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**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
February 24, 2026, 7:00 PM**

**RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: www.mortongroveil.org/stream. If an Executive Session is placed on the agenda, the meeting shall commence at 6:00 p.m. and the time between 6:00 p.m. and 7:00 p.m. shall be used for the Executive Session per 1-5-7:A of the Village of Morton Grove Municipal Code. If the Agenda does not include an Executive Session, the meeting will begin at 7:00 p.m.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
 - a. Regular Meeting – February 10, 2026
5. **Special Reports - None**
6. **Public Hearings - None**
7. **Plan Commission Reports - None**
8. **Residents' Comments (agenda items only)**
9. **President's Report** – *Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee*
10. **Clerk's Report** – *Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township*
11. **Staff Report**

a. **Village Administrator**

- 1) **Ordinance 26-02** (*Introduced February 10, 2026, Second Reading*)
Approving the Redevelopment Plan and Project for the Dempster Street Redevelopment Project Area
- 2) **Ordinance 26-03** (*Introduced February 10, 2026, Second Reading*)
Designating the Dempster Street Redevelopment Project Area
- 3) **Ordinance 26-04** (*Introduced February 10, 2026, Second Reading*)
Adopting Tax Increment Allocation Financing for the Dempster Street Redevelopment Project Area
- 4) **Resolution 26-10** Approving A133 and A201 Agreements and Associated Exhibits Related to a Construction Manager Risk Agreement with Leopardo Construction, Inc., of Hoffman Estates, Illinois

b. **Corporation Counsel**

12. **Reports by Trustees**

a. **Trustee Khan** – *Finance Department, Appearance Commission, (Trustee Travis)*

- 1) **Resolution 26-11** Authorizing the Payment of Fees to Third Millennium Associates Inc., of Warrenville, Illinois for Vehicle Sticker Fulfillment Services

b. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*

- 1) **Resolution 26-12** Authorizing a Repair Agreement with Cummins Inc., of Hodgkins, Illinois
- 2) **Resolution 26-13** Authorizing a Purchase Agreement with Stryker Sales LLC., of Chicago, Illinois for Cardiac Monitor/Defibrillators

c. **Trustee Shiba** – *Building Department, Environment & Natural Resources Commission, Legal Department, IT Department, Sawmill Station TIF (Trustee White)*

d. **Trustee Thill** – *Public Works Department, SWANCC (Solid Waste Agency of Northern Cook County), MG-Niles Water Commission, Traffic Safety Commission (Trustee Minx)*

- 1) **Resolution 26-14** – Authorizing a Contract with McGill Construction LLC for the 2026 Street Patching Program

e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, Niles Township Government (Trustee Khan)*

1) **Resolution 26-15** Authorizing the Purchase of Two Police Pursuit Vehicles from Currie Motors Fleet in Frankfort, Illinois Through the Suburban Purchasing Cooperative Bid Program

f. **Trustee White** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board, Lincoln/Lehigh TIF (Trustee Shiba)*

1) **Ordinance 26-05** (*Introduced February 10, 2026, Second Reading*) Approving a Minor Amendment to Ordinance 25-03 Granting an Eight (8) Month Extension of Time to Begin Construction of an Expansion to an Existing Daycare Facility at the Property Commonly Known as 5633 Dempster Street in Morton Grove, Illinois

2) **Ordinance 26-06** (*Introduced February 10, 2026, Second Reading*) Approving a Special Use Permit for a Parking Variation at 9428-9438 Waukegan Road in Morton Grove, Illinois

3) **Ordinance 26-07** (*Introduced February 10, 2026, Second Reading*) Approving 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 at 6000 Oakton Street in Morton Grove, Illinois

13. **Presentation of Warrants** –\$1,593,114.90

14. **Other Business**

15. **Residents' Comments**

16. **Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
FEBRUARY 10, 2026**

CALL TO ORDER

- I. Village President Janine Witko convened the Regular Meeting of the Village Board at 7:00 p.m. in the Council Chambers of Village Hall and led the assemblage in the Pledge of Allegiance.
- II. Village Clerk Eileen Harford called the roll. Trustees Rita Minx, John Thill, Connie Travis, and Keith White were present. Trustees Saba Khan and Ashur Shiba were absent with notice.

III.

APPROVAL OF MINUTES

1. Mayor Witko asked for a motion to approve the Minutes of the January 27, 2026 Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee White.

Motion passed unanimously via voice vote with 2 absent.

2. Mayor Witko then asked for a motion to approve the Minutes of the Special Meeting of the Board, also held on January 27, 2026. Trustee Minx made the motion, which Trustee Travis seconded.

Motion passed unanimously via voice vote with 2 absent.

IV.

SPECIAL REPORTS

NONE

V.

PUBLIC HEARINGS

NONE

VI.

PLAN COMMISSION REPORTS

Mayor Witko said Community Development Administrator Brandon Nolin had several cases to present this evening.

1. **PC 24-09, Request by Poko Loko School Inc. for Approval of an Extension to a Special Use Permit Authorizing the Expansion of an Existing Daycare Facility at the Property Commonly Known as 5633 Dempster Street in Morton Grove, Illinois.**
 - a. Mr. Nolin said, in January of 2025, the Village Board approved a Special Use Permit for the expansion of an existing daycare facility at 5633 Dempster Street. At the time of the approval, the special use permit was valid for a period of no longer than 12 months from the date of approval, unless a building permit was issued and construction had begun and actively pursued to completion. In April of 2025, the timeline for action on a special use permit was extended to 18 months.
 - b. The Village received correspondence from David Clatch, the authorized applicant of Poko Loko School, on January 22, 2026, requesting an additional eight month extension to September 28, 2026, to allow additional time to obtain all necessary permits and begin construction. The applicant has been working diligently with Village Staff to obtain required permits. Staff provided comments on initial permit materials as well as a revised set of material, and the applicant is working to address outstanding comments issued by the Public Works Department.
 - c. Section 12-16-4:B of the Unified Development Code allows minor amendments to existing special use permits upon review of a request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, Village Administrator, and Corporation Counsel. Since the proposed amendment would not change any aspect of the approved use or site plan, the proposed request for an extension is eligible for approval as a minor amendment to Ordinance 25-03.
2. **PC 25-14, Request for a Special Use Permit for 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 9428–38 Waukegan Road in Morton Grove, Illinois.**
 - a. Mr. Nolin explained that the applicant, Naser Hosseini, the owner of Cultura Persian Subs, had submitted a complete Special Use Permit application requesting a parking variation to expand their existing restaurant into a space previously occupied by a non-restaurant space with a lower parking requirement, which requires approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-28 Waukegan Road.
 - b. Applying the shared parking calculation as per the Village code, the minimum off-street parking requirement for the current mix of uses is 21 spaces. The property has 14 spaces. Since the requested parking variation is greater than 35% and the shopping center is less than 10,000 square feet, the request is considered a special use and requires Plan Commission recommendation and Board of Trustees approval.

VI. **PLAN COMMISSION REPORTS** (continued)

- c. Mr. Nolin continued. In reviewing the case with the Village Engineer, review by the Traffic Safety Commission was not requested as no changes are proposed for parking configuration, access, or snow storage. The Plan Commission review Case PC 25-14 on January 20, 2026. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously to recommend approval of the Special Use Permit with conditions related to employee parking.
3. **PC 26-01, Request for Approval of an Amendment to a Special Use Permit to Eliminate the Automotive Maintenance and Repair Use and Expand the Retail Sales Area within an Automobile Minimart Station in an M-2 General Manufacturing District for the Property Commonly Known as 6000 Oakton Street in Morton Grove, Illinois.**
- a. Mr. Nolin said that Proyeckt Studio LLC on behalf of St. Mary's Petroleum Inc. (the applicant) had submitted a complete Special Use Permit application requesting to amend a Special Use Permit that had been granted under Ordinance 10-26, to authorize the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including the addition of a walk-in cooler, a work room, two restrooms, and expanded sales area, as well as exterior façade changes. The applicant has also requested to be allowed to operate twenty-four hours per day, seven days per week.
- b. Give the limited impact of the proposed use and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use amendment. On January 6, 2026, the Appearance Commission reviewed Case PC 26-01 and voted unanimously to recommend approval of the application. The applicant made modifications related to lighting levels, landscaping, and window opacity in response to staff and Appearance Commission feedback, and revised materials were presented to the Plan Commission.
- c. The applicant appeared before the Plan Commission of January 20, 2026, to present the request for approval of the application made under Case PC 26-01. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously to recommend approval of the Special Use Permit with conditions relating to building materials, lighting, business operations, and operating hours.

Mayor Witko asked what the applicant would be selling. Mr. Nolin was unsure, but said he'd find out.

VII. **RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)**

1. **Randy Erickson** addressed the Board regarding the disposition of the property where the current Village Hall and Police Department are located. He read from prepared remarks. "The issue at hand here is whether this historic property, the site of the first school building in Morton Grove, which was school grounds for 85 years and which has continued that dedication to public use by the

VII. **RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)** (continued)

citizens of the Village for another 45 years as Village Hall, should be retained for future public use by residents as it has been for the entire 130-year history of Morton Grove, or sold to a private developer for a minor boost in equalized assessed valuation and a profit for the developer.”

- a. Mr. Erickson continued, “I grew up and have grown old in Morton Grove, and I love this town. The village has long been run as a model government providing fine public services—public works, police, fire, administration—and with fiscal responsibility. I believe, however, that this is a case where dedication to fiscal responsibility has narrowed the focus of the administration, restricting the vision of what should be done for the wider benefit of the residents of Morton Grove.”
- b. “I believe that the main reasons for advancing this project are to cover the cost of demolishing a building that does not need to be demolished and to facilitate getting the site on the tax rolls to increase the Village-wide EAV, which also is the reason for all the transit-oriented development. Building 100 homes on underdeveloped property raises the EAV, but is also means adding students to the school systems, and providing Morton Grove’s high level of public service to the new residents is costly, so the solution becomes building another 100 homes, which creates a vicious cycle. A village can have both a stable population and be prosperous long-term.”
- c. “The property tax revenue that is projected to come from 20 or 30 homes on this site is not significant to Village finances, and a modern-designed development of that density, no matter how attractive the homes are, would ‘stick out like a sore thumb,’ in this historic neighborhood of old homes and would not enhance the value of the other 300-plus residences in this area, but would restroom their value, as opposed to increased green space, which would very much enhance the value of all the other homes. An article in the February 5th *Champion* describes what the Village of Niles is doing with a vacant village-owned property at 7421 N. Waukegan Road, creating a Niles Nature Nook ‘that promotes recreation, conservation, and environmental education (for students of Niles School District 71) for generations to come.’ That, I believe, is showing vision, and they’re doing it on a site one-third of the size of our Village Hall property.”
- d. “Once again, our school systems are running out of room. Common advice is to never sell a school facility because you may need it someday. Many people still regret the sale of Borg School, which was done as an act of fiscal prudence at the time, but which has forced Park View School into its present overcrowded predicament. Reconverting the Village Hall building for school use would be costly, but much less so than building a new school, and if you’re looking down the road at the Village benefitting from the increased EAV bump from the Village Hall site 23 years after the TIF district would be created, then certainly a 25-year vision for the future needs of our school communities is in order. I assume the utility for the current building are as up to date as any and they can be maintained for future use at minimal cost.”
- e. “If the site was land-banked and all you did was remove any unnecessary parking lot, seed the open space, and fence off the building, the grassy area would be full of kids the first summer. More and more young families with children are moving into this beautiful neighborhood of 80– and 100–year old homes, including couples buying a grandparent’s home because they love it here, as my generation bequeaths our homes to the next generation, but we have no green space.”

VII. RESIDENTS' COMMENTS (AGENDA ITEMS ONLY) (continued)

- f. Mr. Erickson at this point ran out of time in his presentation. The following remaining remarks of Mr. Erickson are included so as to be represented in the record of tonight's meeting.
 - g. "This site provided a large grassy area with a ball field for kids after school until it was largely paved over after the Village purchased it from District 70. Using the building for any educational use, including as a Park District facility, would allow restoration of that former open space. The intention to redevelop this property for private use for the first time in our history is why it was included in the plan for Dempster Street redevelopment, but approval of that project has nothing to do with the future of this property, and it can go forward even if it means delaying approval for a short time as the legal description of the project area is amended. Any potential contractors for work on Dempster have already begun informal planning."
 - h. "The creation of the Dempster Street TIF District for the corridor's redevelopment is to be lauded, as are the present and past village administrations and trustees for the creativity and fiscal prudence involved in converting yet another facility into a new Village Hall after coping with this facility for 45 years, and getting a modern police station that's so badly needed in the bargain. Those are entirely appropriate uses for TIF district funds. Selling an historic public property for the profit of a private developer and a bump in EAV are not."
 - i. "Retaining this site for public use is the only thing that makes sense for all the residents of Morton Grove. This Grove property is at the very core of the 130-year existence of the Village. There is no need to sell the property. The mayor has said that including the property in an entirely unconnected commercial corridor 'help us control what happens on the site.' You, as a Village Board, already have entire control of what happens on the site, with or without including it in the Dempster Street project. It is as historic a site as there is in town, and it should be retained for public use in one way or another. Issues like this are what cements a given village board's legacy for the future, and I hope our legacy as a board will be preservation of this historic and useful site for the benefit of residents rather than as the board that sold off this property for the profit of a private developer and negligible economic benefit for residents. I ask you to use your broad vision for the future and remove the Village Hall property from the Dempster Street Corridor economic redevelopment project. Thank you."
2. **Janice Cha** thanked the Board for the opportunity to speak. She asked, "as you consider the proposed TIF district along Dempster, I want to emphasize several priorities that are essential for responsible planning: green space, school capacity, and housing size." She continued, "First, our community needs a meaningful green space between Dempster and Lincoln—large enough for a softball field, a playground, and open space for families. This area is under-served, and with new development nearby, the need for accessible recreation space is only increasing. Second, the Village must plan proactively for school capacity. As the Park View Superintendent said at their last Board meeting, the new condos along Lehigh will bring additional families, and our existing schools are already strained. Any redevelopment plan should include a realistic assessment of enrollment growth and a strategy for expanding school facilities accordingly."

VII. **RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)** (continued)

- a. Ms. Cha said, “Finally, if the TIF encourages new single-family home construction, zoning should ensure a balanced and sustainable mix of housing sizes.” She urged the Board to “set a maximum home appropriate to the homes in the area,” and said her own home is 1,300 square feet, and two doors away is new home—a 3,500 square foot home that dwarfs everything around it. She pointed out that “many families in Morton Grove value modest, attainable homes that fit the character of our neighborhoods.” Ms. Cha also asked the Board to “ensure that any TIF district strengthens quality of life for current and future residents by prioritizing green space, school capacity, and thoughtful zoning.” She thanked the board for their time and consideration.

3. **Laura Frisch** said she and her family have lived at 5830 Crain Street in Morton Grove for the past 22 years. They moved here to raise their family in a diverse community where people walked the street and children played in the parks. She said she has been a volunteer at various community events; has served on the PTO for Park View School, the MG Public Library Board; the Niles West Music Parent Association President, the MG Farmers Market Committee, and helps to administrate the MG Women Who Drink Tea friends group. She said she wasn’t “tooting her own horn,” but rather, “an example of what so many of us in this room are: active community members.” Sadly, she said, many of the members of the Village who came to the last meeting, that she spoke with, were discouraged and have not come back this evening. Ms. Frisch said that she and her husband decided, when their children graduated from D70 and D219, that they would stay here “into our golden years,” because they love this community and their neighbors.

- a. Ms. Frisch said her concern this evening is “what this neighborhood will become when a TIF allows for million or multi-million dollar homes to be built and businesses on Dempster to be squeezed out for higher rents. She had several proposals to help make this “a TIF that works for all of Morton Grove.”
 - 1) Cut out the open space along Dempster where the Cook County Forest Preserve land is included in the TIF. We do not own that land.

 - 2) Replace that land with Moody Avenue from Dempster to Lake Street west to the Park View School District building and surrounding grounds. That will allow the school district to benefit instead of losing tax dollars from the Dempster TIF.

 - 3) Due to the need for TIF money to pay for the demolition of the current Village Hall and police department, include this space with the following caveats:
 - a. The R-1 Single Resident Housing zoning remains, with lots being no less than 50 feet and no more than 75 feet wide and 125 feet to 160 feet deep. Houses to be no more than 5,000 square feet and ensure that 20 percent of the housing stock will be no more than 2,500 square feet.

 - b. One acre of that land will be turned over to the Park District to create a park with a basketball court, open fields, and play structures.

VII. **RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)** (continued)

- 4) Grandfather in all current businesses that do not own their own building, to a rent freeze with an increase yearly that is equal to the percentage increase each year before the TIF. (Example: if the rent for Business A was \$10,000 a month in 2024, and increased to \$10,200 in 2025, then the new increase each year could be no more than 2%.)
- b. Ms. Frisch told the Board, "You can still include all of these items into the TIF District through zoning and ordinances by this Village Board. I urge you to keep our village what it has been—open to new people and supportive of those who have been here."

VIII. **PRESIDENT'S REPORT**

1. Mayor Witko sought the Board's concurrence with her appointment of Randy Israel to serve as a Commissioner on the Appearance Commission. Trustee Thill so moved, seconded by Trustee Minx.

Motion passed unanimously with 2 absent.

2. Next, Mayor Witko announced that she has appointed Ninous Chalabi as the next Chairman of the Traffic Safety Commission. He has served on the Commission for the past three years and will be filling the vacancy of Amit Shah. No motion or second is needed for this.
3. Mayor Witko next invited Chief Pat Kreis of the Vernon Hills Police Department to the podium to present a Tier II reaccreditation plaque to the Morton Grove Police Department. Chief Kreis is representing the Illinois Association of Chiefs of Police, which oversees the Illinois Law Enforcement Accreditation Program (ILEAP). Chief Mike Weitzel and Sgt. Konstantinos "Gus" Fasos, who is the MGPD's Accreditation Manager, proudly accepted the plaque on behalf of the Department. ILEAP's Tier II accreditation is the program's most comprehensive distinction, evaluating departmental policies and procedures against 181 rigorous standards (compared to 69 standards for Tier I.) As of November 2025, 68 law enforcement agencies in Illinois were accredited through ILEAP, with only 25 reaching the Tier II designation. Chief Kreis said it's important to the program to publicly single out departments that achieve this designation. He congratulated Chief Weitzel and Sgt. Fasos and the entire Morton Grove Police Department.
 - a. Chief Weitzel thanked Chief Kreis for taking the time to be here tonight to present us with this Tier II Reaccreditation Plaque. He said Chief Kreis is held in high regard by this department; his career reflects his commitment, not only to serving his own community, but to strengthen policing standards across Illinois by his leadership, mentorship, and a clear dedication to professionalism. His involvement with the Illinois Association of Chiefs of Police Accreditation Initiatives reflect his belief that accreditation is about building agencies that are consistent, accountable, and worthy of the public's trust. We appreciate his time this evening, and the example he sets for departments throughout the State.

VIII. **PRESIDENT'S REPORT** (continued)

- b. Chief Weitzel said that tonight really belongs to Sgt. Gus Fasos. In addition to being a tremendous asset to the MGPD as a leader in the Patrol Division, he's also tasked with managing the department's reaccreditation processes. This responsibility requires attention to detail, persistence, and a strong understanding of how policy, training, and daily operations align. It is important work that often happens "behind the scenes," and Sgt. Fasos has handled it with professionalism, and takes great pride in our organization.
- c. Chief Weitzel thanked Chief Kreis and Sgt. Fasos once again, and thanked the Board and the Morton Grove community for supporting the Morton Grove Police Department.
4. Mayor Witko announced that the Village would be holding its first Senior Expo on Friday, March 13, from 9:00 am to Noon at the Civic Center. This is a free event with complementary refreshments for residents that will provide opportunities to connect with local service providers and obtain education materials on health, wellness, transportation, housing, and more.
5. Mayor Witko reminded the assemblage that February is "Restaurant Month" in Morton Grove. Participants have a chance to win one of ten \$25 gift cards. To enter, submit a photo of you and your friends or family dining, or receipts totaling \$25 or more showing that you ate in a Morton Grove restaurant in February 2026. For more details, visit mortongroveil.org/dinmg/. Enter to win by March 10.
6. Mayor Witko said, "As we approach the spring, I want to express a blessed Ramadan starting on February 18 as many of our residents and community members observe this sacred month. Also on February 18 will be Ash Wednesday and the start of Lent. On behalf of the Village, we want to wish all those who observe these holidays time for reflection and prayers.
7. Mayor Witko reported that the Village was fortunate to join the Northwest Municipal Conference and neighboring villages led by the Village of Skokie to meet with our State Representatives in advance of the upcoming legislative session. She said, "Today I was able to join our staff and Mayor Tennes of Skokie and Mayor Patel of Lincolnwood to meet with Senator Villivalam, Representative Kelly, and Representative Olickal to discuss issues like pensions, funding for 9-1-1 centers, and zoning considerations." She said she looked forward to working with our partner governments this year down in Springfield.

IX. **CLERK'S REPORT**

1. Clerk Harford said she had attended today's meeting of the Advisory Commission on Aging. There are many wonderful things going on at the Senior Center, including monthly senior lunches, classes, AARP senior tax assistance, and a vaccine clinic the first Friday of the month, sponsored by Mariano's.

