

**MINUTES OF THE DECEMBER 9, 2024
MEETING OF THE MORTON GROVE ECONOMIC DEVELOPMENT COMMISSION (EDC)
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 Economic Development Commission was called to order at 7:01 p.m. Secretary Brandon Nolin called the roll.

Commissioners Present: Dahlberg, Fernandez, Hardegree, Khounani, Laliwala, Mathew, O'Connor, Pandit, Khan

Commissioners Absent: None

Village Staff Present: Brandon Nolin, Community Development Administrator

Village Trustees Present: None

Commissioner Dahlberg made a motion to approve the draft minutes from the meeting of July 8, 2024. Commissioner Hardegree seconded the motion. Commissioner Hardegree and Mathew abstained. All others present at the July meeting voted in favor. Motion passed.

Commissioner Dahlberg made a motion to approve the draft minutes from the meeting of September 9, 2024. Commissioner Hardegree seconded the motion. Commissioner Hardegree and Mathew abstained. All others present at the July meeting voted in favor. Motion passed.

Brandon Nolin provided an update on active projects, including:

- Gateway Plaza
- 6201 Dempster Street, Fifth Third Bank and potential future Village Hall facility
- 9312 Shermer Road, Ponto Collection Subdivision
- 8350 Lehigh Avenue, an 89-unit townhome development by Lexington Homes
- 8500-50 Lehigh Avenue, a 36-unit mixed-use development by MHDC SLF LLC
- 6724 Dempster Street, Joe Donut mixed-use development
- 5843 Dempster Street - Dunkin' redevelopment
- 6335 Dempster Street, Gas station redevelopment
- Park Villas townhomes at Ferris & Hennings & Narragansett
- Napleton Honda at Waukegan and Dempster

The Commissioners discussed the active projects.

Mr. Nolin provided an update on the Cumulus marketing campaign. He recapped initiatives conducted in 2024 advertising Morton Grove Days, advertising the Sustainability Expo, and marketing Morton Grove generally running from summer and into early fall.

Mr. Nolin recapped the attendance at the Sustainability Expo in September 2024 and the Small Business Workshop hosted at the Morton Grove Public Library in November 2024. Commissioner Dahlberg and Commissioner O'Connor both indicated their support for continued attendance at the Sustainability Expo in future years and Chairperson Fernandez commented on the quality location of the booth. Commission members indicated that they liked the breadth of materials provided at the booth including posters highlighting Greener Morton Grove award winners, green

business grant opportunities, and a poster summarizing development projects. Commissioner Khounani noted that she thought the small business workshop was very beneficial to local business owners who attended and expressed a desire to host more events like the workshop on a more regular basis. Mr. Nolin noted there were approximately 25 to 30 in attendance and 26 signed in, including approximately 12 to 15 business owners/operators. He also thanked the EDC for distributing flyers about the event.

Mr. Nolin reviewed the Facade Improvement Program application for windows and glass panel doors to be replaced at 5701-09 Dempster Street (FIP 24-05). No Commissioner had any questions and Commissioner Hardegree made a motion to approve FIP 24-05 as presented. The motion was seconded by Commissioner Khan. The motion was unanimously approved by the Commissioners.

Mr. Nolin distributed a worksheet summarizing business survey results and asked each Commissioner to share their priorities for 2025 EDC actions. Commissioner Dahlberg indicated a desire to continue to attend the Sustainability Expo and to step up marketing for the Façade Improvement Program. Commissioner O'Connor noted a desire to attract more restaurants to Morton Grove, and Chairperson Fernandez supported that notion indicating a desire to be able stay in the community when looking for a good sit-down dining options. Mr. Nolin asked the EDC to members to focus on action-oriented ideas that are tangible and could be implemented by EDC volunteers and staff. This led to a broader discussion and the Commissioners agreed that more time was needed for the discussion as part of another meeting. Mr. Nolin indicated he would send an email to the Commissioners requesting input on their top three EDC actions for 2025 and would send a summary of input received prior to the next meeting in February 2025. Chairperson Fernandez agreed with the proposed course of action and underscored a need to have clear actions outlined, so the group could implement proposed programming early in 2025.

Hearing no further business or public comment, Commissioner Pandit moved to adjourn the meeting. The motion was seconded by Commissioner Dahlberg.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:17 p.m.

Minutes by: Brandon Nolin