TURN LEFT ONTO I-40 EAST (1.1 MI). TAKE THE ILLINOIS 55 INTERSTATE RD RAMP ON THE LEFT (0.6 MI). KEEP RIGHT AT THE POTTER RD EXIT (0.1 MI). TURN LEFT ONTO ILLINOIS 55 (0.2 MI) TOLL ROAD (0.4 MI). TAKE THE EXIT I-90 E (0.1 MI). MILWAUKEE DR/ILLINOIS TOLL ROAD (0.5 MI). EXIT I-90 VS-14 SE DEMPSIE ST PARTIAL TOLL ROAD (1 MI). TURN LEFT ONTO MILWAUKEE DR (0.5 MI). TURN RIGHT. DAVIS BECKHAM RD (0.2 MI) TURN LEFT ONTO AUSTIN AVE. DESTINATION WILL BE ON THE RIGHT (0.2 MI)																																	
APPROVALS																																			
REAL ESTATE																																			
RF																																			
CONSTRUCTION																																			
OPERATIONS																																			
EQUIPMENT ENGINEERING																																			
PROJECT INFORMATION <table border="1"> <tr> <td>ADDRESS</td> <td>AUSTIN RD MORTON GROVE, IL 60053</td> </tr> <tr> <td>OCUPANCY</td> <td>UNINHABITED</td> </tr> <tr> <td>PROJECT TYPE</td> <td>ANTENNA MODIFICATION</td> </tr> <tr> <td>TOWER OWNER</td> <td>COMED COUG</td> </tr> <tr> <td>APPLICANT</td> <td>CHICAGO SMSA CHICAGO, IL 60615-2900 1515 WOODFIELD ROAD SCHAUMBURG, IL 60173</td> </tr> <tr> <td>REAL ESTATE MANAGER</td> <td>USA ESTATE (847) 819-4322</td> </tr> </table>						ADDRESS	AUSTIN RD MORTON GROVE, IL 60053	OCUPANCY	UNINHABITED	PROJECT TYPE	ANTENNA MODIFICATION	TOWER OWNER	COMED COUG	APPLICANT	CHICAGO SMSA CHICAGO, IL 60615-2900 1515 WOODFIELD ROAD SCHAUMBURG, IL 60173	REAL ESTATE MANAGER	USA ESTATE (847) 819-4322																		
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<small>FULL SCALE PRINT IS ON HIGH QUALITY PAPER. DO NOT SCALE DRAWINGS. PRINTING AND COPIING SERVICES ARE PROVIDED BY TERRA CONSULTING GROUP, LTD.</small>																																			



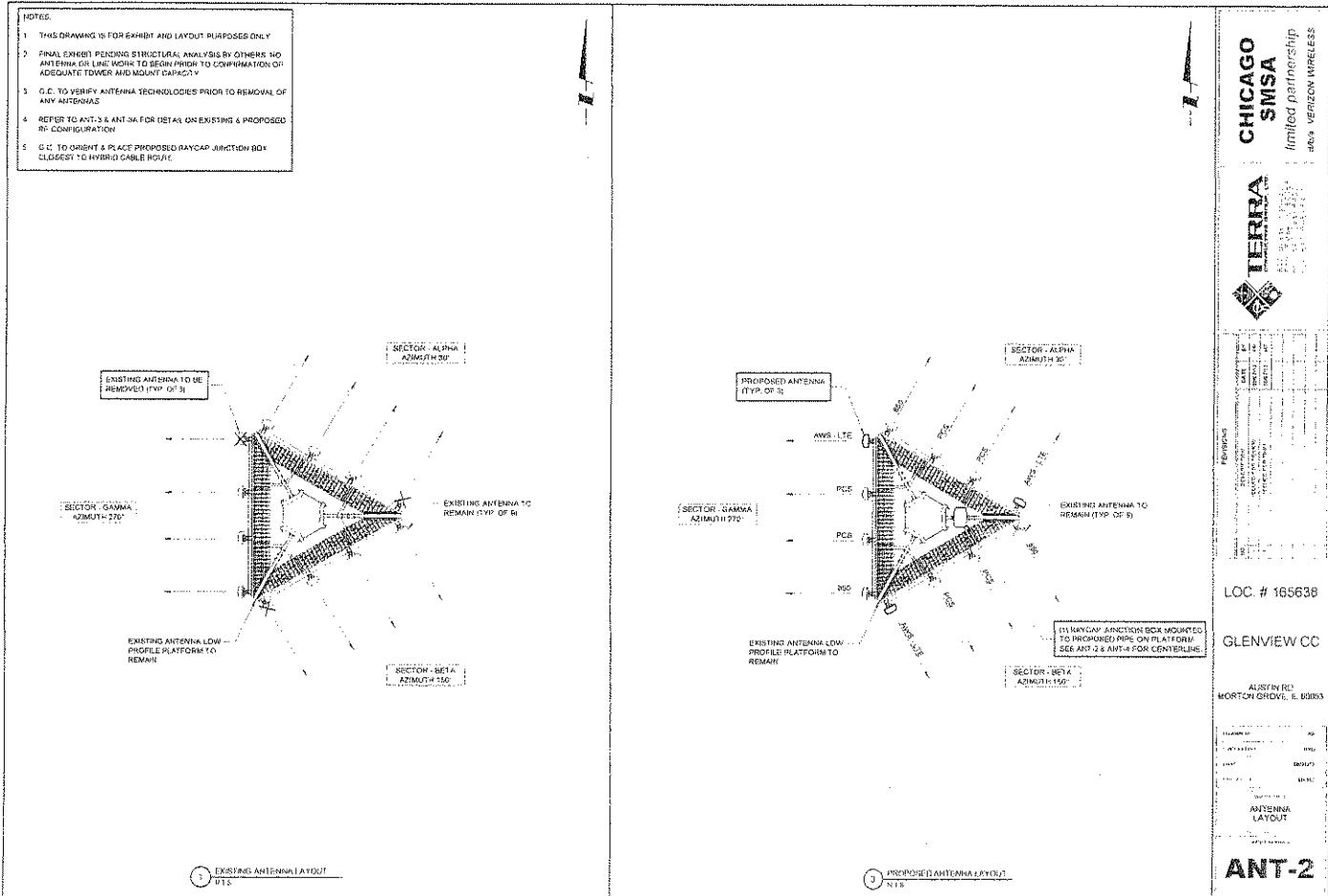


NOTE
THIS DRAWING IS FOR EXHIBIT
AND LAYOUT PURPOSES ONLY

FINAL EXHIBIT PENDING
STRUCTURAL ANALYSIS BY
OTHERS

Technical drawing of a telecommunications tower structure, labeled as a 'SOUTH ELEVATION' with a scale of '1:500'. The drawing shows a tall vertical tower with various equipment mounted on it. Labels include:

- EXISTING STRUCTURE:** A vertical line on the left side of the tower.
- EXISTING MONOPOLE TOWER INSIDE TRANSMISSION TOWER:** A label pointing to the main tower structure.
- EXISTING TRANSMISSION TOWER:** A label pointing to the lower part of the tower.
- EXISTING LESSOR ICE ANTRON:** A label pointing to a device on the tower.
- EXISTING LESSOR GPO ANTENNA:** A label pointing to another device on the tower.
- EXISTING HYBRID KIT TO BE INSTALLED ON EXISTING PLATFORM:** A box containing text.
- LESSER ANTENNA LEVEL FOR ANTENNA CONFIGURATION SEE ANT. 3 & ANT. 4** A box containing text.
- (1) RAYCAT JUNCTION BOX MOUNTED TO PROPOSED PIPE ON PLATFORM SEE ANT. 2 & ANT. 4 FOR CENTERLINE** A box containing text.
- (1) PROPOSED HYBRID CABLE TO BE TIED INTO EXISTING CABLES ON THE TOWER TO PROPOSED RAYCAT JUNCTION BOX SEE ANT. 5-A FOR CABLE SPECIFICATION** A box containing text.
- (1) EXISTING 1.5-MI. B COAX ROUTED UP TOWER TO LESSOR ANTENNA TO REMAIN** A box containing text.
- EXISTING GRADE:** A label at the bottom left.



