

**MINUTES OF THE NOVEMBER 18, 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 meeting of the Plan Commission was called to order at 7:00. by Chairman Chris Kintner. Secretary Kirchner called the roll.

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

Commissioners Absent: Liston with notice, Hussaini without notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator;
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.

Chairman Kintner noted that the minutes have been updated to reflect the vote of Commissioner Liston after his late arrival.

A motion to approve the minutes of the October 21, 2025 meeting was made by Commissioner Ingram and was seconded by Commissioner Stein.

Commissioner Dorgan	voting	abstain
Commissioner Ingram	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion passed (5-0).

The order of the agenda will be changed to hear Village business last.

CASE: PC 25-08

APPLICANT: 8500 MG, LLC

LOCATION: Chestnut Street, directly west of Lehigh Avenue

PETITION: Requesting approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way, measuring 0.53 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code

Mr. Nolin introduced the case. In the case of PC 25-08, the applicants 8500 MG LLC and the Loyal Order of Moose No. 376 are requesting to vacate a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres. The request was submitted concurrent to a request for approval of a Preliminary Plat of Subdivision and Special Use Permit with associated waivers for a 60-unit mixed-use development with ground floor commercial space, all of which will be considered by the Plan Commission and Board of Trustees under Case PC 25-07. The Plan Commission voted unanimously (6-0) to approve the preliminary plat of subdivision and special use permit on September 16, 2025.

The Village Administrator and staff find that:

- The proposed vacation will benefit the public interest by optimizing the project site footprint to support a walkable and vibrant mixed-use development (PC 25-07); and that
- Easements should be retained for the maintenance of public utilities and vehicular and pedestrian access;
- It is also recommended that each owner take title to the centerline of the right of way
- And appropriate compensation for the property will be determined by the Village as part of a forthcoming redevelopment agreement.

Chairman Kintner noted the case is related to PC-07 and the vacation will not go forward unless PC 25-07 is approved by the Village Trustees.

The applicants were sworn in, Mr. Citron, attorney for the proposed development and Mr. Maschek of BSB Design. They have no concerns with the staff report.

There were no questions from the Commissioners.

There was no public comment. Staff received an email with the title referencing PC 25-08, though it was germane to PC 25-07.

Commissioner Ingram made a motion to approve Case PC 25-08, a request for approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code, subject to the following conditions:

1. Upon vacation, the property shall be subdivided and vested to the owners of the abutting property, where each owner will take title to the centerline of the vacated right of way adjacent to their property.
2. The final plat of vacation shall be prepared and recorded with the Cook County Clerk in accordance with Section 12-9-5 of the Morton Grove Municipal Code.
3. The Village reserves the right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator.

Commissioner Stein seconded the motion and Chairman Kintner called for the vote

Commissioner Dorgan	voting	aye
Commissioner Ingram	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion (5-0)

CASE: PC 25-12

APPLICANT: DLA Architects, Ltd. on behalf of Golf School District 67

LOCATION: 9000 Belleforte Avenue
Morton Grove, IL 60053

PETITION: Requesting approval of a Special Use Permit to allow the expansion and modification of an existing school within a R-2 Single Family Residence district pursuant to Section 12-4-4:E of the Morton Grove Unified Development Code.

Mr. Nolin introduced the case. In the case of **PC 25-12**, the applicant DLA Architects (on behalf of Golf School District 67) is requesting approval of site, landscape, and building plans associated with Case PC 25-12, a request for a Special Use Permit to allow the expansion and modification of an existing school (Hynes Elementary School) at 9000 Belleforte Avenue. The parcel is zoned R-2 Single Family Residence and is generally surrounded by other R-2 zoned properties as well as ComEd right-of-way.

The school expansion would include the addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project.

The adjoining parking lot to the south would be reconfigured for one-way circulation to create a parent drop-off lane that passes the new front entrance and a new parking area. The southwest parking lot would be reconfigured to accommodate bus circulation and new parking lot would be established at the west entrance to the school. The project would provide for 10 additional parking spaces. The number of trees proposed for interior parking lot landscaping falls short of Village requirements by 12 trees. The Appearance Commission voted unanimously (5-0) to approve the application with a condition that 12 trees be planted elsewhere at the property or at another property in the Village. A revised draft motion for Plan Commission consideration has been provided in hard copy tonight as a result of further internal discussion regarding how to implement the tree planting requirement.

Commissioner Mohr asked when the Parkview Elementary SUP was approved, and asked if a condition could be added regarding milestones in construction. Parkview was heard in January of this year. Mr. Nolin said that milestones are within the purview of the Plan Commission.

Chairman Kintner asked if the screening of the utilities is required for safety. Screening is required by code, the Appearance Commission required screening but did not indicate which materials had to be used.

The photometric table is the most recent. Chairman Kintner asked if there have been any complaints regarding traffic control in the existing conditions. There were no complaints noted.

The applicants and representatives were sworn in.

Commissioner Mohr asked what timeframe was being considered for the construction. Tina Ewanio, Director of Business Services for District 67, said the construction would occur over the next two Summers, starting with the addition and interior courtyard. To be completed in August in 2027.

Carrie Matlock, of DLA Architects said they will complete the work as quickly as possible to achieve the District's goals.

Chairman Kintner asked if there is planned student and staff population increase in the next 5 years. Ms. Ewanio said enrollment should stay steady, the purpose of the addition is to remove the mobile units and improve traffic flow. He also asked about the environmental friendliness of the building materials. Ms. Matlock described the materials and design incorporating natural light.