IX. **CLERK'S REPORT** (continued)

2. Clerk Harford encouraged folks to attend the Village's first Senior Expo on March 13 from 9:00 am to Noon. Admission is free and there will be complementary refreshments. Seniors will be able to connect with local senior service providers and receive educational materials on health, wellness, transportation, and housing.
3. Clerk Harford noted that the Morton Grove Community Church continues to supply fresh fruits and vegetables for homebound senior residents through their Abundant Harvest Program. They are always looking for volunteers to help pack and deliver groceries on the 2nd and 4th Wednesday of the month. For more information, contact Rev. Beth Guzman at revbethguzman@gmail.com or call 847-965-2982.

X. **STAFF REPORTS**A. Village Administrator:

Mr. Meyer had three Ordinances to present this evening; all are first readings and no action will be taken on any of them this evening:

1. **Ordinance 26-02, Approving an Ordinance of the Village of Morton Grove Approving the Redevelopment Plan and Project for the Dempster Street Redevelopment Project Area.**
 - a. He explained that Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and redevelopment through investment by private enterprise and is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village.
 - b. The Village therefore considered designating the area as a "Redevelopment Project Area" or "TIF District" as contemplated by the TIF Act. On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (JRG) to conduct an eligibility study. JRG prepared an eligibility survey and concluded that the proposed Redevelopment Project Area qualifies as a "Redevelopment Project Area" as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (JRB) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act. The Corporate Authorities have reviewed the Plan and Project, the JRB's recommendation, and the information presented at the public hearing and concur with the findings, conclusions, and recommendations of the report prepared by JRG, including that: at least the minimum requirements for a finding of conservation area are present in the proposed Area, private investment in the proposed Area has not and will not occur without the adoption of the proposed Plan and Project; contiguous parcel in the proposed Area would be substantially benefited by the proposed Project improvements; and the proposed Plan and Project conform to the Comprehensive Plan of the Village.

- X. **STAFF REPORTS** (continued)
- A. Village Administrator: (continued)
- b. Mr. Meyer said this is the first of three Ordinances required to create the Dempster Street TIF District and will adopt and approve the Plan and Project for the Dempster Street Redevelopment Project Area.
2. Next, Mr. Meyer presented **Ordinance 26-03, An Ordinance of the Village of Morton Grove Designating the Dempster Street Redevelopment Project Area.**
- a. He said this is the second of three Ordinances required to create the Dempster Street TIF District and will designate the area legally described in Exhibit A, and generally described in Exhibit B, and depicted in the map as Exhibit C named the Dempster Street Redevelopment Project Area.
3. Then Mr. Meyer introduced **Ordinance 26-04, An Ordinance of the Village of Morton Grove Adopting Tax Increment Allocation Financing for the Dempster Street Redevelopment Project Area.**
- a. He stated that this is the third of three Ordinances required to create the Dempster Street TIF District, and will adopt Tax Increment Allocation Financing pursuant to the TIF Act. Property taxes for property in the Redevelopment Project Area (RPA) shall be segmented by allocating taxes attributed to the lower of (i) the current equalized assessed value or (ii) the “initial” equalized assessed value of property in the RPA to the taxing districts, and allocating taxes attributable to the increase in the initial equalized assessed valuation to the “Dempster Street Redevelopment Project Area Special Tax Allocation Fund” to be used for paying redevelopment project costs and obligations pursuant to the TIF Act.
4. Mr. Meyer that a Public Hearing had been held on January 27, 2026, about the proposed Dempster Street TIF District. He wanted to discuss some of the comments and concerns voiced by residents both at the public hearing and earlier this evening regarding the current Village Hall property.
- a. He said the Village is not proposing or entertaining any high density uses such as apartments or condominiums. This property is zoned as R-1. There is no proposal to construct low income housing. The Village is planning to follow the Dempster Street Corridor Plan, which did not include acquiring property or increasing lot depths. Safety enhancements are being researched for the trail crossing at Dempster Street and the railroad tracks.
- b. Mr. Meyer said the national standard of a quality green space is within a half-mile or a ten-minute walk from your home. 94% of the Village falls into this category. There are two neighborhood parks within a half-mile of this property: Harrer Park and Austin Park. There are also Forest Preserve entry points within a half-mile.

X. **STAFF REPORTS** (continued)

A. Village Administrator: (continued)

- c. Mr. Meyer said that school district enrollment for both District 70 and District 67 show fluctuations, with the high for District 70 being 960 students in 2019. The mix of students shows that they are coming for the Woodlands, the Crossing, Lexington Walk, Sawmill Station, Metro on Main, and Trafalgar.
- d. Mr. Meyer said the second reading for these Ordinances will be on February 24, 2026. He said, regarding the Village Hall and Police Department move, that this whole process probably won't begin until late 2026 or early 2027. The Village will issue a Request for Proposals and public hearings will be held periodically.
- e. Trustee Thill noted that the Forest Preserve property shown on the map is likely just there for the safety enhancements.

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI. **TRUSTEES' REPORTS**

A. Trustee Khan:

Trustee Khan was absent with notice this evening. Trustee Travis took care of Trustee Khan's agenda item:

- 1. Trustee Travis presented on Trustee Khan's behalf **Resolution 26-08, Authorizing the Extension of a Contract with Foster & Foster for Actuarial Services for the Village of Morton Grove Police, Fire, and Municipal Retirement Funds and Other Post Employment Benefits.**
 - a. She explained that State law and governmental accounting standards require the Village to contract for actuarial services for its police, fire, and municipal retirement funds, and other post-employment benefits. This allows the Village to assess the assets, liabilities, and annual funding requirements of each plan. This Resolution will authorize the Village Administrator to execute said contract for actuarial services.
 - b. On January 24, 2023, the Board authorized a contract with Foster & Foster for actuarial services for a period of three years, starting with the fiscal year ending December 31, 2022 through fiscal year ending December 31, 2024. Foster & Foster have provided satisfactory services and the Village wished to extend this contract by one year. Foster & Foster's total fees will be \$30,536 for the year ending December 31, 2025; \$7,457 will be paid by the police and fire pension funds.

XI. **TRUSTEES' REPORTS** (continued)

A. Trustee Khan: (continued)

- c. Trustee Travis moved to approve Resolution 26-08, seconded by Trustee Thill.

Motion passes: 4 ayes, 0 nays, 2 absent.

Tr. Khan	<u>absent</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>absent</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

B. Trustee Minx:

Trustee Minx had no formal report this evening, but said, “If you’re curious about what Morton Grove Police Officers and Firefighters do, please join us for the Citizens Police and Fire Academy. The Academy runs every Wednesday from 6:30pm to 8:30pm. The Academy begins on March 18 and will end on May 20, 2026. To sign up, please visit www.mortongroveil.org.

C. Trustee Shiba:

Trustee Shiba was absent—no formal report this evening.

D. Trustee Thill:

Trustee Thill had no report this evening.

E. Trustee Travis:

1. Trustee Travis presented **Ordinance 26-01, Amending Title 5 Entitled “Motor Vehicles and Traffic,” and Chapter 13 Entitled “Traffic Schedules” of the Municipal Code.**

This is the second reading of this Ordinance.

- a. Trustee Travis explained that the 8000 block of Menard Avenue has been the subject of ongoing traffic and pedestrian safety concerns raised by multiple stakeholders, including area residents, municipal departments, and partner at Niles West High School.

XI. TRUSTEES' REPORTS (continued)

E. Trustee Travis: (continued)

- b. Drivers associated with school drop-offs have been observed turning from westbound Oakton to northbound Menard, dropping students curbside, and performing U-turns or three-point turns mid-block to return southbound to Oakton. These movements, combined with pedestrian crossing across Oakton and turning movements from southbound Menard to westbound Oakton, contribute to congestion and conflict points. Elevated pedestrian risk has also been noted at Menard and Warren during peak periods. Traffic congestion and safety risks are increased due to parking, standing vehicles, and passenger drop-offs in the 8000 and 8100 blocks of Menard.
- c. Village departments have implemented safety measures, including high-visibility crosswalks at Menard/Warren, pedestrian crossing signage, and targeted enforcement periods by police officers. During the 2023 school year, the Police Dept. worked with the Niles West Security Director to provide materials for crossing guard training. Niles West utilized a contracted security company to staff crossing guards at Menard/Oakton and directed pedestrians to use the easternmost crosswalk.
- d. On December 1, 2025, after consultation with senior staff and with the approval of the Village Administrator, the Police Chief, pursuant to Municipal Code Section 5-1-4, enacted temporary traffic regulations which included no parking, standing, passenger drop-off on school days from 7:30am to 8:30am; no parking, standing, passenger drop-off on school days from 3:00pm to 4:00pm; no U-turns on Menard between Oakton Street and Keeney Street, and no U-turns on Warren Street between Major Avenue and Marmora Avenue. These temporary experimental traffic regulations implemented by the Police Department, resulted in decreased congestion, improved safety, and positive feedback from residents. This Ordinance makes the experimental regulations permanent.

Trustee Travis moved to adopt Ordinance 26-01, seconded by Trustee White.

Motion passes: 4 ayes, 0 nays, 2 absent.

Tr. Khan	<u>absent</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>absent</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

2. Next, Trustee Travis presented **Resolution 26-09, Authorizing a Public Auction for Evidence/Property Recovered by the Morton Grove Police Department.**

- a. She explained that the Illinois Law Enforcement Disposition of Property Act allows a Police Department to sell at public auction property which has been lost, stolen, or abandoned if the property owner cannot be located within six (6) months after making reasonable inquiry and efforts to ascertain or locate the owner. The Morton Grove Police Department has custody of items of property listed in Exhibit A which is reasonably believes were lost, stolen, or abandoned for at least six months. The Chief of Police recommends the property be sold at an on-line auction conducted by Obenauf Auction Service Inc., located at 810 Magna Drive, Round Lake, Illinois. This Resolution will authorize the sale of the property at auction and will require the Police Department to publish notice of the auction at least ten (10) days prior to the sale.

XI. **TRUSTEES' REPORTS** (continued)

E. Trustee Travis: (continued)

Trustee Travis moved to approve Resolution 26-09, seconded by Trustee Minx.

Motion passes: 4 ayes, 0 nays, 2 absent.

Tr. Khan	<u>absent</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>absent</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

2. Trustee Travis announced that the next Neighborhood Outreach will take place on Thursday, February 19 at 6:00pm at Melzer Elementary School located at 9400 N. Oriole Avenue in Morton Grove. She encouraged people to attend and interact with Village staff and elected officials.

F. Trustee White:

Trustee White had three (3) Ordinances to present this evening. Each is a first reading with no action being taken this evening:

1. **Ordinance 26-05, Approving a Minor Amendment to Ordinance 25-03 Granting an Amendment to a Special Use Permit for the Expansion of an Existing Daycare Facility at the Property Commonly Known as 5633 Dempster Street in Morton Grove, Illinois.**

This is pursuant to Plan Commission Case PC 24-09, which was reported out earlier in this meeting.

2. **Ordinance 26-06, Approving a Special Use Permit for a Parking Variation at 9428–9438 Waukegan Road in Morton Grove, Illinois.**

This is pursuant to Plan Commission Case PC 25-14 which was reported out earlier in this meeting.

3. **Ordinance 26-07, Approving 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 at 6000 Oakton Street in Morton Grove, Illinois.**

This is pursuant to Plan Commission Case PC 26-01, which was reported out earlier in this meeting.

XII.

WARRANTS

In the absence of Trustee Khan, Trustee Travis presented the Warrant Register for February 10, 2026 in the amount of \$454,929.97. She moved to approve the Warrants as presented, seconded by Trustee Thill.

Motion passes: 4 ayes, 0 nays, 2 absent.

Tr. Khan absent
Tr. Thill aye

Tr. Minx aye
Tr. Travis aye

Tr. Shiba absent
Tr. White aye

XIII.

OTHER BUSINESS

NONE

XIV.

RESIDENTS' COMMENTS

NONE

XV.

ADJOURNMENT

There being no further business before the Board, Trustee Minx moved to adjourn the meeting, seconded by Trustee Travis.

Motion passes unanimously via voice vote with 2 absent.

The meeting adjourned at 7:50 p.m.

PASSED this 24th day of February 2026.

Trustee Khan	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee White	_____

APPROVED by me this 24th day of February 2026.

Janine Witko, Village President
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 25th day of February 2026.

Eileen Harford, Village Clerk
Village of Morton Grove, Cook County, Illinois

Minutes by Teresa Cousar

Legislative Summary

Ordinance 26-02

APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Introduction:	February 10, 2026
Purpose:	To approve a redevelopment plan and project area for the Dempster Street TIF District within the municipal boundaries of the Village.
Background:	<p>Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village.</p> <p>The Village therefore considered designating the area as a “Redevelopment Project Area” or “TIF District” (“Area”) as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (“JRG”), to conduct an eligibility study. JRG prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (“JRB”) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act. The Corporate Authorities have reviewed the Plan and Project, the JRB’s recommendation, and the information presented at the public hearing and concur with the findings, conclusions, and recommendations of the report prepared by JRG, including that: at least the minimum requirements for a finding of conservation area are present in the proposed Area, private investment in the proposed Area has not and will not occur without the adoption of the proposed Plan and Project; contiguous parcels in the proposed Area would be substantially benefited by the proposed Project improvements; and the proposed Plan and Project conform to the Comprehensive Plan of the Village. This is the first of three ordinances required to create the Dempster Street TIF District and will adopt and approve the Plan and Project for the Dempster Street Redevelopment Project Area.</p>
Programs, Dept’s, Groups Affected	Administration, Legal, Finance, and Community and Economic Development Departments
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Village Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-02

**APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER
STREET REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 24th DAY OF FEBRUARY 2026

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois, this 24th day
of February 2026

ORDINANCE NO. 26-02

APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Dempster Street Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, as described in Section 2 of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached hereto as Exhibit D; and

WHEREAS, by authority of the President and Trustees of the Village (the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the Village established an interested parties registry and, on September 4, 2025, published in the *Pioneer Press*, a newspaper of general circulation within the Village, a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since November 14, 2025, being a date not less than 10 days before the meeting of the Corporate Authorities on November 25, 2025, at which Resolution 25-77 was adopted fixing a time and place for a public hearing concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for January 27, 2026; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit) was sent by mail on December 1, 2025, which is within a reasonable time after the adoption of Resolution 25-77, to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area; and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5(a) and Section 11-74.4-6 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 1, 2025, by first class mail to residential addresses located (i) within the Area and (ii) located outside the Area and within 750 feet of the boundaries of the Area on December 1, 2025, by publication in the *Pioneer Press* newspaper on January 1, 2026, and January 15, 2026, and by certified mail to taxpayers within the Area on January 8, 2026; and

WHEREAS, the duly noticed public hearing began and was concluded on January 27, 2026; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on December 16, 2025, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on December 16, 2025, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be approved and that the Dempster Street Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” as set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The forgoing recitals are true, correct, a material part of this Ordinance and are incorporated into this Section as if they were fully set forth in this Section.

SECTION 2: Findings.

The Corporate Authorities of the Village of Morton Grove hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area as a “conservation area” under the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan, the designation of the Area as a redevelopment project area under the Act and the approval of tax increment financing for the Area.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole, as reflected in the Village’s zoning map.

e. The Redevelopment Plan and Project for the Area establishes an estimated date for final completion that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the Redevelopment Project Area was adopted.

f. The Redevelopment Plan and Project for the Area establishes an estimated date for retirement of obligations incurred to finance Redevelopment Project Costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the Redevelopment Project Area was adopted.

g. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon will be substantially benefited by the proposed Project improvements are included in the proposed Area.

h. The Redevelopment Plan and Project for the Area do not provide for the removal of any inhabited residential units.

SECTION 3: Plan and Project Approved.

The Plan and Project, which were the subject matter of the public hearing held on January 27, 2026, are hereby adopted and approved. A copy of the Plan and Project approved by this Ordinance is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

SECTION 4: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Dempster Street Redevelopment Project Area

EXHIBIT B – General Street Location of the Dempster Street Redevelopment Project Area

EXHIBIT C – Map of the Dempster Street Redevelopment Project Area

EXHIBIT D – Dempster Street Redevelopment Plan and Project

PASSED this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 24th day of February 2026:

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed in my office
This 25th day of February 2026.

Eileen Scanlon, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

LEGAL DESCRIPTION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

THAT PART OF SECTION S 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTION S 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E ½ OF THE SE ¼ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE ¼ OF THE SE ¼ OF SECTION 17 AFORESAID; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW ¼ OF THE SE ¼ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E ½ OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET; THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET; THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW ¼ OF SECTION 17 A DISTANCE OF 442.77 FEET; THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET; THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E ½ OF THE NE ¼ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE

NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; 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SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE; THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION S 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

The Dempster Street Redevelopment Project Area is generally bounded on the East by Central Avenue, on the West by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the North by the alley North of Dempster Street, and on the South by the alley South of Dempster Street. A portion of the Project Area extends South of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue) in Morton Grove, Illinois.

EXHIBIT C

MAP OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

EXHIBIT D

**REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET
REDEVELOPMENT PROJECT AREA**

**DEMPSTER STREET
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PLAN AND PROJECT**

Village of Morton Grove, Illinois

November 14, 2025

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EXHIBITS

EXHIBIT I: LEGAL DESCRIPTION OF THE PROJECT AREA

EXHIBIT II: 2024 EAV BY PIN

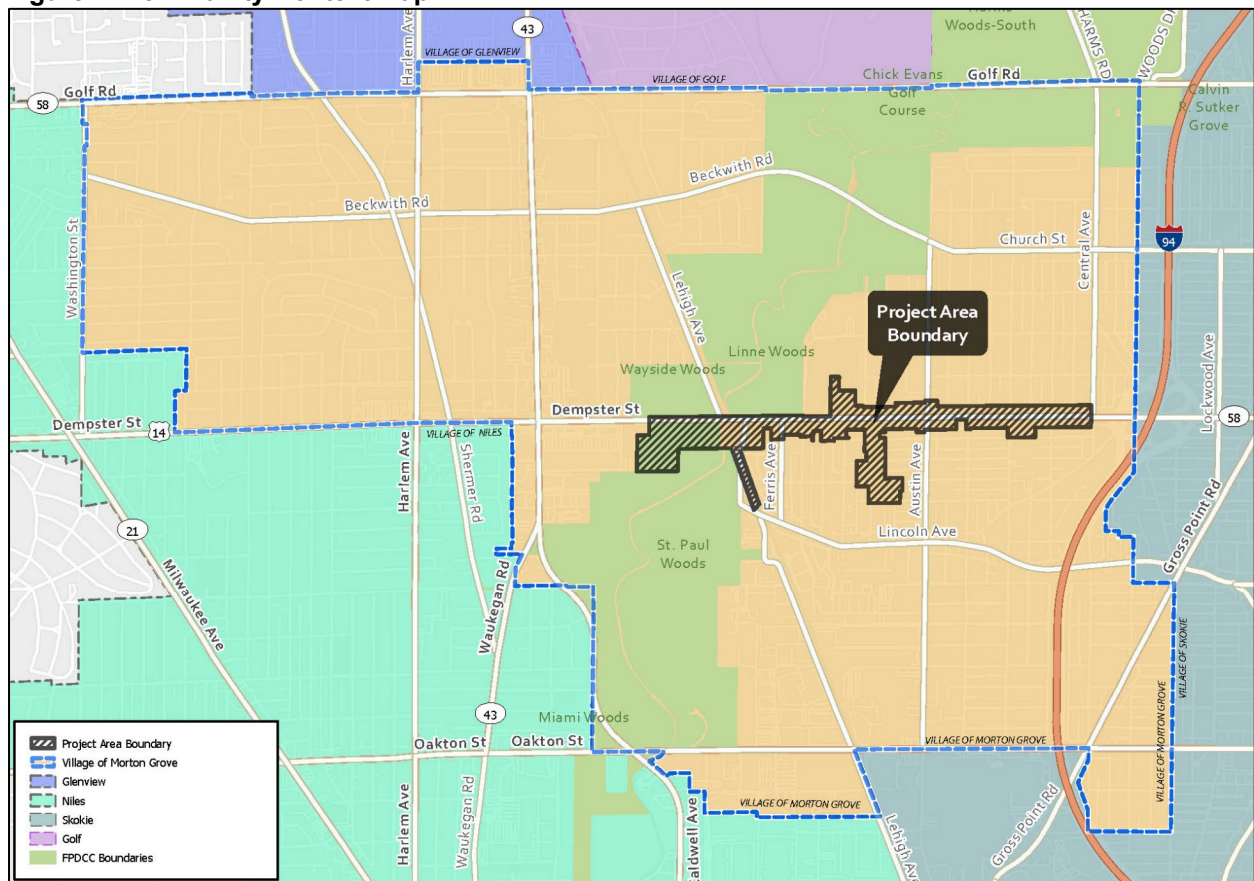
EXHIBIT III: DEMPSTER STREET TAX INCREMENT FINANCING ELIGIBILITY REPORT

I. INTRODUCTION

This document is to serve as the tax increment financing redevelopment plan and project (the “Redevelopment Plan”) for an area centrally located in the Village of Morton Grove (the “Village”), immediately west of the Edens Expressway (Interstate-94). The area includes the north and south frontage of Dempster Street generally bounded by Central Avenue on the east and the Cook County Forest Preserve on the west and also includes School Street frontage from Dempster Street on the north to South Park Avenue on the south where the Richard T. Flickinger Municipal Center is located. This area is referred to in this document as the Dempster Street Tax Increment Financing Redevelopment Project Area (the “Project Area”) and illustrated in *Figure 1. Community Context Map*.

