

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
COOK COUNTY, ILLINOIS, HELD AT THE
RICHARD T. FLICKINGER MUNICIPAL CENTER
JUNE 27, 2016**

CALL TO ORDER

- I & Village President Dan DiMaria called the meeting to order at 7:00 p.m. in the Council
- II. Chambers of Village Hall. He then led the Board and assemblage in the Pledge of Allegiance.
- III. Village Clerk Connie Travis called the roll. Present were: Trustees Bill Grear, Rita Minx, John Pietron, Ed Ramos, John Thill, and Janine Witko.

IV.

APPROVAL OF MINUTES

Regarding the June 13, 2016 Regular Board Meeting, Trustee Minx moved to approve the Minutes as presented, seconded by Trustee Thill. **Motion passed unanimously** via voice vote.

V.

SPECIAL REPORTS

- 1. Recognition of Spring Photo Contest Winners
 - a. Community Relations Chairperson Arcelia Pimentel reviewed the mission statement of the Community Relations Commission and thanked everyone who had adopted a planter in the Commission's "Adopt A Planter" initiative. She asked that people continue to take pictures of their planters and send them in so they can be posted on the Commission's Facebook page.
 - b. Chairperson Pimentel then recognized the winners of the Commission's Spring Photo Contest: Sascha Hedjbeli, John Ruberry, and Ramanthan Sundaram. Their photos have been enlarged, matted, and framed, and are on display at Village Hall.
 - c. Ms. Pimentel announced that the Commission is currently running a Summer Photo Contest. She asked for photos to be submitted of people, places, and things that best depict the Village's tagline of "Incredibly Close. Amazingly Open." Photos for the Summer Photo Contest should be submitted by September 5, 2016.
 - d. The Commission is also working on a community-wide garage sale, which is planned for September 16–18. Those who want to be involved will need to register with the Commission. The Village will waive the garage sale permit fee and will advertise the sale and provide maps with all of the locations participating in the garage sale marked. Ms. Pimentel said this would be an excellent opportunity for those who want to de-clutter.

V.

SPECIAL REPORTS (continued)

- e. Lastly, Ms. Pimentel said the Commission is always looking for members. They meet the second Tuesday of every month at 6:30pm. The next meeting will be July 12, 2016.
 - f. Mayor DiMaria complimented Ms. Pimentel and liaison Clerk Travis for revitalizing the Commission and moving it in a direction more true to the Commission's mission.
2. Plan Commission Case PC 15-09 Requests a Recommendation for Approval of a Minor Subdivision (with lot width and area in accordance with Section 12-8 of the Unified Development Code) to be Located at 9109 Menard.
- a. Community and Economic Development Director Nancy Radzevich presented this case to the Board and the assemblage. She said that the applicant is seeking to subdivide three existing contiguous lots of record into two lots of record. The north lot would be 54 feet by 125 feet, with 6,750 square feet of area. The south lot would be 45 feet by 125 feet, with 5,625 square feet of area. The property currently features a single family residence; this would be located on the newly created north lot.
 - b. Ms. Radzevich said the Village's zoning regulations state that subdivisions must have a minimum of 5,900 square feet and a minimum lot width of 50 feet. In this instance, the north lot would be in compliance, but the proposed south lot does not meet the minimum area and width requirements and would require approval of waivers to these requirements.
 - c. Ms. Radzevich said that the applicant testified that when he purchased the three lots in 2008, he had at that time intended to tear down the previous home and build a new residence on a 54 foot wide lot and establish an adjacent vacant lot of 45 feet for future development. He said he had met with the Village Planner at the time, Bonnie Jacobson, and based on his conversation with her, it was his understanding at a 45-foot lot would comply with the Village's requirements. The applicant further stated that he had presented to Ms. Jacobson the plans for the demolition of the previous residence, construction of a new residence, and corresponding surveys showing a new residence of a 54-foot by 125-foot lot and a vacant 45-foot by 125-foot lot to the south.
 - d. The applicant said that, after he consolidated the three existing PIN numbers into two consolidated PINs with the Cook County Assessor's office, he contacted the Village and was informed that the Village had never received an application for nor approved any such subdivision. He was also informed that the proposed subdivision would result in a lot that was not in compliance with the Village's requirements. He was advised to resubmit plans for this subdivision and to request waivers.
 - e. At the Plan Commission's hearing, two neighboring residents spoke, each saying they had concerns about putting a structure on a 45-foot wide lot.
 - f. The Plan Commission clarified that approval of the proposed subdivision does not guarantee that anything build there would be approved; in fact, because the south lot would be considered substandard, plans for any new single family development would need to be brought before the Zoning Board for review and approval. Corporation Counsel Liston said that the property owner may apply for a building permit for a new development on that lot, but the owner is not entitled to it by a matter of right just because the subdivision was approved. The Plat of Survey will also reflect that this is a substandard lot. Ms. Radzevich added that this will not be in full effect until it is recorded.