The two materials for the utility screening were discussed. The original brick cannot be matched anymore. Instead of dying new brick to match, they would prefer to use a synthetic wood-look material to complement the brick at the front of the building. A contrasting brick would not complement the addition and current building. In terms of shielding the generator, the acoustic screening would be the same using brick or synthetic wood.

Jae Yoo of DLA Architects answered questions regarding the photometric plan. Chairman Kintner said the metrics are good, but asked if the glare would affect the adjacent neighbors. A shield will be added to the new poles. A new study will study the light glare on the residential homes. Ms. Matlock said it may be difficult to study where the glare affects each property and suggested the use of motion detectors on the lights. Mr. Nolan said the lights would need to be on during hours of operation. Chairman Kintner would like to see any nuisance to neighbors addressed.

Chairman Kintner asked Tim Ball, landscape architect with Gary Weber and Associates, to address the conditions presented in the Staff Report. Ms. Matlock said the District is considering future improvements at Heinz school and asked that the required trees not be location specific. They offered to plant them elsewhere in the Village with approval from the Village Administrator.

The drainage plan is extensive, Ms. Cammacho of WT Group, said the detention basin is being increased. The area does flood and the new basin is in a better position to hold water.

Kyle Sant with TYLin described the new traffic pattern. Buses are redirected to enter and exit on Marion, and the parking lot will now have one-way traffic with two lanes westbound from Belleforte to Marion. There will be better on-site capacity for queuing. Chairman Kintner asked about the added traffic on Marion turning on Greenwood. The additional trips are negligible. There be new signage to guide the one-way pattern, and information for the parents. New turning radii accommodate fire apparatus. Mr. Dobrowski is comfortable with the new plan.

There was no public comment. Chairman Kintner said he is concerned about the lighting for the neighbors. Ms. Matlock said they can look at the deflection angle at the height of the pole. Commissioner Ingram asked if future lighting concerns of the neighbors could be addressed by the School District.

Commissioner Stein made a motion to recommend approval of Case PC 25-12, a request for a Special Use Permit to allow the expansion and modification of an existing school, all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C, at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois, subject to the following conditions:

1. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans, landscape plans, elevations, and material specifications for review and approval. Final plans must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. 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 owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
2. Prior to filing any Building Permit Application, the owner/applicant shall provide revised site plans and updated turning exhibits, subject to review and approval by the Fire Chief, that include a widened or

otherwise reconfigured south driving area near Belleforte Avenue to accommodate Fire Department vehicles during an emergency response maneuvering through the one-way parking aisle.

3. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a signage plan, subject to review and approval by the Village Engineer, that implements the recommendations of the Traffic Impact & Parking Study, prepared by TYLin and dated October 7, 2025.
4. The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated November 12, 2025, by strict or alternative compliance, subject to their respective approvals.
5. Prior to filing any Building Permit Application, the owner/applicant shall submit a revised landscape plan that provides for a total of 33 shade trees to be planted at the subject property, or the owner/applicant shall submit a landscape plan for another property owned that includes the planting of 12 shade trees subject to review and approval by the Village Administrator. If such plans are deemed to be inconsistent with representations made to the Appearance Commission, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate
6. Further study of south parking lot lighting impact on adjacent homeowners to the south relative to glare, subject to approval by the Village Administrator.

The motion was seconded by Commissioner Mohr. Chairman Kintner called for the vote.

Commissioner Dorgan	voting	aye
Commissioner Ingram	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion (5-0)

CASE: PC 25-04

APPLICANT: Village of Morton Grove

PETITION: Requesting approval of text amendments to Chapter 12-3 of the Morton Grove Unified Development Code (Title 12) to establish regulations relating to solar energy collection systems.

Mr. Nolin introduced the case. In the case of PC 25-04, the applicant is the Village of Morton Grove who is requesting various text amendments to provide guidance for the installation of solar energy collection systems.

This is similar to the previous draft reviewed and approved by the Plan Commission except sale back to the grid is proposed to be permitted via special use, decommissioning requirements have been established, and wind turbines have been prohibited across all districts, rather than only in residential districts, and therefore removed from the draft language. These edits are based on input received from Administration with input from Village Board members.

Discussion ensued regarding copper conduit requirements. The building department will review the use of copper. Commissioner Stein asked about location of grid systems under item C. Mr. Molin said there was concern with free-standing systems similar to a solar farm. Systems will not be permitted to connect to the grid.

Commissioner Mohr asked about the solar panel light control at the new bank construction site. The Village does not have parameters for temporary installations. Discussion ensued regarding residential small solar-powered lighting fixtures.

There was no public comment.

Commissioner Dorgan made a motion to approve Case PC 25-04 a request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems, with a clarification of Section C-3 regarding copper pipe.

Commissioner Ingram seconded the motion and Chairman Kintner called for the vote.

Commissioner Dorgan	voting	aye
Commissioner Ingram	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion (5-0)

A member of the audience asked to speak about a previous case, PC 25-07. Christine Corelli, Building Manager of Morton House, said the residents of Morton House do not want the current brick wall to be removed from the adjacent property. She asked if the developer would be able to keep the wall.

Chairman Kintner said the Plan Commission heard case PC 25-07 in September and it is now being reviewed by the Village Board. He encouraged Ms. Corelli to attend the Village Board meeting and make public comment. Commissioner Dorgan noted she could register ahead of the Village Board meeting to ask questions of the applicant at the meeting.

There was no further business.

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

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:27 p.m.

Minutes by: Anne Kirchner