EQUIPMENT CHANGE REQUEST FORM- ECR											
Cell Name	GLENVIEW CC		RF Engineer	Master (Initials)	Cell ID	530					
Location Number	165638		RF Engineer	Address	Austin Rd						
Date of Request	7/12/2013		Master (Initials)	City/State/Zip	Morton Grove, IL 60053						
EXISTING CONFIGURATION											
Antennas		Antenna Manufacturer	Antenna Model	Orientation	Azimuth	Latitude	Longitude	May/Permit			
Sector	Position (Port)	RF Path						RF			
Alpha	A1	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	10	4	S		
	A1	1.2	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	10	4	S		
	A1	1.3	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	10	4	S		
	A1	1.4	Unlocked 1700 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	10	4	S		
	A2	A2	1.1	Unlocked 850 MHz	CSA WIRELESS	PCSA005-15-1	180	25	1	S	
	A2	A2	1.2	PCS - 850	CSA WIRELESS	PCSA005-15-1	180	25	1	S	
	A2	A2	1.3	Unlocked 1700 MHz	CSA WIRELESS	PCSA005-15-1	180	25	1	S	
	A2	A2	1.4	SPSC - 850	CSA WIRELESS	PCSA005-15-1	180	25	1	S	
	A4	A4	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	30	4	S	
	A4	A4	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	30	4	S	
Beta	B1	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S		
	B1	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S		
	B1	1.3	Unlocked 1700 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S		
	B2	B2	1.1	Unlocked 850 MHz	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
	B2	B2	1.2	PCS - 850	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
	B2	B2	1.3	Unlocked 1700 MHz	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
	B2	B2	1.4	SPSC - 850	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
	B4	B4	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S	
	B4	B4	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S	
	Gamma	G1	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S	
G1		1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S		
G1		1.3	Unlocked 1700 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S		
G2		G2	1.1	Unlocked 850 MHz	CSA WIRELESS	PCSA005-15-1	180	250	2	S	
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Comments											
<input checked="" type="checkbox"/> EXISTING ANTENNA CONFIGURATION <input type="checkbox"/> PROPOSED ANTENNA CONFIGURATION											

EQUIPMENT CHANGE REQUEST FORM- ECR											
Cell Name	GLENVIEW CC		RF Engineer	Master (Initials)	Cell ID	530					
Location Number	165638		RF Engineer	Address	Austin Rd						
Date of Request	7/12/2013		Master (Initials)	City/State/Zip	Morton Grove, IL 60053						
PROPOSED CONFIGURATION											
Antennas		Antenna Manufacturer	Antenna Model	Orientation	Azimuth	Latitude	Longitude	May/Permit			
Sector	Port	RF Path						RF			
Alpha	A1	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	40	4	S		
	A1	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	40	4	S		
	A1	1.3	Unlocked 1700 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	40	4	S		
	A2	A2	1.1	Unlocked 850 MHz	CSA WIRELESS	PCSA005-15-1	180	90	2	S	
	A2	A2	1.2	PCS - 850	CSA WIRELESS	PCSA005-15-1	180	90	2	S	
	A2	A2	1.3	Unlocked 1700 MHz	CSA WIRELESS	PCSA005-15-1	180	90	2	S	
	A2	A2	1.4	SPSC - 850	CSA WIRELESS	PCSA005-15-1	180	90	2	S	
	A4	A4	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	10	4	S	
	A4	A4	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	10	4	S	
	Beta	B1	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S	
B1		1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S		
B1		1.3	Unlocked 1700 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S		
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B2		B2	1.2	PCS - 850	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
B2		B2	1.3	Unlocked 1700 MHz	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
B2		B2	1.4	SPSC - 850	CSA WIRELESS	PCSA005-15-1	180	180	2	S	
B4		B4	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S	
B4		B4	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	180	4	S	
Gamma		G1	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S	
	G1	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S		
	G1	1.3	Unlocked 1700 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S		
	G2	G2	1.1	Unlocked 850 MHz	CSA WIRELESS	PCSA005-15-1	180	250	2	S	
	G2	G2	1.2	PCS - 850	CSA WIRELESS	PCSA005-15-1	180	250	2	S	
	G2	G2	1.3	Unlocked 1700 MHz	CSA WIRELESS	PCSA005-15-1	180	250	2	S	
	G2	G2	1.4	SPSC - 850	CSA WIRELESS	PCSA005-15-1	180	250	2	S	
	G4	G4	1.1	PCS - 850	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S	
	G4	G4	1.2	Unlocked 850 MHz	INNOVATE TECHNOLOGY	INN-12-00004-011	180	250	4	S	
	Comments										
<input checked="" type="checkbox"/> EXISTING ANTENNA CONFIGURATION <input type="checkbox"/> PROPOSED ANTENNA CONFIGURATION											

 **CHICAGO SMSA**
 limited partnership
 gte VERSO WIRELESS

LOC. # 165638

GLENVIEW CC

AUSTIN RD
MORTON GROVE, IL 60053

ANT-3

ANTENNA INFORMATION

ESTIMATED MAIN LINE HYBRID LENGTH				
ANTENNA CENTERLINE (ft)	ICL BRIDGE LENGTH (ft)	SHELTER (ft)	TOTAL (ft)	
130	14'	10'	154'	

Combiner - Cable Data

Existing				
Shelter	Dipole Manufacturer	Bridge Model	Count	Action
Top (Platform)	CBS	DBC-7CAP (Bridge)	6	Existing
Bottom (Shelter)	Andrew	DBC-721DF (Bridge)	6	Existing

Coax				
Sector	Coax Manufacturer	Type	SL#	Count
Alpha	Andrew	15/8		2
Beta	Andrew	15/8		4
Gamma	Andrew	15/8		2

Proposed				
Location	Manufacturer	Component Model	Count	Action
Top (Platform)	CBS	DBC-7CAP (Bridge)	6	Install
Bottom (Shelter)	Andrew	DBC-721DF (Bridge)	6	Install
Top (Platform)	Playtex	RD4DC-2515-PP-48	1	Install
Bottom (Shelter)	Playtex	RD4DC-2515-PP-48	1	Install
Top (Platform)	Andrew	AT501-T105-AMP (Base 1)	3	Install
Bottom (Shelter)	Andrew	AT501-T105-AMP (Base 2)	3	Install

