



**VILLAGE OF MORTON GROVE  
PLAN COMMISSION PUBLIC HEARING  
FLICKINGER MUNICIPAL CENTER  
6101 Capulina Avenue, Morton Grove, IL 60053**

**November 16, 2020 - 7:00P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES OF:** September 21, 2020

**III. ITEMS TO BE CONTINUED:** None

**IV. PUBLIC HEARINGS:**

**CASE:** PC 20-12

**APPLICANT:** Tim Larson  
CRE North Grove CP I&II LLC  
8145 River Dr  
Morton Grove, IL 60053

**LOCATION:** 6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:** Requesting approval of a Text Amendment to Section 12-4-4:E and Chapter 12-5 of the Village of Morton Grove Unified Development Code (Title 12) to list “Daycare, Adult” as a Special Use in the M-O/R Office/Research Manufacturing District and establish development standards for the use of “Daycare, Adult.”

**CASE:** PC 20-13

**APPLICANT:** Village of Morton Grove  
6101 Capulina Avenue  
Morton Grove, IL 60053

**LOCATION:** 6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:** Request for amendments to 12-4-3, 12-4-4, 12-5, 12-7-3, and 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of Cannabis Business Establishments.

**CASE:** PC 20-14

**APPLICANT:** Daniel Rea  
IM Kensington MG LLC  
700 Commerce Drive  
Oak Brook, IL 60523

**LOCATION:** Lot 13 (6761 Dempster Street) of the Kensington Subdivision (Sawmill Station)  
Morton Grove, IL 60053

**PETITION:** Requesting approval of a Special Use Permit to operate a Cannabis Dispensing Organization pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinances 19-03 and 19-13.

**V. OTHER BUSINESS**

None

**VI. CLOSE MEETING**

***If you feel sick, please stay home.***

*Comments relating to the above cases may be submitted to the Planning Commission in advance, and will be read aloud at the public meeting by Village staff. Please send comments, along with your name and address, to [commdev@mortongroveil.org](mailto:commdev@mortongroveil.org) no later than 5:00 PM on Monday, November 16, 2020.*

**MINUTES OF THE SEPTEMBER 21, 2020  
MEETING OF THE PLAN COMMISSION  
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Plan Commission was called to order at 8:29 PM by Chairperson Blonz. Secretary Meracle called the role.

Members of the Commission Present: Blonz, Dorgan, Khan, Gabriel, Kintner, Mohr

Members Absent: None

Village Staff Present: Zoe Heidorn, Zoning Administrator/Land Use Planner, Jim English, Manager Building Department, Rick Dombrowski, Fire Department

Trustees Present: William Grear

Chairperson Blonz described the procedures for the meeting. The Village and the applicant will present the case and the commission may ask questions of the applicant. Then anyone from the audience will be allowed to speak.

Chairperson Blonz proceeded to seek approval of the August, 2020 minutes. Board Member Dorgan moved to approve the minutes of August 17, 2020. Board Member Dorgan seconded the motion.

Chairperson Blonz called for the vote.

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Khan voting	aye
Commissioner Kintner voting	aye
Commissioner Mohr voting	aye
Chairperson Blonz voting	aye

Minutes approved.

Chairperson Blonz called for the first case.

**CASE:** PC 20-03\*

**APPLICANT:** Village of Morton Grove  
6101 Capulina Avenue  
Morton Grove, IL 60053

**LOCATION:** 6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:** Request for amendments to Sections 12-3-6 and 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of telecommunications antennas, support structures, and ancillary equipment.

**\* Continuation of PC 20-03 from August 17, 2020**

At the Plan Commission hearing for PC 20-03, Zoe Heidorn, Land Use Planner, provided a brief introduction to the application. The staff report, dated September 15, 2020, and attached hereto as "Attachment A," was entered into the public record.

Ms. Heidorn explained that the Village's current telecommunications facility regulations were adopted in 2007. Technology and the demand for wireless communications have changed significantly since that time. Staff regularly reviews the Unified Development Code to ensure its regulations are relevant and appropriate, and some more recent telecommunications installations in the Village have been met with negative feedback from the community. Staff reviewed the regulations and conducted a comparison with the ordinances of similar communities, and ultimately found they were in need of a comprehensive review and update. She explained that the proposed ordinance is based on a similar ordinance she worked on in Franklin Park. Input was also taken from other communities, including Skokie and Niles. She noted that small cell facilities are currently controlled by Title 7 and would not be impacted by this ordinance.

Chairperson Blonz asked what would happen if another section of Village Code conflicts with this code.

Ms. Heidorn stated that, more than likely, Section 12-3-6 would control.

Commissioner Dorgan asked what the definition of licensed engineer was. He requested that the disciplinary type be stated wherever appropriate.

Ms. Heidorn stated that it was generally accepted that an engineer refers to a professional engineer licensed by the State of Illinois, as defined in Section D. It is highly unlikely that a locomotive engineer or computer engineer would attempt to certify the structural integrity of a tower. She added that the Village Engineer helped draft the proposed language and was comfortable with the definition and use of the term.

Chairperson Blonz asked what the definition of "attachments" is as it relates to tower height.

Ms. Heidorn stated this could include lighting attachments, a lightning rod, or antennae. She added that this definition could be clarified or amended to exclude attachments.

The Commissioners agreed that the definition of "tower height" should exclude attachments because the code provides no control over the height of the attachment.

Commissioner Kintner asked for further clarification on what properties are being referred to in Section 12-3-6:E.4.f.

Ms. Heidorn stated this could include any district zoned to allow residential use, which could include property in residential districts, commercial districts, or planned unit developments within any district.

Chairperson Blonz noted that Sections 12-3-6:E.4.d and 12-3-6:E.4.f were redundant.

Ms. Heidorn explained that the former refers to the residential zoning districts, including R-1, R-2, and R-3, and that the latter refers to residential uses within any zoning district. The Commission could certainly combine the requirements, but the separation provides clarity.

Commissioner Gabriel noted that 2700 lumens referenced in Section 12-3-6:E.11 seemed excessive and he did not see FAA lighting being necessary.



Ms. Heidorn stated the lighting maximum could be reduced to be consistent with parking lot lighting, or simply address the lighting level at the property line.

Chairperson Blonz questioned why so much time was allotted in Section 12-3-6:J before the Village's determination of abandonment can be issued.

Ms. Heidorn explained that this time frame was taken from a referenced ordinance, but that it could certainly be reduced. She stated that she would reduce the 365-day period, subject to the review of Corporation Counsel.

Commissioner Gabriel commended staff on how well the amendment was crafted.

Chairperson Blonz then asked for public comment. There was none.

Chairperson Blonz called for a motion to approve Case PC 20-03.

Commissioner Gabriel moved to recommend approval of Case PC 20-03, a request for amendments to Section 12-3-6 and Section 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of telecommunications antennas, support structures, and ancillary equipment, per the recommendations made within the staff report to the Plan Commission for PC 20-03, dated 09/15/2020, with the suggested changes from the Commission, as approved by staff, and incorporated. Commissioner Dorgan seconded the motion.

The motion was unanimously approved (6-0).

Chairperson Blonz asked for any other business or discussion. Commissioner Kintner moved to adjourn the meeting and seconded by Commissioner Gabriel. The motion was approved unanimously pursuant to a voice vote at 9:05 PM.

Minutes By: Jacqueline Meracle

To: Chairperson Blonz and Members of the Plan Commission

From: Zoe Heidorn, Land Use Planner; Manika Shrivastava, Assistant Village Planner

Date: November 10, 2020

Re: Plan Commission Case PC 20-12: Request for approval of a Text Amendment to Sections 12-4-4:E and Section 12-5-5 of the Morton Grove Unified Development Code (Title 12) to list **"Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District** and establish development standards for **the use of "Daycare, Adult"**

## STAFF REPORT

### Public Notice

The Village provided public notice for the November 16, 2020, Plan Commission public hearing for PC 20-12 in accordance with the Unified Development Code. The *Morton Grove Champion* published the public notice for the November 16, 2020, hearing for PC 20-12 on October 29, 2020. Because the application presented under PC 20-12 is a request for a Text Amendment, and not a request for a specific property, no public notice signs or notification letters were required.

### Application

On October 12, 2020, Tim Larson of CRE North Grove CP I & II LLC, submitted a complete Text Amendment Application to the Department of Community and Economic Development requesting an amendment to Section 12-4-4:E of the Morton Grove Unified Development Code (Title 12) to list **"Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District**. As part of the Application, staff is also recommending amendment to Section 12-5-5 to establish development standards **for the use of "Daycare, Adult."** The Applicant is the owner of property at 8145 River Drive in Morton Grove, Illinois, a property zoned within an M-O/R District.

CRE North Grove CP I & II LLC is petitioning the Village to allow adult daycares within the M-O/R District in order to lease property at 8145 River Drive to an adult daycare operator. Staff recommended that the request be made to allow adult daycares as a Special Use in the M-O/R District, consistent with the **Village's commercial districts, and to include certain development standards to be determined by staff**. The proposed adult daycare operator intends to submit a Special Use Application to the Village if the requested Text Amendment allowing the use is approved.

A similar Text Amendment Application was made under Case PC 20-09, but was formally withdrawn by the Applicant on October 8, 2020, **due to concerns with staff's recommendation** of denial, as outlined in a staff report dated August 11, 2020, and distributed to the Plan Commission in advance of a scheduled public hearing for PC 20-09. A public hearing for Case PC 20-09 never occurred **due to the application's** withdrawal.

### Background

Ordinance 17-09, approved on May 22, 2017, authorized a Text Amendment to the Unified Development Code to modify the manufacturing zoning districts and establish a new Office/Research Manufacturing District (M-O/R) in the Village. Reviewed under Case PC 17-06, the amendment established a district purpose, listed Permitted and Special Uses for the M-O/R District, and added definitions to Section 12-17-1 to list a variety of new land uses.

The 2017 Text Amendment was made as the result of a request to establish a commercial tutoring/learning center for children with autism at 8145 River Drive. The property was zoned within the M-2 General Manufacturing District at the time of application, in which commercial learning/tutoring centers were a prohibited use. Upon review of the application, staff determined that the proposed use

would be compatible with some office and light industrial uses permitted in the manufacturing districts, but would not be compatible with all types of uses permitted within the M-2 General Manufacturing District. Allowing the use throughout the M-2 District would be detrimental to traditional industrial uses, including manufacturing, distribution, and heavy construction businesses. A **“Commercial Tutoring/Learning Center”** is defined as follows:

COMMERCIAL TUTORING/LEARNING CENTER: A facility offering specific training, tutoring, instruction, or occupational therapy in subjects such as language arts, mathematics, sciences, fine and applied art, or general life skills, such as social and motor skills. Participants have regularly scheduled appointments or group sessions, which typically do not exceed more than 3 hours per session or fifteen hours per week. Such tutoring and learning center programs are supplemental to standard accredited educational programs or school.

Due to limitations of the existing manufacturing districts, staff determined that a new manufacturing district should be created to accommodate office, research, and compatible uses separate from existing light and general manufacturing uses. The M-O/R District was designed to be lower in intensity than the traditional manufacturing districts, but allow for some level of production and fabrication, often in conjunction with or accessory to general office, research and development, engineering, and/or technology start-ups. The **M-O/R District provides for and encourages newer “low-nuisance” industrial**, research and development, offices, and complementary types of uses. The proposed office and research district was deemed to be consistent with the zoning district classifications of similar communities. The mix of uses would allow for greater flexibility within the manufacturing districts while maintaining the functional integrity of the M-1 and M-2 Districts.

Staff took great care in crafting the M-O/R District regulations, modeling the language and use classifications based on similar office and research districts in comparable communities. In determining which uses would be included as Permitted and Special Uses in the new district, staff considered existing uses identified in the Unified Development Code and incorporated new uses not identified by Code. The resulting list of Permitted and Special Uses for the M-O/R District is provided in Section 12-4-4:E, which is included below.

12-4-4:E. Uses<sup>1</sup>:

	Zoning Districts		
	M-O/R	M-1	M-2
<b>Manufacturing:</b>			
Low nuisance industrial facilities	P	P	P
Manufacturing, Light	S	P	P
Manufacturing, Heavy	X	S	P
Microbrewery/Micro-distillery—as principal use, with accessory tasting room, bar and/or retail sales area that accounts for at least 15 percent of the gross floor area.	S	S	S
Pilot Plants for Research and Development laboratories	P <sup>2</sup> /S	P	P
Research and Development laboratories	P <sup>2</sup> /S	P	P
<b>Retail Trade:</b>			
Home improvement center	X	S	S
Lumber and other building or construction materials dealers	X	X	S
Machinery, sales	S	P	P
Manufacturer outlet sales, selling only products manufactured on the premises	P <sup>3</sup> /S	P	P
Manufacturer outlet sales, selling products not manufactured on the premises	S	S	S
Motor Vehicle Dealer, sales and service	S	S	S
Restaurants	S	S	S
<b>Services:</b>			
Animal hospitals	S	P	P
Artist studios/ Art galleries (may include accessory educational programs)	P	X	X
Automobile minimart station	X	S <sup>4</sup>	S <sup>4</sup>
Automobile service stations	X	S <sup>4</sup>	P <sup>4</sup>
Automobile, truck and trailer rental and leasing services	X	P	P
Automotive or other motor vehicle repair	X	S	P
Building maintenance and cleaning	P	P	P
Car wash	X	S	P
Catering services facilities	S	P	P

Commercial Services (such as electronics repair, reproduction and mailing services, camera repair, etc.)	P	P	P
Commercial art and photography	P <sup>5</sup> /S	P	P
Commercial tutoring/learning centers	S	X	X
Electrical supply	S	P	P
Equipment rental and leasing services	P	P	P
Exterminators	S	P	P
Industrial launderers	X	X	S
Motion picture production and allied services	P	P	P
Motor vehicle body shop (body work, painting, glass repair, reconstruction, undercoating)	X	S	P
Physical fitness and health services	P	P	P
Schools - college/university	S	S	X
Schools- vocational and trade	S	S	S
Transportation And Utilities:			
Antenna and antenna support structures	P <sup>6</sup> /S	P <sup>6</sup> /S	P <sup>6</sup> /S
Cable television service	P	P	P
Cartage service	X	X	S
Commercial wireless communication services, as a principal use (subject to height restrictions)	P <sup>6</sup> /S	P <sup>6</sup> /S	P <sup>6</sup> /S
Electric services	S	P	P
Electric substations	X	P	P
Freight terminals with or without maintenance facilities	X	X	S
Heliprot	X	P	P
Natural gas distribution	X	P	P
Parcel and express service	S	X	S
Radio and television broadcasting	P	P	P
Railroad rights of way/facilities	X	P	P
Telephone communication	P	P	P
Transit and public transportation facilities	S	S	S
Water distribution	S	P	P
Wholesale Trade:			
Wholesale Trade Establishment	P	P	P
Lumber and other construction materials	X	X	S
Metal service centers (not including scrap operation)	X	X	S
Warehouse:			
Distribution Center	P <sup>7</sup> /S	P <sup>7</sup> /S	P
Self-storage facility	X	S	S
Warehouse	P <sup>7</sup> /S	P <sup>7</sup> /S	P
Warehouse, public	P <sup>7</sup> /S	P <sup>7</sup> /S	P
Medical:			
Clinic, Medical or Dental	S	X	X
Medical Cannabis dispensing organizations	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>
Medical Cannabis cultivation centers	S <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>
Office:			
Office - Business/professional	P	P	P
Office - Contractors, with on-site exterior material storage (excluding Heavy construction businesses)	X	P	P
Office - Municipal	P	P	P
Office – Technology Incubators, research and development, engineering and testing	P <sup>10</sup> /S	P <sup>10</sup> /S	P
Other:			
Adult entertainment facilities	X	X	S
Entertainment uses	S	S	S
Exterior storage of products and materials, as an accessory use to an adjacent principal use	S	S	S
Height of structures - over 40 feet	S	S	S
Heavy construction business	X	S	P
Indoor recreational Facilities (such as archery, bowling, paint ball, etc.)	S	S	S
Municipal Facilities	X	S	P
Parking lots - tracts of land not more than 1 ½ acres within 300 feet of use served	S	S	S
Planned unit developments - tracts of land not less than 2 acres	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>
Recycling centers	X	X	S

Notes:

1. See chapter 2, "General Provisions", of this title.

2. Use is allowed as a Permitted use if it is a low nuisance production or assembly facility and allowed as a Special Use if it is a light manufacturing facility.
3. Use is allowed as a Permitted use if manufactured products are via a low nuisance production or assembly facility; allowed as a Special Use if through a light manufacturing facility; and not allowed if manufactured via Heavy manufacturing facilities
4. See chapter 5, "Special Zoning Provisions", of this title.
5. A photography laboratory is allowed as a Permitted use if digital development and reproduction are employed; allowed as a Special use if Use involves traditional photo/film developing such as through a laboratory, dark room, etc.
6. See chapter 3, "Regulations Of Specific Uses In All Zoning Districts", of this title.
7. Uses which are low nuisance and do not generate any significant noise, odors, vibrations, or heavy truck traffic volumes may be allowed as a permitted use, subject to review and approval by the Village Administrator; otherwise such uses require a special use permit.
8. For purposes of this ordinance a Medical Cannabis Dispensing Organization means a facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulations to require medical cannabis from a registered Cultivation Center for the purposes of dispensing cannabis, paraphernalia or related supplies and educational materials to registered qualifying patients. In addition to complying with all applicable state statutes including the Compassionate Use of Cannabis Pilot Project Act, said Medical Cannabis Dispensing Organization may not be located within 1,000 feet of any public park or residential zoning district as measured at the boundary of the zoning lot where the organization is located to the boundary of the residential zoning district.
9. For purposes of this ordinance a Medical Cannabis Cultivation Center means a facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered Medical Cannabis Dispensing Organizations with usable medical cannabis. In addition to complying with all applicable state statutes including the Compassionate Use of Cannabis Pilot Project Act, said Medical Cannabis Cultivation Center may not be located within 2,500 feet of any public park or residential zoning district as measured at the boundary of the zoning lot where the organization is located to the boundary of the residential zoning district.
10. Use is allowed as a Permitted use if accessory laboratories or Pilot Plants are low nuisance; allowed as a Special Use if accessory laboratories or Pilot Plants are light manufacturing.
11. See chapter 6, "Planned Unit Developments", of this title.

Since the adoption of Ordinance 17-09 in 2017, the regulations governing the M-O/R District have not been amended. Under Case PC 20-13, which will be reviewed by the Plan Commission at the November 16, 2020, meeting, staff is recommending a Text Amendment to allow recreational cannabis cultivation in addition to medical cannabis cultivation in all manufacturing districts. Staff views the use to be in keeping with the design of the M-O/R District and with other uses currently allowed in the district. Staff continually reviews the Unified Development Code to identify new opportunities to improve local land use regulation and respond to changing marketplaces, advances in technology, and new land uses. Staff is generally open to supporting and recommending Text Amendments when proposed changes are consistent with the long-term goals and vision for the community, provide tangible benefits to the community, and are consistent with adopted planning documents and best practices.

### Proposed Use

**The Applicant is proposing an amendment to list the use of "Daycare, Adult" within the M-O/R Office/Research Manufacturing District. Section 12-17-1 defines the land use as follows:**

DAYCARE, ADULT: A facility that provides accommodations and supervision and personal care services for more than five (5) adults that are not related and not mentally challenged, limited to the hours of six o'clock (6:00) A.M. to eight o'clock (8:00) P.M., and which meets all the criteria and requirements that are set forth by the joint committee on administrative rules, administrative code title 89, "Social Services", chapter II, "Illinois department On Aging", part 240, "Community Care Program".

**The use of "Daycare, Adult" is currently listed as a Special Use in the C-1, C-2, and C/R commercial districts. In accordance with Section 12-2-3:B, because the use is not listed as a Permitted or Special Use in any residential or manufacturing district, the use is currently prohibited in those districts.**

Adult daycare facilities, as defined by Village Code, typically serve an elderly population and provide academic and educational classes, musical and recreational activities, and opportunities for socializing. The Village Code definition does not include adults with intellectual disabilities. However, age-related cognitive disabilities such as mild dementia or early-onset Alzheimer's may occur in an elderly population.

### Proposed Use Standards

In order to ensure that adult daycare centers are operated in a safe manner, provide adequate accommodations to participants, and minimally impact surrounding uses, staff is recommending an

amendment to Section 12-5-5, Criteria for Specific Commercial Special Uses, to provide use standards that will apply to all future adult daycare facilities. The purpose of Chapter 12-5 is to identify special provisions for uses within the Village that cannot be met within the technical requirements of the existing zoning district regulations. The additional requirements will provide a consistent standard for the operation of future adult daycare centers as they are reviewed and approved for Special Use Permits, regardless of zoning district. These requirements are in addition to those set forth in the Illinois Administrative Code under Title 89, Chapter II, Section 240.1550 Standard Requirements for Adult Day Service Providers (<https://bit.ly/3fUkc1q>).

Staff is recommending an amendment to Section 12-5-5, Criteria for Specific Commercial Special Uses, to include the following:

NOTE: Underlined text indicates text is proposed to be added. ~~Strike-out~~ text indicates text is proposed to be deleted.

