

**MINUTES OF THE JANUARY 20, 2026
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 pm. by Chairman Chris Kintner. Secretary Kirchner called the roll.

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

Commissioners Absent: Dorgan and Hussaini with notice

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

Trustees Present: Minx 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.

A motion to approve the minutes of the November 18, 2025 meeting was made by Commissioner Ingram and was seconded by Commissioner Stein

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

Motion passed (4-0)

CASE: PC 25-13

APPLICANT: SLDIL Portfolio, LLC on behalf of Public Storage Inc.

LOCATION: 8625 Waukegan Road

PETITION: Request for approval of an amendment to a Special Use Permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar project.

Mr. Nolin introduced the case. In the case of **PC 25-13**, Solar Landscape on behalf of Public Storage, Inc. is seeking to amend a special use permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar energy collection system. The project has been approved as part of the Illinois Shines, Community-Driven Community Solar

Program (CDCS). CDCS allows customers to subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.

A proposed update to the Unified Development Code approved by the Village Board on January 13, 2026, provides guidance regarding the location and installation of solar energy collection systems. The application aligns with the recently approved code with the exception of a request to mount equipment on the roof that would be 6 ft. tall (1 ft. taller than as permitted in the code). The Appearance Commission recommended the project for approval with a 5-0 vote on December 2, 2025. In response to Appearance Commission input, the applicant provided images of other installations in the region, examples of potential screening materials, and additional information regarding potential impacts to adjacent property values.

The applicants were sworn in. Mary Marshall of Solar Landscape provided an overview of the project, provided images of similar installations and potential screening materials. The glare study and impacts to property value study were presented.

Commissioner Mohr asked for the lifetime of the panels. Mr. Benzaquen, of Solar Landscape said they typically last 20 years.

Commissioner Ingram asked who is responsible for maintenance, for example after a large snow fall or debris. Ms. Marshall said they, Solar Landscape, are responsible.

Commissioner Liston asked if there is any noise from the inverters. They have a white noise that is not able to be heard by surrounding property owners.

Chairman Kintner asked if the racking height could be reduced to meet the code requirements for height. The racks are a standard size and their height cannot be lowered.

What is the allowance for screening for the rack? Mr. Nolin said the screening could be administratively approved.

Chairman Kintner asked if the equipment is installed in phases. It is installed in phases, with deliveries every couple of weeks. Solar Landscape and the subcontractors set the installation schedule. Uninterrupted access for the public storage patrons.

Ms. Marshall said many of their installations are on such facilities. There is extensive coordination with the utility and the site. There will not be a need to trench outside of the property.

Commissioner Stein asked if they use a ballast and clamp system that does not penetrate the roof. This installation will not penetrate the roof.

Chairman Kintner asked if the townhomes across Waukegan Road would experience glint or glare. The study did address the east side of Waukegan Road, showing no glare.

The Village was asked if they can subscribe to the Shines Illinois program, municipalities are not subscribers.

There was no public comment.

Commissioner Liston made a motion to recommend approval to amend a Special Use Permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar project, all within the C-1 General Commercial District, at the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois, subject to the following conditions:

1. Prior to filing any Building Permit Application, the owner/applicant shall submit final plans, including a decommissioning plan, that meet the requirements of draft Ordinance 25-22 subject to review and approval by the Village Administrator.

2. Final plans, elevations and materials must be deemed consistent with the approved 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.
3. Prior to filing any Building Permit Application, the owner/applicant shall submit material selections for roof-mounted inverter rack screening, subject to review and approval by the Community Development Administrator. Proposed screening for roof-mounted inverter racks shall be a neutral color that matches or complements the color of surrounding roofing materials and mechanicals.

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

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

Motion (5-0)

CASE: PC 25-14

APPLICANT: Nick Hosseini, Cultura Persian Subs

LOCATION: 9428 Waukegan Road

PETITION: Request for approval of a Special Use Permit for an off-street parking variation in excess of 35 percent per Section 12-7-3 of the Morton Grove Municipal Code

Mr. Nolin introduced the case. In the case of PC 25-14, the applicant owner of Cultura Persian Subs requesting a special use to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan. The applicant is proposing to expand into the adjacent vacant retail space. The subject property has 14 on-site parking spaces and the shared parking requirement is 21. The variation is 7 spaces or 50% and must be approved by special use. No changes are proposed to the current parking or access configuration. The alley to the south of the subject property may be wide enough to accommodate public parking spaces, but none have been established.

Chairman Kintner noted the square footage of the businesses dictates the requirements for parking, what is the limiting effect on any future businesses at the strip center. Mr. Nolin discussed the parking ratios. Restaurants have a more intense parking requirement.

Carry-out and full-service restaurant requirements have different parking requirements. Parking is not allowed in the alley nor in the south public road access.

The applicants were sworn in.

Mr. Hosseini said the expansion is for the safety and comfort of his customers, he would like to have a safe space for a table larger than a party of 4. The business cannot accommodate larger tables at this time. He is not seeking more demand.

Commissioner Ingram asked if this will increase the number of dining seats available. How many additional customers can be accommodated? It would add 6 tables, to the current 6 available.

Chairman Kintner asked how much is carry-out? It is about on-half of the business.

Mr. Opitz summarized the parking study. The lot typically has availability throughout the day.

Chairman Kintner said he appreciates the one-way traffic flow, he asked if there could be a different layout to create more spaces. The lot is not wide enough to support perpendicular spaces.