Coax					
Sector	Coax Manufacturer	Type	SL#	Count	Action
Alpha	ANDREW	15/8		4	Existing
Beta	ANDREW	15/8		4	Existing
Gamma	ANDREW	15/8		4	Existing
AWS	Andrew	RU1008	24528	1	Install

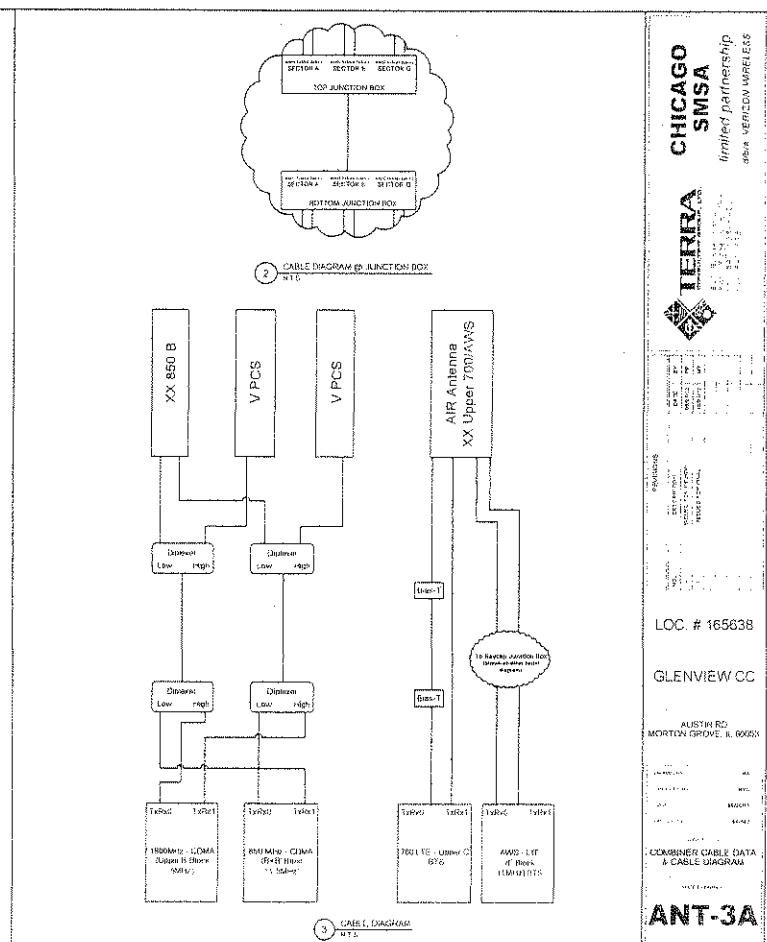
Comments

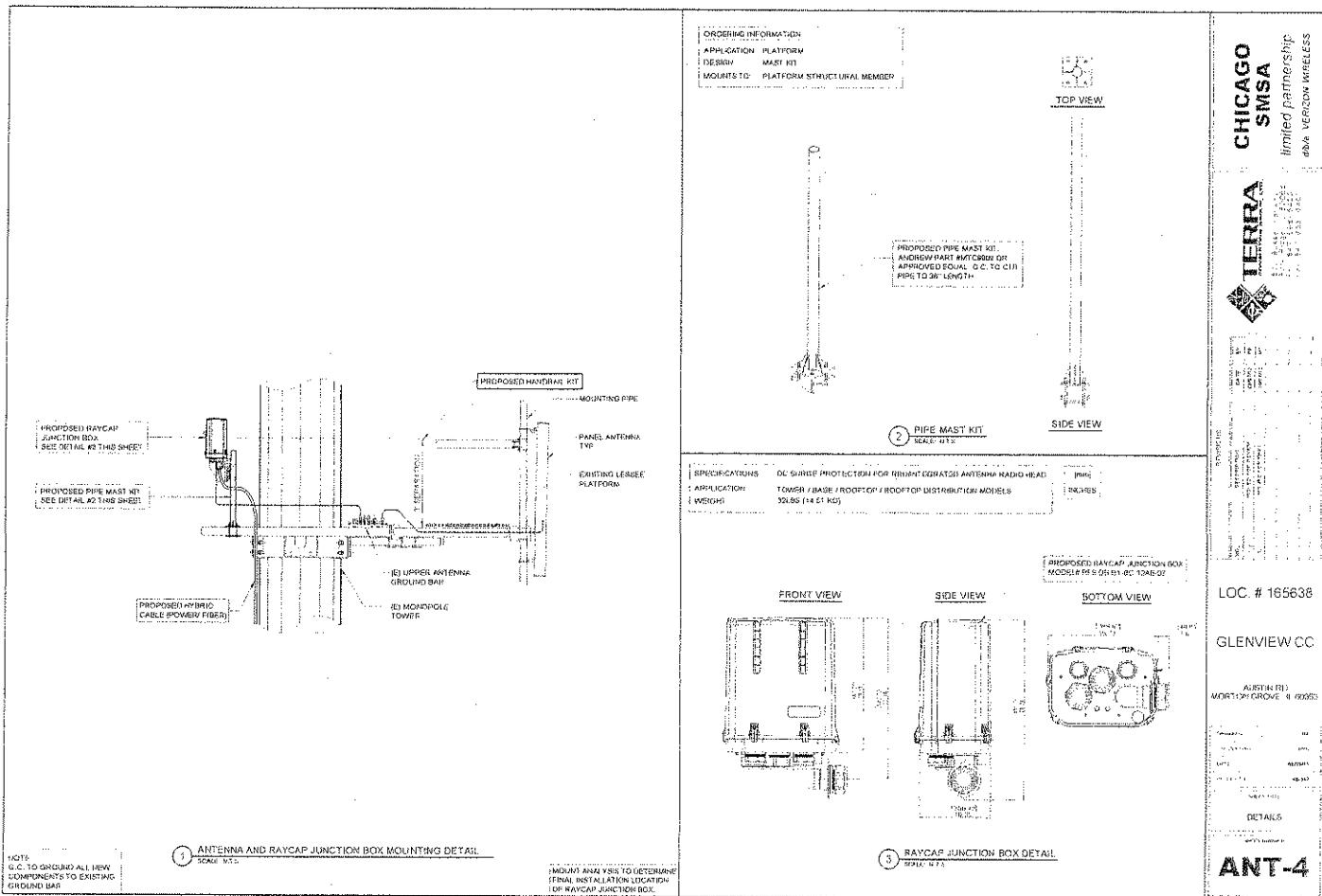
Install Ericsson RRU 12 and Remote Radio Hybrid Cable RFA1608-16526 (for AWS)