V. **SPECIAL REPORTS** (continued)

- g. Subsequently the Commission voted unanimously to recommend approval of this request.
 - h. Trustee Thill asked Ms. Radzevich, "Where does the Village draw the line? What is the narrowest lot width we will allow? Suppose a resident wants to build something on a 42-foot lot?" She responded that 50-feet is the Village's minimum. She noted that this particular case is a bit tricky because the resident believes that he was already told it would be permissible to do this by a former Village employee. She said that normally, the Village would discourage a request like this.
 - i. Trustee Thill observed that it seemed as though very few variance requests are ever denied. Ms. Radzevich said that's because the Village has already "weeded out" those types of requests that shouldn't even come before the Plan Commission. She said staff works "upfront" with Applicants regarding fencing and other things that would often necessitate a variance. Trustee Thill felt that, nevertheless, the Village should "draw a line" and stand firm on lot sizes.
 - j. Trustee Witko clarified that the Plat for the new piece must be marked that it is substandard, so that anyone wanting to build on it would know they would have to go before the Zoning Board. Ms. Radzevich said that's correct. Trustee Witko asked about the new trend in building of "tiny houses." Ms. Radzevich told her that she was correct, that is a new trend, and the Village will have to look at this again with the zoning code. Right now, there are standards in the International Building Code that the Village follows, including minimum sizes for bedrooms, etc.
3. Plan Commission Case PC 16-03 Requests an Amendment to the Village's Unified Development Code to Amend Provisions Regulating the Number of Principal Structures Per Zoning Lot For Residential Developments.
- a. Ms. Radzevich presented this case to the Board and Assemblage. She said that, within the Village and other surrounding communities, there is an increased market and demand for higher density single family housing, i.e., attached dwellings (townhomes) and detached "cluster" developments. There is a lot of interest and desire for these, and Evanston, Niles, Park Ridge, and Glenview already have loosened some of their restrictions to accommodate this demand.
 - b. Ms. Radzevich said that, under the current Village regulations, a proposal for a multi-structure residential development on a single lot can only be granted through the Planned Unit Development process, regardless of the underlying zoning classification and/or whether the project complies with all the density controls.
 - c. Village staff is proposing that the provision should be expanded to include multi-family development on larger zoning lots with higher density residential areas, as long as such developments meet all other dimensional controls. This would allow for a more streamlined permitting process for these types of developments, in the areas where they are encouraged, that otherwise comply with code requirements.
 - d. The text amendment proposed will allow multi-structure developments within the manufacturing districts and the CR Commercial Residential District (on zoning lots of not less than one acre, and which comply with all the bulk, dimension, and parking requirements). Multi-structure developments will also be allowed under a special use permit within the C1 General Commercial and C2 Neighborhood Commercial zoning district.