### **12-5-5: CRITERIA FOR SPECIFIC COMMERCIAL USES:**

#### **D. Adult Daycare Facilities:**

1. Description of Development Provisions: The purpose and intent of these provisions is to ensure adult daycare facilities are operated a manner which is harmonious with the uses surrounding them and are consistent with the character of the neighborhoods in which they are located.
2. General Requirements
  - a. The plan commission may recommend modifications to these provisions provided they meet the special use standards in subsection 12-16-4:C.5 of this title.
  - a. Adult daycare facilities shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements.
3. Use Provisions:
  - a. For all minimum requirements set forth in this section, any fractional result shall be rounded up to the next consecutive whole number.
  - b. The off-street parking requirement shall be determined in accordance with Section 12-7-3:B. However, in no case shall the off-street parking requirement be less than one (1) space per employee, plus one (1) space per vehicle owned and operated by the business, plus one (1) passenger loading space per ten (10) adults under care.
  - c. Sidewalks, pedestrian crosswalks, and exterior lighting for the safety of the participants and other pedestrians shall be provided.
  - d. The number of adults under care shall be specified in the Special Use Permit and shall be the maximum number allowed in the center at any one time.
  - e. A minimum of one (1) full-time staff member or full-time equivalent staff member shall be present at for every seven (7) adults under care present on the site.
  - f. A minimum of sixty (60) square feet of indoor or outdoor activity area shall be provided for each adult under care. The minimum is exclusive of exit passages, fire escapes, administrative space, storage areas, bathrooms, and space required for equipment or other such areas.
  - g. For adult daycare centers with twelve (12) or less adults under care, a minimum of one (1) accessible bathroom facility shall be provided. For adult daycare centers with greater than

- twelve (12) adults under care, a minimum of one (1) accessible bathroom facility plus one (1) bathroom facility per ten (10) adults under care shall be provided.
- h. No adult day care center shall admit persons with a communicable disease requiring isolation or persons who are active abusers of controlled substances, including but limited to drugs and alcohol.
  - i. Each operation shall have a written and posted plan which specifies its procedure for obtaining emergency care, evacuation of the premises, and training for the staff and participants.
  - j. The Village Administrator may consistent with and in accordance with the procedure set forth in Section 4-4-9 of this Code, order immediate closure of an adult daycare facility it finds:
    - 1. An immediate threat to health, safety or welfare of participants; or
    - 2. Evidence of abuse, cruelty, or indifference to participants of their need.

The proposed use standards for adult daycares were crafted based on regulations adopted by the Village of Niles, which exceed the minimum requirements set forth by the State of Illinois. For example, State law requires a minimum of 40 square feet of activity area per participant, where Niles requires a minimum of 60 square feet per participant. Illinois also requires a minimum of two bathrooms for any facility with more than 13 adults under care. Staff recommends increasing the bathroom requirement to one facility per ten adults for facilities with more than 13 adults under care. If an adult daycare were to serve 100 adults, staff does not believe two bathrooms would be sufficient to meet client needs.

#### Discussion

It is uncommon for staff to explicitly recommend denial of an application. Typically, applications are withheld, withdrawn, or amended when significant issues arise in the process of administrative review. However, in the case of PC 20-12, staff is recommending denial of the proposed Text Amendment to allow adult daycare centers in the M-O/R District due to various reasons discussed in this section. It should be noted that the Applicant **was made well aware of staff's recommendation well before the time** of application, and that the Applicant still chose to proceed with the process of Plan Commission and Board of Trustees review.

Staff is recommending denial of the request to allow the use of **"Daycare, Adult"** within the M-O/R District for the following reasons:

- 1. Recent M-O/R District Adoption: As discussed, staff was methodical in their review of existing and new land uses when determining which uses should be allowed within the new M-O/R District. **Staff deliberately omitted the uses of "Daycare, Adult" and "Daycare" in the M-O/R District use table, which was recommended for approval by the Plan Commission and adopted by the Board of Trustees only three years ago.**

Per Section 12-16-4:E, **the Text Amendment process is "intended as a tool to adjust the provisions of this title and the zoning map whenever new conditions, situations or knowledge of general significance or application occurs. It is not intended to relieve particular hardships nor to confer special privileges or rights."** After only three years, staff does not believe any new conditions, situations, or knowledge of general significance or application have arisen that would justify further amendment of the M-O/R District regulations.

- 2. Incompatibility with District Design: Section 12-4-4:C.1 provides a description for the M-O/R Office/Research Manufacturing District, which reads as follows:

M-O/R Office/Research Manufacturing District: The M-O/R District is intended to control the development of land to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses without creating nuisances and to provide land for development of office and research uses along with non-**impactful light industrial, technology "start-up's"** and other similar, complementary uses and activities. The regulations are designed to permit operations in a clean and quiet manner for office, **research and development ("R&D"), engineering and testing, non-impactful industrial and technology**, and similar uses that will not have an adverse effect upon the environmental quality of the community. Some retail uses accessory and/or complementary to the permitted office and research uses, but are not dependent upon intensive off-site retail customers, may be permitted. Heavy Manufacturing and similar uses that produce higher levels of noise, odor, vibration, etc. than typically experienced with office and similar type uses are prohibited.

Any new use to be considered as a Permitted or Special Use within the M-O/R District must conform to the design and intent of the district.

- a. The M-O/R District is intended to control the development of land to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses without creating nuisances and to provide land for development of office and research uses along with non-**impactful light industrial, technology "start-up's"** and other similar, complementary uses and activities. An adult daycare facility is not a non-**impactful light industrial use, office use, research use, or technological use**, and the use does not complement these uses or activities. Complementary land uses are those that can benefit one another through close proximity. For example, an individual receiving educational services at a vocational school or commercial tutoring/learning center may receive an apprenticeship at a nearby research laboratory or medical office. Employees of an electrical supply establishment may dine at a nearby restaurant for lunch. Staff is unable to identify specific benefits an adult daycare would provide to other uses in the M-O/R District through close proximity.
  - b. The regulations are designed to permit operations in a clean and quiet manner for office, **research and development ("R&D"), engineering and testing, non-impactful industrial and technology**, and similar uses that will not have an adverse effect upon the environmental quality of the community. An adult daycare facility is not an office, research and development, engineering and testing, industrial and technological, or similar use.
  - c. Some retail uses accessory and/or complementary to the permitted office and research uses, but are not dependent upon intensive off-site retail customers, may be permitted. Heavy Manufacturing and similar uses that produce higher levels of noise, odor, vibration, etc. than typically experienced with office and similar type uses are prohibited. As discussed earlier, an adult daycare use is not accessory or complementary to permitted office and research uses.
3. Incompatibility with Allowed Uses: Uses listed as Permitted or Special Uses in the M-O/R District are generally categorized as manufacturing, retail trade, services, transportation and utilities, wholesale trade, warehousing, medical, and office uses. Characteristic of these uses are high levels of employment, training and education activities, and the manufacturing, servicing, or processing of products. Select retail and commercial uses allowed in the district are not characterized by the high-traffic assembly of customers or participants. Allowed uses that interface with the general public typically operate on an appointment-only basis, with limited walk-in traffic. While colleges and vocational schools are allowed by a Special Use Permit, classes are typically staggered and the nature of property within the district would limit these uses to smaller footprints.

According to the National Adult Day Services Association, the average capacity of adult day centers in the United States is 40 individuals. Uses characterized by the assembly of large groups



of people receiving services or socializing, including "Clubs and Lodges," "Houses of Worship," and "Theaters" are not listed as Permitted or Special Uses in the M-O/R District. Such assembly uses are appropriate in the Village's commercial zoning districts, which allow other higher pedestrian and vehicular traffic uses, such as retail shopping centers.

An adult daycare facility provides direct care to individuals who may be unable to fully care for themselves, making it similar in some respects to an "Assisted Living Facility" and a "Community Residence (Group Home)." Assisted living facilities are allowed as a Special Use in the R-3 General Residence District and all commercial districts, and community residences are allowed in all residential and commercial districts. While assisted living facilities and community residences provide full-time care of individuals, they are allowed in areas deemed appropriate for the assembly and care of persons with physical or cognitive limitations. If an adult under care were to become separated and lost in an area of the Village, a residential or commercial district provides greater visibility and pedestrian accommodations, resulting in a greater chance of the adult being returned to the facility unharmed. The truck movements and other activities of a manufacturing district are a risk to any adult without full cognitive or physical function and without the direct supervision of a caretaker.

Based on experience with other adult daycare facilities that have operated in the Village, staff is also aware that the use has impacts on public services, including emergency and inspectional services, that are above and beyond the public service impacts of other uses currently permitted within the M-O/R District.

4. Limited Manufacturing District Land Area: The Village has limited land area dedicated to the manufacturing districts, and further inclusion of commercial and service uses within any manufacturing district will threaten their integrity and purpose in supporting traditional manufacturing, distribution, warehousing, research, and office businesses and employment. If the Village is to allow adult daycares within the M-O/R District, it will provide precedent to allow additional commercial uses that do not complement office, research, and manufacturing uses.

The 2014 *Morton Grove Industrial Areas Plan*, prepared by the Chicago Metropolitan Agency for Planning (CMAP), recommends preserving industrial land uses due to the economic advantages that stem from industrial development and businesses. According to the plan, 45% of all jobs in Morton Grove are in the manufacturing and wholesale trade industries, and almost all of these jobs are concentrated in the industrial areas. With manufacturing workers earning 25% more than average workers regionally, the plan argues that preserving these employment centers means retaining a well-paid workforce.

5. Commercial Property Availability: **The use of "Daycare, Adult" is already allowed as a Special Use in all three of the Village's commercial zoning districts.** Morton Grove has no shortage of vacant commercial properties, and an adult daycare facility could be allowed at many of these properties with approval of a Special Use Permit.
6. Review of Other Communities: Staff reviewed the zoning codes of comparable communities in the Chicagoland region to determine how adult daycare facilities were generally regulated by municipalities. Overall, staff found a broad mix in approach. The majority of communities allowed the use in their residential and commercial districts, and prohibited the use in their manufacturing districts. Across municipalities, office and research districts were split nearly evenly between allowing and prohibiting the use, indicating that municipalities should control the use in this type of district as they see most appropriate.

While staff recommends forwarding a recommendation of denial of the proposed amendment to allow the use of "Daycare, Adult" within the M-O/R District, staff recommends forwarding a recommendation of approval to amend Section 12-5-5 to include certain use provisions, as outlined in this staff report. The

use standards will help ensure future adult daycares are operated in a safe and consistent manner in the Village's commercial districts.

### Recommendations

The Plan Commission may make four possible motions, and may vote to approve or deny any of the four motions. Staff's recommended motion is listed in bold text.

- 1) If the Plan Commission supports allowing adult daycares within the M-O/R District and adopting related use provisions, staff suggests the following motion:

*A motion to recommend approval of the Text Amendment to Sections 12-4-4:E and Section 12-5-5 of the Morton Grove Unified Development Code **to list "Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District and establish development standards for the use of "Daycare, Adult"***

- 2) If the Plan Commission supports not allowing adult daycares within the M-O/R District and adopting related use provisions, staff suggests the following motion:

*A motion to recommend denial of the Text Amendment to Section 12-4-4:E of the **Morton Grove Unified Development Code to list "Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District and to recommend approval of the Text Amendment to Section 12-5-5 to establish development standards for the use of "Daycare, Adult"***

- 3) If the Plan Commission supports allowing adult daycares within the M-O/R District and not adopting related use provisions, staff suggests the following motion:

*A motion to recommend approval of the Text Amendment to Section 12-4-4:E of the Morton Grove Unified Development Code to list "Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District and to recommend denial of the Text Amendment to Section 12-5-5 to establish development standards for the use of "Daycare, Adult"*

- 4) If the Plan Commission supports not allowing adult daycares within the M-O/R District and not adopting related use provisions, staff suggests the following motion:

*A motion to recommend denial of the Text Amendment to Sections 12-4-4:E and Section 12-5-5 of the Morton Grove Unified Development Code **to list "Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District and establish development standards for the use of "Daycare, Adult"***



## TEXT AMENDMENT APPLICATION

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

CASE NUMBER: PC 20-12 DATE APPLICATION FILED: October 12, 2020

### APPLICANT INFORMATION

Applicant Name: Tim Larson  
Applicant Organization: CRE North Grove CP I & II LLC  
Applicant Address: 8145 River Dr  
Applicant City / State / Zip Code: Morton Grove, IL 60053  
Applicant Phone: Work: (407) 832-9364 Home: (    )                       
Mobil / Other: (    )                       
Applicant Fax: Work :(    )                      Home :(    )                       
Applicant Email: tim@woodsidecp.com  
Applicant Signature: 

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

1. Applicant is requesting a Text Amendment for Section(s) 12-4-4(E)  
of the Unified Development Code.

2. The precise wording of the proposed amendment to the text of this title as follows:

The following provision shall be added - "Daycare, Adult." Shall be permitted as a special use ("S")

3. Statement of Purpose

CRE North Grove CP I & II LLC strongly believes that the addition of "Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing district would greatly benefit the Village of Morton Grove and should be reasonably permitted.

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

**From: Zoe Heidorn, Land Use Planner; Manika Shrivastava, Assistant Village Planner**

**Date: November 10, 2020**

**Re: Plan Commission Case PC 20-13 – Request for amendments to 12-4-3, 12-4-4, 12-5, 12-7-3, and 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of Cannabis Business Establishments (6101 Capulina Avenue, Morton Grove, Illinois)**

## STAFF REPORT

### **Public Notice**

The Village provided public notice for the November 16, 2020, Plan Commission public hearing for PC 20-13 in accordance with the Unified Development Code. The *Morton Grove Champion* published the public notice for the November 16, 2020, hearing for PC 20-13 on October 29, 2020. Because the application presented under PC 20-13 is a request for a Text Amendment, and not a request for a specific property, no public notice signs or notification letters were required.

### **Application**

On October 12, 2020, the Village of Morton Grove submitted a complete Text Amendment Application to the Department of Community and Economic Development requesting amendments to 12-4-3, 12-4-4, 12-5, 12-7-3, and 12-17-1 of the Morton Grove Unified Development Code (Title 12) regarding the regulation of cannabis business establishments, including adult-use recreational cannabis dispensing facilities. The sale of recreational cannabis is currently not identified by the Unified Development Code and is therefore a prohibited use in all zoning districts, pursuant to Section 12-4-1:E.4. The Application was submitted by the Village concurrent to an Application submitted by IM Kensington MG LLC requesting a Special Use Permit to allow the development and operation of an adult-use cannabis dispensing business on Lot 13 (6761 Dempster Street) of the Kensington Subdivision, otherwise known as Sawmill Station, which is zoned within a C-1 General Commercial District. The Special Use Permit request will be reviewed under Case PC 20-14 and approval will be made contingent on approval of the proposed Text Amendment allowing the use as a Special Use in the C-1 District.

### **Existing Regulation**

The Village amended the Unified Development Code in 2014 (Ordinance 14-01) to allow medical cannabis dispensing and cultivation in Morton Grove's manufacturing zoning districts in response to the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. The Act explicitly prohibited local governments from excluding state licensed Medical Cannabis Dispensing Organizations or Medical Cannabis Cultivation Centers from local jurisdictions. However, local governments were allowed to adopt reasonable zoning regulations for such facilities.

**Currently, the uses of "Medical Cannabis Dispensing Organizations" and "Medical Cannabis Cultivation Centers" are listed as Special Uses in all three manufacturing zoning districts, including the M-O/R Office/Research Manufacturing District, the M-1 Restricted Manufacturing District, and the M-2 General Manufacturing District. The following footnotes controlling the uses are provided in Section 12-4-4:E:**

8. For purposes of this ordinance a Medical Cannabis Dispensing Organization means a facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulations to require medical cannabis from a registered Cultivation Center for the purposes of dispensing cannabis, paraphernalia or related supplies and educational materials to registered qualifying patients. In addition to complying with all applicable state statutes including the Compassionate Use of Cannabis Pilot Project Act, said Medical Cannabis Dispensing Organization may not be located within 1,000 feet of any public park or residential zoning district as measured at the boundary of the zoning lot where the organization is located to the boundary of the residential zoning district.

9. For purposes of this ordinance a Medical Cannabis Cultivation Center means a facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered Medical Cannabis Dispensing Organizations with usable medical cannabis. In addition to complying with all applicable state statutes including the Compassionate Use of Cannabis Pilot Project Act, said Medical Cannabis Cultivation Center may not be located within 2,500 feet of any public park or residential zoning district as measured at the boundary of the zoning lot where the organization is located to the boundary of the residential zoning district.

On June 26, 2019, the State of Illinois enacted Public Act 101-0027, the Cannabis Regulation and Tax Act. The Act legalized the sale, possession and use of cannabis sativa and its derivatives for recreational purposes by adults over age 21, effective January 1, 2020. The Act granted municipalities broad authority to regulate the zoning of commercial cannabis facilities, including cultivation centers, dispensaries, infusers, processors, and craft growers intending to serve recreational customers. The Act authorized municipalities to completely prohibit the location and operation of cannabis businesses, restrict cannabis businesses to specific zoning districts, require cannabis businesses to obtain Special Use Permits to operate, and condition the approval of a Special Use Permit on compliance with certain regulatory restrictions. The Act also allowed municipalities to impose a local retailer occupation tax of up to 3% of the retail purchase price of cannabis and to determine whether and under what conditions cannabis businesses may allow for on-premises consumption of cannabis.

In addition to local approval, all adult-use cannabis dispensing businesses must be licensed by the State of Illinois Department of Financial and Professional Regulations (IDFPR). Applications for cannabis business establishments are reviewed by the State on a point-based system. Applicants must demonstrate compliance with an extensive set of rules and regulations incorporated into the Cannabis Regulation and Tax Act pertaining to security, record keeping, financials, business and operational plan, floor plan, employee training, and labor and employment practices.

On December 9, 2019, the Village Board of Trustees passed Ordinance 19-10, which established a moratorium on the sale of recreational cannabis in the Village to allow for a period of time to analyze the impacts, both positive and negative, of the use on communities in the Chicagoland area. The Ordinance **also authorized the Village to collect the Illinois Municipal Cannabis Retailers' Occupation Tax of 3% on** the retail sale of cannabis and cannabis related products, should the retail use be authorized by the Village in the future.

### **Review of Cannabis Business Establishment Use**

Staff continually reviews the Unified Development Code to identify opportunities to improve the development review process and respond to changing market demand, advances in technology, and new land uses. The State of Illinois legislation legalizing the sale and use of recreational cannabis in 2020 presented the Village with a new land use to review and consider. When considering amendments, staff, reviewing bodies, and elected officials are responsible for determining whether a proposed change is consistent with the long-term goals and vision for Morton Grove, provides tangible benefits to the community and the general public, and is consistent with adopted planning documents and best practices. Often, the Village looks to the ordinances and policies of neighboring communities and those in the surrounding region to ensure it remains competitive and up-to-date in its land use regulation.

To date, the State of Illinois has issued 70 cannabis dispensary licenses across the state. Since the statewide legalization of the sale and use of recreational cannabis, the following municipalities have passed ordinances allowing the use as either a Permitted or Special Use:

Addison	Brookfield	Chicago	Elgin	Grandview	Manhattan
Antioch	Buffalo Grove	Country Club Hills	Evanston	Highwood	Marengo
Aurora	Burbank	Crystal Lake	Forest Park	Hoffman Estates	McHenry
Bartlett	Canton	Darien	Fox Lake	Homewood	Morris
Berwyn	Carol Stream	Deerfield	Geneva	Joliet	Mundelein
Bradley	Carpentersville	Dolton	Genoa	Lexington	Naperville
Bridgeview	Champaign	Elburn	Glencoe	Lombard	Niles

North Aurora	Richton Park	Round Lake Beach	Streamwood	Wheeling	Zion
Oak Park	River Forest	Round Lake Park	Villa Park	Winfield	
Oswego	Riverside	St. Charles	Warrenville	Winthrop Harbor	
Palatine	Rockford	Schaumburg	Wauconda	Woodstock	
Prairie Grove	Rolling Meadows	Skokie	Waukegan	Worth	
Prospect Heights	Romeoville	South Elgin	West Dundee	Yorkville	

As the impacts of cannabis related uses are observed and analyzed, staff anticipates that Illinois communities will continue to consider and adopt zoning changes allow cannabis dispensaries and other cannabis business establishments. These impacts are discussed in the following sections.

Cannabis Dispensary Activities & Impacts

A cannabis dispensary is typically located in a retail storefront and offers retail sales of cannabis and cannabis related items for recreational or medical use. Qualifying patients holding a valid Medical Cannabis Patient ID card and their registered caregivers may purchase medical cannabis and adults aged 21 and older may purchase recreational cannabis from licensed retailers. Similar to alcohol and tobacco sales, cannabis dispensaries verify the age of a purchaser by checking a valid government-issued ID card by use of an electronic scanner.

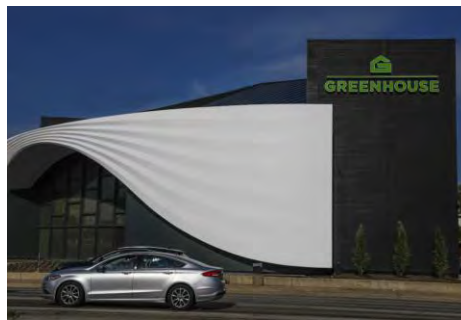
In Illinois, recreational consumers may purchase up to 30 grams of cannabis flower, 5 grams of concentrate, or 500mg of THC (tetrahydrocannabinol) for infused products. Medical patients are able to purchase an amount dictated by a prescription. All Illinois dispensaries are permitted to sell to state-authorized medical cannabis patients and some dispensaries only serve medical patients.

Based on a review of existing dispensaries in the Chicagoland area, staff identified no negative impacts of the use on surrounding property or on communities overall. According to an October, 2020, article by **Crain’s Business Chicago, “Fears of crime and abuse by underage users so far haven’t materialized.”** As of November, legal cannabis sales have exceeded \$500 million in Illinois, providing a new source of tax revenue for the State and local municipalities.

Facilities in the Chicagoland area were generally found to be discreet, well-maintained, and in keeping with surrounding commercial uses. In early 2020, when recreational cannabis sales was first allowed by the State of Illinois, many dispensaries reported long customer lines. However, after an initial period of high sales volume and as additional dispensaries continued to open, customer traffic has been reported to have decreased to a level similar to other retail uses. Examples of existing cannabis dispensaries in the Chicagoland area are provided below.



Rise, Niles



Greenhouse, Skokie



Seven Point, Oak Park

Parking Impact

Most communities surveyed by staff have established an off-street parking requirement for cannabis dispensaries consistent with general retail uses, typically ranging from 250 to 300 square feet per square foot of gross floor area. However, staff is recommending a higher parking requirement than most other communities. As part of the Special Use Permit Application submitted by IM Kensington MG LLC for a proposed cannabis dispensary at Sawmill Station, a parking and traffic impact study was presented analyzing the parking demand of the proposed use. For a proposed 6,000-square-foot facility, the peak

parking demand associated with the use was calculated to be 43 spaces, or approximately 1 spaces per 140 square feet of gross floor area. As such, staff is recommending a base parking requirement for cannabis dispensaries of 1 space per 150 square feet of gross floor area. As a Special Use, the actual parking requirement for future dispensaries will be determined by a submitted traffic and parking impact study, resulting in requirements that may be more or less than the advisory parking requirement.