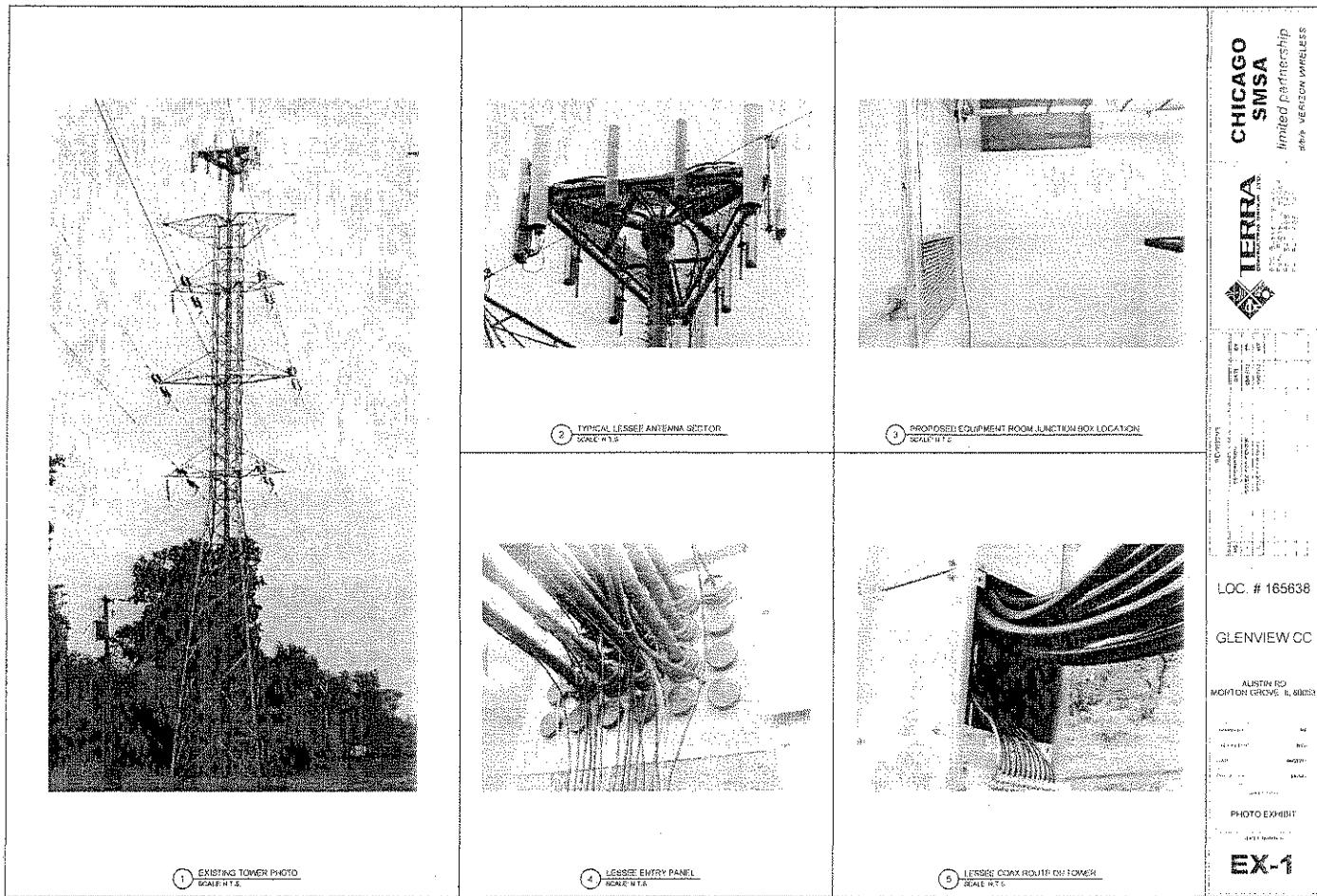
0.025 TIC has been specified. the following connector cable model numbers may be used based on the length needed:

- Kathrein - 2m - 84030283
- Kathrein - 3m - 84010408
- Kathrein - 5m - 84010409
- Kathrein - 10m - 84010420
- Andrew - 2m - ATC8-801-003
- Andrew - 5m - ATC8-801-005
- Andrew - 10m - ATC8-801-010

1 EXISTING CABLE DATA INFORMATION
0.025







LETTER OF AUTHORIZATION
APPLICATION FOR ZONING/LAND USE ENTITLEMENT

Site Name: **Glenview CC**
Property Address: **9341 Austin Ave, Morton Grove, IL 60053**
Assessor's Parcel Number: **10-17-201-050-0000**

Commonwealth Edison Company, dba ComEd, owner of the above described property, authorizes FMHC CORPORATION, now a part of the JACOBS Group, its employees, representatives, agents, and/or consultants, to act as an agent on its behalf for the sole purpose of consummating any building and land-use permit applications, or any other discretionary entitlements necessary for the purpose of constructing and operating a Verizon Wireless telecommunications facility at the above property address.

Commonwealth Edison Company, dba ComEd, understands that any application may be denied, modified or approved with conditions, and that such conditions or modifications must be complied with prior to the issuance of building permits.

Commonwealth Edison Company, dba ComEd, further understands that signing this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s):

Dated: 3/6/2013

Mark Lang SR RE REPRESENTATIVE

Title



Village of Morton Grove
Department of Buildings
6101 Capulina, Morton Grove, IL 60053
Phone: 847/ 470-5214 Fax: 847/ 663-6185

01/12

Application

Office Use Only

Permit #: _____

Date Issued: _____

All information below must be filled in prior to submission (Please Print):

Date Filed: 11/8/13

Project Address: 9341 Austin Ave, Morton Grove, IL 60053 Unit # _____

Lot #: _____ Block: _____ Tax Index #: 10 - 17 - 201 - 050 - 0000

Subdivision: N/A Value of Work: \$25,000.00

Area (Sq. ft.): N/A Project Description: Verizon to replace three (3) existing antennas with three (3) new antennas, adding surge protector and coax cable.

(Please Circle One)

Single Family Residential	Multi-Family Residential	Industrial	Commercial	Other Nonresidential	Other
01- New Const.	18- New Construction	22- New Const.	20- New Const	24- New Const.	28- Fire Alarm
01- Addition	19- Addition	22- Addition	20- Addition	25- Remodeling	27- Fire Suppression
02- Remodeling	19- Remodeling	23- Remodeling	21- Remodeling		26- Storage Tanks

	Name	Address/City/State/Zip (NO P.O. BOX)	Phone / Fax	<i>Office Use Only</i>	
<i>Project Manager</i>				<i>C/L</i>	<i>Regist.</i>
<i>Property Owner</i>	Commonwealth Investor Company dba Com36	Three Lincoln Center 4th Floor Oak Brook Terrace, IL 60181	Phone #: 630-651-2214 Fax #: 630-427-2213		
<i>Tenant</i>	Chicago SMEA Limited Partnership dba Verizon Wireless	1700 Sherman Ave Des Plaines, IL 60016	F: 773-380-3800 ext. 3903		
<i>Architect</i>	Texza Consulting Group, Ltd	600 Buisse Highway Park Ridge, IL 60068	F: 847-698-6406 F: 847-698-6491		
<i>General Contractor</i>	P&D Antenna Service, Inc.	6305 E 80th Street Rd Saint Anne, IL 60954	F: 615-933-1232		
<i>Excavating</i>					
<i>Concrete</i>					
<i>HVAC</i>					
<i>Roofing</i>					
<i>Electrical</i>					
<i>Plumbing</i>					
<i>Carpenter</i>					
<i>Mason</i>					

Requirements for Residential:

Required Submissions – This application must be accompanied by the following:

- Plat of Survey (6)
- Plot Plan (6)
- Construction Plans (6 sets)

Required Approvals – Before a Permit is granted, approval is required for the following:

- Building
- Electrical
- Plumbing
- Public Works
- Engineering

Required Inspections – When this permit is approved, the following inspections will be made.