V. SPECIAL REPORTS (continued)

- e. Multi-unit structure development will also be permitted, again only by special use permit, for multi-unit residential dwellings in the R3 General Residence district, and in the CR District for lots that are less than one acre in area. They will also still be permitted as a planned unit development pursuant to the Unified Development Code.
- f. Staff is proposing a footnote to Section 12-4-2:C stating that "multi-unit residential dwellings, in more than one principal structure, may be permitted (in the R3 District) pursuant to a special use permit;" and a footnote to Section 12-4-3:D allowing "multi-unit residential dwellings, in one or more principal structures, are a permitted use (in the CR District) on zoning lots not less than one acre."
- g. Ms. Radzevich said there were no public comments on this at the Plan Commission's hearing, and the Commission unanimously recommended approval of the text amendment and footnotes.
- h. Trustee Thill said that he lives across the street from someone who owns a 99-foot lot; could the owner sell it to someone who could then put townhomes there? Ms. Radzevich said she'd need more information to properly answer.
- i. Trustee Pietron clarified that this is what the marketplace wants. Ms. Radzevich said, yes, this is the trend in the market.

VI. PUBLIC HEARINGS

NONE

VII. RESIDENTS' COMMENTS (Agenda Items Only)

NONE

VIII. PRESIDENT'S REPORT

1. Mayor DiMaria asked for concurrence with his appointment of the members of the Morton Grove Special Events Commission. They are:
 - Commander Mike Weitzel, serving for the Chief of Police
 - Paul Tobin, service for the Public Works Director
 - Bill Grear (2-year term)
 - Paul Minx (2-year term)
 - Ann Estey (2-year term)
 - Georgianne Brunner (1-year term)
 - Jim Karp (1-year term)
 - Terri Cousar (1-year term)

Trustee Pietron so moved, seconded by Trustee Witko. **Motion passed unanimously** via voice vote.

VIII.

PRESIDENT'S REPORT (continued)

2. Mayor DiMaria reminded the assemblage, on behalf of the American Legion, that flags do not go into the garbage. Post 134 has had a flag collection box for a number of years, and they've recently moved it outdoors to make it more accessible to the general public. If anyone has a torn or frayed flag they wish to discard, they are encouraged to stop by the American Legion and put the flag into the Flag Retirement box.
- a.
- b. Mayor DiMaria said that there is still time to volunteer for the Morton Grove Days festival; anyone interested in doing so should talk to anyone on the Commission or inquire at Village Hall. He said it's going to be a great event, and one of the things that makes it great is the people attending the fest and enjoying themselves. Donations are still being accepted, and with any \$25 donation, the donor will receive a handsome patriotic cap. However, any amount is greatly appreciated. Mayor DiMaria said he hoped to see everyone at the Morton Grove Days festival!

IX.

CLERK'S REPORT

Clerk Travis thanked Ms. Pimentel for a wonderful presentation, and thanked Corporation Counsel Liston for the great job she does at the Community Relations Commission's meetings.

X.

STAFF REPORTSA. Village Administrator:

Mr. Czerwinski had no report.

B. Corporation Counsel:

Corporation Counsel Liston had no report.

XI.

TRUSTEES' REPORTSA. Trustee Gear:

1. Trustee Gear presented **Resolution 16-42, Authorizing the Purchase of 70 Motorola APX 6000 Starcom Radios and Accessories, and Participation in the Motorola Starcom21 Radio Network.**

Trustee Gear moved to approve Resolution 16-42, seconded by Trustee Minx.

Motion passed: 6 ayes, 0 nays.

Tr. Gear	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Pietron	<u>aye</u>
Tr. Ramos	<u>aye</u>	Tr. Thill	<u>aye</u>	Tr. Witko	<u>aye</u>

Trustee Gear thanked Police Chief Mike Simo for that resolution.