As shown in the table below, the proposed off-street parking requirement is higher than the requirements of other communities in the region, with the exception of Naperville.

<b>Community</b>	<b>Cannabis Dispensary Parking Requirement</b> <small>(GFA = gross floor area)</small>
Carol Stream	1 per 250 square feet GFA
Chicago	Same as retail business, based on GFA and zoning district
Evanston	1 per 350 square feet GFA
Lake County	1 per 250 square feet of GFA
Lincolnwood	1 per 300 square feet GFA
Naperville	1 per 166.6 square feet GFA if located within a shopping center or industrial campus, otherwise 1 per 133.3 square feet GFA
Niles	1 per 333 square feet GFA
Skokie	1 per 300 square feet GFA
Springfield	1 per 200 square feet GFA
St. Charles	1 per 250 square feet GFA

Development and Use Standards

Due to the sensitive nature of cannabis dispensaries and other cannabis related uses, communities typically adopt development and use standards, including, but not limited to, minimum distance from certain land uses and zoning districts, minimum separation between dispensaries, minimum zoning lot area, security, and ventilation. The standards are intended to provide adequate distances from sensitive land uses and other cannabis businesses, ensure that sites are large enough to provide adequate parking, buffering, and ingress/egress, and certify that business operations are secure and maintain public safety and welfare.

In order to avoid a proliferation of cannabis dispensaries, staff is proposing a limit of one cannabis dispensing business in the Village until January 1, 2021, and a limit of two cannabis dispensing businesses thereafter. Staff is also proposing minimum separation requirements from sensitive land uses, such as schools, parks, and residentially zoned property, that are consistent with the requirements of other communities. In order to ensure that future cannabis dispensaries are adequately buffered, are able to provide adequate parking facilities, and blend with other retail uses in the community, staff is recommending a minimum zoning lot area of five acres. This will restrict most future dispensaries to larger commercial shopping centers, allowing retailers to be located in-line with other tenants or within standalone buildings on shopping center outlots. Eligible sites include, but are not limited to Sawmill Station, Village Plaza, Washington Commons, and the Menards zoning lot.

Other development and use standards recommended by staff relate to on-premises consumption, licensing, ventilation, security, inspection, drive-through facilities, product display, services offered, and signage.

A Text Amendment to Title 6, Chapter 7, Cannabis and Drug Paraphernalia, will also be presented to the Board of Trustees under a separate ordinance to allow police regulation of cannabis retail activities. Restrictions will include a prohibition on the purchase, possession, or use of cannabis by persons under the age of 21, a prohibition on parents or guardians providing cannabis to minors, a prohibition on the presence of anyone under the age of 21 at any cannabis dispensary, and a prohibition on the retail sale of cannabis outside of a licensed cannabis dispensary.

### **Staff Recommendation**

In order for Morton Grove to remain consistent and competitive with surrounding communities, staff is recommending amendments to various sections of the Unified Development Code to allow cannabis dispensing organizations selling recreational and medical cannabis as a Special Use in the C-1 General Commercial District. Some modification is also proposed to cannabis business permissions in the manufacturing districts.

Currently, medical cannabis dispensing organizations and medical cannabis cultivation centers are listed as **Special Uses in the Village's manufacturing districts**. Staff is recommending modifying the Special Use allowance of the manufacturing districts to allow for the cultivation of recreational cannabis in addition to medical cannabis cultivation. Staff views the impacts of the uses to be the same, and the added permission will provide the districts with a new land use that is in high demand. Additional use standards have been added for cultivation centers.

**In order to encourage the location of future dispensaries in the Village's commercial districts, where the use is more in keeping with other allowed uses**, staff recommends continuing to limit the manufacturing districts to medical cannabis dispensaries only. However, medical cannabis dispensaries will be made subject to the same use standards as general cannabis dispensaries.

When the State approved the Compassionate Use of Medical Cannabis Pilot Program in 2014, the law imposed distance requirements for medical cannabis facilities. The **Unified Development Code's** current regulations on medical cannabis reflected those location restrictions. However, in August of 2019, the State amended the law to remove distance requirements. Distance requirements have been modified slightly as deemed appropriate and consistent across cannabis related uses.

The provisions controlling medical cannabis uses have been relocated from use matrix footnotes to a new section (Section 12-5-11: CANNABIS BUSINESS ESTABLISHMENTS) in order to provide one location for cannabis related use requirements.

New definitions for various cannabis business establishments are proposed to be added to Section 12-17-1. While the propose amendment only adds permissions for cannabis dispensing organizations in the C-1 District and cultivation centers in the manufacturing districts, it is necessary to include other cannabis related uses in order to remove any ambiguity about whether a certain type of cannabis business establishment is permitted. Should the Village decide to change the zoning regulations pertaining to any of these uses in the future, or should an Applicant propose a zoning amendment in regards to any of these uses, the process will be simpler if the uses are already established and defined by the Unified Development Code.

The Text Amendment proposed under Case PC 20-13 is provided as **Attachment A**.

### **Recommendation**

If the Plan Commission supports this Text Amendment, staff suggests the following motion:

*Motion to recommend approval of Case PC 20-13, a request for amendments to 12-4-3, 12-4-4, 12-5, 12-7-3, and 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of Cannabis Business Establishments, per the recommendations made within the staff report for PC 20-13 dated 11/10/2020, and as specifically modified by the Plan Commission at the November 16, 2020, hearing for Case PC 20-13.*



## ATTACHMENT A

NOTE: Underlined text indicates text is proposed to be added. ~~Strike-out~~ text indicates text is proposed to be deleted.

### 12-17-1: TERMS DEFINED:

CANNABIS BUSINESS ESTABLISHMENT: A cannabis craft grower, cultivation center, dispensing organization, infuser organization, processing organization, transporting organization, or cannabis testing facility per the Cannabis Regulation and Tax Act. A cannabis business establishment shall also include all medical cannabis cultivation centers and dispensaries licensed under the Compassionate Use of Medical Cannabis Program Act (410 ICLS 130/1 et seq).

CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act.

CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act. A cannabis cultivation center shall include a medical cannabis cultivation center as defined herein.

CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act. A cannabis dispensing organization shall include a medical cannabis dispensing organization as defined herein.

CANNABIS INFUSER ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act.

CANNABIS PARAPHERNALIA: Equipment, products, or materials intended to be used for planting, propagating, cultivating, growing, harvesting, manufacturing, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, ingesting, or otherwise introducing cannabis into the human body.

CANNABIS PROCESSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act.

CANNABIS REGULATION AND TAX ACT: The Cannabis Regulation and Tax Act, (410 ILCS 705/1 et seq.), as amended from time-to-time, and regulations promulgated thereunder.

CANNABIS TESTING FACILITY: An entity registered by the Illinois Department of Agriculture to test cannabis for potency and contaminants. A cannabis testing facility is not considered a laboratory as defined herein.

CANNABIS TRANSPORTING ORGANIZATION: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business

establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act.

LABORATORY: A building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. A cannabis testing facility is not considered a laboratory.

MEDICAL CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is registered by the applicable State of Illinois agency designated to oversee said facility to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis in accordance with the laws of the State of Illinois.

MEDICAL CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is registered by the applicable State of Illinois agency designated to oversee said facility to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients in accordance with the laws of the State of Illinois.

**12-4-3: COMMERCIAL DISTRICTS:**

D. Uses:

		Zoning Districts		
		C-1	C-2	C/R
	Cannabis Dispensing Organizations	S <sup>3</sup>	X	X

- See chapter 5, "Special Zoning Provisions", of this title.

**12-4-4: MANUFACTURING DISTRICTS:**

E. Uses:

		Zoning Districts		
Medical:		M-O/R	M-1	M-2
	Medical Cannabis Dispensing Organizations	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>
	<del>Medical</del> Cannabis Cultivation Centers	S <sup>8g</sup>	S <sup>8g</sup>	S <sup>8g</sup>

- See chapter 5, "Special Zoning Provisions", of this title.  
~~For purposes of this ordinance a Medical Cannabis Dispensing Organization means a facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulations to require medical cannabis from a registered Cultivation Center for the purposes of dispensing cannabis, paraphernalia or related supplies and educational materials to registered qualifying patients. In addition to complying with all applicable state statutes including the Compassionate Use of Cannabis Pilot Project Act, said Medical Cannabis Dispensing Organization may not be located within 1,000 feet of any public park or residential zoning district as measured at the boundary of the zoning lot where the organization is located to the boundary of the residential zoning district.~~
- ~~For purposes of this ordinance a Medical Cannabis Cultivation Center means a facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered Medical Cannabis Dispensing Organizations with usable medical cannabis. In addition to complying with all applicable state statutes including the Compassionate Use of Cannabis Pilot Project Act, said Medical Cannabis Cultivation Center may not be located within 2,500 feet of any public park or residential zoning district as measured at the boundary of the zoning lot where the organization is located to the boundary of the residential zoning district.~~
940. Use is allowed as a Permitted use if accessory laboratories or Pilot Plants are low nuisance; allowed as a Special Use if accessory laboratories or Pilot Plants are light manufacturing.
1044. See chapter 6, "Planned Unit Developments", of this title.

**12-5-11: CANNABIS BUSINESS ESTABLISHMENTS:**

- A. Purpose: It is the intent and purpose of this Section to provide regulations pertaining to cannabis business establishments within the corporate limits of the Village of Morton Grove. Such facilities shall comply with the provisions of the Morton Grove Municipal Code, including, without limitation, Title 4, the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and the Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1 et seq.), as they may be amended from time-to-time and regulations promulgated thereunder, and the regulations set forth in this title. In the event that either the Cannabis Regulation and Tax Act or Medical Cannabis Act is amended, the more restrictive of the state or local regulations shall apply.
- B. General Requirements:
- a. Prohibited Cannabis Business Establishments: The following cannabis business establishments are prohibited in all zoning districts in the Village of Morton Grove: cannabis craft growers; cannabis cultivation centers (not including medical cannabis cultivation centers); cannabis infuser organizations; cannabis processing organizations; cannabis transporting organizations; and cannabis testing facilities.
  - b. On-Premises Consumption: No cannabis shall be smoked, eaten or otherwise consumed or ingested within any cannabis business establishment and within the parking areas or other public areas of a cannabis business establishment. Signage regarding this prohibition must be prominently displayed near all doors used by the general public.
  - c. Licensing: Prior to any certificate of occupancy being issued for a cannabis business establishment, a copy of the current State-approved license, and to the extent permitted by law, a copy of the operating procedures and license application documentation required by the Medical Cannabis Act and/or the Medical Cannabis Act must be filed with the Village Administrator.
  - d. Ventilation: Prior to any building permit or certificate of occupancy being issued for a cannabis business establishment, a plan describing the ventilation system that will be used to prevent any odor of cannabis off the premises must be submitted and approved by the Building Commissioner.
  - e. Security: Prior to any building permit or certificate of occupancy being issued for a cannabis business establishment, a plan describing all measures to be taken to ensure the security of the facility and the safety of the public and facility employees shall be submitted and approved by the Village Administrator. Such measures may include, but are not limited to, facility access controls, surveillance systems, site lighting, and on-site security personnel. Updates to the plan may be required by the Village Administrator as needed to address any security or safety issues.
  - f. Inspection: The Village shall have the reasonable right to inspect the premises of a cannabis business establishment during its hours of operation to ensure compliance with the provisions of this title.
- C. Cannabis Dispensing Organizations: The following requirements shall apply to cannabis dispensing organizations, including medical cannabis dispensing organizations:
- a. Cannabis Dispensing Organizations Allowed: No more than one (1) cannabis dispensing organization shall be permitted to locate within the corporate limits of the Village prior to January 1, 2022. No more than two (2) cannabis dispensing organizations shall be permitted to locate within the corporate limits of the Village thereafter.

- b. Minimum Lot Area: Cannabis dispensing organizations shall not be located on any zoning lot less than 5 acres in area.
- c. Distance: Cannabis dispensing organizations shall provide the following minimum distances from sensitive uses. Distance requirements shall be measured by foot path of travel from main entrance of the cannabis business establishment to the nearest property line of the sensitive use or zoning classification.
  - i. One thousand (1,000) feet from any school, as defined in this title.
  - ii. Two-hundred and fifty (250) feet from any publicly owned park, playground, or community center.
  - iii. Two-hundred and fifty (250) feet from any property zoned within an R-1, R-2, or R-3 Residence District.
- d. Separation: Cannabis dispensing organizations shall not be located on any property within fifteen hundred (1,500) feet of a pre-existing cannabis dispensing organization, as measured from property line to property line.
- e. Drive-Through Facilities: Drive-through facilities serving cannabis dispensing organizations are prohibited.
- f. Product Display: No cannabis or cannabis paraphernalia shall be displayed or kept at dispensaries so as to be visible from outside the premises.
- g. Prohibited Services: Cannabis dispensing organizations may not provide or permit off-site delivery or vending machine sales of cannabis or cannabis-infused products.
- h. Hours of Operation: Cannabis dispensing organizations shall only be permitted to operate between the hours of 8:00 a.m. and 8:00 p.m.
- i. Parking: Off-street parking and loading for cannabis dispensing organizations shall be provided in accordance with Chapter 7 of this Title.
- j. Signage and Advertising:
  - i. Signage shall be in accordance with the requirements of Title 10, Chapter 10, except as specifically described in this section.
  - ii. Electronic message boards and rope lighting, or other similar linear lighting installed to outline signs, merchandise, windows, buildings, or building elements, where such lighting is intended to be visible from the exterior of the building, are prohibited.
  - iii. Signs shall not include graphic representations of the cannabis plant leaf, bud, or drug paraphernalia.
  - iv. Sign content may reference cannabis but shall not display slang terminology commonly associated with cannabis, including, but not limited to: weed, pot, joint, trees, skunk, herb, etc.

D. Cannabis Cultivation Centers:

- a. Distance: Cannabis cultivation centers shall not be located within twenty-five hundred (2,500) feet from any property zoned within a residential district, as defined by this title and as measured by foot path of travel from main entrance of the cannabis business establishment to the nearest property line of the residentially zoned property.
- b. Cannabis cultivation centers may not conduct any retail sales.
- c. Parking: Off-street parking and loading for cannabis cultivation centers shall be provided in accordance with Chapter 7 of this Title.

**12-7-3: OFF STREET PARKING:**

- I. Required Spaces by Use: Off street parking spaces accessory to designated uses shall be required as identified below:

Commercial uses:	
Bowling alleys	4.0 spaces per lane
<u>Cannabis dispensing organizations</u>	<u>1.0 space per 150 square feet of gross floor area</u>
Home improvement centers	1.0 space per 350 square feet of gross floor area, excluding outdoor storage areas
Manufacturing uses:	
Building material sales	1.0 space per 500 square feet of gross floor area
<u>Cannabis cultivation centers</u>	<u>1.0 space per employee, plus 1.0 space per vehicle owned and used by the cultivation center only</u>
Freight terminals, with or without maintenance facilities/moving and storage companies	1.0 space per 1,000 square feet of gross floor area or 1.0 space per employee, whichever is greater



## TEXT AMENDMENT APPLICATION

Village of Morton Grove  
Department of Community & Economic Development  
6101 Capulina Avenue, Morton Grove, Illinois 60053

(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: PL 20-13 DATE APPLICATION FILED: 10/12/2020

### APPLICANT INFORMATION

Applicant Name: VILLAGE OF MORTON GROVE

Applicant Organization: " "

Applicant Address: 6101 CAPULINA AVENUE

Applicant City / State / Zip Code: MORTON GROVE, IL 60053

Applicant Phone: Work: (847) 470-5231 Home: ( ) \_\_\_\_\_

Mobil / Other: ( ) \_\_\_\_\_

Applicant Fax: Work : ( ) \_\_\_\_\_ Home : ( ) \_\_\_\_\_

Applicant Email: ZHEIDORN@MORTONGROVE.IL.GOV

Applicant Signature: [Signature]

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

1. Applicant is requesting a Text Amendment for Section(s) 12-4-3, 12-4-4, 12-5, 12-7-3,  
of the Unified Development Code. 12-17-1

2. The precise wording of the proposed amendment to the text of this title as follows:

SEE ATTACHED.

3. Statement of Purpose

PURPOSE OF TEXT AMENDMENT IS TO ALLOW AND REGULATE  
CANNABIS BUSINESS ESTABLISHMENTS IN THE VILLAGE OF  
MORTON GROVE.

To: Chairperson Blonz and Members of the Plan Commission

From: Zoe Heidorn, Land Use Planner; Manika Shrivastava, Assistant Village Planner

Date: November 10, 2020

Re: Plan Commission Case PC 20-14 – Requesting approval of a Special Use Permit to operate a Cannabis Dispensing Organization pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinances 19-03 and 19-13. The property is commonly known as Lot 13 (6761 Dempster Street) of the Kensington Subdivision (10-19-103-001-0000, 10-19-007-0000, 10-19-200-009-0000, 10-19-200-010-0000), in Morton Grove, Illinois. The property is located in a C-1 General Commercial District and the Applicant is Daniel Rea of IM Kensington MG LLC.

## STAFF REPORT

### Public Notice

The Village provided Public Notice for the November 16, 2020, Plan Commission public hearing for PC 20-14 in accordance with the Unified Development Code. The *Morton Grove Champion* published the public notice for the November 16, 2020, hearing for PC 20-14 on October 29, 2020. The Village mailed letters on October 23, 2020, notifying surrounding property owners, and placed a public notice sign on the subject property on October 23, 2020.

### Executive Summary

IM Kensington MG LLC (“**Applicant**” and “**Owner**”) submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting approval of a Special Use Permit to develop and operate a “**Cannabis Business Establishment,**” specifically, a “**Cannabis Dispensing Organization,**” which will be listed as a Special Use in the C-1 General Commercial District under a proposed Text Amendment to be reviewed as Case PC 20-13. The Applicant is also requesting an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinances 19-03 and 19-13 at 6761 Dempster Street in Morton Grove, Illinois (10-19-103-001-0000, 10-19-007-0000, 10-19-200-009-0000, 10-19-200-010-0000). The amendment to the PUD will authorize a use not specifically identified under the original development approval and allow incorporation of a new Special Use Permit for a Cannabis Dispensing Organization within the Sawmill Station development.

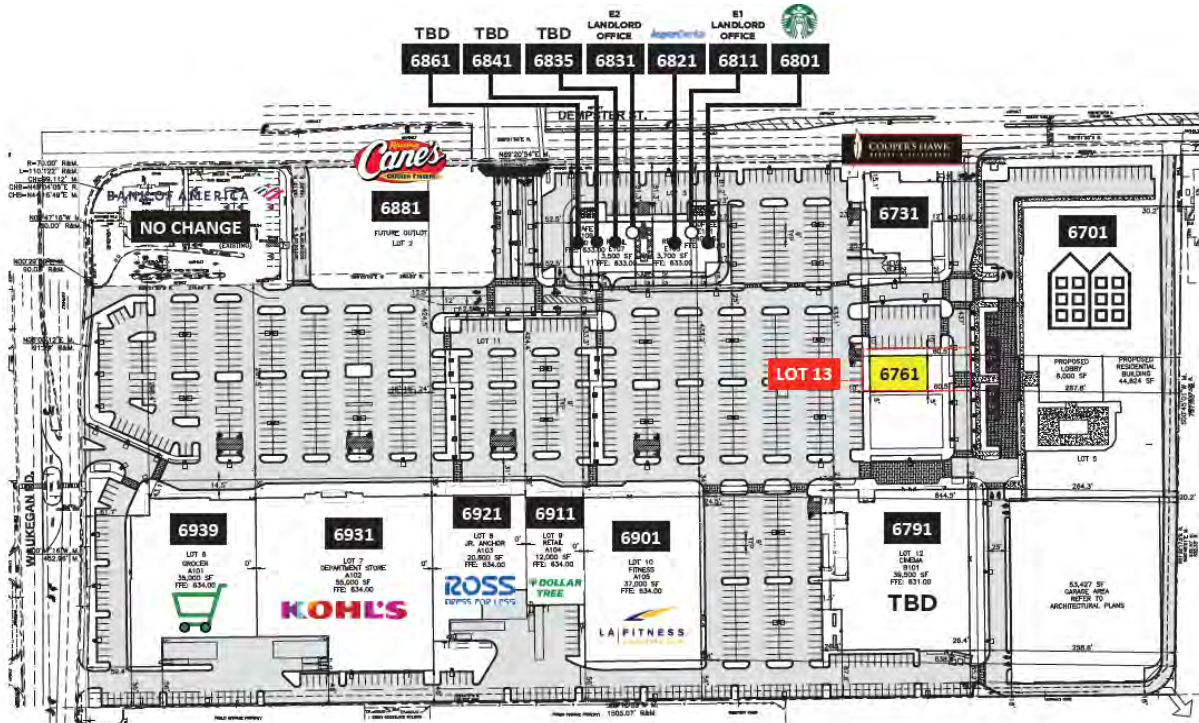
### Subject Property

The subject property, Lot 13 of the Kensington Subdivision, measures 9,738 square feet in land area and is located within the larger 26-acre Sawmill Station development site. The overall site is located at the southeast corner of Dempster Street and Waukegan Road, and is zoned within a C-1 General Commercial District. The Kensington Subdivision and a Planned Unit Development (PUD) for redevelopment of the 26-acre site as a mixed-use “**lifestyle center**” were approved under Ordinance 19-03, adopted by the Board of Trustees in May of 2019. The PUD was later amended under Ordinance 19-13 to allow an additional restaurant user. Lot 13 is an interior lot with a common address of 6761 Dempster Street. Cook County has not yet assigned property identification numbers (PINs) to the 13 lots created by the recently approved subdivision. Therefore, the PINs included in this application describe the four original tax lots making up the overall development site.

