

**MINUTES OF THE JUNE 17, 2025
MEETING OF THE MORTON GROVE PLAN COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, 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 7:27 p.m. by Chairman Chris Kintner. Secretary Kirchner called the roll.

Commissioners Present: Dorgan, Liston, Mohr, Stein, and Kintner

Commissioners Absent: Hussaini with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator;
Anne Kirchner, Planner/Zoning Administrator and Secretary;
Jim English, Building and Inspectional Services;
Rick Dobrowski, Fire Prevention Coordinator

Trustees Present: Minx, Thill and White

Chairman Kintner described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board. Chairman Kintner acknowledged there were 5 Commissioners present, one absent and one vacancy.

A motion to approve the minutes of the May 20, 2025 meeting was made by Commissioner Dorgan and was seconded by Commissioner Mohr.

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| Commissioner Dorgan | voting | aye |
| Commissioner Liston | voting | aye |
| Commissioner Mohr | voting | aye |
| Commissioner Stein | voting | aye |
| Chairman Kintner | voting | aye |

Motion passed (5-0).

CASE: PC 25-06

APPLICANT: Bridge Industrial

LOCATION: 8125-45 River Drive and 8120-40 Lehigh Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish warehousing, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping,

signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4 and Chapters 10-10 and 12-11; and approval of a Preliminary and Final Plat of Subdivision in accordance with Chapter 12-8. The applicant is Midwest RE Acquisitions, LLC which is an entity of Bridge Industrial.

Mr. Nolin stated in the case of **PC 25-06**, the applicant Midwest RE Acquisitions, LLC (which is an entity of Bridge Industrial) is requesting approval of a Special Use Permit to demolish the existing office buildings at the North Grove Corporate Park and establish warehousing, distribution centers, and light manufacturing uses at the property. The property is zoned MOR and all surrounding properties are zoned M-2 General Manufacturing.

Bridge Industrial is proposing an approximately 227,600-square-foot speculative single-story industrial building including 35 truck loading berths, approximately 212 off-street parking spaces, underground stormwater detention, and various site improvements.

- Regarding landscaping, the applicant is proposing dense perimeter landscaping to compensate for less-than-required shade tree plantings in the parking lot and surrounding parkway which are hindered by utilities.
- The applicant is proposing the construction of an insulated precast concrete building and would rely on the use of brick, glass, and colored concrete to provide for some articulation in the building's large façades. Emphasis on brick and use of glass and aluminum fascia is placed on the corners and Lehigh Frontage.
- Building signage would consist of four tenant signs, a name and address plate, and a monument sign. Location details are needed for the monument sign to ensure compliance.
- Proposed lighting consists of light poles and wall packs and staff have concerns regarding low light levels in the parking lot, spillover along the northern property edge, and glare from wall packs placed toward the top of the façade.
- The applicant has also land banked 61 parking spaces on the southern side of the property in the event that future parking demand is greater than 212 parking spaces.
- Primary access to the south parking lot for use by employee and visitor passenger vehicles will be provided by a pair of entry points off of Park just west of Lehigh, and River Drive just north of Park. Primary access to the truck court on the north side of the property will be provided by a drive centered on the River Drive frontage on the north, and River Drive as it bends around the northwest corner of the site.
- Proposed lighting consists of light poles and wall packs and staff have concerns regarding low light levels in the parking lot. The applicant's engineer contacted Staff regarding these concerns and has expressed a willingness to revise the lighting plan to meet Village Code.

Curt Pascoe, Executive Vice President of Development for Bridge Industrial introduced the team for the site, and provided the group's history with examples of their other work. He noted the site held a heavy manufacturing use from the 1940's to the 1980's when it was redeveloped into the 2 current office buildings in an office park. The offices are predominately vacant and the land is a brownfield site requiring environmental clean-up.

The elevations and façade elements were presented as approved by the Appearance Commission. It was noted that bird strike glass will be considered and roof top mechanicals will be screened. Mr. Pascoe noted the landscape plans preserves trees and adds more trees than required. Signage has been modified to not require a waiver for the monument sign.

Comments from the staff report were noted and will be addressed, namely, pedestrian access, Lehigh street lighting, traffic study, and truck turning movements.

Chairman Kintner asked for questions from the Commissioners. Commissioner Dorgan asked about LEED qualifications. The roof will be reinforced to support a possible future solar installation dependent on acceptance by a utility.

Chairman Kintner asked about landscape requirements. They are not complying with trees in the parking lot and in the parkway. He noted that additional trees are being planted elsewhere to exceed the amount allowed.

Mr. Pascoe said it would not be prudent to plant too many trees in parking lot islands.

Chairman Kintner asked if the preserved trees are mature and would hope that their preservation is a priority, recognizing that trees in the center of the property would be lost.