In conjunction with the Village’s strategy to encourage managed growth and stimulate private investment within the Project Area, the Village engaged Johnson Research Group, Inc. (“JRG” or the “Consultant”) to study whether the Project Area of approximately 90.1 acres qualifies as a “conservation area,” a “blighted area,” or a combination of both under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “Act”). The Project Area, described in more detail below as well as in the accompanying Dempster Street Tax Increment Financing Eligibility Report (the “Eligibility Report”), as a whole has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the Village.

Figure 1. Community Context Map



The Redevelopment Plan summarizes the analyses and findings of the Consultant’s work, which, unless otherwise noted, is the responsibility of JRG. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Redevelopment Plan and the related Eligibility Report with the understanding that the Village would rely: 1) on the findings and conclusions of the Redevelopment Plan and the related Eligibility Report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Report will comply with the Act.

A. Dempster Street Tax Increment Financing Redevelopment Project Area

The Project Area generally includes the north and south sides of the Dempster Street corridor from Central Avenue to the Cook County Forest Preserve and extends south along School Street to include the Morton Grove Village Hall and Police Department site. The Project Area is an improved area of approximately 90.1 acres, much of which was developed prior to 1970. The Project Area encompasses 223 tax parcels within 33 tax blocks in Niles Township. The Project Area boundaries are illustrated in *Figure 2. Project Area Boundary*. A legal description of the Project Area is referenced in *Section II* and included in *Exhibit I*.

The Village of Morton Grove was incorporated as a Village in 1895 and named after Levi Parsons Morton, a railroad financier responsible for bringing the Chicago, Milwaukee, and St. Paul Railroad through the Village. A single-track railroad was laid in 1872 and a second track, added in 1892, coincided with the development of the first residential subdivision. At that time, the Village encompassed 1,200 acres and served a population of 564. The Village grew in size and population slowly over the first half of the 20th Century but experienced its biggest growth in population after the opening of the Edens Expressway in 1951. Between 1950 and 1970, population grew rapidly, and retail development expanded along major east-west arterials—most notably Dempster Street (Illinois Route 58). The majority of structures in the Project Area were built between 1940 and 1970 and are characterized by single-story, small building footprints, and large window storefronts.

With two lanes in both directions and on-street parking, Dempster Street emerged as the Village’s principal commercial corridor. In 1993, the Illinois Department of Transportation designated the corridor a Strategic Regional Arterial and identified roadway improvements to enhance public transportation, reduce congestion and accommodate commercial vehicular traffic. IDOT improvements were completed in 2011 including establishing a middle turning lane and removal of on-street parking. Average daily traffic on Dempster Street is 41,300 vehicles. As of 2025, the population of Morton Grove is 25,300 and the Village land area encompasses 5.09 square miles.

In addition to the Dempster Street frontage, the Project Area includes residential properties along School Street and the Richard T. Flickinger Municipal Center, where Village Hall and Police Department have operated since 1980. Originally constructed as a school in the 1890s, the building has been modified and added onto over the years. The building is highly inefficient, costly to maintain and insufficient for contemporary Village Administration and Police Department needs.

Although the Project Area benefits from good schools, stable housing stock, and excellent proximity to major roads, highways and commuter rail, the constraints and conditions that qualify the area as a redevelopment project area under the Act will cause the area to languish and adversely affect property values in the Project Area and beyond. Without the intervention of the Village and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area overall would not reasonably be expected to be developed.

B. Tax Increment Financing

In January 1977, Tax Increment Financing (“TIF”) was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “redevelopment project costs” with incremental property tax revenues. “Incremental Property Tax” or “Incremental Property Taxes” are derived by applying the tax rate to the increase in the current Equalized Assessed Valuation (“EAV”) of real property within the redevelopment project area over and above the “Certified Initial EAV” of such real property. Incremental Property Taxes are reinvested in the area through rehabilitation, developer incentives, public improvements and other eligible redevelopment activities.

All taxing districts continue to receive property taxes levied on the Certified Initial EAV of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs have been paid. Taxing districts also benefit from the increased property tax base after the expiration or termination of the redevelopment project area.

C. The Redevelopment Plan for the Dempster Street Tax Increment Financing Redevelopment Project Area

The Village’s overall goals include a desire to stabilize and enhance the tax base and create shopping and employment opportunities that enhance the community’s appeal and sustainability. As evidenced in *Section VI*, the Project Area as a whole has not been subject to growth and development through private investment. Overall, it is not reasonable to expect that redevelopment and improvements will occur on a comprehensive and coordinated basis without the use of TIF.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate economic growth and private investment in the Project Area in a manner that is consistent with the goals of the Village. The goal of the Village, through implementation of this Redevelopment Plan, is to redevelop the Project Area with adequate stormwater capacity and modernized infrastructure on a comprehensive and planned basis to ensure that private investment occurs:

1. on a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;
2. that meets modern requirements, increases property values, and eliminates conservation area factors; and
3. within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the Village.

Redevelopment of the Project Area will depend on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will enable the implementation of a comprehensive redevelopment program and coordinated private investment. Without public investment, the comprehensive redevelopment and coordinated improvements in the Project Area would not be expected to be realized by the private sector alone.

This Redevelopment Plan sets forth the overall “Redevelopment Project” to be undertaken to accomplish the Village’s above-stated goals. During implementation of the Redevelopment Project, the Village may, from time to time: (i) undertake or cause to be undertaken public improvements

and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements and undertake other redevelopment project activities authorized under the Act on one or several parcels (items (i) and (ii) are collectively referred to as “Redevelopment Projects”).

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Project Area as a “conservation area” as defined in the Act.

The use of Incremental Property Taxes will permit the Village to direct, implement, and coordinate public involvement and activities that are intended to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- A strengthened tax base for affected taxing districts arising from new or rehabilitated commercial, residential and mixed-use development;
- Increased opportunities for a diversity of rental and for-sale housing within the Project Area;
- Provision of infrastructure and community facilities that support growth and development;
- Elimination of the problem conditions and development obstacles in the Project Area; and
- A stable and predictable environment that promotes economic growth.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are illustrated in *Figure 2. Project Area Boundary* and are generally described below:

The Project Area is generally bounded on the east by Central Avenue, on the west by the western line of the Cook County Forest Preserve's St. Paul Woods (parcel 10-19-200-003-0000), on the north by the alley north of Dempster Street, and on the south by the alley south of Dempster Street. A portion of the Project Area extends south of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue).

The legal description for the Project Area is found in *Exhibit I* at the end of this report.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the conservation area factors in the Project Area. The report, prepared by JRG is entitled “Dempster Street Tax Increment Financing Eligibility Report,” (the “Eligibility Report”) and is attached as *Exhibit III* to this Redevelopment Plan.

A. Surveys and Analyses Conducted

The conditions documented in the Project Area are based upon surveys and analyses conducted by JRG. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Review of current land use to current zoning ordinance and the current zoning map;
5. Analysis of platting and current parcel size and layout;
6. Analysis of building floor area, site coverage, and parking areas/capacity;
7. Review of previously prepared plans, studies and data;
8. An assessment of storm, sanitary sewer lines and water supply lines within the Project Area, based on information provided by the Village Department of Public Works;
9. Analysis of building permit data from 2014 through 2025;
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2018 through 2024;
11. Review of Cook County Treasurer property tax payment records for collection years 2019 through 2024; and
12. Research of tax maps and the history of PIN changes, online and with the assistance of staff at Cook County Assessor’s office.

B. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies under the applicable criteria as a conservation area within the requirements of the Act.

Section 11-74.4.3 (b) of the Act defines the eligibility criteria for a conservation area. Specifically, an improved area qualifies as a conservation area if at least fifty percent (50%) of the structures in the Project Area are over 35 years old and a combination of three (3) or more of 13 conservation area factors listed in the Act are found meaningfully present and reasonably distributed throughout the Project Area.

Based on surveys and analyses documented in the Eligibility Report the Project Area qualifies as a conservation area under the criteria as set forth in the Act and summarized below.

Age

The Project Area meets the threshold criteria that fifty percent (50%) or more of buildings are 35 years of age or older. Ninety-two percent (92%) of the Project Area’s buildings are 35 years of age or older.

Conservation Area Factors

The meaningful presence and reasonable distribution of a minimum of three (3) of the 13 factors set forth in the Act are required for an improved area to qualify for designation as a conservation area. The analysis of the Project Area found a meaningful presence and a reasonable distribution of five (5) factors throughout the Project Area, including:

1. Obsolescence
2. Deterioration
3. Inadequate Utilities
4. Lack of Community Planning
5. Declining or Lagging Equalized Assessed Value (EAV)

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment and public improvement of the Project Area. Redevelopment of the Project Area will benefit the Village through improvements in public infrastructure, new residential and mixed-use commercial/industrial development, and an increased tax base.

This section identifies the general goals and objectives adopted by the Village for redevelopment of the Project Area. *Section V* presents more specific objectives for development and design within the Project Area and the redevelopment activities that the Village plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the Village for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. Provide a balance of land uses along Dempster Street which will enable the Village to be economically competitive and provide opportunities for commercial and mixed-use developments.
2. Promote the establishment of a civic district on Dempster at Fernald that unites various community activities and public buildings including Village, police, park, and American Legion Memorial Civic Center facilities.
3. Encourage redevelopment of the Flickinger Municipal Center with uses that will add to the taxable base of the Village and complement the character of the neighborhood.
4. Provide infrastructure that delivers safe, reliable, and efficient water, wastewater and stormwater services for all Village residents, businesses, and industries.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Provide public infrastructure and streets, including the storm water drainage system and a sufficiently sized water supply system.
2. Support modern, commercial developments that are designed to coexist with residential uses while enhancing the Village tax base and providing employment opportunities.
3. Encourage thoughtful design and best management practices for public and private improvements.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the Village and by other public and private entities on behalf of the Village in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including: the Dempster Corridor Plan Draft (2025); Village of Morton Grove Zoning Code (2007), and working documents for the Village of Morton Grove Comprehensive Plan Update (2025/2026).

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the land use plan; b) redevelopment goals and objectives; c) a description of redevelopment improvements and activities; d) estimated redevelopment project costs; e) a description of sources of funds to pay estimated redevelopment project costs; f) a description of obligations that may be issued; and g) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Land Use Plan

The land uses within the Project Area and their recommended uses within those land uses are listed and described below. The Land Use Plan is intended to direct Redevelopment Project Costs that support the redevelopment of the Project Area. The Village's Comprehensive Plan and Zoning Code form the primary bases for this land use plan and further define the guidelines for considering future development projects. The land uses are intended to provide flexibility and reflect the long-term objectives of the Redevelopment Plan and support the redevelopment of obsolete and underutilized properties consistent with the needs of the overall Project Area.

A summary description of the future land uses to be considered within the Project Area are described below and illustrated in *Figure 3. Land Use Plan*.

The Land Use Plan promotes the development of a modern and attractive mixed-use environment that will provide economically sustainable uses and new investment in the Project Area. As indicated in Figure 3, the Dempster Street portion of the Project Area is primarily designated as Mixed-Use which is intended to accommodate a greater variety and blend of commercial retail, service, and residential uses complemented by public and open space uses at key locations. New development and improvements to viable existing buildings should enhance the physical character and function of the Project Area. Attractive landscaping and streetscape treatments and improvements to infrastructure, vehicular access, parking, and signage are encouraged to give the corridor a coordinated and distinctive character.

Public uses identified in Figure 3 include a number of public parking sites scattered along the corridor as well as the much anticipated relocation of the Village Hall and Police Department to Dempster Street between Fernald and Georgiana. With the addition of this key public function in proximity to the existing Morton Grove American Legion Civic Center, Morton Grove Historical Museum, and Harrer Park and Pool, this area is intended to become the civic district of the Village. Site planning should incorporate pedestrian safety and connectivity enhancements.

The Richard T. Flickinger Municipal Building, which is expected to be vacated by the Village Administration and Police Department and redeveloped, is designated as Residential. Redevelopment of the site should strike a thoughtful balance of market-appropriate density and compatibility with the surrounding neighborhood. Utilization of the Village's Planned Development regulations will help ensure harmonious architecture and site design that is in line with overall scale and character of the area. Residential uses also apply to the existing homes along School Street where infrastructure improvements are encouraged to preserve and maintain the existing housing stock.

B. Redevelopment Goals and Objectives

Listed below are the specific redevelopment goals and objectives which will assist the Village in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract desirable uses such as new development coordinated with other nearby uses.

a) Land Use, Building, and Site Development

- Promote the most desirable use of land in accordance with the comprehensive plan for the Village.
- Encourage the retention and attraction of businesses that provide viable employment opportunities for Morton Grove residents and strengthen the Village's economic base.
- Promote the redevelopment of obsolete and underutilized buildings with commercial and mixed-uses which contribute to the tax base and provide employment opportunities.
- Encourage the clustering of similar and supporting commercial uses to promote cumulative attraction and multi-stop shopping.
- Ensure the provision of conveniently located off-street parking with enhanced signage for commercial uses.

b) Infrastructure and Circulation

- Install or upgrade public and private utilities and infrastructure as required, including lead pipe replacement, replacement of aging lines, and separation of combined storm/sanitary sewers.
- Enhance pedestrian safety and mobility along Dempster Street and at key crossings.
- Encourage the development of shared, off-street parking areas to maximize commercial parking opportunities.

c) Urban Design, Landscaping, and Open Space

- Promote landscaping and pedestrian oriented amenities that reinforce a civic identity.
- Ensure that architectural design of new developments is consistent with the standards established by the Village in order to establish an attractive, unified visual image.
- Encourage building design that provides façade articulation and visual interest.
- Ensure that all landscaping and design materials comply with the Village's ordinances and any applicable Planned Development requirements.

C. Redevelopment Improvements and Activities

The Village proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques such as tax increment financing to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The Village also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The Village may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, renovate or restore improvements on one or several parcels. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan.

1. Property Assembly and Site Preparation

The Village may facilitate property assembly in the Project Area, assist in the acquisition of land, provide for site preparation, demolition, and the clearing and grading of land.

2. Provision of Public Works or Improvements

The Village, or an agent of the Village, may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the Village as a whole.

3. Taxing Districts Capital Costs

The Village may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

4. Interest Subsidies

Funds may be provided to developers for a portion of interest costs incurred by a developer related to the construction, renovation, or rehabilitation of a redevelopment project, subject to the limitations outlined in the next section.

5. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the Village and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

D. Redevelopment Project Costs

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan (the “**Redevelopment Project Costs**”).

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the Village of Morton Grove Board of Trustees to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendments to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or Leadership in Energy and Environmental Design (LEED) certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.C.2 above);

- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act; and
 5. The cost limits set forth in paragraphs 2 and 4 above shall be modified to permit payment of up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the Village may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;

- o) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80 percent of the Village, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et. seq. then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in **Table 1. Estimated Redevelopment Project Costs**. All estimates are based on 2025 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the Village’s discretion.

Table 1. Estimated Redevelopment Project Costs

TIF EXPENSE CATEGORY	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$3,600,000
Property Assembly including Acquisition, Demolition and Site Preparation	\$10,900,000
Rehabilitation, reconstruction or repair of public or private buildings	\$35,700,000
Public Works and Improvements, includes utilities, streets, curbs and gutter, and lighting	\$10,900,000
Relocation Costs	\$1,500,000
Financing Costs	\$2,200,000
Taxing Districts Capital Costs ^[1]	\$2,900,000
Affordable Housing	\$2,900,000
Interest Costs	\$2,200,000
TOTAL ESTIMATED COSTS	\$72,800,000 ^[2]

^[1] This category may also include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district’s capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

^[2] All costs are in 2025 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures that may be incurred over the life of the TIF. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the Village may deem appropriate. The Village may incur redevelopment project costs, which are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

As of the date of this Redevelopment Plan, the Project Area is contiguous to the Sawmill Station TIF District and the Lincoln/Lehigh TIF District. The Project Area may, in the future, be contiguous to or separated by only a public right-of-way or separated by a forest preserve less than one mile from other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the Village may determine that it is in the best interests of the Village and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The Village therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in *Table 1. Estimated Redevelopment Project Costs*.

F. Issuance of Obligations

The Village may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2050, assuming Village Board approval of the Project Area and Redevelopment Plan in 2026). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

G. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2024 EAV of all taxable parcels in the Project Area is approximately \$42,064,945. This total EAV amount by PIN is summarized in *Exhibit II*. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County. The Plan has utilized the most recent finalized EAVs for this report.

2. Anticipated Equalized Assessed Valuation

By tax year 2049 (collection year 2050) and following the substantial completion of the Redevelopment Project, the anticipated EAV of the Project Area could be as high as \$142,500,000. The estimate is based on potential improvements and redevelopment that could include new commercial, residential, and mixed-use development modeled by using an estimated annual inflation rate in EAV of 5% through 2049, realized annually; and applying the most recent tax rate of 9.576% and an equalization factor of 3.035 in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in *Section III* of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the meaningful presence and reasonable distribution of five improved area factors. The presence of these blight factors within the Project Area impairs the value of private investments and threatens the sound growth and tax base of taxing districts. In order to promote a stable economic and physical development of the Project Area it is necessary to remove and eradicate adverse conditions before they lead to decline and deterioration of the area.

The lack of growth and private investment in the Project Area is evidenced by the following:

- A primary commercial corridor that is characterized by aging and obsolete commercial buildings on parcels with limited depth.
- Ninety-two percent (92%) of the buildings in the Project Area were built before 1990, a majority (77%) of which were built before 1970.
- Since 2015, only five new construction permits were issued for commercial development and permits overall have declined by nearly 50% in the last five years.
- Five eligibility factors are meaningfully present and reasonably distributed throughout the Project Area. These include:
 1. Obsolescence
 2. Deterioration
 3. Inadequate Utilities
 4. Lack of Community Planning
 5. Declining or Lagging EAV

In summary, the Project Area qualifies under the Act as a Conservation Area on the basis that it: 1) meets the age threshold; and 2) exhibits the meaningful presence and reasonable distribution of five of the 13 criteria listed in the Act for designation as a Conservation Area. Therefore, the Project Area qualifies as eligible under the TIF Act as a redevelopment project area, with blighted area conditions that are detrimental to sound growth of the taxing districts.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and the use of TIF. In the absence of Village-sponsored redevelopment initiatives, there is a prospect that blighted area factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will languish or deteriorate, eventually becoming a blighted area. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

VII. FINANCIAL IMPACT ON TAXING DISTRICT SERVICES

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the Village to create an environment in which private investment can occur. The Redevelopment Project will be a multi-year endeavor tied to local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction of commercial, residential, mixed-use, and public developments consistent with the goals and objectives of the Village's comprehensive plan and other applicable adopted planning documents.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the Village's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in and adjacent to the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts can be expected to benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. Public facilities within a half mile of the Project Area are illustrated in Figure 4. *Community Facilities*.

The following major taxing districts presently levy taxes against properties located within the Project Area.

Village of Morton Grove. The Village is responsible for the provision of a range of municipal services, including: police protection; fire protection and emergency medical services; and capital improvements and maintenance; sanitation service; family and senior services; and building, housing and zoning codes, etc.

Morton Grove Park District. General responsibilities include the provision, maintenance and operation of park and recreational facilities throughout the Village and for the provision of recreational programs.

Morton Grove School District 70. General responsibilities of the school district includes the provision, maintenance and operation of educational facilities and the provision of educational services for pre-school through eighth grade.

Niles Township School District 219. General responsibilities of the school district includes the provision, maintenance and operation of educational facilities and the provision of educational services for nine through twelfth grade.

Other Taxing Districts. Additional districts serving the Project Area include the Oakton College District 535, Morton Grove Library fund, Cook County, Cook County Forest Preserve District, Niles Township, Metropolitan Water Reclamation District of Chicago and North Shore Mosquito Abatement District - Northfield.

The amount and type of new private development is not known at this time. Therefore, no special programs are proposed for these taxing districts. The Village intends to monitor development in the

Project Area with the cooperation of the other affected taxing districts and will attempt to ensure that any increased needs are addressed in connection with any particular development.

Section 74.4-3 (q) (7.5) of the TIF Act requires that 40% of incremental revenue from TIF supported housing developments be set aside to assist with any increased costs to the schools, attributable to those units.

VIII. PROJECT AREA CONFORMS TO THE COMPREHENSIVE PLAN

This Redevelopment Plan and the Redevelopment Project described herein include land uses that are consistent with the uses set forth in the Morton Grove Comprehensive Plan.

IX. PHASING AND SCHEDULING

A phased implementation strategy may be utilized to achieve comprehensive and coordinated improvements in the Project Area, as well as to allow time for incremental revenues to accumulate.

It is anticipated that Village expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the Village.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2050, assuming Village Board approval of the Project Area and Redevelopment Plan in 2026).

X. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XI. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The Village is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- C) Redevelopers will meet Illinois standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees

The Village shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

XII. HOUSING IMPACT

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that such displacement will not result from the Redevelopment Plan, the Village must prepare a housing impact study and incorporate the study in the redevelopment plan and project.

The Project Area includes 38 residential units, 37 of which are inhabited units. These include 14 apartment units above or behind commercial storefronts on Dempster Street and 23 single-family and duplex homes between Dempster and the Village Hall site.

The Village hereby certifies that there will not be displacement of 10 or more inhabited units within the redevelopment project area. As such, a full housing impact study is not required as part of this Redevelopment Plan.