### Surrounding Properties

The proposed Cannabis Dispensing Organization will be located on Lot 13 of the Kensington Subdivision. Lot 13 sits just south of Lot 4 (**Cooper’s Hawk restaurant**), just north of Lot 12 (future cinema or alternative commercial use), and just west of Lot 5 (multi-family residential development). Both the **Cooper’s Hawk** development and the 250-unit multi-family residential development are currently under

construction. Other existing and future tenants located on commercial lots within the development include Bank of America, Starbuck's, Aspen Dental, a future grocery store, Kohl's, Ross Dress for Less, Dollar Tree, and LA Fitness. The mix of uses at Sawmill Station was approved under a Plan Unit Development (PUD) with Special Use Permits for specific uses. The PUD was later amended on September 9, 2019, to allow for the development of a Raising Cane's restaurant on Lot 2 of the Kensington Subdivision.



Sawmill Station Site Plan

### Application

On October 12, 2020, IM Kensington MG LLC ("Applicant" and "Owner") submitted a complete application to the Department of Community and Economic Development requesting approval of a Special Use Permit and amendment to an approved PUD Special Use Permit (Ord. 19-03 and 19-13) to authorize the development and operation of a Cannabis Dispensing Organization on Lot 13 (6761 Dempster Street) of the Kensington Subdivision. IM Kensington MG LLC is currently in discussion with several cannabis business operators and is preemptively making the application for a Special Use Permit on the behalf of the future operator. The developer is seeking to obtain entitlement for a cannabis dispensary use prior to executing any lease or purchase agreement with a cannabis dispensary operator. The future user will be required to comply with all use and development standards applicable to a Cannabis Business Establishment or Cannabis Dispensing Organization, and with all conditions of the ordinance approving the Special Use Permit and amendment to the PUD. Any significant modification to the approved Special Use Permit by the future user may require further review by Plan Commission.

On June 26, 2019, Governor Pritzker signed Public Act 101-0027, the Cannabis Regulation and Tax Act, into law. The Act legalized the sale, possession and use of cannabis and its derivatives for recreational purposes by adults over age 21, effective January 1, 2020, and authorized municipalities to either prohibit or allow and regulate the location and operation of recreational cannabis businesses. The Act also allowed municipalities to impose a local retailer occupation tax of up to 3.0% of the retail purchase price of cannabis and to determine whether and under what conditions cannabis businesses may allow for on-premises consumption. On December 9, 2019, the Village Board of Trustees passed Ordinance 19-10, which established a moratorium on the sale of recreational cannabis in the Village to allow for a period of time to analyze the impacts of the new land use on communities in the Chicagoland area.

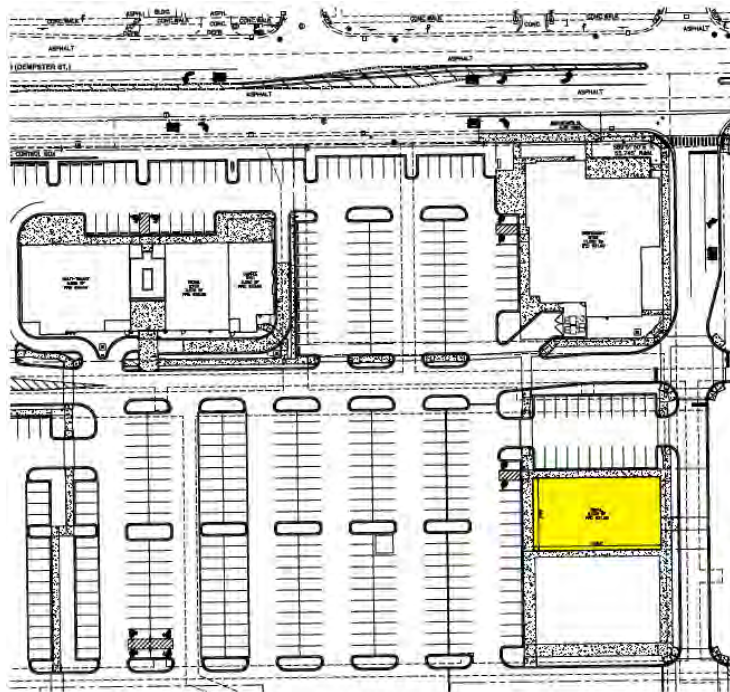


The Village of Morton Grove filed a Text Amendment Application, to be reviewed under Case PC 20-13, to allow the use of Cannabis Dispensing Organizations as a Special Use in the C-1 General Commercial District. The proposed amendment also includes use and development standards relating to cannabis **business establishments, and modified provisions for the Village's manufacturing districts.** The application will be reviewed prior to Case PC 20-14 at the November 16, 2020, Plan Commission hearing. If the Plan Commission recommends approval of Case PC 20-14, Board approval will be made contingent on approval of the proposed Text Amendment to allow Cannabis Dispensing Organizations as a Special Use in the C-1 District.

### Development Review

A site plan for Sawmill Station was reviewed by the Plan Commission in April of 2019 and approved under Ordinance 19-03. The original review of the overall site plan through the PUD approval process addressed all dimensional controls for proposed development on Lots 1 through 13, with the exception of Lot 2. The development of Lot 2 was authorized under Ordinance 19-13. Under the original site plan, Lot 13 was contemplated to include a 4,000-square-foot retail structure.

The Applicant is now proposing up to 6,000 square feet of building footprint on Lot 13, an increase of up to 2,000 square feet. The proposed building footprint will measure 102.6 feet by 58.5 feet. This increase in building area will have no impact on compliance with zoning-related dimensional controls for Lot 13 and the overall development site. The Applicant is not requesting any additional waivers from the Unified Development Code under this application. However, the increase in impervious area may have implications relating to stormwater detention requirements, which will be discussed in a later section.



*Proposed Building Footprint (Max. 6,000 Square Feet)*

### Access and Circulation

Vehicular access to Lot 13 will be provided through the same system serving the overall Sawmill Station development site, which includes a signalized drive along Dempster Street, two unsignalized drives along Dempster Street, and three unsignalized drives along Waukegan Road. The subject property will be accessible to vehicles on three of four sides by internal drive aisles. An open space providing stormwater quality treatment abuts Lot 13 to the south. Pedestrian access will be provided by sidewalks abutting all sides of the proposed building, and will connect to the greater Sawmill Station pedestrian system by way of marked crosswalks.

The Applicant should speak to the location of refuse areas and discuss how refuse is planned to be picked up without interference to

surrounding parking stalls and drive aisles. Similarly, the Applicant should discuss the schedule, location, and mode of future deliveries to the proposed Cannabis Dispensing Organization. All refuse, including cannabis waste, must be disposed of in accordance with all State of Illinois and Village requirements.

### Parking

Per Section 12-7-3:B of the Unified Development Code, parking standards identified in the code as “Required Spaces By Use” are advisory for Special Use applications, as required off-street parking must be established as part of the Special Use Permit. The final number of required parking spaces is determined by the Plan Commission and Village Board based on an independent traffic and parking impact study submitted by the applicant and any recommendations made by staff and reviewing bodies.

In accordance with the Unified Development Code, the Applicant submitted a memorandum prepared by **Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.)**, which serves as an addendum to the original traffic and parking impact study reviewed and conditionally approved under the original PUD. The memorandum, dated October 30, 2020, assesses the vehicle traffic impact of the proposed Cannabis Dispensing Organization by comparison with the mix of uses analyzed under the original traffic study and evaluates the **site’s** parking capacity as it relates to projected parking demand.

The overall development includes 1,041 parking spaces serving the commercial lot, all of which will be shared between commercial uses within the development. No reduction in parking spaces serving the commercial development is proposed. Per the submitted memorandum, the proposed Cannabis Dispensing Organization will have a peak parking demand of 43 spaces, anticipated to occur at 2:00 PM on weekdays and weekends. The projected demands included in the parking analysis are based on data collected and analyzed by the Institute of Transportation Engineers (ITE).

The memorandum provides a shared parking analysis with total projected parking demand based on collective ITE demands and total projected parking demand based on shared parking. On weekends, the study projects a parking demand of 1,045 spaces when the demands of all uses are summed, but a parking demand of only 925 spaces when a shared parking calculation is applied. While staff supports applying a shared parking calculation, the Applicant should speak to the methodology used to arrive at the shared parking calculation and update the memorandum to document the applied methodology. The Unified Development Code establishes its own shared parking calculation in Section 12-7-3:H, but staff would be supportive of alternative methodology.

With a projected peak parking demand of 925 spaces for the entire commercial development and a capacity of 1,041 spaces, staff is confident parking capacity will meet the demand of proposed uses. The traffic and parking impact study serving the entire development and all subsequent addendums will be required to be updated as commercial land uses change or become clarified in the future.

Under Case PC 20-13, staff is recommending a parking requirement for Cannabis Dispensing Organizations of 1 space per 150 square feet of gross floor area (GFA). This requirement is consistent with the requirement for restaurant uses, and is considerably higher than the cannabis dispensary parking requirements of surrounding communities. With a projected demand of 43 spaces for 6,000 square feet of gross floor area, the Applicant is proposing a parking ratio of approximately 1 space per 140 square feet, which exceeds the requirement of 1 space per 150 square feet proposed by staff.

The memorandum notes that most dispensaries are implementing a pre-ordering and appointment system, which helps expedite the purchasing process and reduce parking demand. The memorandum also discusses measures that should be taken on certain occasions when customer volumes are anticipated to be higher than average. *Compliance with recommended measures should be made a condition of Special Use Permit approval.*

Staff notes that the submitted memorandum does not discuss bicycle parking. *As a condition of approval, staff recommends requiring a minimum of two bicycle racks to be installed on the subject property.*

### Stormwater Management

The stormwater management system serving the overall Sawmill Station development site was designed to accommodate the future development of Lot 13. The Applicant constructed a stormwater management

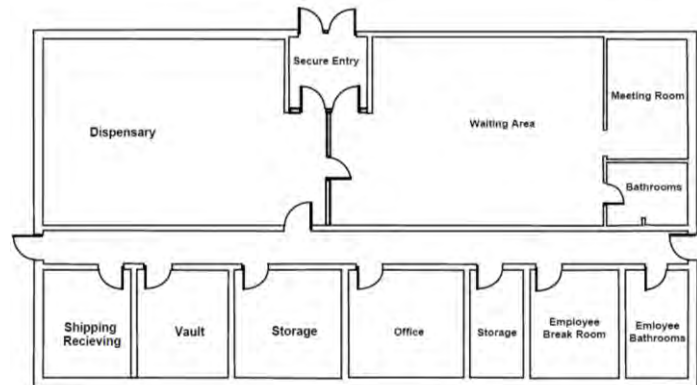
system in accordance with Village and Metropolitan Water Reclamation District (MWRD) requirements to serve all lots on the site. This system includes an enclosed underground detention system with volume control and natural water quality landscaped areas. No additional stormwater management improvements are proposed within Lot 13 under the current application.

However, staff notes that the site plans upon which the stormwater detention system was designed contemplates an impervious building footprint allocation of 4,000 square feet for Lot 13. The Applicant is now proposing a building area of 6,000 square feet, possibly increasing the amount of impervious area contained within the development site. *As a condition of Special Use Permit approval, staff recommends that the Applicant verifies accommodation of any additional impervious area by one of the following:*

- 1) *The Applicant reduces the impervious area of future development on Lot 12 to accommodate any increase in impervious area on Lot 13; or*
- 2) *The Applicant modifies stormwater detention capacity and volume control as necessary to accommodate any increase in impervious area on Lot 13; or*
- 3) *The Applicant provides documentation to the Village Engineer demonstrating that any proposed impervious coverage area can be accommodated by the existing stormwater management system, as required by the Village and MWRD.*

### Operations

Based on the business background provided by IM Kensington MG LLC, the Applicant is in discussion with several cannabis dispensary operators based in the United States. Per the Applicant, the tenant will employ a combination of salaried and hourly workers, including security personnel. The number of employees will be subject to the needs of the particular facility and limitations (if any) by State of Illinois or Village of Morton Grove. The Applicant has indicated that the store will be open to the public seven days per week, from 10:00 a.m. to 8:00 p.m., unless otherwise restricted by the Village. **The Applicant's** proposed hours of operation are consistent with the restrictions on hours of operation recommended for codification by staff (8:00 a.m. to 8:00 p.m.).



*Proposed Interior Floorplan*

**According to Kensington's submitted floorplan**, the building will include a dispensary (retail) area, waiting area, meeting room, bathrooms, shipping and receiving room, vault, storage, office, employee break room, and employee bathrooms. Dimensions of these spaces are not included in the proposed floorplan, but the floorplan provides a general understanding of the activities proposed to occur within the structure.

According to the Applicant, the Cannabis Dispensing Organization operator will provide **"armed security** and an off-duty police presence 24 hours per day, 7 days per week, along with a robust physical security system, including license plate recognition and the ability to capture activity in the surrounding area." Security measures, to be provided by national vendors, will include remote access for local first responders, shatterproof glass installed to prevent intrusion, panic and hold-up alarms, and a security program tailored for first responders in the event of an emergency situation.

Under Case PC 20-13, the Village is proposing a Text Amendment to Chapter 12-5, Special Zoning Provisions, to establish restrictions on the development and operation of Cannabis Business Establishments and Cannabis Dispensing Organizations. The future tenant will be required to comply with all applicable requirements adopted by the Village under the proposed amendment. The Applicant

should discuss their intent to comply with the amendment recommendations set forth by staff and the Plan Commission at the public hearing for Case PC 20-13.

#### Commission Review

##### Appearance Commission

On November 2, 2020, the Appearance Commission reviewed the proposed site plan, elevations, building materials, and landscape plan proposed by the Applicant under case AC 20-06. The Applicant did not request any landscape or signage waivers from the Appearance Commission. The staff report to the Appearance Commission, dated October 23, 2020, is included in the hearing packet for Case PC 20-14. After reviewing the application and hearing all testimony, the Appearance Commission unanimously approved (7-0) an Appearance Certificate and forwarded a recommendation of approval, with the following conditions:

- 1) *Prior to filing any permit application, the Applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Land Use Planner and Chairperson of the Appearance Commission. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the Applicant will be required to file an application for an amendment to the Appearance Certificate.*
- 2) *The open space abutting Lot 13 to the south shall be improved in accordance with the landscape plan approved under Ordinance 19-03, or as specifically modified and approved by the Land Use Planner and the Appearance Commission Chairperson.*

**The Applicant's original elevations included concrete masonry units**, which conflict with the design requirements of the Unified Development Code. At the recommendation of staff, the Applicant revised the elevations to replace all concrete masonry units with brick veneer. These revised elevations were presented at the November 2 hearing for Case AC 20-06 and were approved by the Appearance Commission.

Staff notes that only two elevations (north and west) were presented to the Appearance Commission for review, with the understanding that the other elevations would be designed to be consistent with the approved elevations, subject to the review of the Appearance Commission Chairperson and staff. The Applicant should present the south and east elevations at the public hearing or discuss their proposed design, and how their design will be consistent with the fenestration and material variety proposed for the north and west elevations.

##### Traffic Safety Commission

The Applicant submitted a traffic and parking impact study in accordance with the Unified Development Code. After reviewing the submitted analysis, the Traffic Safety Commission (TSC) Chairperson determined that the proposed use would have negligible traffic and parking impacts on the approved site development and waived the requirement for full Commission review of Case PC 20-14.

##### Departmental Review

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

Police Department: No issues identified at this time.

Fire Department: No issues identified at this time.

Building Department: No issues identified at this time.

Public Works/Engineering: Comments prepared by the Village Engineer are included in the hearing packet for Case PC 20-14. Engineering comments discuss the stormwater management **system's** capacity for the 2,000 square foot increase in impervious lot coverage. Comments also include questions regarding internal vehicle trip generation and a request to update the parking analysis to reflect all future changes in land use. *Compliance with the requests and recommendations set forth by the Village Engineer should be made a condition of Special Use Permit approval.*

### Standards for Special Uses and Planned Unit Developments (PUDs)

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

*Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:*

- a. Preservation of Health, Safety, Morals, And Welfare: *The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.*
- b. Adjacent Properties: *The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.*
- c. Orderly Development: *The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.*
- d. Adequate Facilities: *Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.*
- e. Traffic Control: *Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.*
- f. Adequate Buffering: *Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.*
- g. Conformance to Other Regulations: *The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit*

The following Standards for Planned Unit Developments are provided in Section 12-16-4 to assist the **Commission's consideration of this request.**

- a. *The planned unit development shall be consistent with the general policies of the Village as may be expressed in the comprehensive plan.*
- b. *The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the Village.*
- c. *The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.*

- d. *Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.*
- e. *The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.*
- f. *Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.*
- g. *The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.*
- h. *The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.*
- i. *All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development.*

The Applicant should discuss how they believe the proposed Special Use Permit and amendment to the PUD Special Use Permit meet the above standards.

#### Recommendation

After review of the application, staff report, and as a result of the testimony provided at the public hearing for Case PC 20-14, should the Plan Commission recommend approval of this application, staff suggests the following initial motion and conditions:

*Motion to recommend approval of a Special Use Permit to operate a Cannabis Dispensing Organization pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinances 19-03 and 19-13, for the property commonly known as Lot 13 (6761 Dempster Street) of the Kensington Subdivision (10-19-103-001-0000, 10-19-007-0000, 10-19-200-009-0000, 10-19-200-010-0000), in Morton Grove, Illinois, subject to the following conditions:*

1. *Approval of the Special Use Permit for a Cannabis Dispensing Organization and amendment to the Planned Unit Development (PUD) Special Use Permit shall be contingent on the **Village Board of Trustees'** approval of a Text Amendment presented under Case PC 20-13*

*allowing Cannabis Dispensing Organizations as a Special Use within the C-1 General Commercial District.*

2. *The Cannabis Dispensing Organization shall comply with all measures intended to mitigate parking issues on high demand special occasions recommended in the traffic and parking impact study prepared by **Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.)**, dated October 30, 2020.*
3. *A minimum of two bicycle racks shall be installed on the subject property.*
4. *The Applicant shall demonstrate that any increase in impervious area proposed by development of the Cannabis Dispensing Organization is accommodated by one of the following:*
  - a. *The Applicant shall reduce the impervious area of future development on Lot 12 to accommodate any increase in impervious area on Lot 13; or*
  - b. *The Applicant shall modify the stormwater detention capacity and volume control of the overall site as necessary to accommodate any increase in impervious area on Lot 13; or*
  - c. *The Applicant shall provide documentation to the Village Engineer demonstrating that the proposed impervious coverage area can be accommodated by the existing stormwater management system, as required by the Village and by the Metropolitan Water Reclamation District (MWRD).*
5. *The site and building shall be developed and operated consistent with the plans and supporting documents in the application, amended, as necessary, to comply with conditions from the Appearance Commission, Plan Commission and/or Village staff, identified in this report and/or presented at the Plan Commission public hearing.*
6. *Prior to the issuance of a building permit, the Applicant shall submit final engineering plans in accordance with Village requirements and standards, for review and approval by the Village Engineer, and shall comply with all recommendations provided by the Village Engineer in the plan review comment form dated November 10, 2020.*
7. *The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the commercial property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit or Planned Unit Development (PUD) Special Use Permit.*
8. *(Any additional conditions recommended by the Plan Commission)*



To: Chairperson Pietron and Members of the Appearance Commission  
 From: Zoe Heidorn, Land Use Planner; Manika Shrivastava, Assistant Village Planner  
 Date: October 23, 2020  
 Re: Appearance Commission Case AC 20-06  
 IM Kensington MG LLC – Request for an Appearance Certificate and approval of building plans associated with PC-20-14, a request for a Special Use Permit and an amendment to a Planned Unit Development (Ordinance 19-03) to operate a Cannabis Business Establishment on Lot 13 (6761 Dempster Street) of the Kensington Subdivision in Morton Grove, Illinois (10-19-103-001-0000; 10-19-200-007-0000; 10-19-200-010-0000; 10-19-200-009-0000)

Project Overview

IM Kensington MG LLC (“Applicant”) submitted a complete application to the Department of Community and Economic Development requesting approval of an Appearance Certificate for construction of a Cannabis Business Establishment on Lot 13 (6761 Dempster Street) of the Kensington Subdivision, otherwise known as Sawmill Station. The 26-acre Sawmill Station development site is located at the southeast corner of Dempster Street and Waukegan Road. Kensington is the developer and owner of all commercial lots, whereas UrbanStreet Group is the developer and owner of the residential lot at the east side of the development site.

The application comes as part of a request for a Special Use Permit to operate a Cannabis Business Establishment on the subject property and an amendment to the Planned Unit Development (PUD) authorized under Ordinance 19-03 (PC 20-14). The Applicant is requesting Village approval to operate a Cannabis Business Establishment in a C-1 General Commercial District. The Village concurrently filed for a Text Amendment to allow Cannabis Business Establishments in the C-1 District, with related requirements. The proposed Text Amendment will be presented to the Plan Commission as Case PC 20-13, and approval of the proposed Special Use Permit for a Cannabis Business Establishment will be contingent on approval of the Text Amendment.



*Subject Property Site Plan*

The proposed Cannabis Business Establishment will be located on Lot 13 of the Kensington Subdivision, which measures 9,783 square feet in land area and is currently unimproved. Lot 13 sits just south of the Cooper’s Hawk site, just north of the lot dedicated for a theater use, and just west of the multi-family residential development. Both the Cooper’s Hawk site and the residential site are currently under construction. The mix of uses at Sawmill Station was approved as a part of a Plan Unit Development (PUD) with

Special Use Permits for specific uses. An amendment to the PUD was authorized under Ordinance 19-13 to allow the development of a Raising Cane’s restaurant on Lot 2. Under the original PUD, Lot 13 was dedicated for future retail use. A standard retail use would have been allowed to develop the site without an

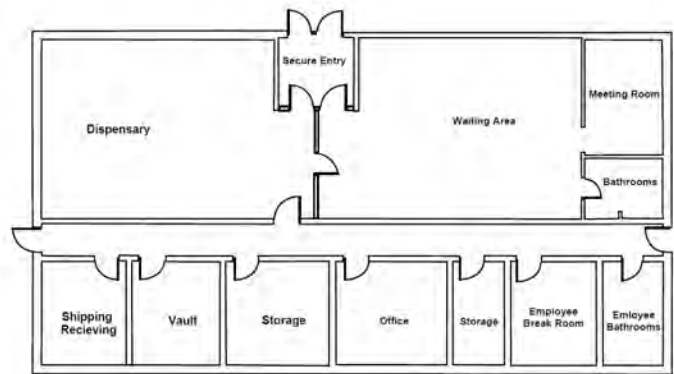


amendment to the PUD. However, the proposed Cannabis Business Establishment is required to obtain a Special Use Permit due to staff's recommendation that the use be listed as a Special Use in the C-1 District.