Kathryn Tully, landscape architect, said they have re-graded to save trees along the perimeter and range in size from 16-inch caliper to 21-inch caliper. There are risks during construction, but the trees will be tagged to be saved, root trimmed when necessary, fenced, and the roots will be bridged. Many of the trees to be preserved are tolerant of constructions.

Mr. Nolin noted the 10 new trees added for protection fall within size protected by the Village tree ordinance.

Chairman Kintner asked about low foot candle measurements and their locations. The height of the wall mounted lights along the north wall are being lowered, the north property line lighting will have shields to prevent spill over and the low foot candles will be made code compliant along the pedestrian access areas in the parking lots.

Chairman Kintner asked about the new sidewalk along the south building line and the need for lighting on the building for that area. Mr. Nolin noted that new street lighting is being required along Lehigh and along the building adjacent to the new sidewalk.

Chairman Kintner asked if the storm water detention is more than adequate, it was noted as correct.

Chairman Kintner asked about the semi-truck turning movements along the north side. Will the River drive turning radius be a problem with trucks interfering in the west bound lane? Mr. Pascoe said they do not perceive that being a problem but are having their civil engineer is running that study. He further asked if there would be any staging or parking of trucks along River Drive. There will be no parking or staging of trucks/vehicles on any streets. Chairman Kintner noted that there have been trucks staged on River and Park in the past.

Commissioner Stein asked if the south center entrance on the Park Avenue elevation would be used by a tenant as there would need to be additional handicap parking in that area. That is a possibility, they are seeking 2 tenants for the building.

Chairman Kintner had questions about the traffic study. The existing conditions need to be updated to include the new residential development on Lehigh. The study is missing the new impacts.

Mr. Aboona, traffic engineer, said they will add that information. There are 89 units being added and a new planned development across from the train station. On page 14 of the study notes that the proposed use would have fewer trips than the current office use, but as the office spaces are vacant this is subjective. A more accurate study of the traffic is needed. Mr. Aboona said that trucks and passenger vehicles were considered in the study, noting that large trucks take more space and move more slowly.

Chairman Kintner asked about the intersection information on page 21 of the study. He confirmed that trucks will not be traveling north on Lehigh from the site. He asked how the traffic will maneuver to travel to the nearby expressways. There are two routes with controlled intersections on Oakton from the site.

Mr. Aboona said the truck traffic will be evenly distributed throughout the day. The trucks will be traveling in multiple directions away from the site.

Commissioner Dorgan asked if the tenants would conduct business on a 24-hour basis. Mr. Pascoe said typically it would not be a 24-hour use, the majority would take place during normal business hours. The special use is asking uses with traffic generation that would not exceed 410 trucks per day. Mr. Dorgan said that would amount to 50 trucks per hour during a 3-shift operation. He asked if trucks would be on site overnight. There will not be people in trucks overnight, but the trailers will be at the docks.

Commissioner Dorgan asked how many employees will be on site. Mr. Pascoe said there could be anywhere from 50 to 250, it is a good employment opportunity. Mr. Dorgan said in addition to over 400 trucks, there could be 250 employee vehicles. Mr. Aboona said the traffic study looked at rush hour traffic and said the highest concentration of traffic is during those hours with 150 trips. This is more than what the office development had during full occupancy. The critical intersections are shown to handle this level of trips.

Mr. Nolin clarified that the study refers to 410 truck movements in and out, so 205 trucks in total. Any tenant will have to comply with these restrictions.

Chairman Kintner asked for public comment. Mr. Adam Finlay and Mike Tracy representing, 8110-20 River Drive came forward. Mr. Finlay said there was very little discussion on the effects to surrounding property owners who are captive to the development of the site. Uses are not identified, but the traffic study is related to light industrial use which is not one of the three special uses being asked. He said the uses are required to not be injurious to adjacent properties as noted in the special use standards. Discussion ensued regarding possible truck staging and the 3505 increase in the number of loading docks in the area. The MOR district permitted uses are to coexist with the surrounding properties. This will be a new constant flow of traffic, 400 trips. He referred to page 206 of the traffic study and the turning movements of 53-foot trailers, showing a non-linear path to the loading dock from River Drive. There will be staging due to the limits of the movements.

Chairman Kintner asked for Mr. Finlay to finish his remarks, as he had been speaking for over 10 minutes. Mr. Finlay asked if the new business could be beneficial to the Village, it is premature to know without a tenant identified. He noted a Cook County class B exemption is being sought by the developer. He touched on the LaSalle and Sinclair factors affecting surrounding properties. He requested that the application be denied.

Chairman Kintner acknowledged the proposed possible special uses are an unknown, but the parameters of approval for those uses will need to be met.

Mr. Pozorycki clarified that the truck turning analysis shows a truck can work within the site. The proposed building is designed to not have truck staging, unlike the surrounding older buildings. He noted the building will be LEED certified. They are looking to make a modern building and site that can support the uses.