XI. **TRUSTEES' REPORTS** (continued)

A. Trustee Grear: (continued)

2. Trustee Grear also thanked Paul Minx for his dedication to the Morton Grove Days Commission and said that he, too, hopes that everyone will come out and enjoy the fest, parade, carnival, children's activities, and the entertainment pavilion.

B. Trustee Minx:

1. Trustee Minx presented for a first reading **Ordinance 16-15, Approving a Final Plat For a Minor Subdivision Located at 9109 Menard, Morton Grove, Illinois 60053.**
 - a. She explained that this is pursuant to Plan Commission Case 15-09, reported out earlier this evening by Director Nancy Radzevich.

As this is a first reading, no action will be taken this evening.

2. Next, Trustee Minx introduced for a first reading **Ordinance 16-16, An Ordinance Approving an Amendment to a Special Use Permit (Ord. 15-17) to Grant an Extension of Time to Commence and Proceed With Construction for a Drive-Through Facility for a New Restaurant at 9480 Waukegan Road, Morton Grove, Illinois 60053.**
 - a. She explained that this ordinance will amend a special use permit for a drive-through facility for a new restaurant at 9480 Waukegan Road and will grant the applicant a one-year extension, until August 10, 2017, to begin and actively pursue construction on the approved drive-through restaurant facility.
 - b. Trustee Minx said that a provision of the Unified Development Code allows minor amendments to existing special use applications upon review of the request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, Village Administrator, and Corporation Counsel. Since this amendment to the special use permit does not change any aspect of the approved use or site plan, these parties determined that the proposed request for an extension is eligible for approval as a minor amendment to Ordinance 15-17.

As this is a first reading, no action will be taken this evening.

3. Trustee Minx then brought forward **Ordinance 16-17, An Ordinance Amending the Village of Morton Grove Unified Development Code (Ord. 07-07) to Amend Provisions Regulating the Number of Principal Structures per Zoning Lot.**
 - a. She explained that this ordinance is pursuant to Plan Commission Case 16-03, reported out earlier this evening by Director Nancy Radzevich.

As this is a first reading, no action will be taken this evening.

4. Trustee Minx wished everyone a wonderful Fourth of July holiday weekend.

XI. **TRUSTEES' REPORTS** (continued)

C. Trustee Pietron:

Trustee Pietron had no report.

D. Trustee Ramos:

Trustee Ramos wished everyone a happy and safe Fourth of July.

E. Trustee Thill:

Trustee Thill had no report.

F. Trustee Witko:

Trustee Witko had no report.

XII. **OTHER BUSINESS**

NONE

XIII. **WARRANTS**

Trustee Witko presented the Warrant Register for June 27, 2016, in the amount of \$805,488.88. She moved that the Warrants be approved as presented. Trustee Thill seconded the motion.

Motion passed: 6 ayes, 0 nays.

Tr. Grear	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Pietron	<u>aye</u>
Tr. Ramos	<u>aye</u>	Tr. Thill	<u>aye</u>	Tr. Witko	<u>aye</u>

XIV. **RESIDENTS' COMMENTS**

NONE

XV. **ADJOURNMENT**

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

Motion passed: 6 ayes, 0 nays.

Tr. Grear	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Pietron	<u>aye</u>
Tr. Ramos	<u>aye</u>	Tr. Thill	<u>aye</u>	Tr. Witko	<u>aye</u>

The meeting adjourned at 7:32 p.m.


PASSED this 11th day of July, 2016.

Trustee Gear	<u>AYE</u>
Trustee Minx	<u>AYE</u>
Trustee Pietron	<u>AYE</u>
Trustee Ramos	<u>AYE</u>
Trustee Thill	<u>AYE</u>
Trustee Witko	<u>AYE</u>

APPROVED by me this 11th day of July, 2016.


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

APPROVED and FILED in my office this 12th day of July, 2016.


Connie J. Travis, Village Clerk
Village of Morton Grove, Cook County, Illinois

Minutes by: Teresa Cousar