It is important to note that Kensington is currently in discussion with several cannabis business operators and is preemptively making the application for a Special Use Permit on the behalf of the future operator. The developer is seeking to obtain entitlement for a cannabis use prior to signing any lease or purchase agreement with a cannabis dispensary user. The future user will be required to comply with all use and development standards relating to a Cannabis Business Establishment, which will be adopted under the proposed Text Amendment and relate to location, distance from schools and parks, security, hours of operation, employment, on-premises consumption, waste handling, and parking. Any significant modification to the approved Appearance Certificate or Special Use Permit by the future user may require further review by the Appearance Commission or Plan Commission.

Building Design

The proposed building will measure 6,000 square feet. According to Kensington's submitted floorplan (entitled "Conceptual Floorplan"), the building will include a dispensary (retail) area, waiting area, meeting room, bathrooms, shipping and receiving room, vault, storage, office, employee break room, and employee bathrooms. Dimensions of these spaces are not included in the proposed floorplan, but provide a general understanding of the activities proposed to occur within the structure. The main elevation and building entrance will face north.



*Interior Floorplan*

Sidewalks abut the building site and a large grassed area abuts the site to the south. This grassed area is discussed in greater detail in a later section.

Building Elevations

The Applicant provided building elevations that include the following exterior finish materials and features:

- Metal wall panels
- Phenolic wall panels – an architectural product built of resins and cellulose fibers
- Windows with frosted glazing
- Concrete masonry units (reference provided to the right)
- Suspended sunshade



*Concrete  
Masonry Unit*

Staff is concerned that the proposed material details provided by the Applicant include concrete masonry units as a facade material. This material is not consistent with the requirements of Section 12-12-5, "Materials," which reads as follows:

12-12-5: MATERIALS:

3. Oversized masonry, typically taller than four (4) inches in height, such as concrete block, split face concrete masonry units, and jumbo brick will not be considered as finish materials on any façade facing a public street, and is discouraged for use on facades facing railroad right-of-way.

Concrete masonry units are not included in or consistent with the materials palette provided for the approved elevations of other buildings within the Sawmill Station development. As provided in the schematic elevations, the proposed material is undesirable in appearance and may cause future drainage problems if the concrete masonry units are left untreated. Unless the Applicant can demonstrate to the Appearance Commission that the material can be installed in a way that is attractive and maintained to mitigate drainage issues, staff recommends that as a condition of Appearance Commission approval, all concrete masonry units be replaced

with traditional masonry or an alternative exterior finish of equal quality, subject to the approval of staff and the Appearance Commission Chairperson.



③ MAIN ELEVATION



② SIDE ELEVATION



① PERSPECTIVE

**Proposed Building Elevations**

Staff also notes that the elevations provided appear to show exterior building walls that are not perpendicular to grade. This is an effect of the perspective rendering, as all walls will be constructed at a 90-degree angle.

The Applicant is expected to speak to the durability and maintenance of the proposed materials.

Signage

Because no specific business entity has been selected, the Applicant included placeholder text for the signage in the submitted elevations, as shown in the main elevation and perspective view. Based on a rough estimation and calculation of the sign area included in the elevations, the proposed signage is well within the maximum sign area permitted by Code. The Applicant is not requesting any waivers from the sign requirements of Chapter 10-10.

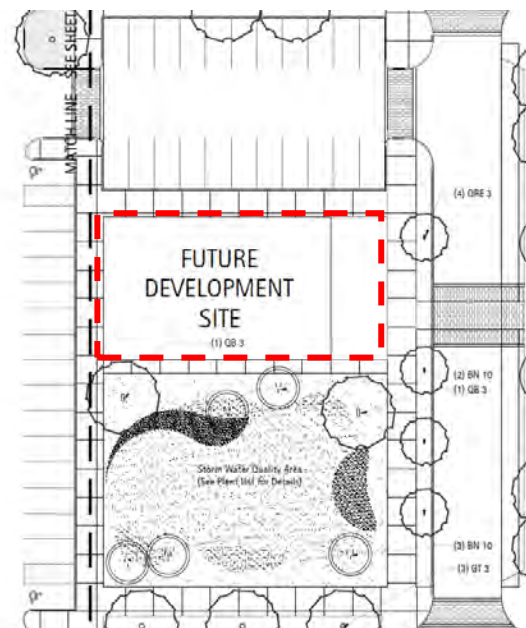
Therefore, the Applicant and future

user must meet all dimensional requirements for signage, which will be verified through the sign permit review process. Any additional signage located on the property and not included in the submitted elevations must comply with all applicable signage requirements. All signage also will be required to comply with all non-dimensional requirements, including those relating to illumination, animation, installation, and maintenance.

Landscape Plan

No landscape plan has been submitted by the Applicant for the development of Lot 13. Technically, the only landscape area included in Lot 13 is a narrow landscape strip to the west of the building site, which includes one required tree. However, an open green space abutting Lot 13 to the south was described in the landscape plan approved under the original PUD as a storm water quality area, and was proposed to be planted with several trees, including Heritage River Birch and Swamp White Oak. This open space has been seeded as a lawn area, with the understanding that the final design of the open space would be dependent on the future user of the abutting Lot 13.

Because no revised landscape plan has been presented to the Appearance Commission for this open space, staff presumes that the area will be planted in accordance with the original approved landscape plan. The Appearance Commission Chairperson may authorize minor revisions to the landscape plan so long as he deems the final plan to be



consistent with the approved plan. If not, a separate request for an Appearance Certificate for design of the open space abutting Lot 13 must be requested from the Appearance Commission.

The Appearance Commission should inquire as to how benches and bicycle racks will be incorporated into the final landscape plan.

### Appearance Commission Review

In accordance with Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, materials, and exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 12, "Design Standards," of the Unified Development Code. The Appearance Commission is also responsible for the review of requests for sign variation. The standards for sign variation are established in Section 10-10-3:E.

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

1. Evaluation Standards:
  - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
  - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
  - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
  - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
  - a. Standards: Appearance standards as set forth in this chapter.
  - b. Logic of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
  - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
  - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
  - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
  - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
  - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
  - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title.

### Recommendation

If the Appearance Commission approves IM Kensington MG LLC's request for an Appearance Certificate for the design of a Cannabis Business Establishment on Lot 13 (6761 Dempster Street) of the Kensington Subdivision in Morton Grove, Illinois (10-19-103-001-0000; 10-19-200-007-0000; 10-19-200-010-0000; 10-19-200-009-0000), staff recommends the following conditions of approval:

- 1) *Prior to filing any permit application, the Applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Land Use Planner and Chairperson of the Appearance Commission. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the Applicant will be required to file an application for an amendment to the Appearance Certificate.*

- 2) *All concrete masonry units included in the submitted elevations shall be replaced with traditional masonry or an alternative exterior finish of equal quality, subject to the approval of staff and the Appearance Commission Chairperson.*
- 3) *The open space abutting Lot 13 to the south shall be improved in accordance with the landscape plan approved under Ordinance 19-03, or as specifically modified and approved by the Land Use Planner and the Appearance Commission Chairperson.*
- 4) *(Any additional conditions recommended by the Appearance Commission)*

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

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**VILLAGE OF MORTON GROVE, ILLINOIS  
PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 11/2/2020

**CASE NUMBER:** PC 20-14

**APPLICATION:** Request for approval of a Special Use Permit to operate a Cannabis Business Establishment pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinance 19-03. The property is zoned in the C-1 General Commercial District, and is commonly known as Lot 13 (6761 Dempster Street) of the Kensington Subdivision (10-19-103-001-0000, 10-19-007-0000, 10-19-200-009-0000, 10-19-200-010-0000). The applicant is Daniel Rea of IM Kensington MG LLC.

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A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community Development by **Tuesday, November 10, 2020**.

Thank you,  
Zoe Heidorn, Land Use Planner

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**COMMENTS OR CONCERNS**

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**After reviewing the traffic study, no TSC review deemed necessary in accordance with Sawmill Station's previous development TSC review if no staff concerns.**

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These comments accurately represent existing Village regulations or policies.

Name (please print): *Keith A. White*

Signed: 

Date: *11/5/20*



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**VILLAGE OF MORTON GROVE, ILLINOIS**  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 11/2/2020

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**APPLICATION:** Request for approval of a Special Use Permit to operate a Cannabis Business Establishment pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinance 19-03. The property is zoned in the C-1 General Commercial District, and is commonly known as Lot 13 (6761 Dempster Street) of the Kensington Subdivision (10-19-103-001-0000, 10-19-007-0000, 10-19-200-009-0000, 10-19-200-010-0000). The applicant is Daniel Rea of IM Kensington MG LLC.

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A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community Development by **Tuesday, November 10, 2020**.

Thank you,  
Zoe Heidorn, Land Use Planner

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**COMMENTS OR CONCERNS**

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Stormwater Management

1. Planned Unit Development (PUD) Special Use Permit approved under Ordinance 19-03 includes an impervious allocation of 4,000 square feet for Lot 13. The application indicates a 6,000 square foot building is proposed for Lot 13, a 2,000 square foot increase from what was permitted. The full build-out of the site would result in an increase in impervious area and would require additional detention volume to be provided. There is an unexpected circumstance that is relevant to this development. Lot 12 includes an impervious allocation for a cinema, but remains a vacant site. The total impervious coverage of the Sawmill Station with the proposed 6,000 square foot development would be less than the permitted impervious coverage. There are two ways to address the stormwater management. The first option would be to analyze the drainage and control the release rate associated with the 2,000 square feet of impervious coverage on Lot 13. The second option would be to formally reduce the allowance for the impervious coverage on Lot 12 by 2,000 square feet. This could be coordinated with the developer, but the ordinance should have a condition with one of the two options.

Traffic Study

2. The traffic study acceptably analyzes traffic and parking impacts of the proposed development. The comments that follow are more editorial in nature and are intended to improve the quality of the document as a reliable reference source when future proposed changes to the Planned Unit Development are evaluated.
3. Proposed Traffic Dispensary Trip Generation section states that given the proposed development's location within the shopping center, there will be an internal vehicle trip reduction and states in the next sentence no internal vehicle trips were taken into account in the analysis. It is a confusing statement for a few reasons. Either more information needs to be provided or the statement should be eliminated from the study. We prefer more information is added. Internal vehicle trip should be defined for the reader. It is unclear what the comparison is being made to manifest a reduction in internal vehicle trips.
4. The results shown in Table 4 are compared to the study approved under Ordinance 19-03, but the statements describing the changes are not supported by Table 4 data. Weekday morning has a difference of less than one second. Weekday evening increases delay by 5.2 seconds. Saturday midday decreases delay by 7.2 seconds. This comment identifies inaccuracy, but does not have a substantive effect on the results of the analysis.


second. Weekday evening increases delay by 5.2 seconds. Saturday midday decreases delay by 7.2 seconds. This is comment identifies inaccuracy, but does not have a substantive effect on the results of the analysis.

5. Parking analysis in Table 5 and Table 6 should be updated to reflect all changes in land use and to provide the parking for the cannabis dispensary at a ratio that meets or exceeds village requirements. For example, fast food without drive-through is not currently proposed, but a dental facility has been added. This should have no substantive effect on parking, but keeps data current.

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These comments accurately represent existing Village regulations or policies.

Name (please print): CHRIS TOMICH

Signed: 

Date: 11/10/2020



# Planned Unit Development (PUD) Application

Village of Morton Grove

Department of Community Development

6101 Capulina Avenue Morton Grove, Illinois 60053

847-663-3063 | commdev@mortongroveil.org

CASE NUMBER: \_\_\_\_\_ DATE APPLICATION FILED: \_\_\_\_\_

## **APPLICANT INFORMATION**

Applicant Name: \_\_\_\_\_

Applicant Organization: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant City / State / Zip Code: \_\_\_\_\_

Applicant Phone: Work: (\_\_\_\_) \_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_

Mobil / Other: (\_\_\_\_) \_\_\_\_\_

Applicant Fax: Work :(\_\_\_\_) \_\_\_\_\_ Home :(\_\_\_\_) \_\_\_\_\_

Applicant Email: \_\_\_\_\_

Applicant Relationship to Property Owner: \_\_\_\_\_

Applicant Signature: David Lee \_\_\_\_\_

## **PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)**

Owner Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner City / State / Zip Code: \_\_\_\_\_

Owner Phone: Work: (\_\_\_\_) \_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_

Mobil / Other: (\_\_\_\_) \_\_\_\_\_

Owner Fax: Work :(\_\_\_\_) \_\_\_\_\_ Home :(\_\_\_\_) \_\_\_\_\_

Owner Email: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

## **PROPERTY INFORMATION**

Common Address of Property: \_\_\_\_\_

Property Identification Number (PIN): \_\_\_\_\_

Legal Description (Attach additional sheets as necessary): \_\_\_\_\_



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

1. Applicant is requesting a PUD (Planned Unit Development) permit for the following:

\_\_\_\_\_ ,  
which is being requested as a PUD (Planned Unit Development) in the \_\_\_\_\_ zoning  
district of the Village of Morton Grove.

2. Provide responses to the Performance Standards for PUD (Planned Unit Development) as listed in Section 12-6-4 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning & Planning Commission. The PUD (Planned Unit Development) Performance standards are as follows:

a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan;

\_\_\_\_\_  
The PUD is consistent with the general policies of the village.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village;

\_\_\_\_\_  
The PUD is located , designed, operated and maintained in a manner that  
will protect and promote public health, safety and welfare of the village.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Impact On Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development;

\_\_\_\_\_  
The PUD is not injurious to the adjoining property and will be beneficial to \_\_\_\_\_  
the residents and occupants of the surrounding properties with and  
adjoining the proposed development.  
\_\_\_\_\_  
\_\_\_\_\_

d. Drives, Parking and Circulation: Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets;

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A traffic study performed by KLOA has been performed from the original PUD and will be updated for the PUD modifications.

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e. Impact on Public Facilities: The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic;

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The proposed use will be located on a vacant pad lot that was developed to receive a structure of this size and use. All facilities are currently in place.

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f. Adequate Buffering and Landscaping: Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area;

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The landscaping of the overall development has been submitted with the original PUD

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g. Integrated Design: The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character;

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The new structure will be similar in design and construction to the previously built structures within the development.

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h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties;

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The proposed structure will not have any adverse impact on the adjoining  
buildings within the development or surrounding properties.

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i. Relationship to Adjoining Land and Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development.

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The pad site where the proposed structure was located is part of a  
previously approved PUD that is planned with all pedestrian and vehicular  
access in mind.

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Incredibly Close ✨ Amazingly Open

# Appearance Commission Application

## Village of Morton Grove Department of Community & Economic Development

6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

Case Number: AC 20-06 Date Application Filed: October 12, 2020

### APPLICANT INFORMATION

Applicant Name: IM Kensington MG LLC

Applicant Address: 700 Commerce Drive

Applicant City / State / Zip Code: Oak Brook / IL / 60523

Applicant Phone: (630) 402-6065 Mobil / Other: (630) 664-2279

Applicant Email: dan@kensingtondev.com

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Owner

Applicant Signature: 

### PROPERTY INFORMATION

Common Address of Property: Lot 13 of the Kensington Subdivision (6761 Dempster Street)

Property Identification Number (PIN): 10-19-103-001-0000; 10-19-200-007-0000; 10-19-200-010-0000; 10-19-200-009-0000

Zoning District: C1 Property's Current Use: Vacant Pad Site

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

1. Applicant is requesting Appearance Commission approval for the following:

To allow for a Cannabis Dispensary use

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):  
To allow for a Cannabis Dispensary use at Lot 13 of the Kensington Subdivision

### **Business Background**

IM Kensington MG, LLC is in discussions with several cannabis dispensaries based in the United States, with licensed operations in multiple states to be a Tenant within the Sawmill Station Development. Applicants Tenants are built to become the leading firms in the cannabis industry by combining the most strategic geographic footprint with the leading distribution platforms in North America.

Employing a consumer-packaged goods (“CPG”) approach to cannabis, Applicant’s potential Tenants house of brands are designed to meet the needs of all consumer segments and includes some of the most recognized and trusted national brands. Applicant’s potential Tenants state/national dispensary brand are wellness-focused retailers designed to build trust, education, and convenience for both existing and new cannabis consumers.

### **Other Locations**

Examples of applicants potential Tenants include multistore operators in current locations within the metro areas of Chicago, Phoenix, Los Angeles, New York, Philadelphia, Pittsburgh.

### **Products and Services**

Applicants Tenant intends to begin selling cannabis and cannabis-infused products including edibles, paraphernalia, and related items to eligible purchasers under the rules of the Cannabis Regulation and Tax Act (“the Act”) consistent with the permissions set forth by 410 ILCS 705/15-20 (m) upon licensure. As required by 410 ILCS 705/15-80 (b), the dispensary’s “proposed location” at 6761 Dempster Street (Lot 13 of the Kensington Subdivision) will be of suitable size and construction to facilitate proper operations, cleaning, and maintenance.

The Applicant’s proposed location is suitable for an Adult Use retail store because of its proximity to other retail establishments, restaurants, and major roads. With a variety of retail establishments in the immediate surroundings like Upscale Grocery Stores and Upscale National Retailers, the proposed location will help further one of the Applicant’s core values of normalizing and professionalizing cannabis. In addition, the Applicant has considered the fact that the proposed location is in a high traffic area and has scaled its security to ensure the safety of purchasers, employees, and product. The Applicant’s potential Tenants experience at their other locations have prepared the Applicant to appropriately maintain its business in a high-traffic location.

The Applicant has designed the build out of the proposed location to handle the amount of purchasers expected. This includes a 6000 sq. ft. retail building with point-of-sales (“POS”) systems, including an ADA-compliant POS area.

### ***Product Offerings***

As a retail store established exclusively for Adult Use, it is imperative the Applicants Tenants maintains a stock of diverse products from an array of vendors at affordable price points. The Applicant will offer a wide variety of brands and products – and will provide a larger inventory of competitor’s products than its own – to ensure all purchasers have abundant choices pursuant to 410 ILCS 705/15-70 (p) (5). By carrying an assortment of brands, purchasers can find products they prefer, and the Applicant can build a reputation as a reliable source of potent and consistent products. The

Applicant Tenants will always keep an updated menu of its product offerings, which can additionally detail various cannabis product strains and varieties and describe the types and quantities of products available. To ensure product consistency and consumer safety, the Applicants Tenants will only sell cannabis products obtained from an Illinois registered adult use cultivation center, craft grower, infuser, or another dispensary, as required by 410 ILCS 705/15-70 (p) (2). Products the Applicants Tenant intends to carry include:

- **Cannabis concentrates**, meaning a product derived from cannabis that is produced by extracting cannabinoids from the plant through the use of propylene glycol, glycerin, butter, olive oil, or other typical cooking fats; water, ice, or dry ice; or butane, propane, CO<sub>2</sub>, ethanol, or isopropanol;
- **Cannabis flower**, meaning marijuana, hashish, and other substances that are identified as including any parts of the plant cannabis sativa and including derivatives or subspecies such as indica, or all strains of cannabis; including raw kief, leaves, and buds; and
- **Cannabis-infused products**, meaning beverages, food, oils, ointments, tinctures, topical formulations, or other products containing cannabis that is not intended to be smoked.
  - **Tinctures**, meaning cannabis-infused solution, typically comprised of alcohol, glycerin, or vegetable oils, derived either directly from the cannabis plant or from a processed cannabis extract. A tincture is not an alcoholic liquor as defined in the Liquor Control Act of 1934. Tinctures will include a calibrated dropper or other similar device capable of accurately measuring servings. Tinctures will not be in containers larger than 100 milliliters, as required by 410 ILCS 705/15-70 (d).

### Staffing

In addition to the security personnel, Applicants Tenants will employ a combination of salaried and hourly employees subject to the needs of the particular facility and limitations (if any) of the state or municipality.

### Hours of Operation

The dispensary will be open 7 days per week from 10:00 a.m. to 8:00 p.m., unless otherwise restricted by the municipality.

### Security Measures

Applicants Tenant will have armed security and off duty police presence 24 hours per day, 7 days per week, along with a robust physical security system including license plate recognition and the ability to capture activity in the surrounding area. Security will be provided by national vendors, remote access for first responders included, shatterproof glass installed to prevent intrusion, panic and hold up alarms through the facility, and security program tailored for first responders in the event of an emergency situation on or around premises.

MEMORANDUM TO: Dan Rea  
IM Kensington MG, LLC

FROM: Javier Millan  
Principal

Luay R. Aboona, PE, PTOE  
Principal

DATE: October 30, 2020

SUBJECT: Traffic and Parking Study Addendum  
Sawmill Station  
Morton Grove, Illinois

This memorandum serves as an addendum to the traffic and parking impact study report prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) dated April 23, 2019 for Sawmill Station located in the southeast quadrant of the signalized intersection of Waukegan Road (IL 43) and Dempster Street (IL 58) in Morton Grove, Illinois. The plans call for the development to include an approximate 250-unit residential apartment building and approximately 223,600 square feet of retail space. Further, the overall development proposes 1,041 parking spaces for the retail portion of the development and 476 parking spaces for the residential portion of the development for a total parking supply of approximately 1,517 parking spaces.

The traffic study analyzed the development of Lot 13 as a 4,000 square-foot retail building. The current plans for this lot call for an approximate 6,000 square-foot marijuana dispensary. Access to/from the dispensary to Dempster Street and Waukegan Road will be via the access drives that will serve the Sawmill Station development. A copy of the site plan is included in the Appendix of this memorandum.

The purpose of this addendum is two-fold.

- To assess the vehicle traffic impact compared to what was analyzed as part of the original traffic study
- To evaluate the adequacy of the proposed parking supply

## Proposed Development Plan

The plans call for an approximate 6,000 square-foot marijuana dispensary that will occupied Lot 13 within the Sawmill Station shopping center just west of the proposed residential building. Approximately 38 parking spaces, which includes two accessible spaces, front the lot on the north and west sides.