Mr. Pascoe said they are not asking for any uses not allowed in the MOR district, and are asking for a standard to apply to proposed uses in order to comply, instead of seeking a special use with each tenant as they are leased.

Chairman Kintner acknowledged condition number 8, Mr. Nolin said the applicant is asking for the limits of the truck volumes to allow administrative review for zoning compliance.

Chairman Kintner asked that condition 15 include a revised traffic study to include the Metro on Main development and possible tenants of the proposed development to reduce traffic speculation. Traffic is the main concern of the Commission.

Commissioner Liston asked if the Commission should abstain from taking an action without an update traffic study.

Mr. Pascoe said they could update the traffic study within a matter of days if they have the material from the Metro on Mail study. He noted that any use that did comply with the volume numbers would not be permitted. A traffic study for each tenant would not be required, but they would need to supply the number of trips as part of the business license approval process.

Chairman Kintner said an updated study may need further review by the Commission. He does not agree that the proposed project would generate less traffic than the current office use.

It is the intent of the applicant to supply an updated traffic study for the Village Board to review. Chairman Kintner said the Commission will decide if they are comfortable with the study going to the Board or to the Plan Commission for another review.

Mr. Nolin read a letter from Mr. Tracy (see below)

Mr. Nolin:

I am writing to inform you of several concerns I have regarding the potential new development located at 8125-45 River Dr. in Morton Grove. I have been located at 8110 and 8120 River Dr for over 35 years now and consider myself to be quite invested in the subdivision. The proposed redevelopment poses issues both esthetically and operationally to the immediate area. Please review the following items below as I feel they will need to be addressed for this development to be successful for all interested parties. In the plans made available to the public, there is no west elevation drawing. I would assume that this drawing will have to be provided prior to any approvals from the Village.

We believe the building should be rotated by one axis to the east which would put the loading docks onto the Lehigh elevation. This will significantly lessen the impact of the thirty-five new docks and the additional semi congestion on the properties along River Dr and Park Ave. In addition, side yard setbacks for the property should follow as closely as possible to match the footprint of the existing two office buildings current setbacks.

There are currently 10-12 loading docks servicing the entire subdivision. The petitioner is asking to add 35 to this number tripling it. This is precisely why locating the docks along Lehigh is necessary to reduce trailer parking and traffic along Park and River. Trailer traffic is of the utmost concern.

There is no height stated for the new building at this time. It is my understanding that 40 ft. is the maximum height allowed for this location. Roof top mechanicals and penthouses should also be calculated into the 40 ft. allowance. We believe the height should be reduced to approximately 30 ft. which is similar to the Grainger location which currently is the tallest structure in the area. The height also poses sunlight issues to the surrounding properties.

Are there any existing covenants or conditions place on the petitioner's property that relate to the subdivision? What are those if any and how do they plan to address them?

There is a Special Use request that is being considered. I do not support or think it wise to grant a blanket special use waiver without knowing the Tenant, their business model, and the impact they may have on the community. The Village and the Community have the right to know exactly how a building will be utilized prior to granting Special Use. We currently do not see any issues with the current use of the existing buildings. They have operated as industrial offices for the last thirty-five plus years. I do not agree with any

of the seven responses from the petitioner to the Village in regard to the standards for special use and will address those in detail at the special use meeting.

To ensure uniformity and esthetic appropriateness, the façade design should remain the same and be consistent along all four elevations as all existing properties in the subdivision currently have.

As Morton Grove recently adopted a new tree ordinance, it should be strictly complied with since this is a completely new development. There are unresolved landscaping items in the plans that still need to be addressed. In addition to the existing ordinance requirements, additional tree plantings are required to adequately soften the additional bulk and height of the new building.

The current building's square footage is approx. 147,000 sf. The proposed increase in square footage is an additional 75,000sf, bringing total square footage to 222,000sf. In keeping with the spirit and layout of the existing subdivision buildings, does this proposal meet the current esthetic of the surrounding properties? I look forward to listening and contributing at both the appearance and the zoning meetings, and I hope that all of these concerns are answered and addressed at that time. Feel free to reach out to me if you would like to discuss further.

*Regards,
Michael Tracy*

Chairman Kintner asked for further discussion. He would like the traffic study to be updated and resubmitted for evaluation.

Commissioner Stein asked what would be the method of re-evaluation. Chairman Kintner said he would the case to be continued to update the traffic study and for the packet to be updated in regards to other comments if needed.

Commissioner Dorgan moved to continue the case and update the traffic study to include the neighboring new uses north of Lehigh Avenue, the motion was seconded by Commissioner Stein. Chairman Kintner called for the vote.

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| Commissioner Dorgan | voting | aye |
| Commissioner Liston | voting | aye |
| Commissioner Mohr | voting | aye |
| Commissioner Stein | voting | aye |
| Chairman Kintner | voting | aye |

Motion passed (5-0)

There was no further business.

Commissioner Liston moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Dorgan.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:55 p.m.