

**MINUTES OF THE NOVEMBER 10, 2025  
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 7:06 p.m. Secretary Brandon Nolin called the roll.

Commissioners Present: Khan, Laliwala, Mohammed, O'Connor, Pandit,

Commissioners Absent: Hardegree with notice, Khounani, Mathew with notice, Chairperson Fernandez with notice

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

Village Trustees Present: White

A motion to approve the minutes of the October 6, 2025 meeting was made by Commissioner Pandit and was seconded by Commissioner Mohammed.

Commissioner Khan	voting	aye
Commissioner Laliwala	voting	aye
Commissioner Mohammed	voting	aye
Commissioner O'Connor	voting	aye
Chairperson Pandit	voting	aye

Motion passed (5-0).

Brandon Nolin provided an update on active projects, including:

- Napleton Honda (Steve Napleton Automotive Group)
- Hennings/Ferris/Narragansett Townhomes & Duplex (P & P Properties)
- Metro on Main 89-Unit Townhome Development (Lexington Homes)
- Joe Donut
- 5843 Dempster (Dunkin')
- Fifth Third at 6210 Dempster / Village Hall/Police Station at 6201 Dempster
- Metra Station – On schedule for completion in Fall 2025
- 8500-50 Lehigh – Special Use Permit and Preliminary Plat of Subdivision approved by Plan Commission in September

The Commissioners discussed the active projects. Commissioner O'Connor commented that the new Dunkin' building being constructed on Dempster Street is close to the corner and questioned whether the drive-thru was driving that site design. Mr. Nolin clarified that the design was approved through a special use permit and the drive-thru was discussed at that time including sight-lines and visibility.

Commissioner Mohammed inquired about the status of the old Fifth Third building at 6201 Dempster and how that relates to the current Village Hall site. Mr. Nolin noted that the Village is currently going through the design process for the building to be a future Village Hall and Police Department. Once that project is complete and the Village Hall operation has moved, the current Village Hall site would become available. Mr. Nolin also noted that the Village has not made any decision regarding the future of the site. Commissioner Laliwala asked whether the Village would sell the property to create multiple small residential lots. Mr. Nolin noted that the site being sold for development was a potential outcome and reiterated that no decision had been made yet.

Commissioner Pandit asked if there would be an opening ceremony for the new Metra Station. Mr. Nolin clarified that the building was scheduled to open for December with a ribbon cutting of some kind in the spring once there is warmer weather.

Commissioner Mohammed asked whether parking was a concern in the area related to the Metra Station. Mr. Nolin stated that the Village had offered parking spaces for monthly passes in the Village-owned lot on Chestnut Steet, but only approximately one-third of the spaces were leased. Mr. Nolin noted that based on the lack of interest in parking passes, there appears to be some parking demand, but overall parking appears to be sufficient. Commissioner O'Connor noted that she lives in the area and did not think people are complaining about parking.

Commissioner Pandit inquired about the old Giordano's restaurant. Mr. Nolin indicated that the new future tenant is still doing interior improvements. Commissioner Laliwala noted that he believed it was a restaurant called Al Badia and Mr. Nolin confirmed that the restaurant is going through the business compliance certificate (BCC).

Commissioner Laliwala asked about the status of the vacant former El Sol restaurant. Mr. Nolin clarified that the restaurant equipment has been removed, so it is difficult to lease or sell to a restaurant without significant investment.

Mr. Nolin shared a brief update on the Dempster Street Corridor Plan process. He noted that the planning process is in the draft recommendations phase. He indicated that there was a great turnout at the last community meeting for the plan and the outreach results were discussed at the previous EDC meeting. The Village is awaiting draft recommendations from the consultant team and the Steering Committee would meet in December to review that content and then the public would have an open house style workshop in January or February, depending on the state of content delivered by the consultant team.

Mr. Nolin shared an update on small business workshops scheduled for the following week. One workshop is scheduled for Wednesday night led by Oakton College, and a second workshop is scheduled for Thursday morning with the Cook County Small Business Source. He noted that the EDC had requested that two dates with a morning and an evening time be provided to ensure that a wide variety of businesses could attend. Mr. Nolin also stated that every single business in the Village received a flyer promoting the workshop along with business compliance certificate notices that were mailed in October. It was also noted that all businesses in the area are welcome and the event had been shared with both the Morton Grove and Niles chambers of commerce.

Mr. Nolin then discussed the Village's on-going efforts to update the Village website including the creation of a new economic development landing page. He presented an overview of each section of the Village's current Community and Economic Development webpages. He then showed examples of economic development websites from other communities in the region, and award-winning sites elsewhere in the country. Mr. Nolin asked the commission for input on what should be updated, what new information should be provided, and potential changes to organization.

Commissioner Mohammed noted that the Village's objective was different from communities like Elk Grove Village that are clearly trying to target larger industrial users. He asked whether the Village had defined the target audience for the new site. Mr. Nolin noted that based on properties available, marketing needs to be toward smaller and mid-sized companies rather than large-scale employers. Commissioner Mohammed then replied that highlighting the access to the forest preserve, schools, housing, etc. could be a good approach.

Commissioner O'Connor indicated that a map or interesting illustration would be helpful to catch a person's eye and promote the community. Commissioner Mohammed noted the Elk Grove Village site was very attractive and well-organized. Mr. Nolin replied that the step-wise process of opening the business was helpful and that it would be good to replicate something like that to assist with business licensing compliance.

Hearing no further business or public comment, Commissioner Khan moved to adjourn the meeting. The motion was seconded by Commissioner O'Connor. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:44 p.m.



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Minutes by: Brandon Nolin, AICP