### Vehicle Access

Access to the proposed dispensary, as previously indicated, will be provided via the access system that will serve the proposed Sawmill Station development. The access system includes the signalized full access drive on Dempster Street opposite Athletic Avenue which is the main access to the development as well as the unsignalized access drives that include two on Dempster Street and three on Waukegan Road.

The lot will be bordered to the north by the east-west drive aisle, to the east by the easterly north-south drive aisle and to the south by the east-west drive aisle fronting the stores. To the west, the lot is bordered by the main parking field serving the shopping center. Therefore, the lot has complete internal accessibility and connectivity to all of the access drive serving the center.

### Proposed Dispensary Traffic Generation

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed marijuana dispensary was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). It should be noted that given the location of the proposed marijuana dispensary within the Sawmill Station shopping center there will be an internal vehicle trip reduction. However, in order to provide for a conservative study, no internal reduction was taken into account. Furthermore, it is important to note that the trip generation estimates for the dispensary are conservatively high, given that most purchases are primarily completed via on-line orders and via appointments, thus limiting the number of customers arriving at any one time.

**Table 1** shows the trips estimated to be generated for the proposed development during the weekday morning, evening and Saturday midday peak hours, as well as the two-way weekday daily traffic volumes.

**Table 2** shows a comparison of Lot's 13 estimated site generated traffic volumes from the traffic study compared to the proposed use.



Table 1  
ESTIMATED VEHICLE TRIP GENERATION

Type/Size	ITE Land-Use Code	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Weekday Daily (Two-Way) Trips
		In	Out	Total	In	Out	Total	In	Out	Total	
Proposed Dispensary (6,000 s.f.)	882	<u>34</u> <sup>1</sup>	<u>28</u> <sup>1</sup>	<u>62</u> <sup>1</sup>	<u>66</u>	<u>66</u>	<u>132</u>	<u>110</u> <sup>1</sup>	<u>110</u> <sup>1</sup>	<u>220</u> <sup>1</sup>	<u>1,515</u>
1 – ITE data includes five (5) or fewer data points during these time frames. Professional judgment must be exercised in the use of the reported data and statistics.											

Table 2  
VEHICLE TRIP GENERATION COMPARISON

Type/Size	ITE Land-Use Code	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Weekday Daily (Two-Way) Trips
		In	Out	Total	In	Out	Total	In	Out	Total	
Original Development Plan (4,000 s.f. retail)	820	2	2	4	7	8	15	9	9	18	151
Proposed Dispensary (6,000 s.f.)	882	<u>34</u> <sup>1</sup>	<u>28</u> <sup>1</sup>	<u>62</u> <sup>1</sup>	<u>66</u>	<u>66</u>	<u>132</u>	<u>110</u> <sup>1</sup>	<u>110</u> <sup>1</sup>	<u>220</u> <sup>1</sup>	<u>1,515</u>
<b>Difference:</b>		<b>+32</b>	<b>+26</b>	<b>+58</b>	<b>+59</b>	<b>+58</b>	<b>+117</b>	<b>+109</b>	<b>+109</b>	<b>+202</b>	<b>+1,364</b>
1 – ITE data includes five (5) or fewer data points during these time frames. Professional judgment must be exercised in the use of the reported data and statistics.											

## Development Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed dispensary (Table 1) were assigned to the area roadways based on the directional distribution established in Figure 5 of the original traffic study.

**Figure 1** shows the assignment of the development-generated traffic volumes. It is important to note that all of the trips will be dispersed throughout all of the access drives and as such, Figure 1 shows the majority of the trips that are anticipated to occur at the shopping center main access drive and the access drive opposite Birch Avenue.

## Year 2025 Total Projected Traffic Conditions

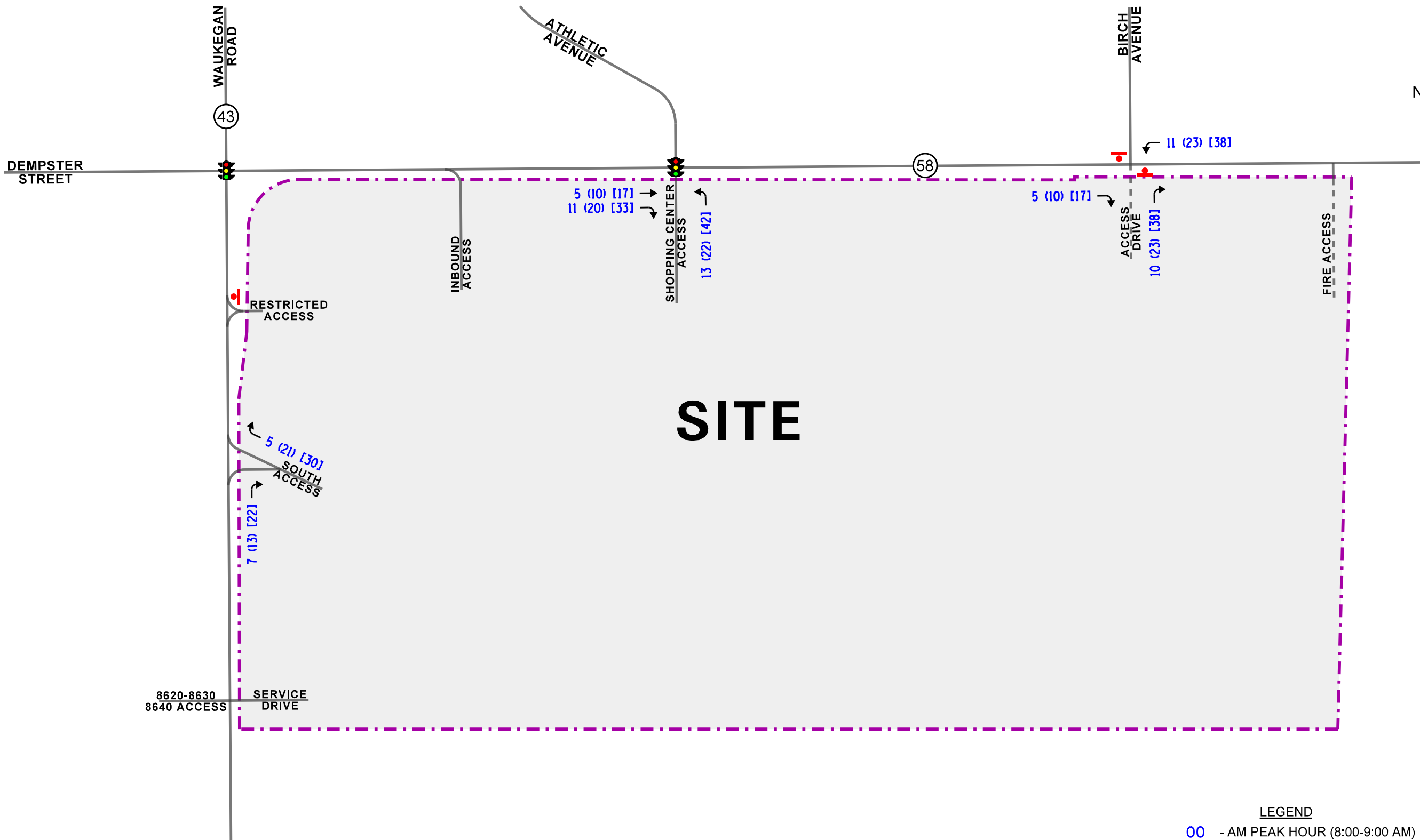
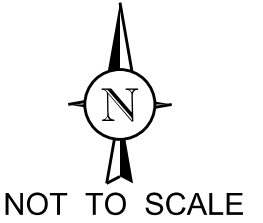
In order to be consistent with the original traffic study, the traffic that would be generated by the original 4,000 square feet of retail within Lot 13 was removed from the Year 2025 Total Traffic Volumes based on the estimated directional distribution and the dispensary site traffic assignment (Figure 1) was added to obtain Year 2025 Total Traffic Volumes. **Figure 2** shows the updated Year 2025 Total Traffic Volumes.

## Traffic Evaluation

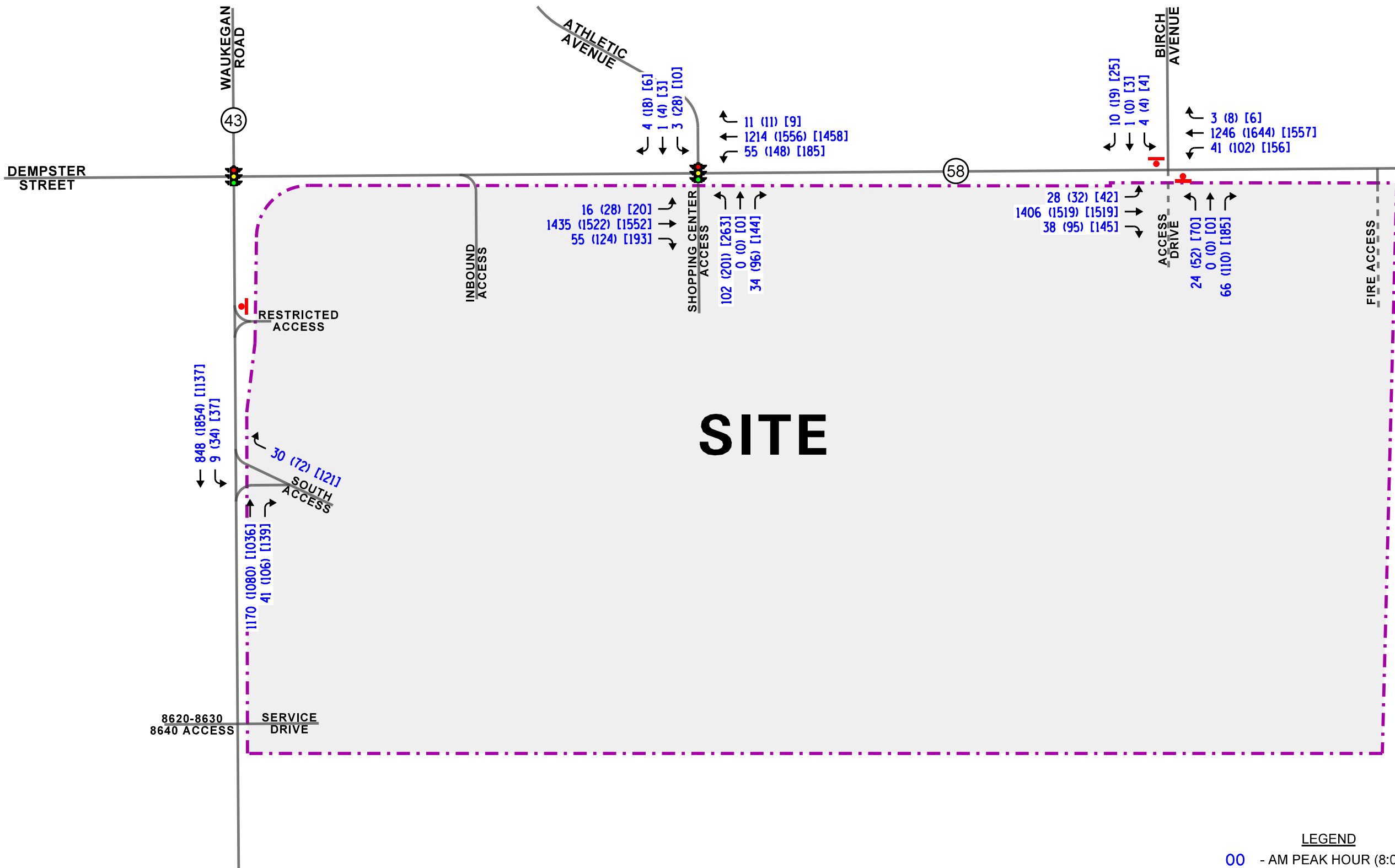
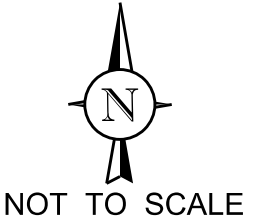
Capacity analyses were performed for the two key intersections to determine the ability of these intersections in accommodating the future traffic demands. Analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the Year 2025 total projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and using HCS analysis software.

A summary of the traffic analysis results showing the level of service and delay (measured in seconds) for the signalized intersection of Dempster Avenue with the Shopping Center access drive/Athletic Avenue and the unsignalized intersections of Dempster Avenue with the north-south easterly access drive/Birch Avenue and Waukegan Road with the south access are shown on **Tables 3 and 4**.



**LEGEND**  
00 - AM PEAK HOUR (8:00-9:00 AM)  
00 - PM PEAK HOUR (5:00-6:00 PM)  
[00] - SATURDAY MIDDAY PEAK HOUR (12:30-1:30 PM)



# SITE

**LEGEND**

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (12:30-1:30 PM)

Table 3

CAPACITY ANALYSIS RESULTS – ATHLETIC DRIVE/MAIN ACCESS AND DEMPSTER STREET (IL 58)  
 YEAR 2025 TOTAL TRAFFIC

Peak Hour	Condition	Operating Conditions by Approach												Overall
		Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
Weekday Morning		A 4.4	A 1.0	A 5.3	A 4.5	A 1.9	A 2.0	E 55.8	E 61.9	E 61.9	D 52.6	E 58.4	E 58.4	A – 4.4
		A – 1.2			A – 2.1			E – 57.3			E – 56.2			
Weekday Evening		A 6.8	A 2.6	A 7.9	A 6.7	A 4.4	A 4.5	E 74.7	E 68.6	E 68.6	E 58.0	E 66.4	E 66.4	B – 10.6
		A – 3.1			A – 4.7			E – 72.7			E – 61.7			
Saturday Midday		A 9.9	A 7.2	B 11.5	B 12.5	A 8.5	A 8.6	E 57.4	E 57.2	E 57.2	D 42.5	D 48.0	D 48.0	B – 13.7
		A – 7.7			A – 9.0			E – 57.4			D – 45.1			

<sup>1</sup>Includes northbound and southbound left-turn protective-permissive signal phasing.

Table 4  
 CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS  
 FUTURE (YEAR 2025) CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
<b>South Access and Waukegan Road</b>						
• Westbound Right Turn	B	14.4	C	15.1	C	17.2
• Southbound Left Turn	B	11.9	B	11.9	B	12.2
<b>Birch Avenue/Access and Dempster Street</b>						
• Eastbound Left Turn	B	12.4	C	16.4	C	15.5
• Westbound Left Turn	B	14.1	C	18.8	C	23.5
• Northbound Approach (Access)	D	30.1	F	>60.0	F	>60.0
• Southbound Approach (Birch)	E	47.1	E	44.7	F	>60.0
LOS = Level of Service Delay is measured in seconds.						

Based on a review of the results of the capacity analyses from the original traffic study and the analyses assuming the development of the marijuana dispensary, the intersection of Dempster Street with the shopping center access drive/Athletic Avenue will continue to operate at an acceptable LOS with increases in the overall delay of approximately one second or less. As discussed in the traffic study, the northbound traffic exiting onto Dempster Street will experience some delay and queuing under future conditions; however, this is primarily due to the limited greentime given to the minor approach, which is typical for a private driveway access intersecting a major SRA arterial, such as Dempster Street.

All of the turning movements at the unsignalized intersection of Dempster Street with the north-south easterly access drive/Birch Avenue and Waukegan Road with the south access will continue operating at the same LOS as those shown in the original traffic study with minimal increases in delay given that very minimal if any site traffic will exit turning left out. This confirms that the proposed marijuana dispensary will have a minimal impact on traffic conditions and can be accommodated by the existing roadway and access system.

## Parking Evaluation

As proposed, the overall development proposes 1,041 parking spaces for the retail portion of the development and 476 parking spaces for the residential portion of the development for a total parking supply of approximately 1,517 parking spaces.

As discussed in the traffic study, the proposed 1,041 spaces will be shared between the non-residential land uses proposed within the development. Using ITE parking rates and hourly distributions, a shared parking analysis was conducted for both weekday and Saturday conditions, as detailed below.

**Table 5** shows a shared parking analysis for weekday conditions. The shared parking analysis shows that the weekday peak parking demand will be approximately 836 parking spaces thereby providing a parking surplus of 205 spaces during the peak parking demand.

**Table 6** shows a shared parking analysis for Saturday conditions. The shared parking analysis shows that the weekday peak parking demand will be approximately 925 parking spaces thereby providing a parking surplus of 116 spaces during the peak parking demand.

It is important to note that based on current trends, most dispensaries are implementing a pre-ordering and appointment system. This pre-ordering system allows customers to view the menu of available products online, select their order, optionally pre-pay, and pick up in-store. When they arrive, customers are able to access an express pick up line, pick up their merchandise, and leave the store thus expediting the purchase process. Some stores also make this pre-ordering system available to customers already in the store. If the customer is familiar with the products and does not need assistance from a retail associate, they will be able to make their selection from a table kiosk and once the order is ready, they can access an express check-out line. Data from the other dispensaries indicates that approximately half of all orders are pre-orders, thus reducing the processing time for each customer and the parking demand. Furthermore, it is important to note that the wait times are typically very minimal given that many of the customers take advantage of the pre-ordering system.

It should be noted that, in recognition of the fact that on the first few days and on certain special occasions (such as 4/20 celebrations) the parking demand could be higher, the following measures can be implemented:

- The dispensary should promote and encourage customers to pre-order in order to further reduce the amount of time customers spend on site.
- Encouraging off-peak time visits with off-peak time discounts.
- Providing Medical Only hours should the demand and lines be long in order for the medical customers to have priority and the privacy and attention they need from a retail associate.

**Table 5**  
**Shared Parking Analysis - Weekday Condition**

<u>Land Use/Density</u>	<u>ITE Estimated Average Peak Parking Demand</u>
<b><u>Retail</u></b> 19,200 Square-feet	49
<b><u>Quality Restaurant</u></b> 11,900 Square-feet	126
<b><u>Fast Food With Drive-Through</u></b> 3,800 Square-Feet	38
<b><u>Fast Food without Drive-Through</u></b> 2,400 Square-feet	20
<b><u>Movie Theater</u></b> 950 Seats	247
<b><u>Health Club</u></b> 37,000 Square-feet	195
<b><u>Coffee Shop with Drive-Through</u></b> 2,400 Square-feet	25
<b><u>Supermarket</u></b> 35,000 Square-feet	132
<b><u>Department/Apparel Store</u></b> 75,700 Square-feet	86
<b><u>Marijuana Dispensary</u></b> 6,000 Square-feet	43

Total Projected Peak Parking Demand Based on ITE (Average):	961
Total Parking Space Demand based on Shared Parking:	836
Parking Spaces Proposed:	1,041
Parking Surplus/(Deficit):	205

Time	Retail	Quality Restaurant	Fast Food W/O DT	Fast Food W/ DT	Movie Theater	Health Club	Coffee Shop	Supermarket	Apparel Store	Dispensary	Total
10:00 AM	40	33	12	22	0	137	15	108	71	29	467
11:00 AM	46	60	17	33	0	155	22	123	80	35	571
12:00 PM	48	97	20	38	53	119	25	131	85	38	654
1:00 PM	49	97	20	38	113	137	25	132	86	39	736
2:00 PM	48	87	18	35	137	137	23	131	85	43	744
3:00 PM	48	57	12	23	138	137	15	130	85	34	679
4:00 PM	48	68	11	21	138	155	14	130	85	38	708
5:00 PM	47	99	12	23	153	177	15	125	82	36	769
6:00 PM	47	121	17	33	153	195	21	125	82	37	831
7:00 PM	47	126	16	31	200	174	20	125	82	15	836
8:00 PM	43	126	10	20	247	153	13	117	76	2	807
9:00 PM	34	126	6	12	247	131	8	94	61	1	720
10:00 PM	18	121	4	8	200	67	5	51	33	0	507



**Table 6**  
**Shared Parking Analysis - Saturday Condition**

<u>Land Use/Density</u>	<u>ITE Estimated Average Peak Parking Demand</u>
<b><u>Retail</u></b> 19,200 Square-feet	186
<b><u>Quality Restaurant</u></b> 11,900 Square-feet	195
<b><u>Fast Food With Drive-Through</u></b> 3,800 Square-Feet	33
<b><u>Fast Food without Drive-Through</u></b> 2,400 Square-feet	20
<b><u>Movie Theater</u></b> 950 Seats	181
<b><u>Health Club</u></b> 37,000 Square-feet	107
<b><u>Coffee Shop with Drive-Through</u></b> 2,400 Square-feet	25
<b><u>Supermarket</u></b> 35,000 Square-feet	137
<b><u>Department/Apparel Store</u></b> 75,700 Square-feet	161
<b><u>Marijuana Dispensary</u></b> 6,000 Square-feet	43

Total Projected Peak Parking Demand Based on ITE (Average):	1,045
Total Parking Space Demand based on Shared Parking:	925
Parking Spaces Proposed:	1,041
Parking Surplus/(Deficit):	116

Time	Retail	Quality Restaurant	Fast Food W/O DT	Fast Food W/ DT	Movie Theater	Health Club	Coffee Shop	Supermarket	Apparel Store	Dispensary	Total
10:00 AM	166	22	12	19	0	38	15	110	129	29	540
11:00 AM	189	47	17	29	0	54	22	124	146	35	663
12:00 PM	204	105	20	33	38	54	25	133	156	38	806
1:00 PM	209	113	20	33	83	33	25	135	159	39	849
2:00 PM	213	96	18	30	100	28	23	137	161	43	849
3:00 PM	213	96	12	20	101	33	15	137	161	34	822
4:00 PM	211	96	11	18	101	60	14	136	160	38	845
5:00 PM	195	129	12	20	111	107	15	126	148	36	899
6:00 PM	179	178	17	28	111	102	21	116	136	37	925
7:00 PM	168	187	16	27	146	65	20	109	128	15	881
8:00 PM	155	195	10	17	181	33	13	101	118	2	825
9:00 PM	132	178	6	10	181	11	8	86	101	1	714
10:00 PM	92	178	4	7	181	2	5	60	70	0	599

## Conclusion

An approximate 6,000 square-foot marijuana dispensary is proposed to occupy lot 13 within the Sawmill Station shopping center with 38 parking spaces bordering the site to the north and west. The findings are summarized below.