The applicant is required to request these inspections at least (24) twenty four hours in advance, and their Authorized agent must be present.

<input type="radio"/> Footings	Rough Framing, Electrical, Plumbing
<input type="radio"/> Foundation Drain Tile	Insulation
<input type="radio"/> Sewer	Garage Floor
<input type="radio"/> Water Service	Driveway
<input type="radio"/> Grade Elevations	Final Building, Electrical, Plumbing, Mechanical
	• Final Engineering (RFI – MSD)

Requirements for Multifamily:

Required Submissions – This application must be accompanied by the following:

- Plat of Survey (6)
- Plot Plan (6)
- Construction Plans (6 sets)

Required Approvals – Before a Permit is granted, approval is required for the following:

- Building
- Electrical
- Plumbing
- Health
- Public Works
- Appearance
- Community Development
- Engineering
- Sanitary District Permit
- Police – Crime Prev.
- Fire Prev.

Appearance Code – Any deviations from the issued APPEARANCE CERTIFICATE must be approved by the Appearance Commission. This includes changes in material, style, design, and color.

Required Inspections – When this permit is approved, the following inspections will be made. The applicant is required to request these inspections at least (24) twenty four hours in advance, and their authorized agent must be present.

<input type="radio"/> Footings	Landscaping /Appearance
<input type="radio"/> Foundation Drain Tile	Final Building, Electrical, Plumbing
<input type="radio"/> Grade Elevations	Final Fire Prevention
<input type="radio"/> Sewer	Elevator
<input type="radio"/> Water Service	Final Engineering (RFI – MSD)
<input type="radio"/> Rough Framing, Electrical, Plumbing	Final Electrical, Plumbing, Mechanical, Fire Prev. (Each Unit)
<input type="radio"/> Electric Service	
<input type="radio"/> Insulation	Certificate of Occupancy (Each Unit)
<input type="radio"/> Garage Floor	Finalize Permit
<input type="radio"/> Concrete Pre-Pour	
<input type="radio"/> Parking Lot	

Requirements for Commercial / Industrial / Other Nonresidential:

Required Submissions – This application must be accompanied by the following:

- Plat of Survey (6)
- Plot Plan (6)
- Construction Plans (6 sets)

Required Approvals – Before a Permit is granted, approval is required for the following:

- Building
- Electrical
- Plumbing
- Health
- Public Works
- Appearance
- Community Development
- Engineering
- Sanitary District Permit
- Police – Crime Prev.
- Fire Prev.

Appearance Code – Any deviations from the issued APPEARANCE CERTIFICATE must be approved by the Appearance Commission. This includes changes in material, style, design, and color.

Required Inspections – When this permit is approved, the following inspections will be made. The applicant is required to request these inspections at least (24) twenty four hours in advance, and their authorized agent must be present.

<input type="radio"/> Footings	Landscaping /Appearance
<input type="radio"/> Foundation Drain Tile	Final Building, Electrical, Plumbing
<input type="radio"/> Grade Elevations	Final Fire Prevention
<input type="radio"/> Sewer	Elevator
<input type="radio"/> Water Service	Final Engineering (RFI – MSD)
<input type="radio"/> Rough Framing, Electrical, Plumbing	Final Electrical, Plumbing, HVAC, Fire Pre. (Each Unit)
<input type="radio"/> HVAC	Certificate Of Occupancy (Each Unit)
<input type="radio"/> Electric Service	Finalize Permit
<input type="radio"/> Insulation	
<input type="radio"/> Garage Floor	Concrete Pre-Pour
<input type="radio"/> Parking Lot	

Other: *Fire Sprinklers, Fire Alarm Systems, Storage Tanks –*

Required Approvals – Before a permit is granted, approval is required for the following: Public Works, Electrical, Fire Prevention

Schedule Inspections – The applicant is required to schedule Fire Prevention Bureau inspections at least 48 hours in advance, and their authorized agent must be present. Inspections may be scheduled by calling the FPB at 847-470-5226.

PROCEDURAL CONTROL

The Procedural Control regulation establishes a 14 calendar day review period for departments and commissions to submit comments or approvals. The review period begins upon written notification to departments that a valid building permit application has been received. Time extensions may be granted to accommodate review by full commissions and to departments due to extenuating circumstances. Time extensions may also be granted if applicant has failed to provide requested documents.

J.U.L.I.E.

Arrangements shall be made for adequate protection against interference with underground utilities by calling J.U.L.I.E. 1-800-892-0123 and MORTON GROVE PUBLIC WORKS 847/470-5235 AT LEAST 48 HOURS BEFORE EXCAVATING OR DIGGING.

REQUIRED FEES

When this permit is granted, the following fees must be paid. The amount of the fees will be calculated based on the plans submitted.

BUILDING.....	\$.....
STRUCTURAL ENGINEERING.....	\$.....
ELECTRICAL.....	\$.....
PLUMBING.....	\$.....
ELEVATOR.....	\$.....
CERTIFICATE OF OCCUPANCY.....	\$.....
WATER FOR CONSTRUCTION.....	\$.....
STREET / CURB OPENING.....	\$.....
PARKWAY OPENING / PAVING.....	\$.....
WATER MAIN TAP.....	\$.....
SANITARY SEWER TAP.....	\$.....
STORM SEWER TAP.....	\$.....
WATER METER.....	\$.....
STREET OPENING DEPOSIT REFUNDABLE.....	\$.....
PLAN REVIEW FEE.....	\$.....
SUBTOTAL - CIVIL ENGINEERING FEE.....	\$.....
SUBTOTAL - WATER FUND FEES.....	\$.....
SUBTOTAL - FIRE PREVENTION FEES.....	\$.....
SUBTOTAL - BUILDING FEES.....	\$.....
 TOTAL FEES	\$

The undersigned hereby makes application for a permit to erect a building / structure, etc.
In the Village Of Morton Grove and in accordance with the ordinances of the Village of Morton Grove
And in accordance with the plans and specifications herewith submitted and filed in consideration
Of the issuance of this permit, and other good and valuable considerations the receipt of which is hereby acknowledged, we/I
do hereby agree and covenant to forever hold harmless the Village of Morton Grove,
Its agents and employees, and to save them from all costs, claims, suits, demands, and actions arising
From or through or because of or in any way connected with any work performed or being done in the excavation,
construction, building, or finishing of the premises for which this permit is issued.

Date: 11/8/13 General Contractor: John P. D. Antenna Service Inc

Date: 11/8/13 Owner: FMHC Corporation

Date: Building Commissioner:

T.P.I. Building Code Consultants, Inc.

JoAnne Tisinai, President

7N262 W. Whispering Trail, St. Charles, IL 60175

Phone [630] 443-1567 Fax [630] 443-2495 Email: tpil@tpibcc.com

Agreement to Pay Fees

Date: _____

Project: _____

Address: _____

Review Type: _____

Amount: TBD

We have received the above project for review from the Village of Morton Grove

Billing will be sent to the person/firm listed in Section 1.