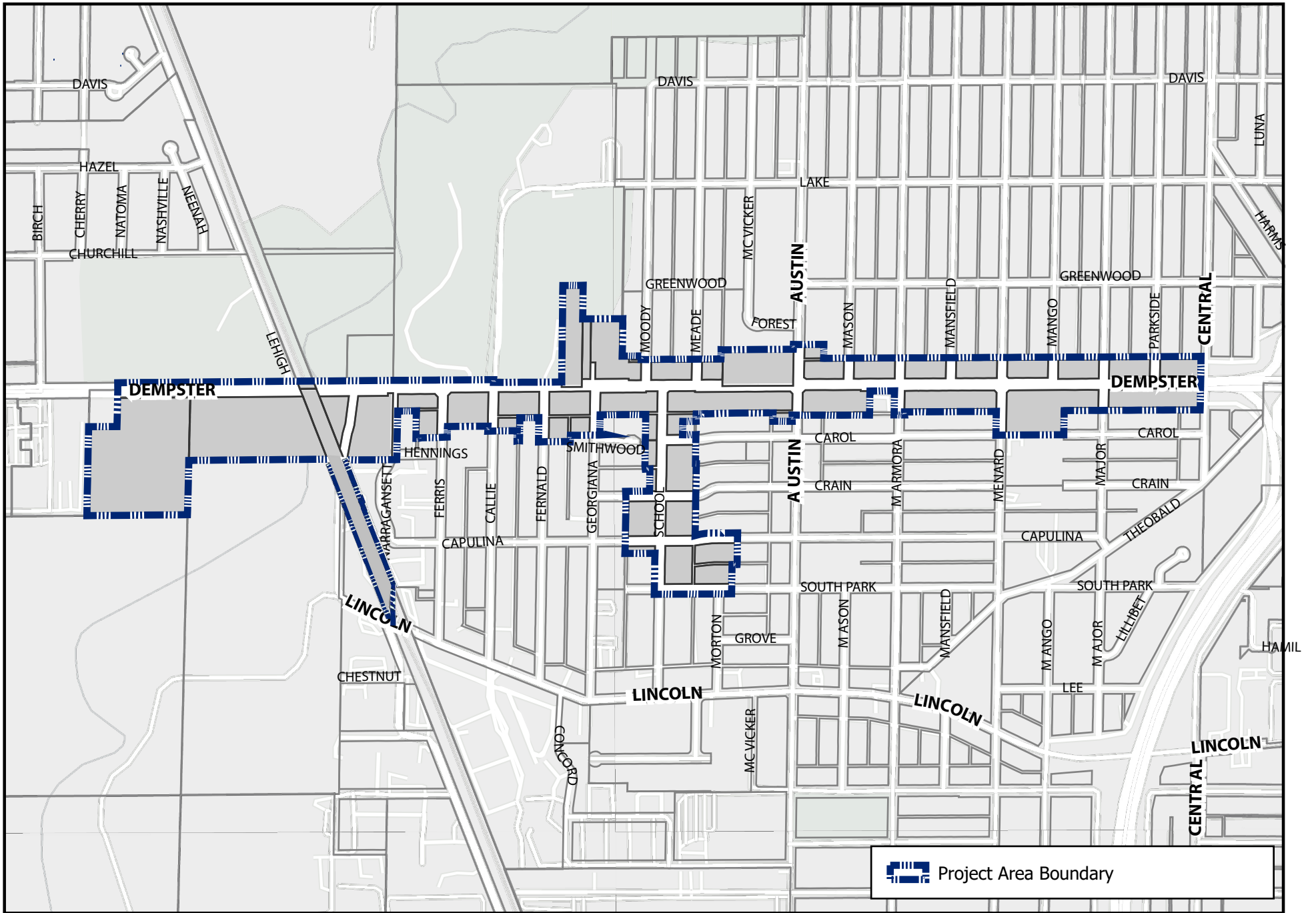


Figure 2: Project Area Boundary
DEMPSTER STREET TIF

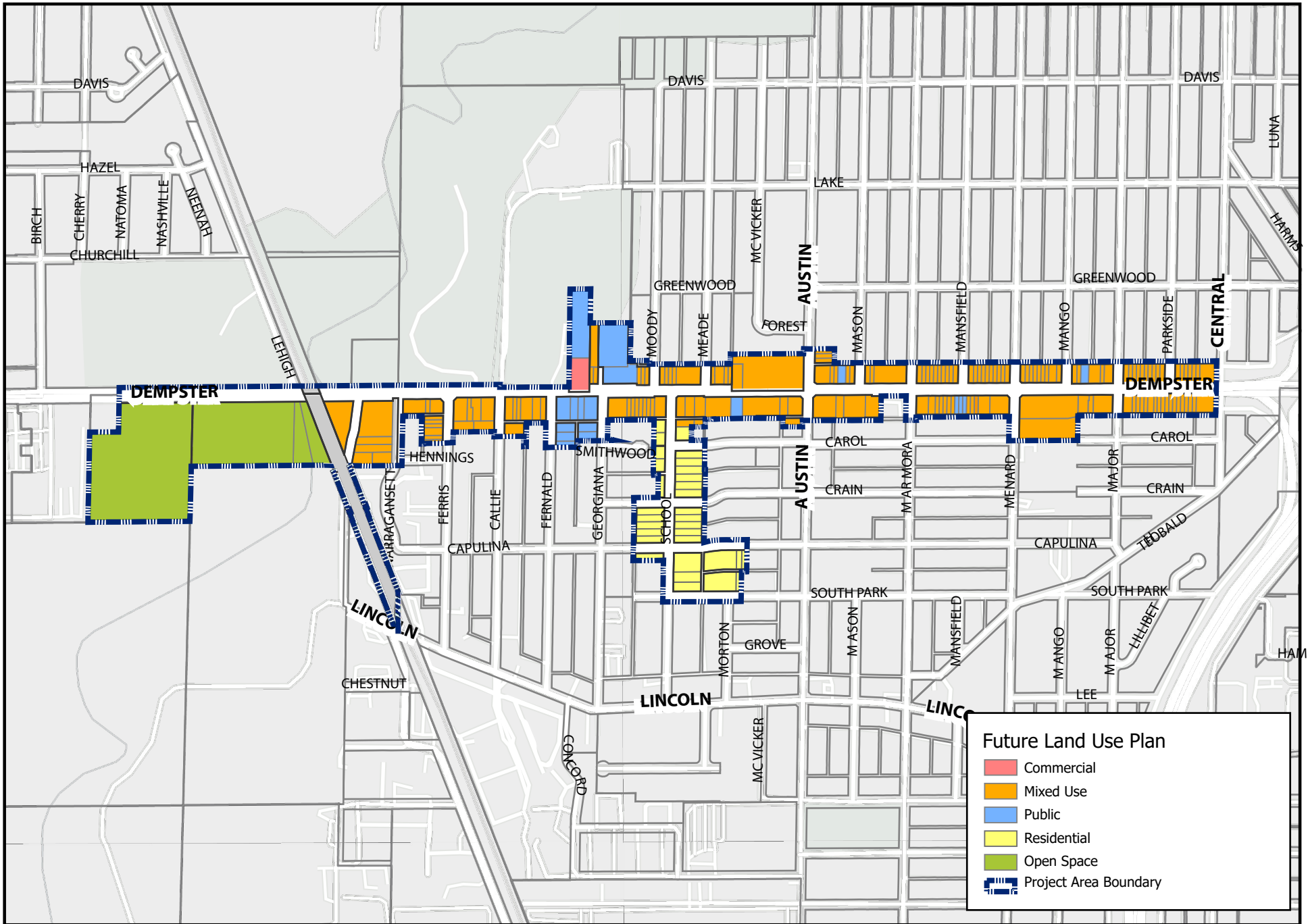


Figure 3: Future Land Use Plan
DEMPSTER STREET TIF

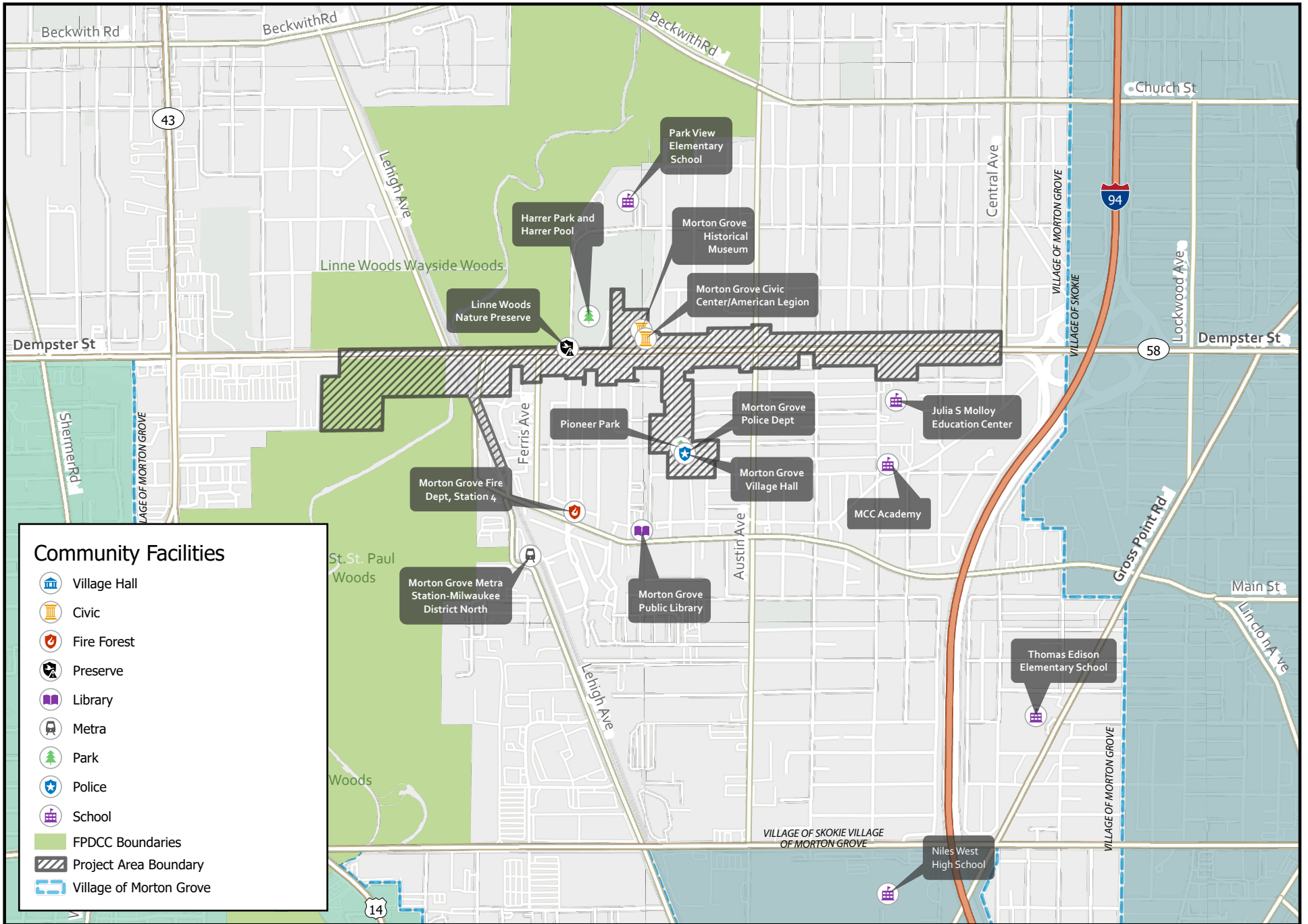


Figure 4: Community Facilities

DEMPSTER STREET TIE

EXHIBITS

EXHIBIT I

LEGAL DESCRIPTION OF THE PROJECT AREA

THAT PART OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTIONS 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E ½ OF THE SE ¼ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE ¼ OF THE SE ¼ OF SECTION 17 AFORESAID;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW ¼ OF THE SE ¼ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY;

THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID;

THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24;

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E ½ OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET;

THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET;

THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW ¼ OF SECTION 17 A DISTANCE OF 442.77 FEET;

THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET;

THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 AFORESAID;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL;

THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19;

THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E ½ OF THE NE ¼ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD;

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19;

THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN

RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE;

THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID;

THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE

NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY;

THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID;

THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W ½ OF THE NE ¼ OF SECTION 20 AFORESAID;

THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE;

THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE ¼ OF SECTION 20 AFORESAID;

THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTIONS 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT II
2024 EAV by PIN

	PIN	2024 EAV		PIN	2024 EAV
1.	10-17-305-010-0000	-	41.	10-17-426-035-0000	99,094
2.	10-17-305-011-0000	-	42.	10-17-426-036-0000	97,764
3.	10-17-314-001-0000	-	43.	10-17-426-037-0000	97,764
4.	10-17-314-002-0000	-	44.	10-17-426-038-0000	228,558
5.	10-17-314-003-0000	-	45.	10-17-427-030-0000	133,844
6.	10-17-315-029-0000	55,768	46.	10-17-427-031-0000	118,284
7.	10-17-315-030-0000	72,233	47.	10-17-427-032-0000	97,704
8.	10-17-315-031-0000	80,756	48.	10-17-427-033-0000	97,701
9.	10-17-315-032-0000	-	49.	10-17-427-034-0000	97,831
10.	10-17-315-038-0000	3,518	50.	10-17-427-035-0000	53,762
11.	10-17-315-044-0000	-	51.	10-17-427-036-0000	53,759
12.	10-17-316-031-0000	219,039	52.	10-17-427-037-0000	94,847
13.	10-17-316-032-0000	167,590	53.	10-17-427-038-0000	94,847
14.	10-17-316-033-0000	167,590	54.	10-17-427-039-0000	124,984
15.	10-17-316-034-0000	239,006	55.	10-17-428-031-0000	71,304
16.	10-17-316-054-0000	430,786	56.	10-17-428-032-0000	55,471
17.	10-17-317-019-0000	92,935	57.	10-17-428-033-0000	55,471
18.	10-17-317-020-0000	92,935	58.	10-17-428-034-0000	55,471
19.	10-17-317-042-0000	100,172	59.	10-17-428-035-0000	136,904
20.	10-17-317-043-0000	219,606	60.	10-17-428-036-0000	203,976
21.	10-17-318-002-0000	234,371	61.	10-17-428-037-0000	203,976
22.	10-17-318-003-0000	1,487,483	62.	10-17-428-038-0000	370,525
23.	10-17-424-013-0000	69,926	63.	10-17-428-039-0000	191,552
24.	10-17-424-014-0000	70,360	64.	10-17-429-029-0000	197,125
25.	10-17-424-015-0000	70,360	65.	10-17-429-030-0000	149,592
26.	10-17-424-030-0000	511,124	66.	10-17-429-036-0000	57,483
27.	10-17-424-031-0000	54,809	67.	10-17-429-047-0000	609,407
28.	10-17-424-032-0000	54,809	68.	10-17-429-048-0000	-
29.	10-17-424-035-0000	189,206	69.	10-17-429-051-0000	283,977
30.	10-17-424-036-0000	244,746	70.	10-17-430-029-0000	102,400
31.	10-17-424-047-0000	3,394	71.	10-17-430-030-0000	73,784
32.	10-17-425-031-0000	69,653	72.	10-17-430-031-0000	73,784
33.	10-17-425-032-0000	397,787	73.	10-17-430-032-0000	73,784
34.	10-17-425-051-0000	538,173	74.	10-17-430-033-0000	73,784
35.	10-17-426-029-0000	141,211	75.	10-17-430-034-0000	73,784
36.	10-17-426-030-0000	111,679	76.	10-17-430-035-0000	73,043
37.	10-17-426-031-0000	111,679	77.	10-17-430-036-0000	73,043
38.	10-17-426-032-0000	134,066	78.	10-17-430-037-0000	233,348
39.	10-17-426-033-0000	133,826	79.	10-17-430-038-0000	250,760
40.	10-17-426-034-0000	133,826	80.	10-17-431-033-0000	240,366

PIN		2024 EAV	PIN		2024 EAV
81.	10-17-431-036-0000	151,769	124.	10-20-104-005-0000	135,371
82.	10-17-431-037-0000	134,521	125.	10-20-104-006-0000	135,371
83.	10-17-431-038-0000	59,314	126.	10-20-104-007-0000	54,973
84.	10-17-431-045-0000	464,274	127.	10-20-104-021-0000	135,371
85.	10-17-431-050-0000	167,517	128.	10-20-104-022-0000	135,371
86.	10-17-431-051-0000	188,972	129.	10-20-104-040-0000	253,892
87.	10-18-501-002-0000	-	130.	10-20-104-041-0000	142,325
88.	10-19-200-003-0000	-	131.	10-20-105-002-0000	391,910
89.	10-19-201-001-0000	-	132.	10-20-105-009-0000	60,579
90.	10-19-201-002-0000	-	133.	10-20-105-010-0000	59,635
91.	10-19-201-003-0000	-	134.	10-20-105-011-0000	80,766
92.	10-19-201-004-0000	768,777	135.	10-20-105-012-0000	126,641
93.	10-19-202-001-0000	1,418,067	136.	10-20-105-013-0000	126,641
94.	10-19-202-002-0000	222,314	137.	10-20-105-014-0000	126,641
95.	10-19-202-003-0000	231,882	138.	10-20-105-015-0000	59,763
96.	10-19-202-014-0000	208,827	139.	10-20-105-021-0000	97,136
97.	10-19-202-015-0000	206,787	140.	10-20-105-022-0000	100,172
98.	10-19-202-021-0000	-	141.	10-20-105-027-0000	277,372
99.	10-19-500-001-0000	-	142.	10-20-106-001-0000	458,269
100.	10-20-100-005-0000	73,772	143.	10-20-106-002-0000	466,912
101.	10-20-100-006-0000	212,998	144.	10-20-106-003-0000	312,150
102.	10-20-100-015-0000	102,211	145.	10-20-106-030-0000	-
103.	10-20-100-016-0000	102,214	146.	10-20-106-033-0000	87,656
104.	10-20-100-017-0000	104,379	147.	10-20-106-034-0000	46,668
105.	10-20-100-020-0000	223,422	148.	10-20-106-051-0000	16,999
106.	10-20-100-021-0000	22,183	149.	10-20-106-053-0000	326,316
107.	10-20-100-025-0000	190,848	150.	10-20-106-055-0000	135,417
108.	10-20-100-026-0000	426,673	151.	10-20-106-057-0000	305,684
109.	10-20-102-001-0000	672,369	152.	10-20-106-058-0000	703,608
110.	10-20-102-003-0000	647,706	153.	10-20-106-064-0000	966,382
111.	10-20-102-004-0000	100,108	154.	10-20-107-009-0000	133,799
112.	10-20-102-019-0000	167,332	155.	10-20-107-015-0000	94,101
113.	10-20-102-043-0000	267,510	156.	10-20-107-016-0000	109,278
114.	10-20-102-044-0000	155,694	157.	10-20-108-001-0000	109,278
115.	10-20-103-001-0000	180,913	158.	10-20-108-002-0000	103,216
116.	10-20-103-002-0000	111,779	159.	10-20-108-003-0000	103,413
117.	10-20-103-003-0000	80,863	160.	10-20-108-004-0000	100,172
118.	10-20-103-004-0000	56,348	161.	10-20-108-005-0000	124,616
119.	10-20-103-052-0000	310,189	162.	10-20-108-006-0000	115,276
120.	10-20-103-053-0000	228,637	163.	10-20-109-006-0000	139,317
121.	10-20-103-058-0000	52,168	164.	10-20-109-007-0000	169,794
122.	10-20-104-003-0000	655,683	165.	10-20-109-008-0000	139,633
123.	10-20-104-004-0000	2,428,731	166.	10-20-109-009-0000	33,849

PIN		2024 EAV	PIN		2024 EAV
167.	10-20-109-010-0000	112,314	196.	10-20-201-015-0000	-
168.	10-20-110-001-0000	161,294	197.	10-20-201-049-0000	369,011
169.	10-20-110-002-0000	96,565	198.	10-20-201-050-0000	101,273
170.	10-20-110-003-0000	182,133	199.	10-20-201-051-0000	481,036
171.	10-20-110-004-0000	119,644	200.	10-20-201-052-0000	456,178
172.	10-20-110-005-0000	103,210	201.	10-20-203-020-0000	674,761
173.	10-20-115-006-0000	115,349	202.	10-20-203-021-0000	518,639
174.	10-20-116-001-0000	-	203.	10-20-203-022-0000	418,389
175.	10-20-116-005-0000	-	204.	10-20-203-023-0000	119,587
176.	10-20-116-006-0000	-	205.	10-20-203-024-0000	302,360
177.	10-20-116-007-0000	17,390	206.	10-20-204-001-0000	129,422
178.	10-20-116-014-0000	-	207.	10-20-204-002-0000	166,834
179.	10-20-116-015-0000	-	208.	10-20-204-003-0000	197,116
180.	10-20-116-035-0000	-	209.	10-20-204-004-0000	197,116
181.	10-20-116-036-0000	-	210.	10-20-204-005-0000	197,116
182.	10-20-200-006-0000	199,848	211.	10-20-204-006-0000	286,909
183.	10-20-200-038-0000	827,754	212.	10-20-204-007-0000	34,007
184.	10-20-200-039-0000	388,016	213.	10-20-204-008-0000	48,422
185.	10-20-200-041-0000	282,590	214.	10-20-204-009-0000	85,553
186.	10-20-201-005-0000	146,511	215.	10-20-204-010-0000	118,454
187.	10-20-201-006-0000	236,563	216.	10-20-204-011-0000	71,264
188.	10-20-201-007-0000	236,563	217.	10-20-204-012-0000	177,665
189.	10-20-201-008-0000	129,012	218.	10-20-204-013-0000	53,340
190.	10-20-201-009-0000	129,012	219.	10-20-204-014-0000	53,352
191.	10-20-201-010-0000	-	220.	10-20-204-015-0000	129,613
192.	10-20-201-011-0000	-	221.	10-20-204-016-0000	129,613
193.	10-20-201-012-0000	-	222.	10-20-204-017-0000	372,371
194.	10-20-201-013-0000	155,214	223.	10-20-204-047-0000	498,010
195.	10-20-201-014-0000	259,790			
			TOTAL		42,064,945

EXHIBIT III

**DEMPSTER STREET
TAX INCREMENT FINANCING ELIGIBILITY REPORT**

**DEMPSTER STREET
TAX INCREMENT FINANCING
ELIGIBILITY REPORT**

Village of Morton Grove, Illinois

November 14, 2025

Prepared by:
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INTRODUCTION

As part of a strategy to foster growth and economic development, the Village of Morton Grove (the "Village") has pursued the designation of the Dempster Street Project Area and taken the necessary or incidental actions to implement this redevelopment plan and project in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended (the "Act"). Johnson Research Group, Inc. ("JRG" or the "Consultant") has been retained by the Village to conduct an analysis of the potential qualification and designation of an area as a "redevelopment project area" pursuant to the Act. The purpose of this report, entitled the *Dempster Street Tax Increment Financing Eligibility Report*, (the "Eligibility Report") is to determine whether approximately 90.1 acres of land located along Dempster Street, between Cook County Forest Preserve to the west and Central Avenue to the east, qualifies for designation as a redevelopment project area based on findings for a "conservation area" or a "blighted area" within the requirements set forth in the Act.