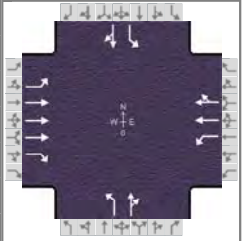
- The increase in trips when compared to the estimated number of trips presented in the original traffic study will not be significant.
- - The trip generation estimates for the dispensary are conservatively high, given that current orders are primarily completed via on-line orders and via appointments, thus limiting the number of customers arriving at any one time.
  - Given the proposed dispensary will have internal accessibility to all of the access drives serving the Sawmill Station, the increase in traffic will be distributed via various access drives, minimizing the impact on any particular access drive and will be adequately accommodated.
  - The projected parking demand of the proposed dispensary can be accommodated by the overall number of parking spaces provided for the retail portion of the development.

# Appendix



# HCS7 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	KLOA			Duration, h	0.25	
Analyst	WRW	Analysis Date	Aug 9, 2019		Area Type	Other
Jurisdiction	IDOT	Time Period	Weekday AM		PHF	0.95
Urban Street	Dempster St		Analysis Year	2025 Total		
Intersection	Dempster/Athletic-Access		File Name	Dempster at Athletic-Main AM Total w Improv.xus		
Project Description	180276; Morton Grove, IL					



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	16	1435	55	55	1214	11	102	1	34	3	1	4

Signal Information				Signal Timing Diagram											
Cycle, s	130.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		3.0	0.2	93.9	5.9	0.6	7.4						
		Yellow		3.5	0.0	4.5	3.5	0.0	4.5						
		Red		0.0	0.0	1.5	0.0	0.0	1.5						

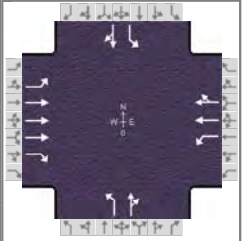
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	6.5	99.9	6.7	100.1	10.0	14.0	9.4	13.4
Change Period, ( Y+R <sub>c</sub> ), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0	3.0	5.3	3.0	5.3
Queue Clearance Time ( g <sub>s</sub> ), s	2.3		3.1		8.5	4.8	2.2	2.4
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	1.00		1.00		1.00	1.00	0.98	0.80
Max Out Probability	0.00		0.00		1.00	0.00	0.02	0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	17	1511	58	58	646	644	107	37		3	5	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1810	1745	1610	1810	1841	1835	1810	1617		1810	1661	
Queue Service Time ( g <sub>s</sub> ), s	0.3	2.2	1.3	1.1	3.0	3.3	6.5	2.8		0.2	0.4	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	0.3	2.2	1.3	1.1	3.0	3.3	6.5	2.8		0.2	0.4	
Green Ratio ( g/C )	0.75	0.72	0.72	0.75	0.72	0.72	0.11	0.06		0.10	0.06	
Capacity ( c ), veh/h	394	3782	1163	348	1333	1328	223	99		171	94	
Volume-to-Capacity Ratio ( X )	0.043	0.399	0.050	0.166	0.484	0.485	0.482	0.372		0.018	0.056	
Back of Queue ( Q ), ft/ln ( 95 th percentile)	4.8	27.6	19.8	17	48.6	50.5	151.7	56.3		4.2	7.8	
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.2	1.1	0.8	0.7	1.9	2.0	6.1	2.3		0.2	0.3	
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.05	0.00	0.00	0.08	0.00	0.00	0.00	0.00		0.08	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	4.4	0.7	5.2	4.3	0.7	0.8	55.2	58.6		52.6	58.0	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.0	0.3	0.1	0.2	1.3	1.3	0.6	3.3		0.0	0.3	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	4.4	1.0	5.3	4.5	1.9	2.0	55.8	61.9		52.6	58.4	
Level of Service ( LOS )	A	A	A	A	A	A	E	E		D	E	
Approach Delay, s/veh / LOS	1.2		A	2.1		A	57.3		E	56.2		E
Intersection Delay, s/veh / LOS	4.4						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	1.86	B	2.47	B	2.61	C
Bicycle LOS Score / LOS	1.36	A	1.60	B	0.73	A	0.50	A

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Agency	KLOA			Duration, h	0.25
Analyst	WRW	Analysis Date	Aug 9, 2019	Area Type	Other
Jurisdiction	IDOT	Time Period	Weekday PM	PHF	0.96
Urban Street	Dempster St	Analysis Year	2025 Total w Improv	Analysis Period	1 > 5:00
Intersection	Dempster/Athletic-Access	File Name	Dempster at Athletic-Main PM Total w Improv.xus		
Project Description	180276; Morton Grove, IL				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand ( v ), veh/h	28	1522	124	148	1556	11	201	0	96	28	4	18

Signal Information				Signal Timing (s)								Signal Phases												
Cycle, s	140.0	Reference Phase	2	Green	3.0	2.9	95.6	6.0	2.0	8.0	Yellow	3.5	0.0	4.5	3.5	3.5	4.5	Red	0.0	0.0	1.5	0.0	0.0	1.5
Offset, s	0	Reference Point	End																					
Uncoordinated	No	Simult. Gap E/W	On																					
Force Mode	Fixed	Simult. Gap N/S	On																					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	6.5	101.6	9.4	104.5	15.0	19.5	9.5	14.0
Change Period, ( Y+R <sub>c</sub> ), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway ( MAH ), s	4.0	0.0	4.0	0.0	3.0	5.3	3.0	5.3
Queue Clearance Time ( g <sub>s</sub> ), s	2.7		5.5		13.5	10.8	4.1	4.3
Green Extension Time ( g <sub>e</sub> ), s	0.0	0.0	0.4	0.0	0.0	0.5	0.0	0.5
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	1.00	0.00

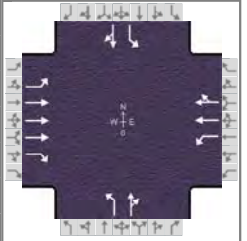
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( v ), veh/h	29	1585	129	154	817	816	209	100		29	23	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1697	1802	1610	1810	1752	1747	1810	1535		1753	1346	
Queue Service Time ( g <sub>s</sub> ), s	0.7	6.0	3.9	3.5	10.6	11.2	11.5	8.8		2.1	2.3	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	0.7	6.0	3.9	3.5	10.6	11.2	11.5	8.8		2.1	2.3	
Green Ratio ( g/C )	0.70	0.68	0.68	0.73	0.70	0.70	0.15	0.10		0.10	0.06	
Capacity ( c ), veh/h	267	3693	1100	337	1233	1230	257	148		151	77	
Volume-to-Capacity Ratio ( X )	0.109	0.429	0.117	0.458	0.662	0.663	0.813	0.677		0.193	0.299	
Back of Queue ( Q ), ft/ln ( 95 th percentile)	12.5	73.3	61	58.4	123.8	118.9	126.5	176.1		44.3	45.4	
Back of Queue ( Q ), veh/ln ( 95 th percentile)	0.5	2.9	2.4	2.3	4.6	4.8	5.1	6.7		1.7	1.5	
Queue Storage Ratio ( RQ ) ( 95 th percentile)	0.12	0.00	0.00	0.28	0.00	0.00	0.00	0.00		0.89	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	6.6	2.2	7.6	5.7	1.6	1.7	58.1	61.2		57.8	63.3	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.2	0.4	0.2	1.0	2.8	2.8	16.7	7.5		0.2	3.0	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	6.8	2.6	7.9	6.7	4.4	4.5	74.7	68.6		58.0	66.4	
Level of Service ( LOS )	A	A	A	A	A	A	E	E		E	E	
Approach Delay, s/veh / LOS	3.1	A		4.7	A		72.7	E		61.7	E	
Intersection Delay, s/veh / LOS	10.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	1.87	B	2.47	B	2.62	C
Bicycle LOS Score / LOS	1.45	A	1.96	B	1.00	A	0.57	A



## HCS7 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	KLOA			Duration, h	0.25	
Analyst	WRW	Analysis Date	Aug 9, 2019		Area Type	Other
Jurisdiction	IDOT	Time Period	Saturday Midday		PHF	0.91
Urban Street	Dempster St		Analysis Year	2025 Total		
Intersection	Dempster/Athletic-Access		File Name	Dempster at Athletic-Main Sat Total w Improv.xus		
Project Description	180276; Morton Grove, IL					



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	20	1552	193	185	1458	9	263	0	144	10	3	6

Signal Information				Signal Timing Diagram											
Cycle, s	110.0	Reference Phase	2												
Offset, s	0	Reference Point	End												
Uncoordinated	No	Simult. Gap E/W	On												
Force Mode	Fixed	Simult. Gap N/S	On												
		Green		3.0	0.7	64.3	6.0	2.0	8.0						
		Yellow		3.5	3.5	4.5	3.5	3.5	4.5						
		Red		0.0	0.0	1.5	0.0	0.0	1.5						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	6.5	70.3	10.7	74.5	15.0	19.5	9.5	14.0
Change Period, ( $Y+R_c$ ), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway ( $MAH$ ), s	4.0	0.0	4.0	0.0	3.0	5.3	3.0	5.3
Queue Clearance Time ( $g_s$ ), s	2.5		6.6		13.5	12.5	2.6	2.6
Green Extension Time ( $g_e$ ), s	0.0	0.0	0.6	0.0	0.0	0.7	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.01	0.12	0.00

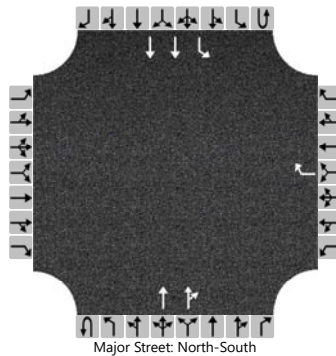
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate ( $v$ ), veh/h	22	1705	212	203	807	806	289	158		11	10	
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1810	1788	1610	1810	1870	1866	1810	1610		1810	1696	
Queue Service Time ( $g_s$ ), s	0.5	13.4	6.9	4.6	18.9	19.1	11.5	10.5		0.6	0.6	
Cycle Queue Clearance Time ( $g_c$ ), s	0.5	13.4	6.9	4.6	18.9	19.1	11.5	10.5		0.6	0.6	
Green Ratio ( $g/C$ )	0.61	0.58	0.58	0.67	0.62	0.62	0.20	0.12		0.13	0.07	
Capacity ( $c$ ), veh/h	252	3137	942	319	1165	1163	350	197		175	123	
Volume-to-Capacity Ratio ( $X$ )	0.087	0.544	0.225	0.638	0.692	0.693	0.825	0.803		0.063	0.080	
Back of Queue ( $Q$ ), ft/ln ( 95 th percentile)	9.1	167.5	111.5	80.4	215.6	214.8	149	207.2		11.8	11.9	
Back of Queue ( $Q$ ), veh/ln ( 95 th percentile)	0.4	6.6	4.5	3.2	8.5	8.6	6.0	8.3		0.5	0.5	
Queue Storage Ratio ( $RQ$ ) ( 95 th percentile)	0.09	0.00	0.00	0.38	0.00	0.00	0.00	0.00		0.24	0.00	
Uniform Delay ( $d_1$ ), s/veh	9.8	6.5	10.9	10.4	5.1	5.2	43.5	47.0		42.4	47.6	
Incremental Delay ( $d_2$ ), s/veh	0.1	0.7	0.6	2.1	3.4	3.4	14.0	10.3		0.1	0.4	
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( $d$ ), s/veh	9.9	7.2	11.5	12.5	8.5	8.6	57.4	57.2		42.5	48.0	
Level of Service (LOS)	A	A	B	B	A	A	E	E		D	D	
Approach Delay, s/veh / LOS	7.7		A	9.0		A	57.4		E	45.1		D
Intersection Delay, s/veh / LOS	13.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.88	B	2.46	B	2.61	C
Bicycle LOS Score / LOS	1.55	B	1.99	B	1.23	A	0.52	A

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WRW			Intersection	Waukegan/South Access		
Agency/Co.	KLOA			Jurisdiction	IDOT		
Date Performed	3/1/2019			East/West Street	South Access		
Analysis Year	2025			North/South Street	Waukegan Rd		
Time Analyzed	Weekday AM			Peak Hour Factor	0.94		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	18-276; Morton Grove, IL						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	0		0	0	1		0	2	0		0	1	2	0
Configuration								R			T	TR		L	T		
Volume (veh/h)								30			1170	41		0	9	848	
Percent Heavy Vehicles (%)								3						3	3		
Proportion Time Blocked																	
Percent Grade (%)					0												
Right Turn Channelized					No												
Median Type   Storage	Undivided																

## Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								4.1
Critical Headway (sec)								6.96								4.16
Base Follow-Up Headway (sec)								3.3								2.2
Follow-Up Headway (sec)								3.33								2.23

## Delay, Queue Length, and Level of Service

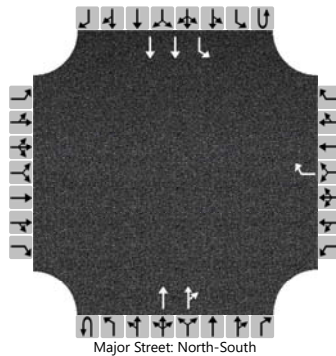
Flow Rate, v (veh/h)								32								10
Capacity, c (veh/h)								413								529
v/c Ratio								0.08								0.02
95% Queue Length, Q <sub>95</sub> (veh)								0.2								0.1
Control Delay (s/veh)								14.4								11.9
Level of Service (LOS)								B								B
Approach Delay (s/veh)					14.4								0.1			
Approach LOS					B											



# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WRW			Intersection	Waukegan/South Access		
Agency/Co.	KLOA			Jurisdiction	IDOT		
Date Performed	8/9/2019			East/West Street	South Access		
Analysis Year	2025			North/South Street	Waukegan Rd		
Time Analyzed	Weekday PM			Peak Hour Factor	0.96		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	18-276; Morton Grove, IL						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	1	2	0
Configuration								R			T	TR		L	T	
Volume (veh/h)								72			1080	106	0	34	1854	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								4.1	
Critical Headway (sec)								6.96								4.16	
Base Follow-Up Headway (sec)								3.3								2.2	
Follow-Up Headway (sec)								3.33								2.23	

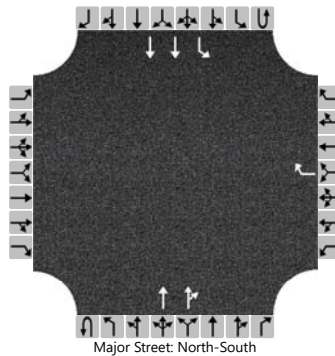
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								75								35	
Capacity, c (veh/h)								430								554	
v/c Ratio								0.17								0.06	
95% Queue Length, Q <sub>95</sub> (veh)								0.6								0.2	
Control Delay (s/veh)								15.1								11.9	
Level of Service (LOS)								C								B	
Approach Delay (s/veh)					15.1								0.2				
Approach LOS					C												

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WRW			Intersection	Waukegan/South Access		
Agency/Co.	KLOA			Jurisdiction	IDOT		
Date Performed	8/9/2019			East/West Street	South Access		
Analysis Year	2025			North/South Street	Waukegan Rd		
Time Analyzed	Saturday Midday			Peak Hour Factor	0.94		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	18-276; Morton Grove, IL						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	1	2	0
Configuration								R			T	TR		L	T	
Volume (veh/h)								121			1036	149	0	37	1137	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								4.1	
Critical Headway (sec)								6.96								4.16	
Base Follow-Up Headway (sec)								3.3								2.2	
Follow-Up Headway (sec)								3.33								2.23	

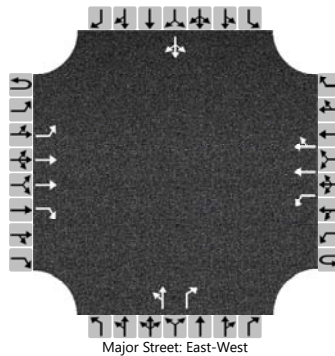
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								129								39	
Capacity, c (veh/h)								422								542	
v/c Ratio								0.31								0.07	
95% Queue Length, Q <sub>95</sub> (veh)								1.3								0.2	
Control Delay (s/veh)								17.2								12.2	
Level of Service (LOS)								C								B	
Approach Delay (s/veh)					17.2								0.4				
Approach LOS					C												

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WRW			Intersection	Dempster/Birch-Access		
Agency/Co.	KLOA			Jurisdiction	IDOT		
Date Performed	8/9/2019			East/West Street	Dempster St		
Analysis Year	2025			North/South Street	Birch/Access		
Time Analyzed	Weekday AM			Peak Hour Factor	0.96		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	18-276; Morton Grove, IL						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	2	1	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	R		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	28	1406	38	0	41	1246	3		24	0	66		4	1	10
Percent Heavy Vehicles (%)	0	4			0	3				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.16				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.23				3.50	4.00	3.30		3.50	4.00	3.30

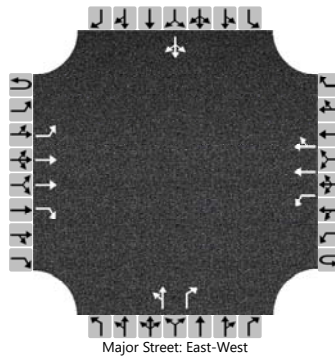
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		29				43				25		69			16	
Capacity, c (veh/h)		518				436				83		368			101	
v/c Ratio		0.06				0.10				0.30		0.19			0.15	
95% Queue Length, Q <sub>95</sub> (veh)		0.2				0.3				1.1		0.7			0.5	
Control Delay (s/veh)		12.4				14.1				65.9		17.0			47.1	
Level of Service (LOS)		B				B				F		C			E	
Approach Delay (s/veh)	0.2				0.4				30.1				47.1			
Approach LOS									D				E			

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WRW			Intersection	Dempster/Birch-Access		
Agency/Co.	KLOA			Jurisdiction	IDOT		
Date Performed	8/9/2019			East/West Street	Dempster St		
Analysis Year	2025			North/South Street	Birch/Access		
Time Analyzed	Weekday PM			Peak Hour Factor	0.95		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	18-276; Morton Grove, IL						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	2	1	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	R		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	32	1519	95	0	102	1644	8		52	0	110		4	0	19
Percent Heavy Vehicles (%)	0	4			0	3				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.16				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.23				3.50	4.00	3.30		3.50	4.00	3.30

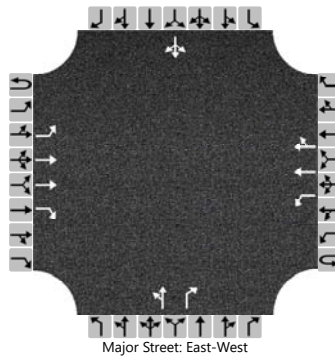
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		34				107				55		116			24		
Capacity, c (veh/h)		349				366				51		332			114		
v/c Ratio		0.10				0.29				1.07		0.35			0.21		
95% Queue Length, Q <sub>95</sub> (veh)		0.3				1.2				4.8		1.5			0.8		
Control Delay (s/veh)		16.4				18.8				277.3		21.5			44.7		
Level of Service (LOS)		C				C				F		C			E		
Approach Delay (s/veh)		0.3				1.1				103.6				44.7			
Approach LOS										F				E			

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WRW			Intersection	Dempster/Birch-Access		
Agency/Co.	KLOA			Jurisdiction	IDOT		
Date Performed	8/9/2019			East/West Street	Dempster St		
Analysis Year	2025			North/South Street	Birch/Access		
Time Analyzed	Saturday Midday			Peak Hour Factor	0.96		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	18-276; Morton Grove, IL						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	2	1	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	R		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	42	1519	145	0	156	1557	6		70	0	185		4	3	25
Percent Heavy Vehicles (%)	0	4			0	3				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.16				7.50	6.50	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.23				3.50	4.00	3.30		3.50	4.00	3.30

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		44				163				73		193			33	
Capacity, c (veh/h)		386				355						337			20	
v/c Ratio		0.11				0.46						0.57			1.65	
95% Queue Length, Q <sub>95</sub> (veh)		0.4				2.3						3.4			4.4	
Control Delay (s/veh)		15.5				23.4						29.1			720.0	
Level of Service (LOS)		C				C						D			F	
Approach Delay (s/veh)		0.4				2.1							720.0			
Approach LOS													F			

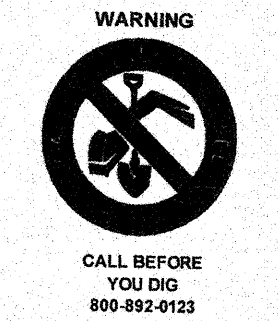






FINAL PLAT OF  
**KENSINGTON SUBDIVISION**  
BEING A PART OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST  
OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY AND RETURN TO:  
NAME: VILLAGE OF MORTON GROVE  
ADDRESS: 6101 N CAPULINA AVENUE  
MORTON GROVE, IL 60053



PARCEL INDEX NUMBERS:  
10-19-103-001-0000  
10-19-200-007-0000  
10-19-200-010-0000  
10-19-200-009-0000

**SCHOOL DISTRICTS:**

SCHOOL DISTRICTS: 67 AND 219.

**OWNER'S CERTIFICATE:**

STATE OF Illinois )  
COUNTY OF Cook ) SS

THIS IS TO CERTIFY THAT IM KENSINGTON MG LLC IS THE OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT, AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN THEREON, SAME UNDER THE STYLE AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S): 67 AND 219.

DATED AT Oak Brook, ILLINOIS, THIS 17<sup>th</sup> DAY OF September, A.D., 2019

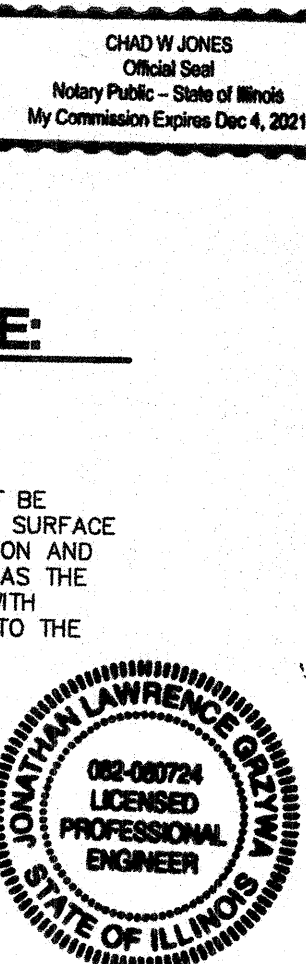
BY: James Eck  
NAME: James Eck  
TITLE: Authorized Agent  
ATTEST: John Sabaditch  
TITLE: Notary Public

**NOTARY'S CERTIFICATE:**

STATE OF Illinois )  
COUNTY OF Cook ) SS

I, CHAD W. JONES, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT James Eck AND John Sabaditch PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS 17<sup>th</sup> DAY OF September, A.D. 2019  
NOTARY PUBLIC SIGNATURE: [Signature] MY COMMISSION EXPIRES 12/4/2021



**ENGINEERING APPROVAL**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF MORTON GROVE STANDARDS AND REQUIREMENTS AND WORKING DRAWINGS AND SPECIFICATIONS FOR "SAWMILL STATION SHOPPING CENTER SITE IMPROVEMENT PLANS" AND HAS BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE OF MORTON GROVE STANDARDS AND REQUIREMENTS AND ALL ENGINEERING FEES DUE THE VILLAGE OF MORTON GROVE HAVE BEEN PAID.