The applicant listed below agrees to be responsible for all charges incident to our review. This form must be completed and received by our office. Payment is due in full upon receipt of our invoice (s); Village of Morton Grove/T.P.I. will not release the plan review comments or the permit until full payment has been received by this office.

Section 1: _____ Send invoice to: _____

Name: Steven Spencer

Company: FMHC Corporation

Address: 1700 Sherwin Ave

City/State/Zip: Des Plaines/IL/60016

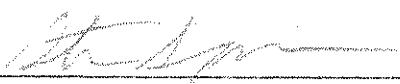
(Indicate the preferred method of communication below).

Email: sspencer@fmhc.com

Phone: 773-380-3800 ext. 3903 (preferred)

Fax: 773-693-0850

AGREED THIS 8th DAY OF November 2012, 6

Signature: 

Legislative Summary

Ordinance 14-05

APPROVING A SPECIAL USE PERMIT TO OPERATE A PHYSICAL FITNESS AND HEALTH SERVICE GREATER THAN 1,000 SQUARE FEET (ONE-ON-ONE PERSONAL TRAINING STUDIO) AND ESTALISH THE NUMBER OF ON-SITE SHARED PARKING AT 30 SPACES AT THE PROPERTY LOCATED AT 5814 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053

Introduction:	April 14, 2014
Synopsis:	This ordinance will approve a special use permit, with conditions to allow for the operation of a Physical Fitness and Health Service greater than 1,000 square feet for a one-on-one Personal training studio and establish the on-site shared parking for the mix of uses at 30 spaces at 5814 Dempster Street for Steel Fitness Ltd. The property is zoned C1 General Commercial District.
Purpose:	To allow for the operation of a one-on-one personal training studio with a maximum of three (3) personal trainers, at any one time, by Steel Fitness Ltd., at 5814 Dempster Street and to establish the on-site shared parking for the mix of uses at 30 spaces.
Background:	Steel Fitness Ltd. filed an application for a special use permit (PC 14-05) to allow for the operation of a one-one-one training studio and establish the number of on-site shared parking spaces at 30 spaces at the property located at 5814 Dempster Street. The property location is in a commercial development on the north side of Dempster Avenue between Mansfield and Menard Avenue. The proposed use would share 30 off-street parking spaces with three (3) other businesses in the commercial development (Century 21, Fish Tech and Press This). Per the Unified Development Code (Section 12-7-3-K), the required parking spaces for the uses of the commercial development are 35. The Plan Commission held a public hearing on March 21, 2014 and recommended approval of this application (vote: 7-0) with conditions.
Programs, Departs or Groups Affected	Community and Economic Development and Building Department
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	Community and Economic Development and the Building Departments in the normal course of business.
Admin Recommend:	Approval as presented
Second Reading:	April 28, 2014
Special Consider or Requirements:	None

Submitted by:

Ryan J. Horne, Village Administrator

Reviewed by

Teresa Hoffman Liston, Corporation Counsel

Prepared by:

Nancy M. Radzevich, Community and Economic Development Director

ORDINANCE 14-05

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A PHYSICAL FITNESS AND HEALTH SERVICE GREATER THAN 1,000 SQUARE FEET FOR A ONE-ON-ONE PERSONAL TRAINING STUDIO AND TO ESTABLISH THE NUMBER OF ON-SITE PARKING AT 30 SPACES FOR THE SHARED USES AT 5814 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053

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, the applicant, Steel Fitness Club Ltd., 8558 N. Oriole Avenue, Niles, Illinois 60714, has made a proper application to the Plan Commission in the Village of Morton Grove under case number PC14-05 requesting the approval of a special use permit to operate a Physical Fitness and health services greater than 1,000 square feet for a one-on-one personal training studio and to establish the number of on-site parking for the shared uses at the property commonly known as 5814 Dempster Street, Morton Grove, Illinois 60053; and

WHEREAS, the property is located in the C1 General Commercial District; and

WHEREAS, Section 12-4-3-D of the *Village of Morton Grove Unified Development Code* allows Physical Fitness and Health Services greater than 1,000 square feet to be located in the C1 General Commercial District pursuant to a special use permit; and

WHEREAS, Section 12-7-3-B of the *Village of Morton Grove Unified Development Code* allows the final parking required for a special use to be decided by the Village Board, through the recommendation of the plan commission; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code upon public notice duly published in the *Niles-Morton Grove Patch*, a newspaper of general circulation in the Village of Morton Grove which publication took place on February 27, 2014, and pursuant to the posting of a sign on the property and written notification sent to property owners within 250 feet of the subject property as required by ordinance, the Morton Grove Plan Commission held a public hearing relative to the above referenced case on March 17, 2014, at which time all concerned parties were given the opportunity to be present and express their views for the consideration of the Plan Commission. And, as result of said hearing, the Plan Commission made certain recommendations and conditions through a report dated April 1, 2014, a copy of which is attached hereto and made a part hereof and marked as Exhibit "A"; and

WHEREAS, the Corporate Authorities have considered this matter at a Public Meeting and find pursuant to the relevant provisions of the *Village of Morton Grove Unified Development Code*, this Special Use for a Physical Fitness and Health Services greater than 1,000 square feet for a one-on-one personal training studio has been designed and located and will be operated such that the public health, safety and welfare will be protected and will not cause substantial injury to the other properties in the surrounding neighborhood; and

WHEREAS, the proposed one-on-one training studio is a compatible commercial use with the other commercial uses along this part of Dempster Street whose customers may in turn patronize other area businesses; and

WHEREAS, the proposed use will be operated solely through scheduled one-on-one appointments with trainers and will not have open access to equipment or group fitness classes and, as such, will have a less intensive parking demand than a traditional fitness center; and

WHEREAS, the parking demand for the one-on-one training studio will be compatible and complementary with the parking demands of the other three (3) businesses that share the thirty (30) space on-site parking lot based on respective client need, hours of operation, and availability of public street parking along Menard Avenue; and

WHEREAS, pursuant to the provisions of the *Village of Morton Grove Municipal Code*, the Corporate Authorities have determined the Special Use permit for the Physical Fitness and health services greater than 1,000 square feet for a one-on-one personal training studio at 5814 Dempster Street and associated parking as recommended for approval by the Plan Commission shall be issued subject to the conditions and restrictions as set forth herein.

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: 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: The property located at 5814 Dempster Street, Morton Grove, Illinois 60053, is hereby granted a special use permit to allow a Physical Fitness and health Services Greater than 1,000 square feet for a one-on-one personal training studio and establishes the required parking for the mix of uses on-site at thirty (30) parking spaces and such special use shall be located and operated at that address subject to the following conditions and restrictions which shall be binding

on the owners/lessees, occupants and users of this property, their successors and assigns for the duration of the special use:

1. The one-on-one personal training studio shall be operated and maintained in accordance with the application filed on (February 24, 2014) and associated documents on file with the Department of Community and Economic Development, including the plan entitled 'Floor Plan, Steel Fitness Club, Ltd.' Dated February 24, 2014.
2. All client use of this facility shall be through one-on-one personal training sessions, with up to a maximum of three (3) personal trainers and associated clients, at any one time. Should the applicant seek to increase the number of trainers and/or number of clients per session, or expand the services to include more traditional fitness center activities such as open gym hours, group exercises, etc, he/she shall provide written request for such a proposed change to the Director of Community and Economic Development (CED). The Director of CED, in consultation with the Village Engineer, shall determine if such change(s) to the program result in a significant increase in the intensity of the use and will determine if an amendment to the Special Use Permit is required.