The area examined in this Eligibility Report is generally bounded by Central Avenue on the east and the Cook County Forest Preserve on the west and also includes School Street frontage from Dempster Street on the north to South Park Avenue on the south where the Richard T. Flickinger Municipal Center is located. This area is referred to in this document as the Dempster Street Tax Increment Financing Redevelopment Project Area (the "Project Area"). The boundaries of the Project Area are shown on the map entitled *Figure 1, Project Area Boundary*.

The findings and conclusions presented in this report, unless otherwise noted, are based on surveys, documentation, and analyses conducted by JRG. The Village is entitled to rely on the findings and conclusions of this Eligibility Report in designating the Project Area as a redevelopment project area under the Act. JRG has prepared this Eligibility Report and the related Dempster Street Redevelopment Plan and Project (the "Plan") with the understanding that the Village would rely on: i) the findings and conclusions of this Eligibility Report and the related redevelopment plan, and ii) the fact that JRG has obtained the necessary information so that the Eligibility Report and related redevelopment plan will comply with the Act. The determination of whether the Project Area qualifies for designation as a redevelopment project area based on findings of the area as an improved conservation area pursuant to the Act, is made by the Village after careful review and consideration of the conclusions contained in this Eligibility Report.

The Project Area

The Project Area is in the central portion of the Village, just west of Interstate-94. The Project Area comprises 223 tax parcels along the north and south sides of Dempster Street and includes the existing Richard T. Flickinger Municipal Center on Capulina Avenue as well as several residential parcels along School Street ("Improved Area"). For purposes of this Eligibility Report, the Project Area and the Improved Area are the same and these terms are used interchangeably. Most properties along Dempster Street consist of old commercial buildings with incompatible or outmoded parcel layouts and a significant shortage of off-street and on-street parking. The majority of structures in the Project Area were built between the 1940s and the 1970s and are experiencing varying levels of deterioration due to deferred maintenance. Rent levels for leased commercial properties are very low, making it difficult for property owners to afford ongoing maintenance. The Municipal Center buildings are reasonably well maintained on the exterior, but interior conditions and building systems are obsolete and have been neglected due to the high cost of repairs. Existing land uses in the Project Area are illustrated in *Figure 2, Existing Land Use*.

Project Area Eligibility

The Project Area consists of 100 primary structures, 92 (92%) of which are over 35 years old. Despite the area's strengths, such as high traffic volume on Dempster Street, the Project Area suffers from insufficient on-street and off-street parking, obsolete or inefficient site layouts, deterioration of structures and surface areas, lagging property value growth and the infrastructure needs significant upgrades.

The Project Area exhibits five (5) blighting factors including:

1. Obsolescence;
2. Deterioration;
3. Inadequate Utilities;
4. Lack of Community Planning; and
5. Declining or Lagging Equalized Assessed Value (EAV).

Summary of Project Area Eligibility

For TIF designation, a redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. A summary of qualifying criteria is presented below.

Size Qualifications – The Project Area meets the minimum size threshold for redevelopment project areas of 1 ½ acres. The Project Area is approximately 90.1 acres in size.

Improved Conservation Area. The Project Area qualifies as a conservation area due to i) 92% of the structures in the Project Area are over 35 years of age, and ii) the meaningful presence and reasonable distribution throughout the Project Area of five (5) of the 13) criteria set forth in the Act for improved conservation areas (three are required).

In conclusion, the surveys and analyses documented in this report indicate that the Project Area is eligible as an improved conservation area within the requirements of the Act.

Finally, the Project Area includes only real property and improvements that would substantially benefit from redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, and unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a blighted area, a conservation area, or a combination of both within the definitions for each set forth in the Act (Section 11-74.4-3).

Blighted areas are defined as: i) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the 13 improved area eligibility factors set forth in the Act; or ii) any vacant area in which its sound growth is impaired by the presence of one or more of seven (7) criteria set forth in the Act.

Conservation areas are defined in the Act as any improved area in which 50 percent (50%) or more of the structures have an age of 35 years or more and the improved area exhibits the presence of a combination of three (3) or more of the 13 improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but if left unchecked, the presence of three (3) or more such factors which are detrimental to the public safety, health or welfare, such an area may become a blighted area.

The Project Area has been evaluated as an improved area under the Conservation Area criteria. The Vacant Area criteria of the TIF Act are also cited below for general reference.

Improved Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the 13 eligibility factors for improved areas. To support a designation as a blighted or conservation area each qualifying factor must be: i) present to a meaningful extent and that presence documented so that the Village may reasonably find that the factor is clearly present within the intent of the Act and ii) reasonably distributed throughout the improved part of the Project Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities

8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

Vacant Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the seven (7) eligibility criteria for vacant areas. To support a designation as a blighted area at least one of the seven (7) qualifying criteria must be: i) present to a meaningful extent and that presence documented so that the Village may reasonably find that the factor is clearly present within the intent of the Act and ii) reasonably distributed throughout the vacant part of the Project Area.

1. The vacant area exhibits a combination of two (2) or more of the following six (6) factors:
 - (a) Obsolete platting of the vacant land;
 - (b) Diversity of ownership;
 - (c) Tax and special assessment delinquencies or the subject of tax sales;
 - (d) Deterioration of structures or site improvements in adjacent areas;
 - (e) Environmental remediation costs have been incurred or are required;
 - (f) Declining or lagging rate of growth of total equalized assessed valuation.
2. The area consists of one or more unused quarries, mines or strip-mine ponds.
3. The area consists of unused rail yards, rail tracks or railroad rights-of-way.
4. The area is subject to chronic flooding.
5. The area consists of an unused or illegal disposal site.
6. The area had been designated as a town or village center and not developed as such.
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation areas to determine whether any factors are present in the Project Area, and if so, to what extent and in what locations is a factor present. Surveys and analyses conducted by JRG included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Review of current land use to the current zoning ordinance and the current zoning map;
5. Analysis of platting and current parcel size and layout;
6. Analysis of building floor area, site coverage and parking areas/capacity;
7. Review of previously prepared plans, studies and data;
8. An assessment of storm, sanitary sewer lines and water supply lines within the Project Area, based on information provided by the Village Department of Public Works;
9. Analysis of building permit data from 2014 to 2025;
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2018 through 2024;
11. Review of Cook County Treasurer property tax payment records for collection years 2019 through 2024; and
12. Research of tax maps and the history of PIN changes, online and with the assistance of staff at Cook County Assessor's office.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "not present" indicates that either no information was available or no evidence could be documented as part of the various surveys and analyses. A factor noted as "present to a limited extent" indicates that conditions exist documenting the presence of the factor, but that the distribution or impact of the condition is limited. Finally, a factor noted as "present to a meaningful extent" indicates that conditions exist that document the presence of the factor throughout major portions of the block and that the conditions have a major adverse impact or influence on adjacent and nearby development.

The following is the summary evaluation of the eligibility factors for the Project Area, presented in the order in which they appear in the Act.

III. PROJECT AREA ELIGIBILITY

The following is the summary evaluation of the eligibility factors for the Project Area presented in the order in which they appear in the Act. The supporting eligibility factors for the Project Area are presented below and illustrated in *Figures 3 through 9*.

Age

As a prerequisite for consideration as a Conservation Area, at least 50% of the structures in the area must be over 35 years old. The Project Area consists of 100 primary structures, 92 (92%) of which are over 35 years old.

A. Dilapidation

Section 11-74.4-3 of the Act defines Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with JRG's Building Conditions Survey Manual. The Building Conditions Survey Manual, with updates to current standards, was developed through decades of field surveys and analysis, providing a consistent method of evaluating buildings necessary for the background findings for the planning profession.

The building condition analysis is based on an exterior inspection of the buildings and sites conducted in August and September 2025. Structural deficiencies in building components and related site improvements in the Project Area were noted during the inspections.

Building Components Evaluated

During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two (2) types:

Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof, and roof structure.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, porches and steps, chimneys, and gutters and downspouts.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal

maintenance. Minor defects that have no real effect on either primary or secondary components are not considered in rating a building as structurally substandard.

Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor -- one or more minor defect, but no major defect.

Major -- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects. Dilapidation is evidenced by critical defects in building components including exterior walls, roof, foundations, windows, doors, porches and steps that are visible from the exterior.

"Minor deficient" and "major deficient" buildings are the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings in the Act. The words "building" and "structure" are presumed to be interchangeable.

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. JRG conducted an exterior survey of each building within the Project Area to determine its condition. No buildings in the Project Area were categorized as dilapidated. Of the 100 primary buildings in the Project Area:

- 57 buildings (57%) were classified as structurally sound;
- 42 buildings (42%) were classified as minor deficient (deteriorating);
- 1 building (1%) was classified as major deficient (deteriorating); and
- 0 buildings (0%) were classified as structurally substandard (dilapidated).

Conclusion: Dilapidation (structurally substandard buildings) as a factor is not present in the Project Area.

B. Obsolescence

Section 11-74.4-3 of the Act defines Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erode over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Obsolescence as a factor should be based on the documented presence and reasonable distribution of buildings and site improvements exhibiting such obsolescence.

Obsolete Building Types

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Many of the commercial properties facing Dempster Street exhibit signs of economic obsolescence. JRG and Village staff researched the asking rents in the Project Area and found that existing and asking rents are well below levels that are adequate to support strong property cash flow. Strong cash flow is necessary to support proper maintenance and major renovations. Very few properties in the Project Area show signs of major renovations and many show minor but meaningful signs of deferred maintenance. In addition, vacancies in the commercial corridor are slightly high, despite the corridor's attractiveness to retailers based on very high traffic volumes and affordable rents. Moreover, JRG estimated that 42 of the 100 structures (42%) in the Project Area are obsolete, based on the definition of this factor in the Act.

Conclusion: The analysis indicates that obsolescence is present to a meaningful extent and reasonably distributed throughout the Project Area. See Figure 3. Obsolescence.

C. Deterioration

Section 11-74.4-3 of the Act defines Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows,

porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Based on the definition in the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lacking paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished through normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Building Deterioration

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the 100 buildings in the Project Area, 43 (or 43%) are classified as deteriorating, with 42 considered minor-deficient and one major-deficient. The lack of proper maintenance evident in these buildings demonstrates that the owners lack the ability or the economic justification for fully maintaining their property in good condition. Deterioration of structures is found throughout the Project Area evidenced by walls in need of tuckpointing, deteriorated window frames and other secondary components showing signs of deterioration and neglect including door frames, cornices, signage, and awnings. Windows in many buildings are minimally maintained, with obsolete single paned glass, leading to higher annual utility costs.

Site Deterioration

In addition, deterioration of site improvements is found throughout the Project Area as evidenced by cracked concrete or paving in parking areas and weed growth along building foundations.

Conclusion: Deterioration is present to a meaningful extent and reasonably distributed throughout the Project Area.

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the Presence of structures below minimum code standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

No public data was available regarding documented structural code violations in the Project Area.

Conclusion: The presence of structures below minimum code standards has not been documented in the Project Area. Therefore, the factor of structures below minimum code standards is not a supporting factor for Project Area eligibility.

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Project Area eligibility.

F. Excessive Vacancies

Section 11-74.4-3 of the Act defines excessive vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Vacancies are found in several of the retail buildings in the Dempster Street corridor. The most prominent vacant building is the former CVS Pharmacy building on the southeast corner of Austin and Dempster, which has been 100% vacant for nearly four years. For purposes of this eligibility report, JRG considers a building vacancy rate of 15% or more as an “excessive vacancy” level. Excessive vacancies are considered to be meaningfully present on a block if at least 20% of the buildings exhibit excessive vacancies. Using these criteria, excessive vacancies are present in 15 of the 100 buildings, and 14 of the 33 Project Area blocks.

Conclusion: Excessive vacancies as a factor is meaningfully present in the Project Area, but is not sufficiently distributed throughout the Project Area, so Excess Vacancies is not a supporting factor for Project Area eligibility.

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines lack of ventilation, light, or sanitary facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Project Area eligibility.

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines inadequate utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: i) of insufficient capacity to serve the uses in the redevelopment project area, ii) deteriorated, antiquated, obsolete, or in disrepair, or iii) lacking within the redevelopment project area.

The Village Public Works Department provided a detailed list of infrastructure needs within the Project Area, as of October 2025. The most important utility infrastructure upgrade needed within the Project Area is a separation of the existing combined stormwater/sewer lines. This separation of stormwater lines and sewer lines is needed along the full length of Dempster Street, as well as virtually every north-south street of the Project Area. In addition, the water mains in all but one of the north-south streets of the Project Area are over 100 years old, which is beyond their appropriate lifespan, and these will need replacement during the next 10 to 20 years.

Indeed one important element of the plan for implementing a TIF district is to support the installation of separated sewer and stormwater infrastructure sufficient to accommodate new development and modern line sizing.

Conclusion: The factor of Inadequate Utilities is meaningfully present and reasonably distributed throughout the Project Area.

I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Section 11-74.4-3 of the Act defines excessive land coverage and overcrowding of structures and community facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is found in various locations throughout the corridor, due to a lack of sufficient off-street parking. Many retail/commercial buildings in the Project Area were developed prior to the 1950s, which was prior to modern intensive levels of automobile ownership and use, so off-street parking requirements are less substantial than modern needs. Nonetheless, the presence of this factor is not sufficiently distributed throughout the Project Area, so is not considered a contributing factor for Project Area eligibility.

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is not a supporting factor for Project Area eligibility.

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines deleterious land-use or layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

The existing land uses are consistent with the Zoning Ordinance without resulting in any conflicting or inappropriate mix of uses.

Conclusion: No condition pertaining to deleterious land-use or layout is present in the Project Area. This factor is not a supporting factor for Project Area eligibility.

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines lack of community planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This

means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Following the opening of the Edens Expressway (Interstate-94) in 1951, the population of the Village of Morton Grove increased dramatically and Dempster Street quickly became the primary commercial corridor for the Village. A majority of the buildings that exist today along the corridor were built by 1970 and prior to the adoption of the Village's first comprehensive plan in 1979.

Although the Project Area has been the subject of several planning efforts, including subsequent comprehensive plans and Dempster Street Commercial Corridor studies in 2001 and 2025, there continues to be insufficient off-street parking to fully support existing and potential businesses in the corridor. The Village has developed three small off-street parking areas along the corridor to address demand for parking but in a recent survey of local residents and businesses¹. Sixty-three percent (63%) indicated that it is difficult to find parking on Dempster Street.

The issue is due in large part to the limited depth of the commercial parcels. There is insufficient parcel depth to allow both a commercial building and an adequately-sized parking area, so multiple parcels must be combined to create enough space for parking areas. This can be seen in the Walgreen's (northeast corner of Menard/Dempster) and former CVS (southeast corner of Austin/Dempster) development sites, both developed in the late 1990s to early 2000s; large adjacent parking areas were included in those developments in order to properly develop those sites. This limitation was further constrained by the designation of Dempster Street as a Strategic Regional Arterial, which resulted in roadway improvements to facilitate traffic that removed on-street parking from both sides of the street through this section of the corridor.

This factor impacts all but one of the blocks facing Dempster Street, including 25 of the 33 Project Area blocks, or 76% of all Project Area blocks.

Conclusion: Lack of community planning is meaningfully present and reasonably distributed throughout the Project Area.

L. Environmental Remediation

Section 11-74.4-3 of the Act defines environmental remediation: The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Conclusion: No condition pertaining to a need for environmental remediation has been documented as part of the surveys and analyses undertaken within the Project Area. Therefore, this factor is not a supporting factor for Project Area eligibility.

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is

¹ Dempster Corridor Plan Survey Results Summary, August 21, 2025

less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Over the period from 2019 to 2024, the growth in the total equalized assessed valuation (“EAV”) of the Project Area has lagged that of the Consumer Price Index for all Urban Consumers in four of those years. These figures, as well as a comparison to the Village EAV growth, are shown below in *Table 1. Growth of Project Area vs. Consumer Price Index (CPI) and Village of Morton Grove*.

Table 1. Growth Rate of Project Area vs. CPI and Village of Morton Grove

Tax Year	Village of Morton Grove (excluding Project Area)		U.S. CPI		Project Area		Growth Rate Slower than CPI
	Total EAV	Change			Total EAV	Change	
2019	901,201,943		256.974		39,579,353		
2020	913,339,387	1.35%	260.474	1.36%	41,554,555	4.99%	No
2021	839,392,354	-8.10%	278.802	7.04%	39,220,776	-5.62%	Yes
2022	1,021,926,994	21.75%	296.797	6.45%	40,336,156	2.84%	Yes
2023	1,052,299,741	2.97%	306.746	3.35%	41,583,409	3.09%	Yes
2024	n/a		315.605	2.89%	42,064,945	1.16%	Yes

Percent Change reflects the annual growth in EAV from the prior year (e.g. 2.97% change in Total EAV of Village of Morton Grove for Tax Year 2023 represents the growth in EAV from 2022 to 2023). 2024 Village EAV is not available as of mid-November 2025.

Conclusion: Declining or Lagging Equalized Assessed Valuation is present to a meaningful extent and reasonably distributed throughout the Project Area.

IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a Conservation Area.

Project Area Qualifications

Age. The Project Area meets the threshold criteria which requires that 50% or more of buildings are 35 years of age or older. Ninety-two percent (92%) of the Project Area's buildings are 35 years of age or older.

Conservation Area Factors. The meaningful presence and reasonable distribution of a minimum of three (3) of the thirteen (13) factors set forth in the Act are required for an Project Area to qualify for designation as a conservation area. The analysis of the Project Area found a meaningful presence and a reasonable distribution of five (5) factors throughout the Project Area, including:

1. Obsolescence
2. Deterioration
3. Inadequate Utilities
4. Lack of Community Planning
5. Declining or Lagging Equalized Assessed Value

Table 2 below summarizes the conservation factors found present on each block in the Project Area.

The Project Area only includes properties that would benefit from inclusion in the redevelopment project area.