DATE 9/20/19 [Signature]  
VILLAGE ENGINEER

**PLAN COMMISSION APPROVAL**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF MORTON GROVE, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF MORTON GROVE.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD 4-15-19  
DATE  
BY: [Signature] BY: [Signature]  
STEVEN BLONZ CHAIRMAN SECRETARY

**VILLAGE CLERK'S CERTIFICATE:**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS OR OTHER LIENS ON THE ABOVE DESCRIBED PROPERTY.

DATE 09-23-19 [Signature]  
VILLAGE CLERK

**VILLAGE BOARD APPROVAL**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD 09-23-19  
DATE  
BY: [Signature] BY: [Signature]  
PRESIDENT VILLAGE CLERK

**COUNTY CLERK'S CERTIFICATE:**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATE 9-23-19 [Signature]  
COUNTY CLERK

**COUNTY RECORDER'S CERTIFICATE:**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS RECORDED AS DOCUMENT NO. \_\_\_\_\_

RECORDER OF DEEDS

**OWNER/SUBDIVIDER:**

IM KENSINGTON MG LLC  
700 COMMERCE DR., SUITE 130  
OAK BROOK, IL 60523  
PHONE: 630.402.6061

**SURVEYOR/ENGINEER:**

WOOLPERT, INC.  
1815 SOUTH MEYERS ROAD, SUITE 950  
OAKBROOK TERRACE, IL 60181  
PHONE: 630.424.9080

**STATEMENT OF CONSOLIDATION**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS 1 - 3 INTO A SINGLE TRACT AND THEN SUBDIVIDE SAID TRACT INTO THIRTEEN (13) LOTS.

**PROTECTIVE COVENANTS**

WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE OF MORTON GROVE, NO LOT OWNER SHALL TAKE NOR PERMIT ANY ACTION WITH RESPECT TO SUCH OWNER'S LOT, THE EFFECT OF WHICH SHALL AFFECT THE DRAINAGE OF WATER PURSUANT TO THE DRAINAGE PLAN APPROVED BY THE VILLAGE OF MORTON GROVE.

**SURVEYOR'S CERTIFICATE:**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-002985, DO HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THE HEREON DRAWN PLAT THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF LOT 1 LYING WEST OF THE EAST LINE OF THE WEST 763 FEET OF THE EAST 26.31 ACRES OF SAID LOT 1 OF WHITES SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 180 FEET WEST OF THE INTERSECTION OF THE EAST LINE OF THE WEST 763 FEET OF THE EAST NORTH LINE OF LOT 1, 173.27 FEET TO A POINT ON THE EAST LINE OF THE WEST 763 FEET OF THE EAST 26.31 ACRES OF SAID LOT 1; THENCE SOUTH PERPENDICULAR TO THE SAID NORTH LINE OF LOT 1, 274.92 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SAID DESCRIBED EAST LINE, 275 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 180 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN OR USED FOR DEMPSTER STREET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 1 OF WHITES SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 1 WITH THE EASTERLY LINE OF WAUKEGAN ROAD PER DOCUMENT 19952575, BEING A LINE 54.0 FEET (MEASURED PERPENDICULARLY) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 45.333 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 6 DEGREES 55 MINUTES 28 SECONDS EAST 91.24 FEET ALONG SAID EASTERLY LINE OF WAUKEGAN ROAD TO A POINT; SAID POINT BEING 65.00 FEET (MEASURED PERPENDICULARLY) EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 16 MINUTES 22 SECONDS EAST 90.03 FEET ALONG SAID EASTERLY LINE OF WAUKEGAN ROAD PER DOCUMENT 19952575 TO THE POINT OF CURVATURE; THENCE NORTHEASTERLY 110.122 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 70.00 FEET CONVEX TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 45 DEGREES 04 MINUTES 05 SECONDS EAST TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 51 MINUTES 50 SECONDS EAST 55.745 FEET ALONG A LINE 50.00 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 325.00 FEET ALONG SAID EASTERLY LINE OF WAUKEGAN ROAD TO A POINT; THENCE NORTH 0 DEGREES 08 MINUTES 10 SECONDS WEST 170.00 FEET ALONG SAID NORTH LINE OF SAID LOT 1 TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 WEST OF THE EAST LINE OF THE WEST 763.00 FEET OF THE EAST 26.31 ACRES OF SAID LOT 1; THENCE SOUTH 0 DEGREES 08 MINUTES 10 SECONDS WEST 170.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS WEST 84.13 FEET ALONG SAID NORTH LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 08 MINUTES 10 SECONDS WEST 249.85 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 50 SECONDS WEST 13.514 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 44 SECONDS WEST 132.575 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST 0.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST 204.937 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING 1102.502 FEET (MEASURED ALONG SAID SOUTH LINE) EAST OF THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 10 SECONDS WEST, 1102.502 FEET TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 1 OF WHITES SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 763.00 FEET OF THE EAST 26.31 ACRES OF SAID LOT 1 WITH THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS WEST 180.00 FEET ALONG SAID NORTH LINE TO A POINT; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST 145.00 FEET ALONG A LINE DRAWN PERPENDICULARLY WITH SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 50 LINE DRAWN PERPENDICULARLY WITH SAID NORTH LINE; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST 170.00 FEET ALONG A NORTH LINE OF LOT 1; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST 249.85 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST 0.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST 132.575 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST 0.18 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST 204.937 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING 1156.502 FEET (MEASURED ALONG SAID SOUTH LINE) EAST OF THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 10 SECONDS WEST, 1156.502 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 763.00 FEET OF THE EAST 26.31 ACRES OF SAID LOT 1; THENCE NORTH 1 DEGREE 16 MINUTES 22 SECONDS EAST, 532.33 FEET ALONG SAID EAST LINE TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE TO A LINE DRAWN PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 1 AND NORTH 89 DEGREES 51 MINUTES 50 SECONDS WEST 173.27 FEET ALONG SAID PARALLEL LINE TO A LINE DRAWN PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 1 AND PASSING THROUGH THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS EAST 224.92 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 26.141 ACRES, MORE OR LESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1/2" DIAMETER BY 24" LONG IRON REBAR SHALL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL AND WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF APPLICABLE ORDINANCES OF THE VILLAGE OF MORTON GROVE, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTATION SHOWN ON THE FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED HEREON, AFTER THE COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDED OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MORTON GROVE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE FIELD WORK WAS COMPLETED ON JUNE 21, 2018.

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 1703102414, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

GIVEN UNDER MY HAND AND SEAL THIS 17<sup>th</sup> DAY OF September, 2019 A.D.

WOOLPERT, INC.  
[Signature]  
STEPHEN R. KREGER  
PROFESSIONAL LAND SURVEYOR #35-002985  
STATE OF ILLINOIS  
LICENSE EXPIRES NOVEMBER 30, 2020



WOOLPERT, INC.  
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393

NO.	DATE	REVISION
6	08/20/19	PER COMMENTS
5	06/15/19	PER COMMENTS
4	06/11/19	CONVERTED TO FINAL PLAT
3	04/03/19	REVISED
2	03/20/19	LOTS REVISED
1	03/07/19	LOTS REVISED

PROJECT NO.: 78794  
DATE: 02/05/19  
SCALE AS SHOWN  
DES. SRK  
DR. PTK  
CHK. SRK

WOOLPERT, INC.  
1815 South Meyers Road  
Suite 950  
Oakbrook Terrace, IL 60181  
630.424.9080  
FAX: 630.496.3731

WOOLPERT  
DESIGN PROFESSIONAL CORPORATION

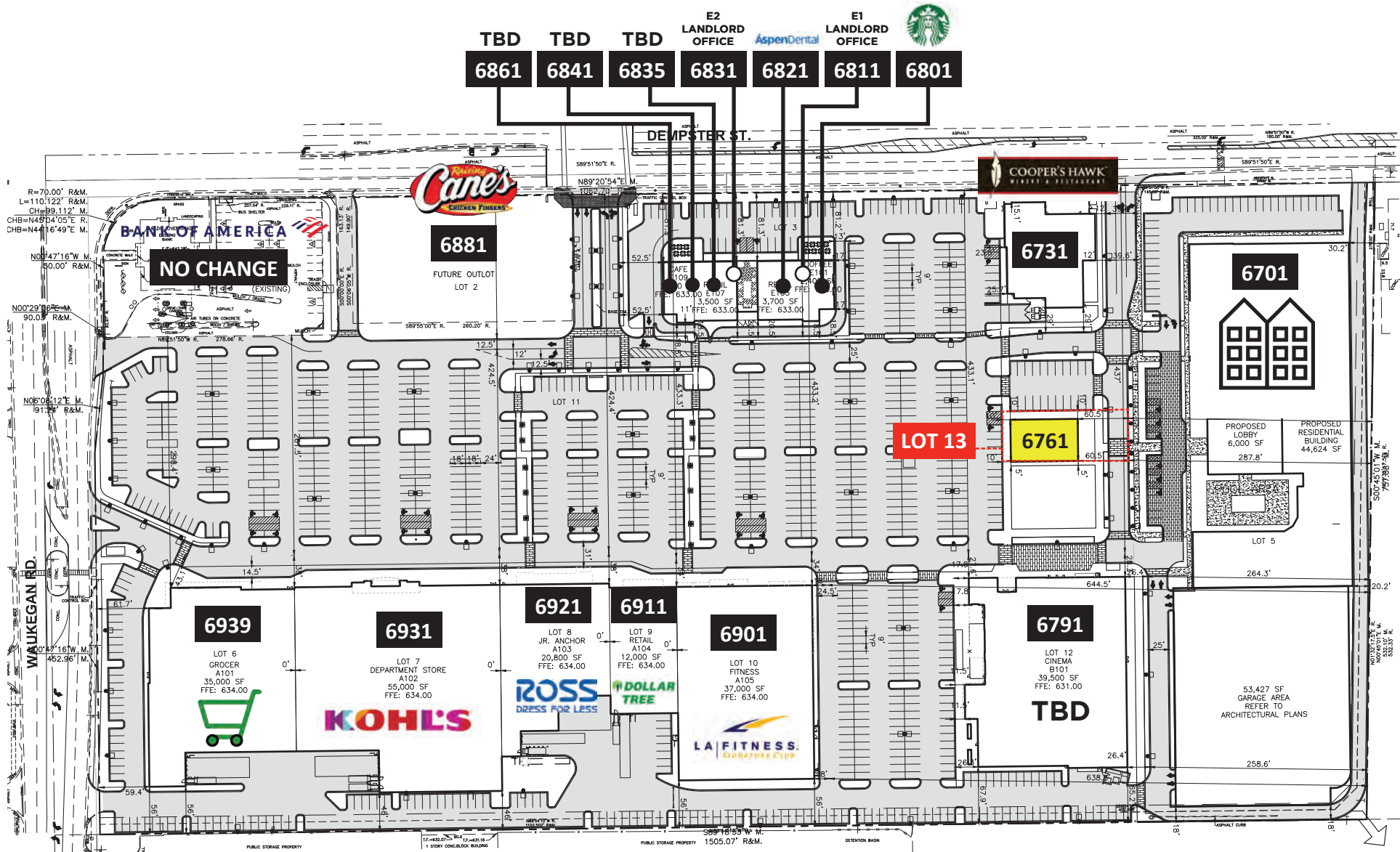
**KENSINGTON MORTON GROVE**  
A PART OF SECTION 19,  
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE 3RD  
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

**FINAL PLAT**

SHEET NO.  
**2 of 2**

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# TENANT MAP

Sawmill Station

6701 - 6939 Dempster Street, Morton Grove, IL 60053









**3** MAIN ELEVATION  
1/8" = 1'-0"



**2** SIDE ELEVATION  
1/8" = 1'-0"



**1** PERSPECTIVE  
1/8" = 1'-0"

REVISION

DATE

No.

PROJECT No:  
080708  
DATE 10/27/20  
DES.  
DR.  
CKD.

1815 South Meyers Road  
Suite 950  
Oakbrook Terrace, IL 60181



**CANNABIS DISPENSARY**  
SAWMILL STATION  
MORTON GROVE, IL

SCHEMATIC ELEVATIONS

SHEET NO.

**PR-1**

SEAL



Dempster Street (IL-58)

**THE LAKOTA GROUP.**

116 West Illinois Street  
 Floor 7  
 Chicago, Illinois 60654  
 p 312.467.5445  
 f 312.467.5484  
 thelakotagroup.com

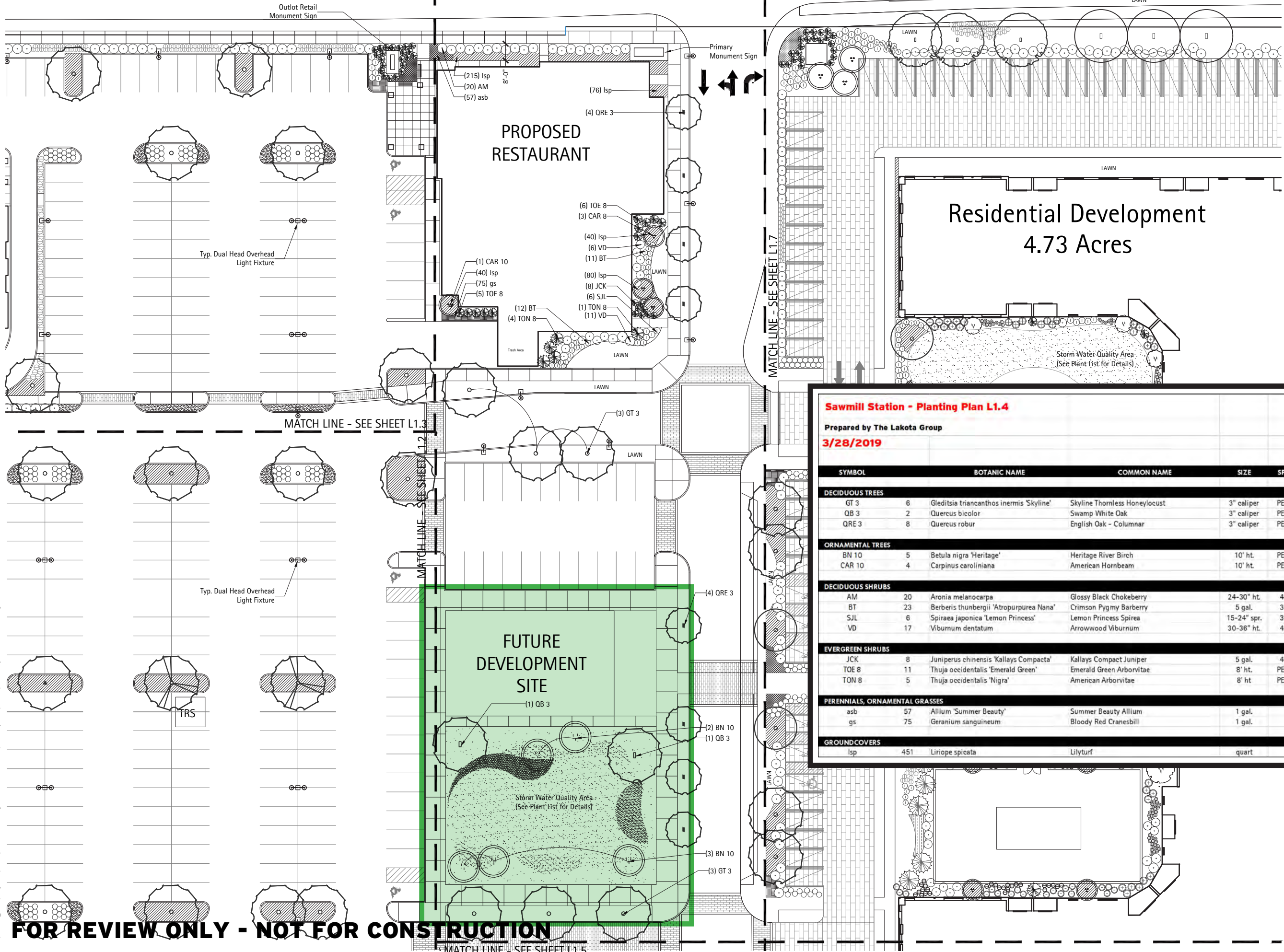
PREPARED FOR  
**Kensington Development Partners**

700 Commerce Dr. Suite 130  
 Oak Brook, Illinois 60523

PROJECT

**Sawmill Station**

Dempster & Waukegan  
 Morton Grove, IL



**Sawmill Station - Planting Plan L1.4**  
 Prepared by The Lakota Group  
 3/28/2019

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>DECIDUOUS TREES</b>					
GT 3	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper	PER PLAN	BtB
QB 3	Quercus bicolor	Swamp White Oak	3" caliper	PER PLAN	BtB
QRE 3	Quercus robur	English Oak - Columnar	3" caliper	PER PLAN	BtB
<b>ORNAMENTAL TREES</b>					
BN 10	Betula nigra 'Heritage'	Heritage River Birch	10' ht.	PER PLAN	BtB/Multi Stem
CAR 10	Carpinus caroliniana	American Hornbeam	10' ht.	PER PLAN	BtB/Multi Stem
<b>DECIDUOUS SHRUBS</b>					
AM	Aronia melanocarpa	Glossy Black Chokeberry	24-30" ht.	48" O.C.	#5 Container
BT	Berberis thunbergii 'Atropurpurea Nana'	Crimson Pygmy Barberry	5 gal.	36" O.C.	#5 Container
SJL	Spiraea japonica 'Lemon Princess'	Lemon Princess Spirea	15-24" spr.	36" O.C.	#3 Container
VD	Viburnum dentatum	Arrowwood Viburnum	30-36" ht.	48" O.C.	BtB
<b>EVERGREEN SHRUBS</b>					
JCK	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.	48" O.C.	#5 Container
TOE 8	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	8' ht.	PER PLAN	BtB
TON 8	Thuja occidentalis 'Nigra'	American Arborvitae	8' ht.	PER PLAN	BtB
<b>PERENNIALS, ORNAMENTAL GRASSES</b>					
asb	Allium 'Summer Beauty'	Summer Beauty Allium	1 gal.		CG/12" o.c. spacing
gs	Geranium sanguineum	Bloody Red Cranesbill	1 gal.		CG/18" o.c. spacing
<b>GROUNDCOVERS</b>					
lsp	Liriope spicata	Lilyturf	quart		CG/12" o.c. spacing

PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION FOR REVIEW ONLY

SCALE IN FEET  
 1" = 20'



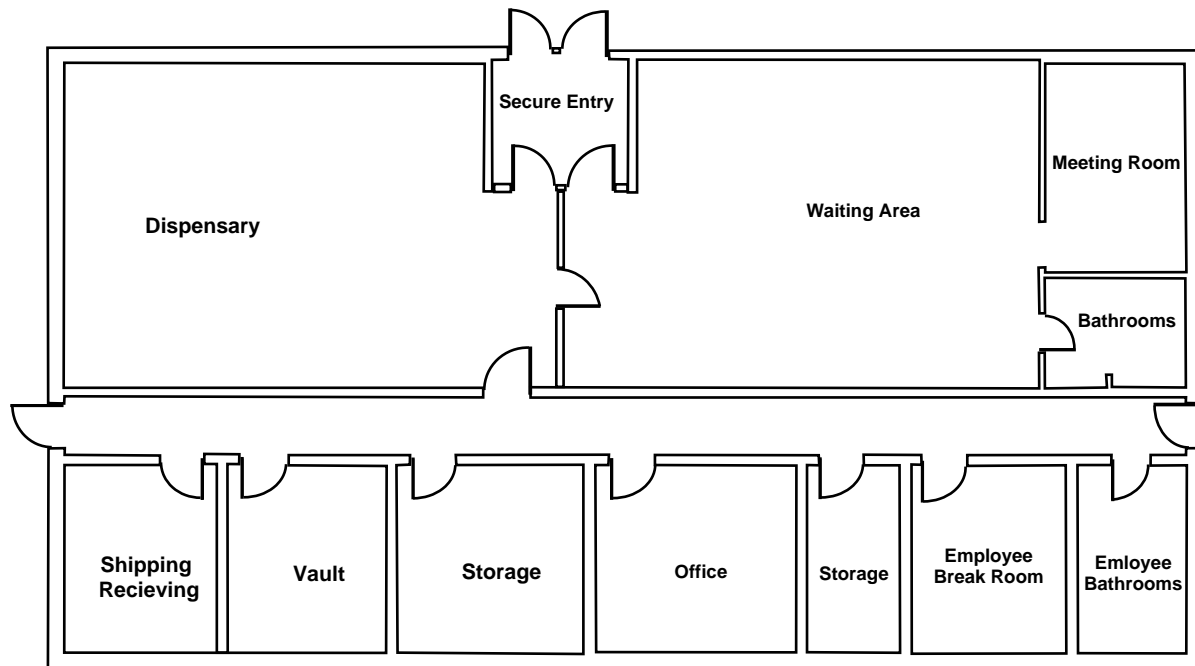
NORTH SHEET NUMBER

**L1.4**  
 © 2019 The Lakota Group

**FOR REVIEW ONLY - NOT FOR CONSTRUCTION**

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**Sawmill Station Lot 13  
Morton Grove, IL  
Conceptual Floorplan - Cannabis Dispensary**



\* Floor plan is conceptual and subject to change