SECTION 3: The owners, lessees, occupants, and users of 5814 Dempster Street, their successors and assigns allow employees and authorized agents of the Village of Morton Grove access to the premise at all reasonable times for the purpose of inspecting said premise to verify all terms and conditions of this special use permit have been met.

SECTION 4: The special use permit is granted so long as the owner, occupant and users of this property utilize the area for the purposes as herein designated.

SECTION 5: The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the special use as granted and amended hereunder.

SECTION 6: The Applicant/Owner shall comply with all requirements of the Village of Morton Grove Ordinances and Codes that are applicable.

SECTION 7: 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 ____ day of April 2014.

Trustee Grear _____

Trustee Marcus _____

Trustee Pietron _____

Trustee Thill _____

Trustee Toth _____

Trustee Witko _____

APPROVED by me this day of April 2014.

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

APPROVED and FILED in my office this
day of April 2014.

Ed Ramos, Village Clerk
Village of Morton Grove
Cook County, Illinois



Village of Morton Grove

Department of Community Development

To: Village President and Board of Trustees

From: Ronald L. Farkas, Chairperson, Plan Commission
Nancy Radzevich, AICP, Community and Economic Development Director
Dominick A. Argumedo, AICP, Zoning Administrator/Land-Use Planner

Date: March 27, 2014

Re: Plan Commission Case PC14-05 – Steel Fitness, (8558 N. Oriole Avenue, Niles, IL), Request for a Special Use Permit to operate an *Physical Fitness and health services greater than 1,000 square feet* to allow for a personal training studio and to establish the number of on-site shared parking at 30 spaces in accordance with Section 12-4-3-D and Section 12-7 of the Village of Morton Grove Municipal Code (Ordinance 07-07) at 5814 Dempster Street, Morton Grove, IL

Commission Report

Public Hearing Notice and Application

In accordance with applicable requirements, the Village provided Public Notice for the Plan Commission public hearing of PC14-05, a request for a special use permit and associated parking requirements in accordance with Section 12-4-3-D and Section 12-7 of the Morton Grove Unified Development Code for a *Physical Fitness and health service greater than 1,000 sq. ft.* at 5814 Dempster Street. Steel Fitness filed the application. The *Niles-Morton Grove Patch* published a public notice on February 27, 2014; the Village mailed letters to surrounding property owners and placed a public notice sign on the subject property on March 7, 2014.

Public Hearing – Staff Overview

On March 17, 2014, the Morton Grove Plan Commission held a public hearing for PC14-05. Dominick Argumedo, Zoning Administrator/Land-Use Planner, presented the case on behalf of the Village. Boris Jozic, owner and operator of Steel Fitness, proposes to operate a personal training studio at 5814 Dempster Street, in the C1 General Commercial District. Per Section 12-4-3-D of the Unified Development Code, all physical fitness and health services greater than 1,000 square feet require a special use permit within the C1 District. The proposed studio will be 2,400 sq. ft.

The applicant proposes to operate Steel Fitness as a one-on-one personal training studio. Unlike a traditional fitness center such as Bally's or LA Fitness, they are not proposing any "open" gym hours or unsupervised training. Steel Fitness is proposing to be open Monday through Saturday from 7AM- 9PM and will have three licensed professional trainers. There will be no additional staff besides the licensed trainers.

According to the applicant, each training session will last approximately 45-60 minutes. While the owner, who is a certified personal trainer, would be at Steel Fitness during the day, another trainer would be scheduled for the morning and a different trainer for the afternoon. In limited situations, based on client need, all three trainers would be on-site; however, the applicant does not foresee such a scenario as their standard operating practice.

Mr. Argumedo noted, the proposed use is within a small shopping center, which includes three (3) other businesses: a realtor office (Century 21), a dry-cleaner (Press This), and a retail fish tackle and bait store (Fish Tech). Since there is not a specific parking standard for one-on-one training, the parking requirement for this use would be classified as "Physical Fitness and health service" which requires 1 space for every 150 square feet of gross floor area. Based on the Unified Development Code shared parking regulations, Section 12-7-3-H, the combined uses would require 35 spaces at peak time periods where 30 are provided, see attachment A. As such, in accordance with Section 12-7-3-K the applicant is requesting the Board, through a recommendation from the Plan Commission, to establish the number of parking space for these combined uses at 30 spaces, the number of spaces available in the parking lot, through the special use process. The available parking spaces in the off-street parking lot provide 5 spaces less than what is required per the unified development code.

Public Hearing – Applicant Presentation

Chairperson Farkas swore in Mr. Boris Jozic, the applicant, and Ms. Cristina Gatia, and Peter Hoffman Jr. who represented Steel Fitness.

Ms. Gatia explained that Steel Fitness would be a one-on-one personal fitness training studio with three licensed personal trainers on site. The facility would not operate as an 'open' gym with unsupervised clients. The total number of staff would be three personal trainers. Mr. Jozic, a licensed personal trainer, would be at the site full time. Two other licensed personal trainers would work in generally staggered schedules, with one trainer scheduled for the first part of the day and the other for the second part of the day. Although, there could be limited times when all three trainers work on site at the same time. The trainers would work with clients for 45 minutes to 60 minutes per session. Mr. Jozic has been a licensed personal trainer for four years.

Public Hearing – Commission Questions

Chairman Farkas asked for Commissioner questions of the applicant.

Commissioner Gabriel inquired how one becomes a client of Steel Fitness. Would someone just walk into the facility and ask for a trainer? Ms. Gatia replied that clients would buy one-on-one training sessions. Steel Fitness, in contrast to health facilities that provide unsupervised, open exercise equipment like Bally's or LA Fitness, will not offer monthly memberships. A client of Steel Fitness would purchase 10 individual sessions or even 100 individual sessions and then schedule each session. A resident could not walk in; pay a fee and start working out unsupervised. Ms. Radzevich, Community and Economic Development Director, noted that the one-on-one personal training studios are becoming an increasing trend in health fitness industry compared to large workout centers.

Commissioner Blonz noted that Fish Tech (5802 Dempster) was quite upset about removal of parking along Dempster street. He noted that Fish Tech stated that people that would drive down

Dempster and would stop in for equipment at Fish Tech on impulse. He asked if the applicant or staff had spoken to Fish Tech of how the current proposal would impact their parking situation. Mr. Argumedo stated he had spoken to all three businesses currently in the shopping center that would share the 30 parking spaces in the on-site lot. Per his conversations, Century 21 (5800 Dempster) informed him that most of the branch office's 10 employees work off site. Further, when those employees do come to the office, they typically use the on street parking along both sides of Menard Avenue. Fish Tech responded that their business tends to be seasonal, and peak periods during the busy season occur during early mornings and on weekends. Press This (5810 Dempster) described their clientele as limited to quick drop off and pickups of necessary dry cleaning. In addition, Mr. Argumedo noted that the businesses close at different times; Century 21 at 6PM, Press This at 7 PM, and Fish Tech at 8 PM.