The eligibility findings presented in this report indicate that the Project Area needs revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. The Project Area contains sites and structures that are suffering from economic obsolescence, deterioration, inadequate utilities, lack of community planning, and lagging EAV as evidence of a lack of investment in the area. These conservation factors, as identified and described in detail above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

Table 3: Presence of Conservation Area Eligibility Factors

Block Number	No. of Parcels	No of Buildings	Deterioration	Obsolescence	Excessive Vacancies	Inadequate Utilities	Excessive Land Coverage/ Overcrowding	Declining/ Lagging EAV	Lack of Community Planning	
10-17-305	2	1				●		●	●	
10-17-314	3	1				●		●	●	
10-17-315	6	2				●		●	●	
10-17-316	5	3	●	●		●	●	●	●	
10-17-317	4	2	●		●	●		●	●	
10-17-318	2	3	●	●	●	●	●	●	●	
10-17-424	9	2		●	●	●		●	●	
10-17-425	3	2	●		●	●		●	●	
10-17-426	10	4	●	●	●	●	●	●	●	
10-17-427	10	3	●	●		●	●	●	●	
10-17-428	9	1				●		●	●	
10-17-429	6	4	●	●		●	●	●	●	
10-17-430	10	3	●	●	●	●	●	●	●	
10-17-431	7	4	●	●		●	●	●	●	
10-19-200/201	6	0	Open Space / Forest Preserve / Railroad ROW						●	
10-19-201	1	1		●		●		●		
10-19-202	6	1				●		●	●	
10-20-100	9	5	●	○	○	●	●	●	●	
10-20-102	6	2	●		●	●		●	●	
10-20-103	7	2	●	●	●	●	●	●	●	
10-20-104	9	1	●			●		●	●	
10-20-105	11	5	●	●		●		●	●	
10-20-106	12	6	●	●	○	●	●	●	●	
10-20-107	3	3				●		●		
10-20-108	6	6				●		●		
10-20-109	5	5				●		●		
10-20-110	5	5				●		●		
10-20-115	1	1				●		●		
10-20-116	8	1	●	●		●		●		
10-20-200	4	1	●		●	●		●	●	
10-20-201	15	7	●	●	○	●	●	●	●	
10-20-203	5	5	●	●	○	●	●	●	●	
10-20-204	18	8	●	●	○	●	●	●	●	
Totals	223	100								
Blocks by Factor #			20	17	14	32	13	33	25	
Blocks by Factor %			61%	52%	42%	97%	39%	100%	76%	