Mr. Opitz said they did not observe stacking in the lot at the exit. The center 2-way turn lane on Waukegan is helpful.

Chairman Kintner asked Mr. Hosseini about the use of the Village accessway, would he consider asking the Village to use/improve that are for additional parking. That is something to be considered, but would not affect the amount of on-site parking.

There was no public comment.

Commissioner Ingram asked if there is a way to revisit the parking use if there is a problem with parking numbers in the future. The conditions of the Special Use Permit will reflect this concern.

Commissioner Liston made a motion to recommend approval of Case PC 25-14, a request for approval of a Special Use Permit for a parking variation for an existing shopping center in a C-1 General Commercial District in accordance with Section 12-7-3:K at the property commonly known as 9428 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000), subject to the following conditions:

- 1) The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated 10/25/2025; and
- 2) Employees and all other users shall be prohibited from parking along the alley on the subject property.
- 3) Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Plan Commission and a requirement for additional measures to reduce parking demand.

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

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

Motion (5-0)

CASE: PC 26-01

APPLICANT: Proyejt Studio, LLC on behalf of St. Mary's Petroleum Inc.

LOCATION: 6000 Oakton Street

PETITION: Request for approval of an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Morton Grove Municipal code

Mr. Nolin introduced the case. In the case of PC 26-01, the applicant is requesting an amendment to an existing special use permit (Ord. 10-26) to renovate the existing automobile minimart and service station at 6000 Oakton Street to eliminate the automotive maintenance and repair use and expand the retail sales area. As part of the renovation, the service bays would be eliminated and replaced by a new façade with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area.

The applicant is proposing use of a mix of light brown brick veneer and coursed ashler stone, with a gray stone parapet and stone still. Staff have concerns with the proposed use of opaque glazing across all windows, and light levels (both in terms of spillover, and in terms of insufficient site lighting in some locations). In response to Appearance Commission discussion, the applicant has provided a revised landscape plan that establishes additional perimeter landscaping, but reduces total proposed parking by 2 spaces. A fence is also proposed and staff recommend requiring that the fence be extended to entirely encompass the side and rear yards.

The applicant has also provided a revised lighting plan to address concerns with low light levels in some areas, and spillover onto the Oakton Street right of way.

The applicants were worn in.

Chairman Kintner asked if the old service bays will need to be remediated or cleaned. Mr. English said that would be addressed in the permitting process.

Chairman Kintner asked if there is future proposed right-of-way work on Austin Avenue or Oakton Street. Mr. Nolin said there is nothing listed in the Village's Capital Improvement Plan.

The Architect, Gregory Ziomek, said they added more landscaping to the east and west property lines. Lighting was added in low light areas. The applicant has asked for a 24-hour operation.

Commissioner Stein noted the use of bullet proof glass, it is alongside the cashier. 4 opaque panes will screen the shelving area

Chairman Kintner asked for any changes that will be made in the canopy, the lights will be replaced. 22 down to 7 at the property line. He asked if the solid fencing will be vinyl, and why not wood or another material. Wood does not look as well as vinyl if not stained/maintained. There will be a total fence replacement for cohesiveness.

Mr. Nolin noted an invasive shrub that will be replaced in the planting bed.

The owner's representative, Jeslin Jose, said this is their fourth location in the Village, the other 3 are 24-hour operations. They can add shifts and have more employees with the longer hours. They close from 2-4 am to clean and re-stock.

Chairman Kintner asked if Niles West High School students are customers. Mr. Jose said they do not have many students visiting the store.

24-hour operations were discussed relating to the nearby properties.

The traffic study shows no change in the amount of traffic entering and exiting the site.

Mr. Piekos, 8300 Callie, asked what is going to happen to Biggies, next door to the station. He said has observed rats at the Biggies location. *Ms. Kirchner noted that the restaurant is not renewing their Business Compliance Certificate for 2026.*

Commissioner Liston made a motion to recommend approval of Case PC 26-01, a request to amend a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station, in a M-2 General Manufacturing District in accordance with Section 12-4-4:E, at the property commonly known as 6000 Oakton Street in Morton Grove, Illinois, subject to the following conditions:

4. Prior to filing any Building Permit Application, the owner/applicant shall provide revised elevation drawings, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that indicate 100% transparent glazing on all windows, except for those located on the east façade and the primary entrance. A note shall also be provided on the revised elevation drawings indicating that no shelving or stock shall be placed in front of any windows on the south façade to maintain transparency. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
5. Prior to filing any Building Permit Application, the owner/applicant shall provide revised lighting plan and photometric analysis, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that provides adequate site lighting and limits spillover on all property lines including the, but not limited to the Oakton Street right-of-way. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
6. Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, to ensure compliance with the Appearance Certificate granted under case AC 24-03, as determined by the Community Development Administrator. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
7. Prior to filing any Building Permit Application, the owner/applicant shall provide revised a site plan and landscaping plan that include only non-invasive shrub and groundcover species and indicate the installation of a 6 ft. fence that completely encloses the side and rear yards of the subject property, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
8. The amendment includes the permission for the hours of operation to change to a twenty-four (24) hour operation for the automobile mini mart station.

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

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

Motion (5-0)

Mr. Nolin provided an update on the Dempster Corridor Plan. The Plan Commission will be approached for Comprehensive Plan engagement in February and March.

There was no further business.

Commissioner Ingram moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Mohr.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:47 p.m.

Minutes by: Anne Kirchner