Mr. Gabriel inquired if the other two personal trainers would be Steel Fitness employees or would be simply leasing space from Mr. Jozic to train their own clients. Mr. Jozic responded that the other trainers would be using space to train clients independently. Commissioner Shimanski followed up to ask Mr. Jozic if the trainers would be employees of Steel Fitness or renting space from the facility to train clients. After a brief clarification with his team members, Mr. Jozic stated that the other trainers would be employees of Steel Fitness.

Chairperson Farkas asked of the physical improvements needed by Steel Fitness of the 5814 Dempster Street space. Ms. Gatia stated that Steel Fitness simply required painting. The site already had two functioning bathrooms and a divider wall to provide trainers added privacy. Chairperson Farkas asked if there were any showers on site, Ms. Gatia responded that there were no showers.

Public Hearing—Public Comment

Chairperson Farkas asked if anyone from the general public else wanted to speak. No members of the general public asked to speak.

Public Hearing—Commission Discussion and Vote

With no further testimony and no additional commissioner discussion, Chairperson Farkas asked for a motion on the application.

Commissioner Gabriel made a motion to recommend approval of PC14-05, Steel Fitness requesting a Special Use permit to allow for a *Physical Fitness and health service greater than 1,000 sq. ft.* at 5814 Dempster Street, with the following conditions:

1. The Physical fitness and health service shall be operated and maintained in accordance with the submitted Special use Permit application on file including the document titled "Floor Plan, Steel Fitness Club, Ltd." Dated 2/27/2014.
2. All client use shall be through one-on-one personal training sessions, with up to a maximum of three personal trainers and associated clients, at any one time. Should the applicant seek to increase the number of trainers and/or number of clients per session, or expand the services to include more traditional fitness center activities such as open gym, group exercise classes, etc., he/she shall provide such proposed changes to the Director of Community and Economic Development (CED). The director of CED, in consultation with the Village Engineer, shall determine if such changes to the program result in a significant increase in the intensity of the use and will determine if an amendment to the Special use

Permit is required.

Commissioner Dorgan seconded the motion.

The motion passed (Yes 7; No 0).

**Attachment A
Shared Parking Calculation**

Business	Address	Sq. Ft.	Parking Rate	Standard Parking Requirement	Shared Parking Requirement (7AM-6PM)
Steel Fitness	5814 Dempster	2400	1/150 sq. ft.	16	6
Press This	5810 Dempster	3008	1/300 sq. ft.	10	9
Fish Tech	5802 Dempster	3290	1/250 sq. ft.	11	10
Century 21	500 Dempster	3008	1/300 sq. ft.	10	10
<i>Totals</i>				<i>47</i>	<i>35</i>

The shared parking calculation reflects Century 21 (Office—100% of required parking 7AM-6PM); Fish Tech and Press This (Retail/Commercial Services—90% of required parking 7AM-6AM); and Steel Fitness (Recreation- 40% of required parking 7AM-6PM).

SPECIAL USE APPLICATION



Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: PC 14-05 DATE APPLICATION FILED: _____

APPLICANT INFORMATION

Applicant Name: BORIS JOZIC

Applicant Organization: STEEL Fitness Club Ltd.

Applicant Address: 8558 N. Oriole ave.

Applicant City / State / Zip Code: Niles, IL

Applicant Phone: Work: (____) _____ Home: (312) 7520280

Mobil / Other: (312) 2926198

Applicant Fax: Work: (____) _____ Home: (____) _____

Applicant Email: cristalley@yahoo.com

Applicant Relationship to Property Owner: N/A

Applicant Signature: Boris Jozic

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: NICIC MARINO

Owner Address: 5800 Dempster St.

Owner City / State / Zip Code: MORTON GROVE, IL. 60053

Owner Phone: Work: (847) 967-5500 Home: (____)

Mobil / Other: (847) 508-5800

Owner Fax: Work: (847) 965-5600 Home: (____)

Owner Email: nick@century21marino.com

Owner Signature: Nicholas J. Marino

PROPERTY INFORMATION

Common Address of Property: 5814 Dempster St. Morton Grove, IL. 60053

Property Identification Number (PIN): 10-17-427-032-0000

Legal Description (Attach additional sheets as necessary): _____

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting a Special Use permit for One on one training facility which is listed as a Special Use for the C1 zoning district of the Village of Morton Grove.
2. Provide responses to the seven (7) standards for Special Use as listed in Section 3.11-8 of the Village of Morton Grove Zoning Ordinance. The applicant must present this information for the official record of the Zoning & Planning Commission. The seven Special Use standards are as follows:
 - a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

see attached

- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

see attached

- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

see attached

- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

see attached

- a. *Steel Fitness* will not only **preserve**, but also has great potential to improve, **public health, safety, morals, comfort or general welfare**. The Special Use permit is for the operation of an insured facility that will provide one-on-one fitness training services, in a more private and less intimidating space, to clients of a group of 3 licensed professional personal trainers. Although initially not open to public membership, the presence of a fitness facility will evidently impart positive encouragement and inspiration to a majority of people & contribute to the image upliftment of the surrounding area.
- b. *Steel Fitness* will definitely take into consideration its **adjacent properties**. It will be occupying a space in an already established one-story building on Dempster Street. It will replace a discount convenience store and will have a real estate office and a dry cleaning facility in its neighboring vicinity. *Steel Fitness* mostly caters to a group of well-respected professionals and, as such, will provide greater exposure and more business potentials to surrounding establishments. Almost always, a fitness training facility positively impacts a neighborhood. Its curb appeal may contribute to increase in property values.
- c. *Steel Fitness* will not, by any means, hinder **orderly development** and improvement of surrounding properties. On the contrary, neighboring businesses could benefit from the services provided by the Special Use facility. *Steel Fitness* is an insured facility and will be operated during normal business hours by trained, licensed team members.
- d. *Steel Fitness* will have **adequate facilities** since it will continue to use already existent utilities, drainage, and other necessary facilities. There are no major construction or restructuring required for the facility to be fully operational. All proposed changes are aesthetic such as painting of walls and interior/exterior decorating. *Steel Fitness* is accessible from Dempster Street and will be easily located by navigating existing roads. There are no proposed changes to the already established and safe traffic flow. *Steel Fitness* will be easily identifiable by proper signage in conformity to the building and/or village requirements. Employees and clients/customers of *Steel Fitness* and the neighboring businesses will be sharing 30 parking spots in the building. There are also 14 parking spaces across the street provided free of charge by the village making parking more than adequate.
- e. Besides continuing the use of existing pavements and traffic flow regulations, the inherent nature of the Special Use facility will favorably affect **traffic control**. *Steel Fitness* will be operated by 3 licensed professional personal trainers that will conduct 45-60 min sessions to a set number of clients during normal business hours. As such, traffic congestion, if at all present, is kept to a minimum. The facility will not draw substantial amounts of traffic on local residential streets.
- f. *Steel Fitness* is not at all counterproductive to the objectives of the **Comprehensive Plan for the Village of Morton Grove**. In fact, *Steel Fitness*, having Dempster Street

Main Entrance

EQUIPMENTS

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EXTRA EQUIPMENTS

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