○ Present to a limited extent
● Present to a meaningful extent

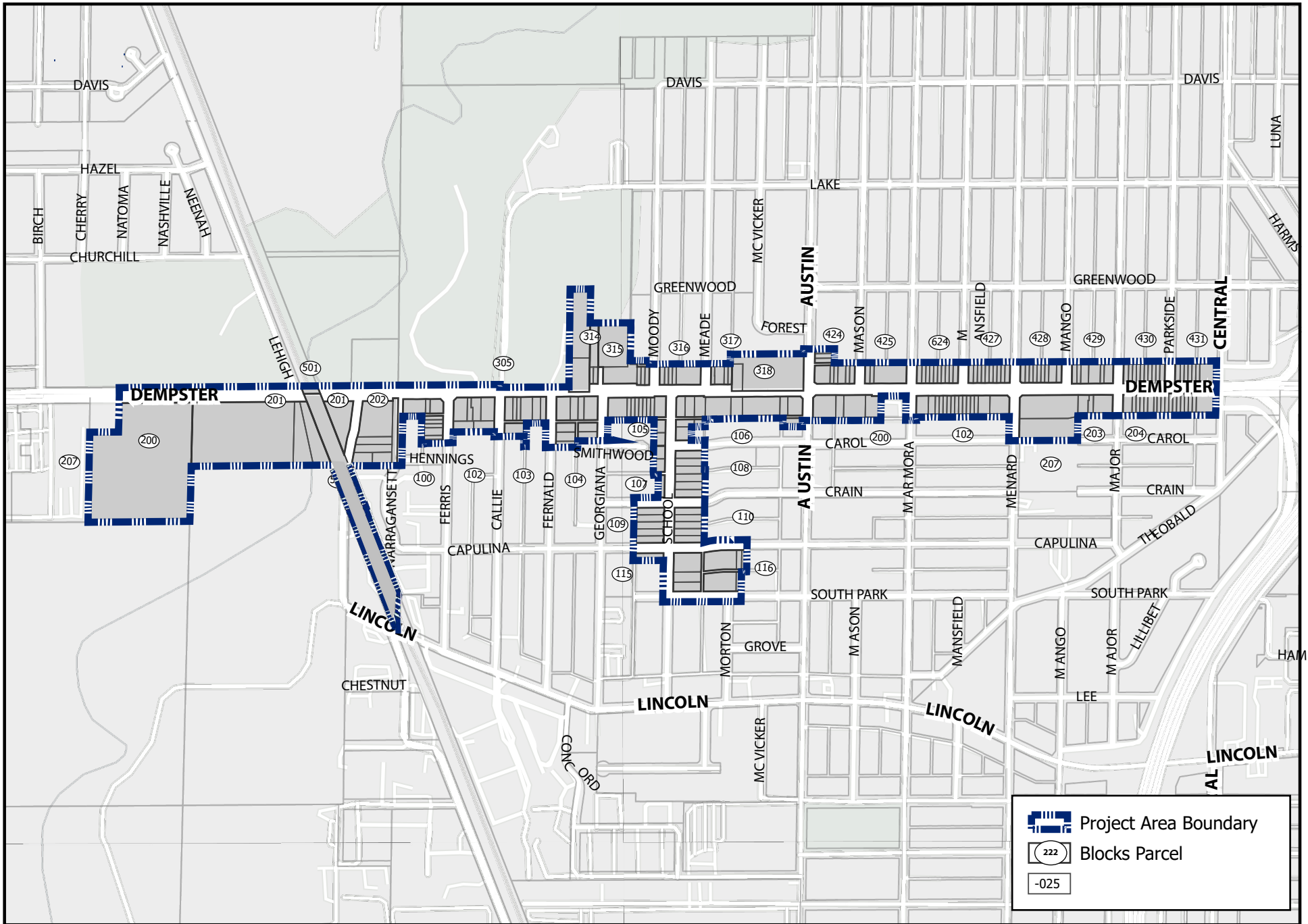


Figure 1: Project Area Boundary
DEMPSTER STREET TIF

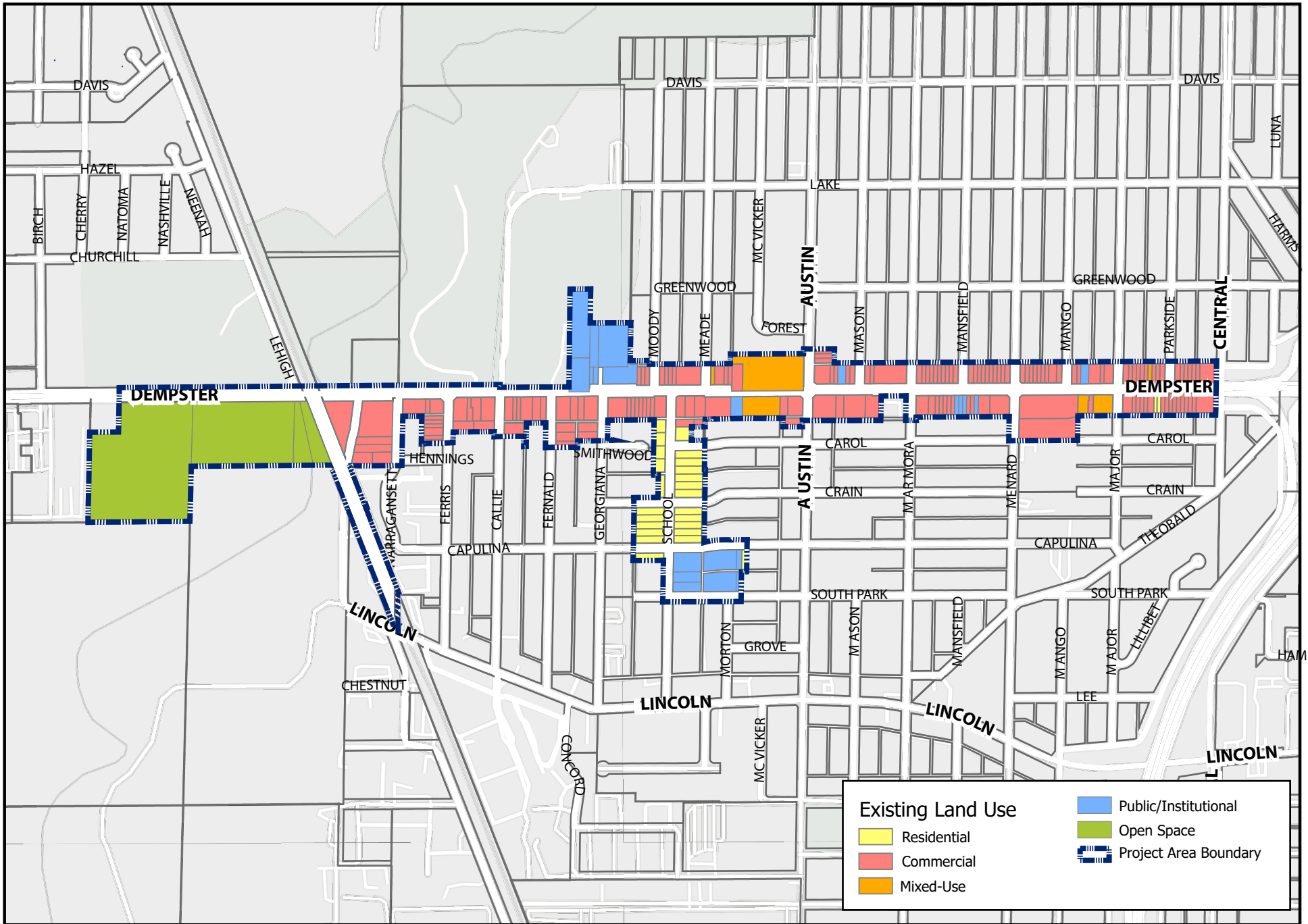


Figure 2: Existing Land Use
DEMPSTER STREET TIF

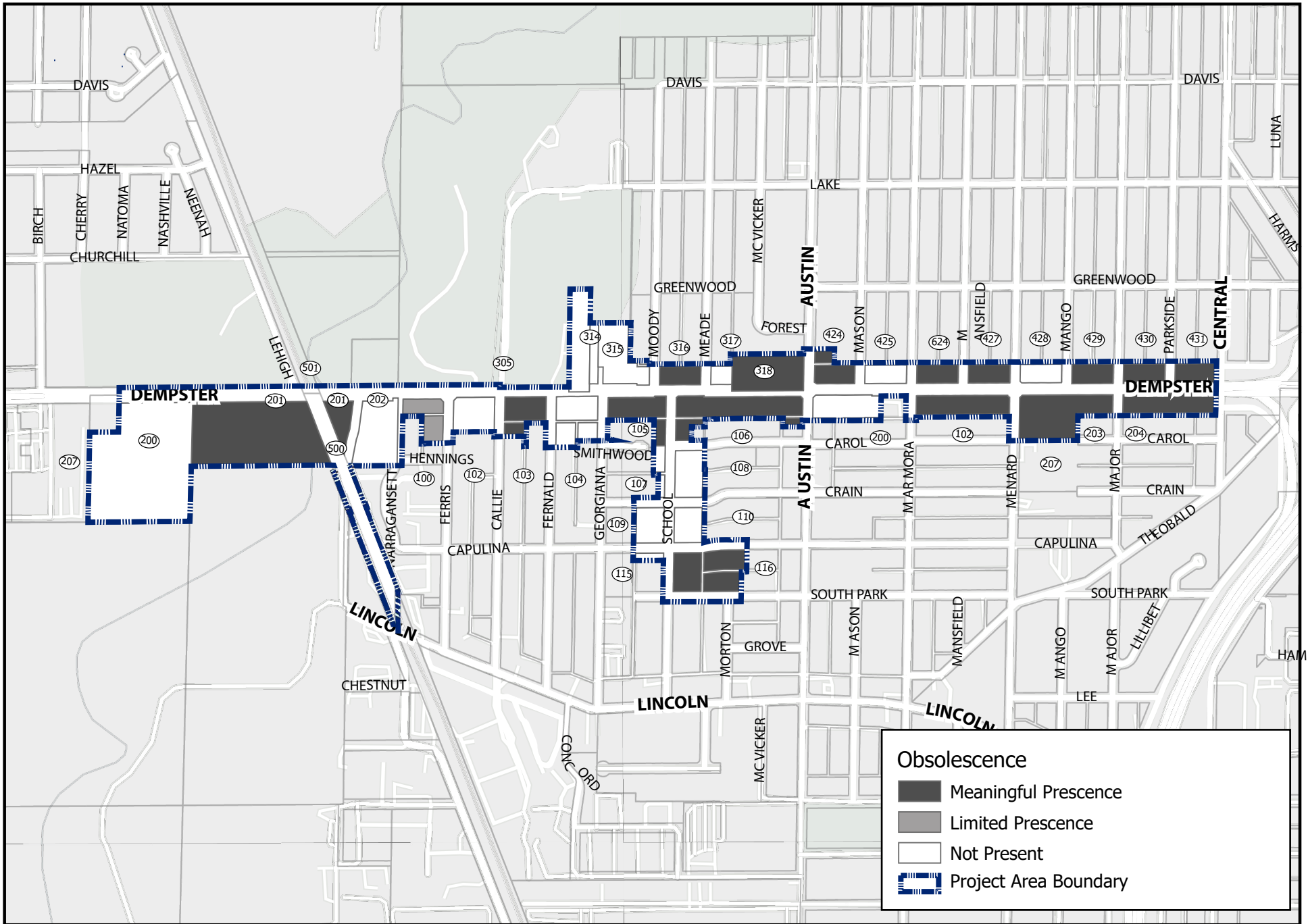


Figure 3: Obsolescence
DEMPSTER STREET TIF

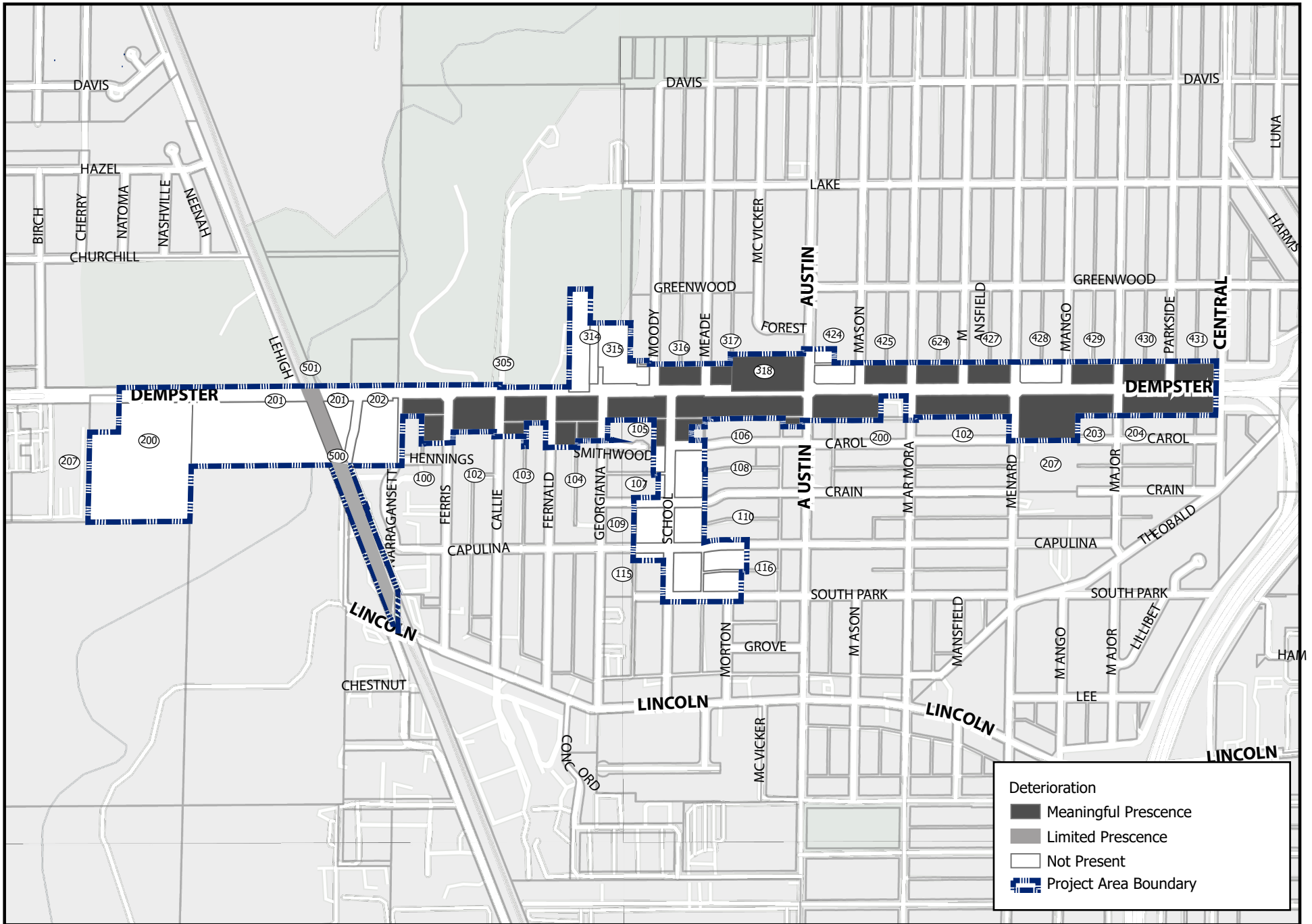


Figure 4: Deterioration
DEMPSTER STREET TIF

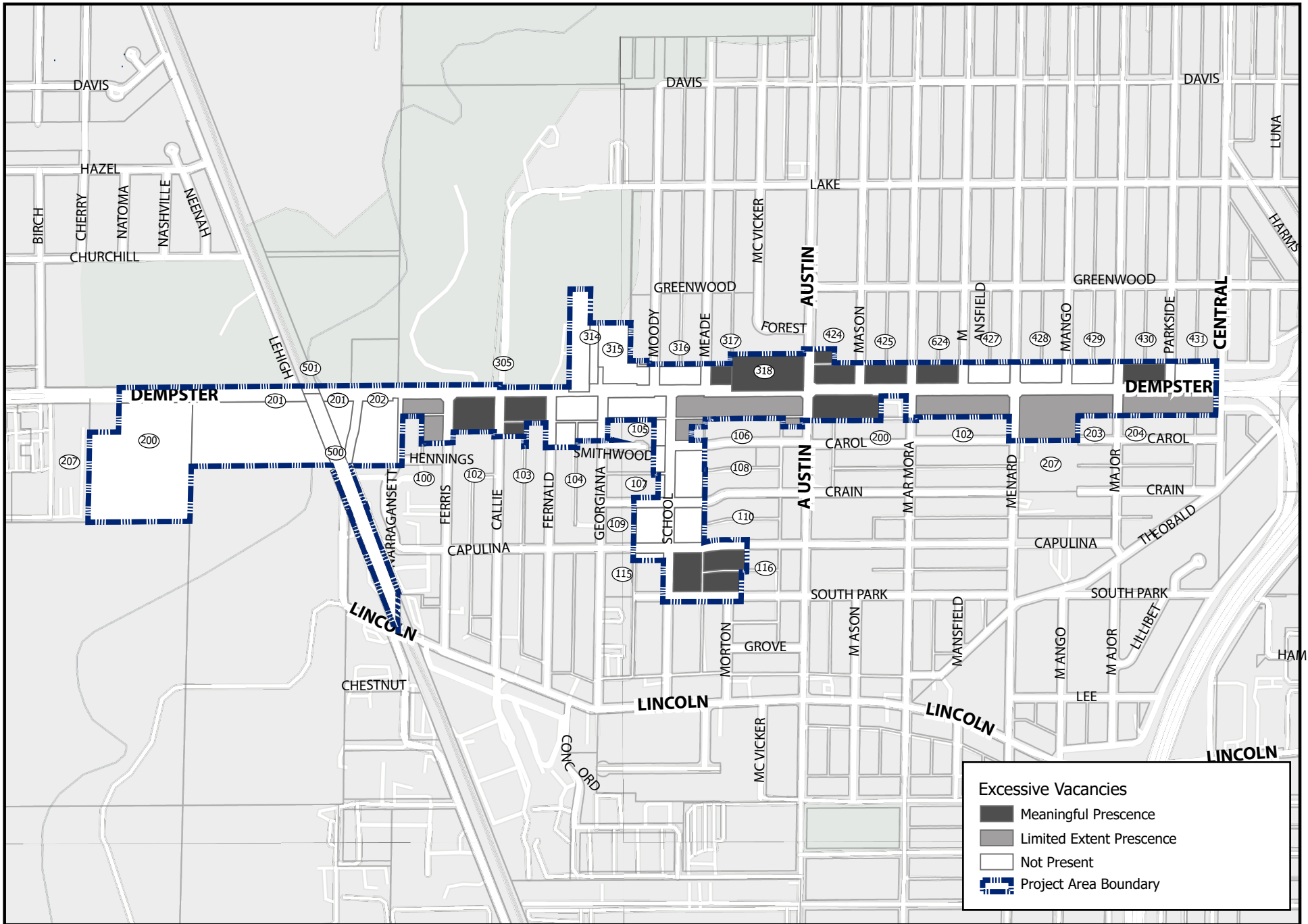


Figure 5: Excessive Vacancies
DEMPSTER STREET TIF

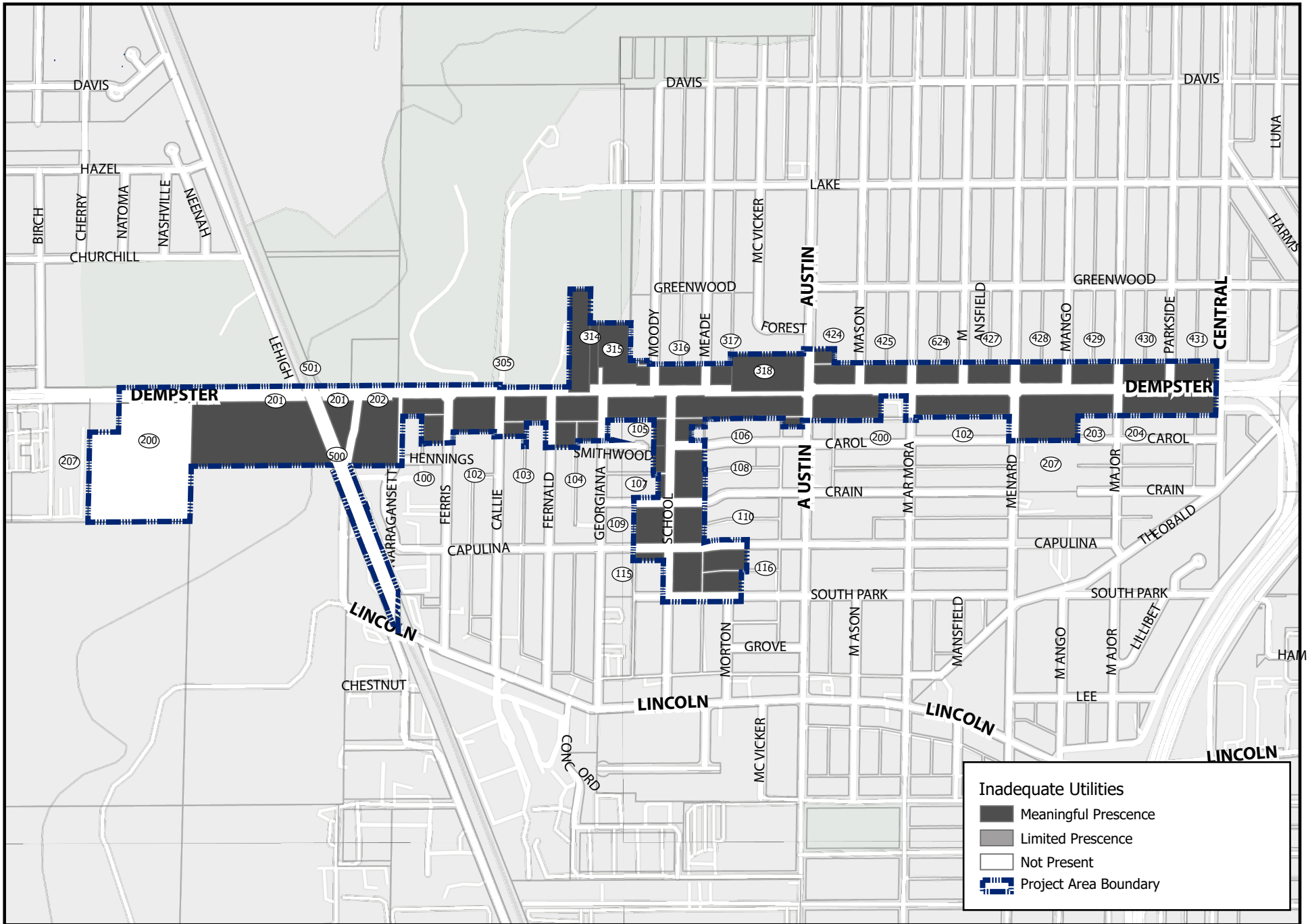


Figure 6: Inadequate Utilities
DEMPSTER STREET TIF

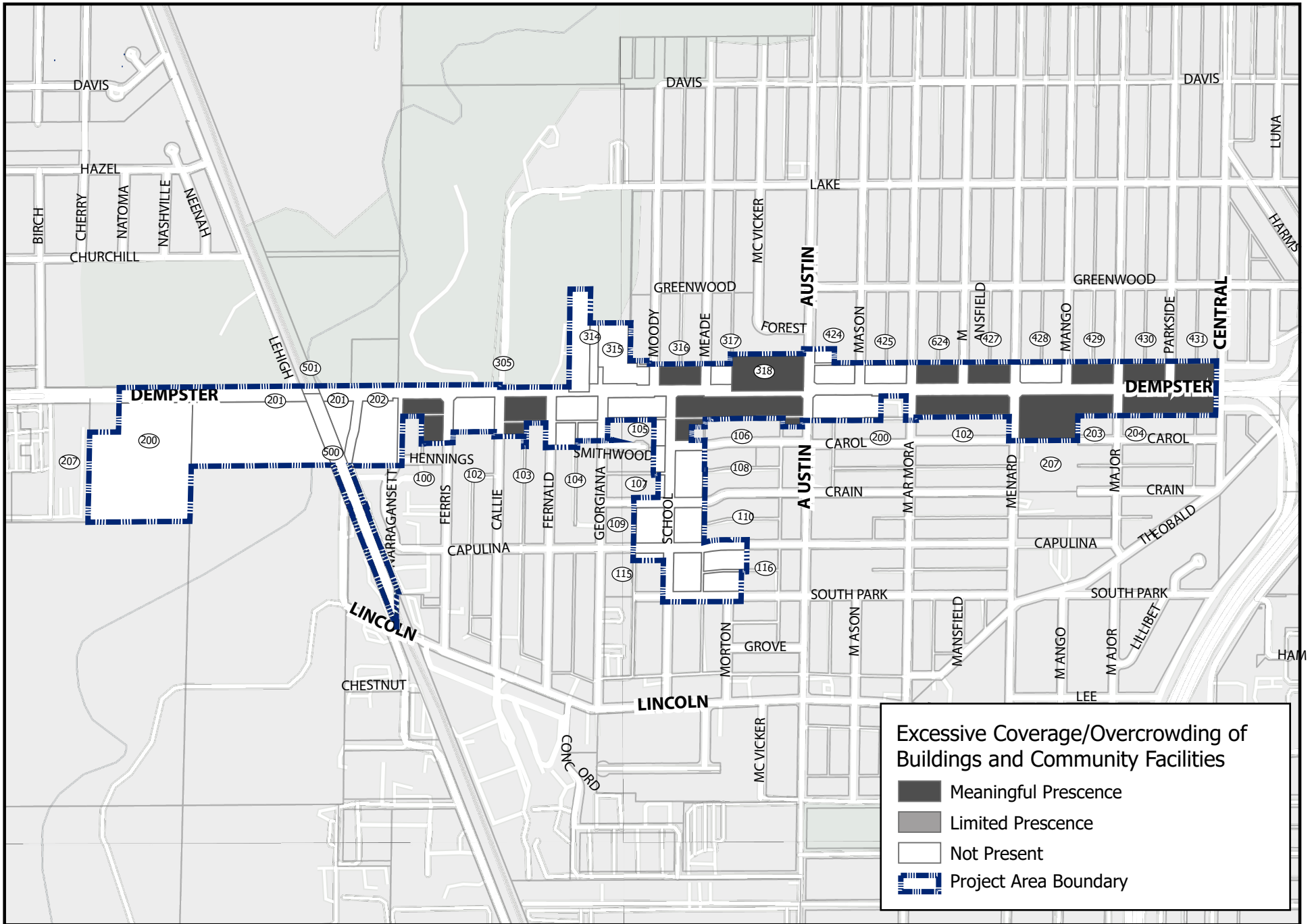


Figure 7: Excessive Land Coverage/Overcrowding of Buildings and Community Facilities

DEMPSTER STREET TIF

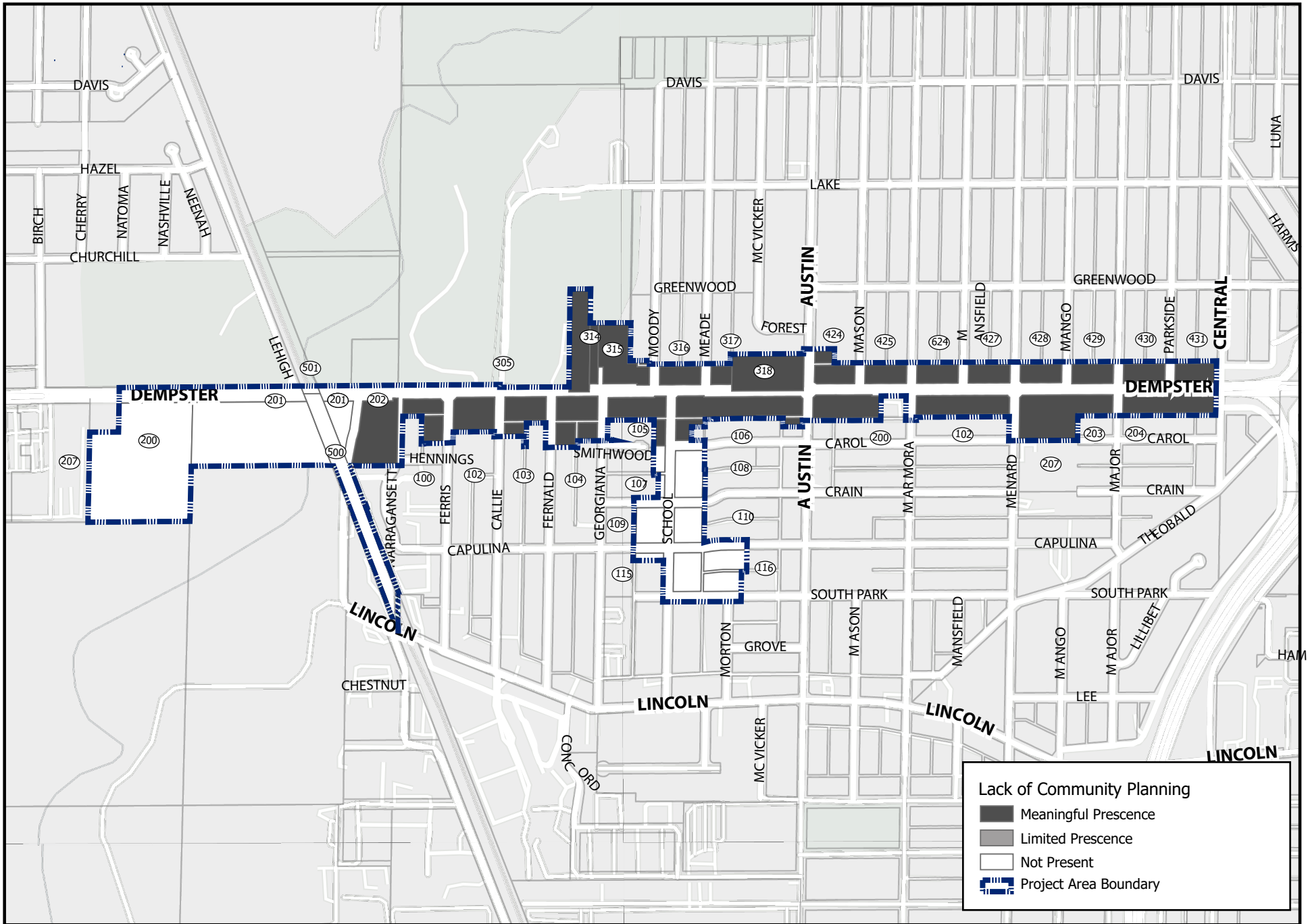


Figure 8: Lack of Community Planning
DEMPSTER STREET TIF

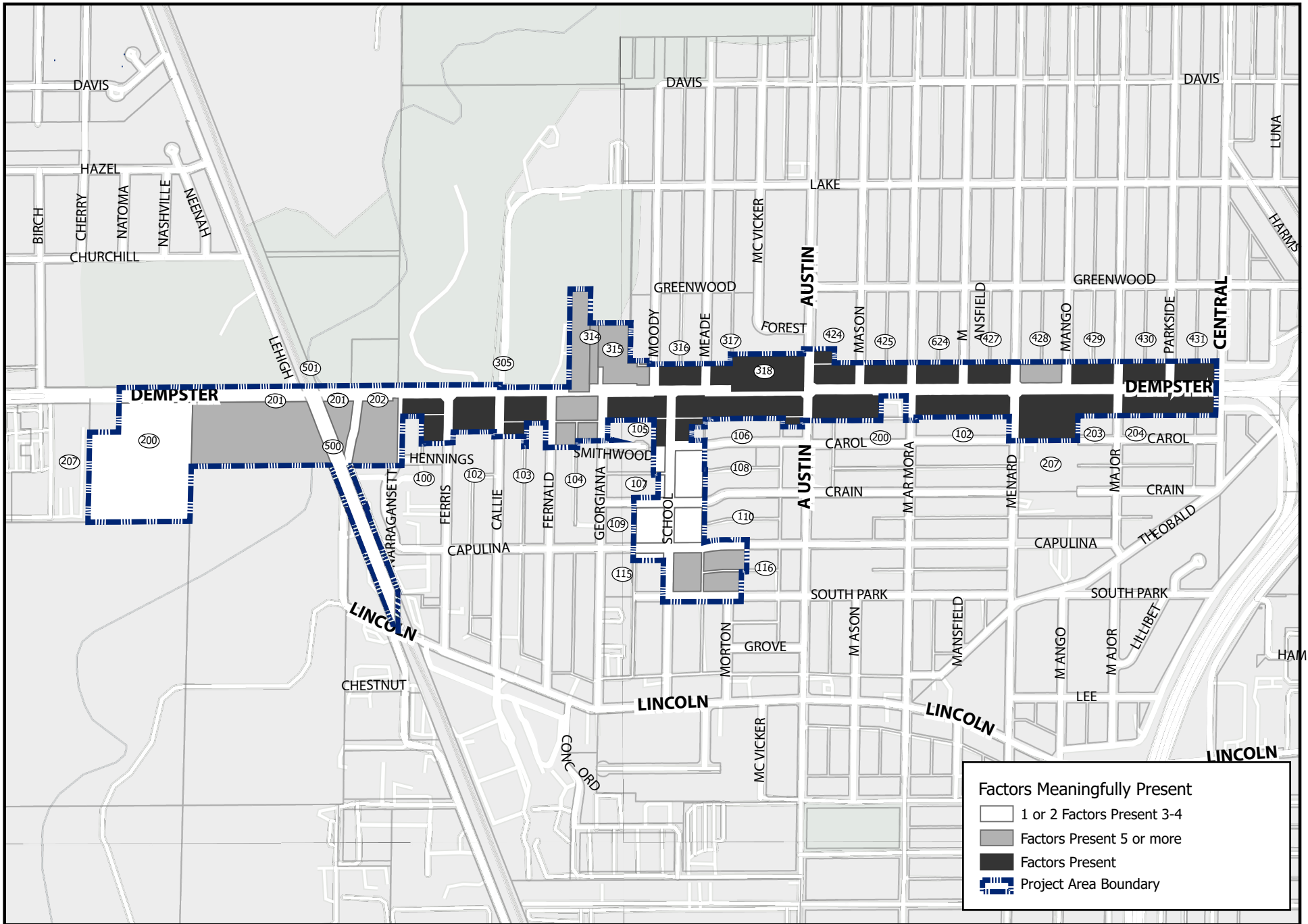


Figure 9: Summary of Eligibility Factors
DEMPSTER STREET TIF

Legislative Summary

Ordinance 26-03

DESIGNATING THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Introduced:	February 10, 2026
Purpose:	To formally designate the Dempster Street Redevelopment Project Area.
Background:	<p>Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village.</p> <p>The Village therefore considered designating the area as a “Redevelopment Project Area” or “TIF District” (“Area”) as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (“JRG”), to conduct an eligibility study. JRG prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (“JRB”) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act. The Corporate Authorities have reviewed the Plan and Project, the JRB’s recommendation, and the information presented at the public hearing and concur with the findings, conclusions, and recommendations of the report prepared by JRG, including that: at least the minimum requirements for a finding of conservation area are present in the proposed Area, private investment in the proposed Area has not and will not occur without the adoption of the proposed Plan and Project; contiguous parcels in the proposed Area would be substantially benefited by the proposed Project improvements; and the proposed Plan and Project conform to the Comprehensive Plan of the Village.</p> <p>This is the second of three Ordinances required to create the Dempster Street TIF District and will designate the area legally described in the attached Exhibit A, and generally described in the attached Exhibit B, and depicted in the map attached as Exhibit C as the Dempster Street Redevelopment Project Area.</p>
Programs, Departments Affected	Administration, Legal, Finance, and Community and Economic Development Departments
Fiscal Impact:	None at this time
Source of Funds:	N/A
Workload Impact:	The Village Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
Administrator Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-03

**DESIGNATING THE
DEMPSTER STREET REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 24th DAY OF FEBRUARY 2026**

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois, this 24th day
of February 2026

ORDINANCE NO. 26-03

**DESIGNATING THE
DEMPSTER STREET REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Dempster Street Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), described in Section 2 of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres, to be developed pursuant to a redevelopment plan and project (the “Plan”);

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on November 25, 2025, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project for the Area, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for January 27, 2026; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 1, 2025, by first class mail to residential addresses located outside the Area and within 750 feet of the boundaries of the Area on December 1, 2025, by publication in the *Pioneer Press* newspaper on January 1, 2026, and January 15, 2026, and by certified mail to taxpayers within the Area on January 8, 2026; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on December 16, 2025, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on December 16, 2025, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be

approved and that the Dempster Street Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, the duly noticed public hearing began and was concluded on January 27, 2026; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “blighted area” under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area and determine that private development would not take place in the proposed Area as a whole without the designation of the Area as a Redevelopment Project Area under the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area and determine that the contiguous parcels of real property and improvements in the proposed Area would be substantially benefited by the designation of the Area as a Redevelopment Project Area under the Act; and

WHEREAS, the Corporate Authorities have, by Ordinance, approved the Redevelopment Plan and Project for the Area; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The above recitals are true, correct, material to this Ordinance and incorporated herein and made a part hereof as if they were fully set forth in this Section.

SECTION 2: Area.

The property is legally described in Exhibit A, generally described in Exhibit B, and depicted in the map attached as Exhibit C, all of which are attached hereto and made a part hereof.

SECTION 3: Findings.

The Corporate Authorities hereby make the following findings:

- a. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- b. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - i. The Area is not less, in the aggregate, than one and one-half acres in size; and
 - ii. Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area; and
 - iii. The combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area.

SECTION 4: Area Designated.

The Area is hereby designated as a Redevelopment Project Area under the Act and shall be known as the Dempster Street Redevelopment Project Area.

SECTION 5: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Dempster Street Redevelopment Project Area

EXHIBIT B – General Street Location of the Dempster Street Redevelopment Project Area

EXHIBIT C – Map of the Dempster Street Redevelopment Project Area

PASSED this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 24th day of February 2026:

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed in my office
This 25th day of February 2026.

Eileen Scanlon, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

LEGAL DESCRIPTION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

THAT PART OF SECTION S 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTION S 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E ½ OF THE SE ¼ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE ¼ OF THE SE ¼ OF SECTION 17 AFORESAID; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW ¼ OF THE SE ¼ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E ½ OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET; THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET; THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW ¼ OF SECTION 17 A DISTANCE OF 442.77 FEET; THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET; THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E ½ OF THE NE ¼ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE

NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET

SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE; THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION S 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

The Dempster Street Redevelopment Project Area is generally bounded on the East by Central Avenue, on the West by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the North by the alley North of Dempster Street, and on the South by the alley South of Dempster Street. A portion of the Project Area extends South of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue) in Morton Grove, Illinois.

EXHIBIT C

MAP OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 24th day of February 2026, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE
DEMPSTER STREET REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 25th day of February 2026.

Eileen Scanlon, Village Clerk
Village of Morton Grove
Cook County, Illinois

(SEAL)

Legislative Summary

Ordinance 26-04

ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Introduced:	February 10, 2026
Purpose:	To adopt tax increment allocation financing for the new Dempster Street Redevelopment Project Area.
Background:	<p>Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village.</p> <p>The Village therefore considered designating the area as a “Redevelopment Project Area” or “TIF District” (“Area”) as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (“JRG”), to conduct an eligibility study. JRG prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (“JRB”) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act.</p> <p>This is the third of three ordinances required to create the Dempster Street TIF District and will adopt Tax Increment Allocation Financing pursuant to the TIF Act. Property taxes for property in the Redevelopment Project Area (RPA) shall be segmented by allocating taxes attributed to the lower of (i) the current equalized assessed value, or (ii) the “initial” equalized assessed value of property in the RPA to the taxing districts, and allocating taxes attributable to the increase in the initial equalized assessed valuation to the “Dempster Street Redevelopment Project Area Special Tax Allocation Fund” to be used for paying redevelopment project costs and obligations pursuant to the TIF Act.</p>
Programs, Departments or Groups Affected	Administration, Legal, Finance, and Community and Economic Development Departments
Fiscal Impact:	None at this time
Source of Funds:	N/A
Workload Impact:	The Village Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
Administrator Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-04

**ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER
STREET REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 24th DAY OF FEBRUARY 2026

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois, this 24th day
of February 2026

ORDINANCE NO. 26-04

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Dempster Street Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on November 25, 2025, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project for the Area, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for January 27, 2026; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 1, 2025, by first class mail to residential addresses located within the Area and to residential addresses located outside the Area and within 750 feet of the boundaries of the Area on December 1, 2025, by publication in the *Pioneer Press* newspaper on January 1, 2026, and January 15, 2026, and by certified mail to taxpayers within the Area on January 8, 2026; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on December 16, 2025, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on December 16, 2025, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be

approved and that the Dempster Street Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, the duly noticed public hearing began and was concluded on January 27, 2026; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area and determine that private development would not take place in the proposed Area as a whole without the approval of tax increment financing pursuant to the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area and determine that the contiguous parcels of real property and improvements in the proposed Area would be substantially benefited by the approval of tax increment financing pursuant to the Act; and

WHEREAS, the Corporate Authorities have, by Ordinance, approved the Redevelopment Plan and Project for the Area and have, by Ordinance, designated the Area as a Redevelopment Project Area under the Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The above recitals are true, correct, material to this Ordinance and are incorporated herein and made a part hereof as if they were fully set forth in this Section.

SECTION 2: Tax Increment Financing Adopted.

Tax increment allocation financing is hereby adopted pursuant to the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and

incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

SECTION 3: Allocation of Ad Valorem Taxes.

Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in the Act each year after the effective date of this Ordinance until the termination of the Area, shall be divided as follows, except as otherwise required by the Act:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the “Dempster Street Redevelopment Project Area Special Tax Allocation Fund” of the Village and such taxes shall be used for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof as provided in the Act.

SECTION 4: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Dempster Street Redevelopment Project Area

EXHIBIT B – General Street Location of the Dempster Street Redevelopment Project Area

EXHIBIT C – Map of the Dempster Street Redevelopment Project Area

PASSED this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 24th day of February 2026:

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed in my office
This 25th day of February 2026.

Eileen Scanlon, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

LEGAL DESCRIPTION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

THAT PART OF SECTION S 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTION S 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E ½ OF THE SE ¼ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE ¼ OF THE SE ¼ OF SECTION 17 AFORESAID; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW ¼ OF THE SE ¼ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E ½ OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET; THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET; THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW ¼ OF SECTION 17 A DISTANCE OF 442.77 FEET; THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW ¼ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET; THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W ½ OF THE NE ¼ AND PART OF THE NW ¼ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E ½ OF THE NE ¼ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE

NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET

SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE; THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION S 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

The Dempster Street Redevelopment Project Area is generally bounded on the East by Central Avenue, on the West by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the North by the alley North of Dempster Street, and on the South by the alley South of Dempster Street. A portion of the Project Area extends South of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue) in Morton Grove, Illinois.

EXHIBIT C

MAP OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

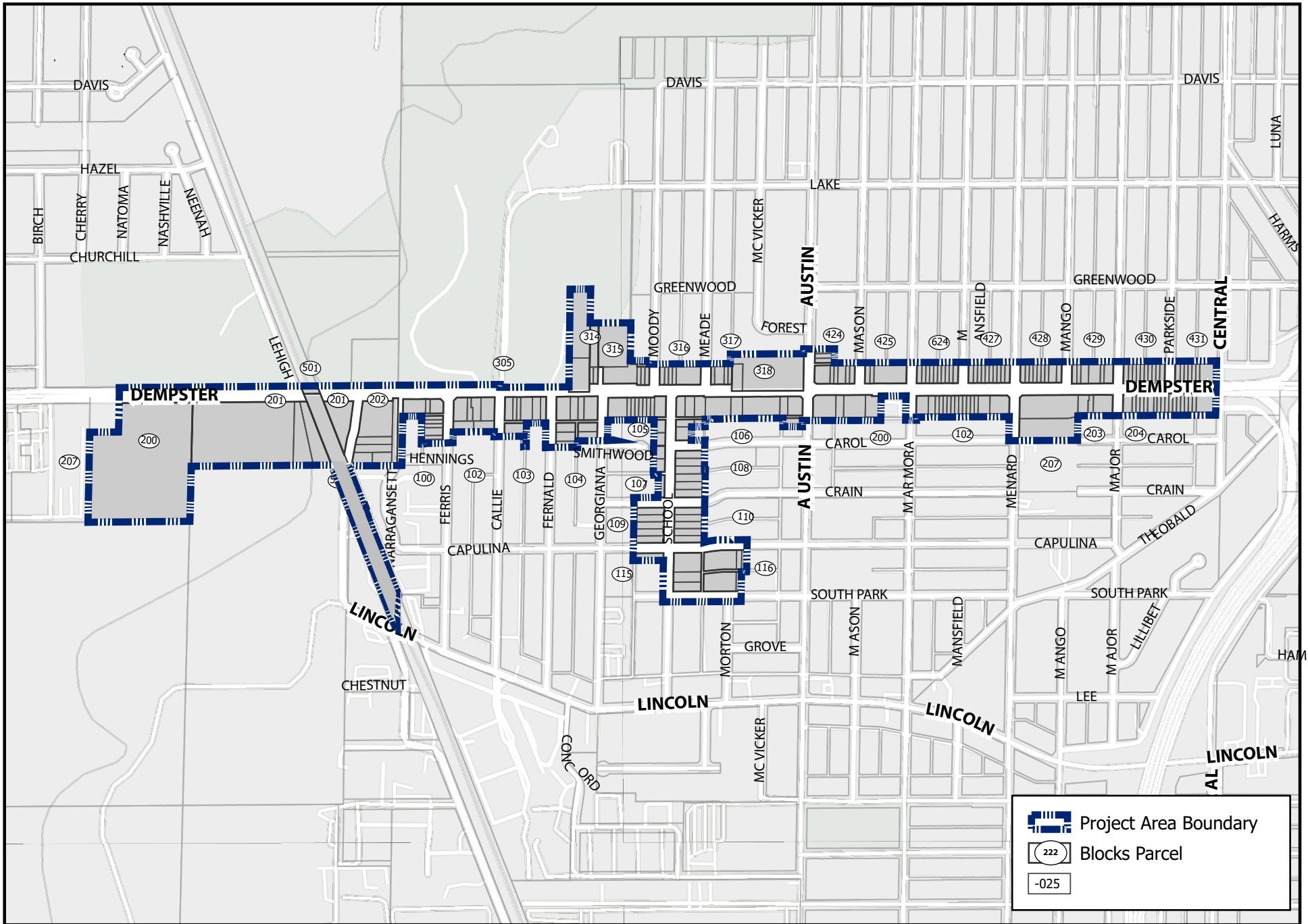


Exhibit C: Dempster Street Redevelopment Project Area Boundary
 Dempster Street TIF District

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 24th day of February 2026, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 25th day of February 2026.

Eileen Scanlon, Village Clerk
Village of Morton Grove
Cook County, Illinois

(SEAL)

Legislative Summary

Resolution 26 -10

APPROVING A133 AND A201 AGREEMENTS AND ASSOCIATED EXHIBITS RELATED TO A CONSTRUCTION MANAGER AT RISK AGREEMENT WITH LEOPARDO CONSTRUCTION, INC., OF HOFFMAN ESTATES, ILLINOIS

Introduction:	February 24, 2026
Purpose:	The Village seeks to enter an agreement with Leopardo Construction, Inc., for the purpose of constructing a new Police Station and Village Hall.
Background:	<p>In May of 2025, the Village issued a request for proposals (RFP) for construction management services to support the construction of a new Police Station and Village Hall at 6201 Dempster Street, which is currently owned by the Village but occupied and leased by a private bank. The existing 37,800-square-foot facility will be renovated, and a 14,800-square-foot first-floor addition will be constructed. Fourteen (14) companies submitted proposals in response to the RFP. Leopardo Construction, Inc., of Hoffman Estates, Illinois (“Leopardo”), was selected as the finalist due a variety of factors, including: experience related to working in construction management with municipal governments; experience with village hall and police station construction management; renovation and addition project experience; experience with projects of similar size and scope; the proposed project team; proximity and / or familiarity with the area; and price.</p> <p>The Village has negotiated the attached A133 and A201 Agreements and related Exhibits to facilitate the working relationship between Morton Grove and Leopardo to complete the construction project. These agreements are standard documents created by the American Institute of Architects (AIA) to guide working relationships between parties in addressing complex projects, such as the new Police Station and Village Hall. The A133 facilitates a project with a guaranteed maximum price (“GMP”) between an owner (the Village) and a construction manager (Leopardo). The A201 provides for the General Conditions of the Contract for Construction. These agreements lay out expectations for price, project modifications, timeframes, dispute resolution, and liability along with several other issues that may need to be addressed.</p> <p>In approving these agreements, Leopardo will work with FMGA, the Village’s architect, to develop budgets and timelines to complete design, engineering, and construction of the new Village Hall and Police Department. It is anticipated that the Village Board will review and consider future amendments to these agreements in the form of a GMP that will create a ceiling for the total cost of this project. The GMP and accompanying revisions to the Agreement will be provided in the coming months and in advance of the anticipated construction start date of the first quarter of 2027.</p>
Dept. Affected	All Village Departments
Fiscal Impact:	The anticipated cost for preconstruction and procurement, which is the first phase of this project, is expected to be \$23,000. Through this phase, the Village will receive a GMP based on complete design plans, which will be considered by the Village Board prior to the commencement of construction. The total project cost is expected to be \$30,000,000. Based on initial estimates, the cost for Leopardo’s services is expected to be \$1,510,000, but this can vary based on the GMP and will be presented to the Village Board for approval.
Source of Funds:	The Village is actively lobbying for financial assistance from State legislators to offset the Village’s total costs. In addition to any grants received, the project is anticipated to be funded through General Fund reserves, bonds, and funds derived from Tax Increment Financing Districts.

Submitted by: Chuck Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Prepared by: Chuck Meyer, Village Administrator

Workload Impact:	Construction of the Police Station and Village Hall is a significant project that will impact staff workloads. However, Leopardo's services will significantly lessen staff's workload by providing subject matter experts on construction to manage and complete the project.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None
Attachments:	To accommodate the large size of the supporting attachments, they are available on the website with the agenda packet and warrant list for your convenience.

Submitted by: Chuck Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Prepared by: Chuck Meyer, Village Administrator

RESOLUTION 26-10

APPROVING A133 AND A201 AGREEMENTS AND ASSOCIATED EXHIBITS RELATED TO A CONSTRUCTION MANAGER AT RISK AGREEMENT WITH LEOPARDO CONSTRUCTION, INC., OF HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Village of Morton Grove (the “Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Village owns the property located at 6201 Dempster Street in Morton Grove, Illinois (the “Property”), and intends to adaptively reuse the site by renovating the existing 37,800-square-foot facility and constructing a 14,800-square-foot first-story addition for a new combined police station and village hall (the “Police Station and Village Hall”); and

WHEREAS, in May 2025, the Village issued a request for proposals for construction management services to support the construction of the Police Station and Village Hall at the Property; and

WHEREAS, the Village received proposals from fourteen (14) construction management firms; and

WHEREAS, the Village evaluated the proposals based on a variety of factors, including: experience related to working in construction management with municipal governments; experience with village hall and police station construction management; renovation and addition project experience; experience with projects of similar size and scope; the proposed project team; proximity and / or familiarity with the area; and price; and

WHEREAS, the Village has selected Leopardo Construction, Inc., of Hoffman Estates, Illinois (“Leopardo”), as the finalist to provide this service based on the evaluation factors; and

WHEREAS, the Village and Leopardo have negotiated A133 and A201 agreements, which are standard documents created by the American Institute of Architects to guide parties on complex construction projects, and related exhibits to facilitate the working relationship between the Village and Leopardo; and

WHEREAS, the A133 is a standard document utilized between an owner (the Village) and a construction manager (Leopardo) to facilitate a project with a guaranteed maximum price (“GMP”); and

WHEREAS, the A201 provides for the General Conditions of the Contract for Construction; and

WHEREAS, the GMP is determined following the completion of the design plans and will be considered by the Village Board for approval; and

WHEREAS, Village staff have completed the due diligence and verified Leopardo is qualified and available to complete the work; and

WHEREAS, funding for the above work will be verified with a future amendment inclusive of the GMP and funding will be provided through the Village’s general fund balance, revenues, and Tax Increment Financing.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities accept the proposal of Leopardo.

SECTION 3: The Village Administrator is hereby authorized to execute the A133 and A201 with Leopardo Construction, Inc., of Hoffman Estates, Illinois, in substantial conformance with “**Exhibit A**” for the Morton Grove Police Station and Village Hall.

SECTION 4: The Village Administrator and Director of Public Works and their designees are authorized to take all steps necessary to implement the contract with Leopardo.

SECTION 5: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Travis _____

Trustee Thill _____

Trustee White

Approved by me this 24th day of February.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Resolution 26-11

AUTHORIZING THE PAYMENT OF FEES TO THIRD MILLENNIUM ASSOCIATES INC., OF WARRENVILLE, ILLINOIS FOR VEHICLE STICKER FULFILLMENT SERVICES

Introduced:	February 24, 2026
Purpose:	To authorize the payment to Third Millennium Associates Inc, of Warrenville, Illinois (“Third Millenium”) for fulfillment services provided for the 2024 and 2025 vehicle seasons.
Background:	The Village code requires all vehicles registered in Morton Grove to have a Morton Grove vehicle sticker. There are approximately 20,000 vehicles registered to Morton Grove. The Village has contracted with Third Millennium for the printing of applications as well as the software for tracking vehicle stickers since 2003. The Village also began using Third Millennium for fulfillment services during the Covid pandemic. The Village determined it was more cost effective to continue to outsource fulfillment services. The cost for these services has increased, particularly the cost of postage. Third Millennium did not bill the Village for these fees in 2024 but is looking to collect them now, \$25,354.54. The Village also needs to pay these fees for the 2025 vehicle season, \$27,015.28. This Resolution will authorize the Village to make payment to Third Millennium for the 2024 and 2025 vehicle sticker fulfillment services.
Departments Affected	Finance Department
Fiscal Impact:	\$52,369.82
Source of Funds:	General Funds - Account No. 02-20-12-55-2120
Workload Impact:	The management will be performed by the Finance Department.
Administrator Recommendation	Approval as presented.
2nd Reading:	Not Required
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Reviewed by: Hanna Sullivan, Finance Director
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Michael Weitzel, Chief of Police

RESOLUTION 26-11

AUTHORIZING THE PAYMENT OF FEES TO THIRD MILLENNIUM ASSOCIATES, INC., OF WARRENVILLE ILLINOIS FOR VEHICLE STICKER FULFILLMENT SERVICES

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule government under the provision of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village code requires all vehicles registered in Morton Grove to have a Morton Grove vehicle sticker; and

WHEREAS, there are approximately 20,000 vehicles registered to the Village of Morton Grove; and

WHEREAS, the Village has contracted with Third Millennium Associates Inc, of Warrenville, Illinois (“Third Millennium”) for the printing of vehicle sticker applications as well as use of Third Millenniums software for tracking vehicle stickers since 2003; and

WHEREAS, the Village determined it was more cost effective to continue to outsource the fulfillment of vehicle stickers; and

WHEREAS, the costs of fulfillment have increased, particularly due to postage; and

WHEREAS, Third Millennium did not bill the Village for some of these costs for the 2024 season but is seeking to collect those fees now, totaling, \$25,354.54; and

WHEREAS, the Village also needs to pay these fees for the 2025 vehicle season, totaling \$27,015.28

WHEREAS, the total amount owed to Third Millennium for fulfillment services for the 2024 and 2025 seasons is, \$52,369.82.

NOW, THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing whereas clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities authorize payment of \$52,369.82 to Third Millennium Associates Inc, of Warrenville, Illinois for vehicle sticker fulfillment services for the 2024 and 2025 seasons.

SECTION 3: The Village Administrator and Finance Director/Treasurer are hereby authorized to take all steps necessary to process the payment to Third Millennium.

SECTION 4: This resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois



Third Millennium
Associates, Incorporated

4200 Cantara Drive, Suite 105
Warrenville, IL 60555
(630) 393-2900 • (630) 393-2911 FAX
<http://www.tmainc.org> • info@tmainc.org

Invoice

BILL TO

Hanna Sullivan
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053-2985

DATE	INVOICE NO.
1/30/2026	33747

P.O. NO.	TERMS
	Net 20

DESCRIPTION	QTY	RATE	AMOUNT
Post Lock Box fulfillment, return mailing of stickers and downloading of transactions including citizen changes to vehicle records. 2024 Season Pet & Vehicle Mailed in items	3,234	0.91	2,942.94
Post Lock Box fulfillment, return mailing of stickers and downloading of transactions including citizen changes to vehicle records. 2024 Season Pet & Vehicle Online items	12,599	0.54	6,803.46
Vehicle Sticker Transactions purchased online veh+ pet - 2024 Season June 20, 2024 - end of 2024 season	13,285	0.40	5,314.00
Metered Postage for Non-automation Rate Mail. 2024 Season	1	10,194.14	10,194.14
Courier and Delivery of stickers to MG/return of 2024 Stickers	1	100.00	100.00

Please remit to above address. Thank You.

Total

\$25,354.54



Third Millennium
Associates, Incorporated

4200 Cantara Drive, Suite 105
Warrenville, IL 60555
(630) 393-2900 • (630) 393-2911 FAX
<http://www.tmainc.org> • info@tmainc.org

Invoice

BILL TO

Hanna Sullivan
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053-2985

DATE	INVOICE NO.
1/30/2026	33746

P.O. NO.	TERMS
	Net 20

DESCRIPTION	QTY	RATE	AMOUNT
Post Lock Box fulfillment, return mailing of stickers and downloading of transactions including citizen changes to vehicle records. 2025 Season - Mailed in -vehicle & pet June 28 - December 19, 2025	3,598	0.91	3,274.18
Post Lock Box fulfillment, return mailing of stickers and downloading of transactions including citizen changes to pet records. Online 2025 season. Pet & Vehicle Online - June 28 - December 19, 2025	13,285	0.54	7,173.90
Vehicle Sticker Transactions purchased online veh+ pet - 2025 Season June 28 2025 - Dec 19, 2025	12,599	0.40	5,039.60
Metered Postage for Non-automation Rate Mail. 2025 Season	1	11,427.60	11,427.60
Courier and Delivery of stickers to Fulfillment	1	100.00	100.00

Please remit to above address. Thank You.

Total \$27,015.28

Legislative Summary

Resolution 26-12

AUTHORIZING A REPAIR AGREEMENT WITH CUMMINS, INC OF HODGKINS, ILLINOIS

Introduction:	February 24, 2026
Purpose:	This resolution will allow the Village Administrator and the Fire Chief to execute a repair agreement to rebuild the diesel engine in Fire Engine 5.
Background:	The Public Works Vehicle Maintenance Division has identified the need to repair the diesel engine in Fire Engine 5, a 2015 Smeal/Spartan Chassis. Fire Department and Public Works personnel collaborated to research and obtain 5 estimates for this repair. Cummins, Inc. Of Hodgkins, Illinois supplied the lowest cost alternative and are highly qualified as the authorized service center of the diesel engine manufacturer. The Fire Department intends to maintain and utilize this 2015 Fire Engine for a minimum of 10 years of additional service.
Departs Affected	Fire
Fiscal Impact:	\$44,617.94
Source of Funds:	Capital Outlay Fund GL# 02-40-15-57-2030 Motor Vehicles
Workload Impact:	Fire Department staff, along with Public Works Vehicle Maintenance Division staff, will execute all necessary logistics to complete this project.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

RESOLUTION 26-12

AUTHORIZING A REPAIR AGREEMENT WITH CUMMINS INC., OF HODGKINS, ILLINOIS

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule government under the provision of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village of Morton Grove provides fire protection for the residents and visitors of the Village through the Fire Department; and

WHEREAS, the Village of Morton Grove Fire Department maintains three (3) fire engines to provide fire protection, rescue and EMS services; and

WHEREAS, two (2) fire engines are staffed 24 hours a day, and one (1) fire engine is maintained as reserve; and

WHEREAS, the average lifespan of a fire engine is 20 years, with 10 years frontline service and 10 years in reserve; and

WHEREAS, Engine 5 is a 2015 Smeal/Spartan, currently in frontline service, and will become the reserve engine upon delivery of the new E-One, anticipated to be delivered later this year; and

WHEREAS, the Village of Morton Grove Public Works Vehicle Maintenance Division has identified the need to repair/rebuild the diesel engine in fire engine 5; and

WHEREAS, the Vehicle Maintenance Division of Public Works and the Fire Department collaborated in researching and obtaining 5 estimates for the repair/replacement of the diesel engine and related components for Engine 5; and

WHEREAS, Cummins Sales and Service, Chicago Branch, in Hodgkins, IL was the lowest estimated price, and highly qualified as a local dealer and authorized service center for Cummins, the manufacturer of the diesel engine; and

WHEREAS, the 2026 Village of Morton Grove adopted budget allocated funds for this project within the Capital Outlay Fund GL# 02-40-15-57-2030 Motor Vehicles to fund this project at the estimated cost of \$40,567.94; and

WHEREAS, due to the complexity of this repair, a change order allowance of 10% or \$4,050.00 is authorized, if necessary, if unforeseen additional repairs are identified.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Village Administrator and Fire Chief are authorized to sign an agreement with Cummins Inc., of Hodgkins, IL, to supply all materials and labor to repair/rebuild the diesel engine in fire engine 5, the 2015 Smeal/Spartan Chassis. In the amount of \$44,617.94.

SECTION 3: This resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Travis _____

Trustee Thill _____

Trustee White _____

Approved by me this 24th day of February 2026.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois



Payment terms are 30 days from invoice date unless otherwise agreed upon in writing. Remit to:
 Cummins Sales and Service
 PO Box 772639
 Detroit, MI 48277-2639

CHICAGO IL BRANCH
 7145 SANTA FE DRIVE
 HODGKINS, IL 60525-
 (708)579-9222

INVOICE NO
 ESTIMATE
 TO PAY ONLINE LOGON TO
 customerpayment.cummins.com

BILL TO

VILLAGE OF MORTON GROVE
 6101 CAPULINA AVE
 MORTON GROVE, IL 60053-2985

ANDY ANDREWS - 224 3431416

PAGE 1 OF 3

*** CHARGE ***

DATE	CUSTOMER ORDER NO.	DATE IN SERVICE	ENGINE MODEL	PUMP NO.	EQUIPMENT MAKE
31-OCT-2025		13-AUG-2015	ISL9 CM2350 L101		SPARTAN
CUSTOMER NO.	SHIP VIA	FAIL DATE	ENGINE SERIAL NO.	CPL NO.	EQUIPMENT MODEL
43862		31-OCT-2025	73793520		GLADIATOR
REF. NO.	SALESPERSON	PARTS DISP.	MILEAGE/HOURS	PUMP CODE	UNIT NO.
404516					FIRE ENG

QUANTITY ORDERED	BACK ORDERED	QUANTITY SHIPPED	PART NUMBER	DESCRIPTION	PRODUCT CODE	UNIT PRICE	AMOUNT
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OSN/MSN/VIN 4S7AT2D91FC079362

COMPLAINT

QUOTE FOR ENGINE OVERHAUL

CAUSE

ENGINE OVERHAUL QUOTE
 ESTIMATE SUBJECT TO CHANGE IF PARTS DO NOT MEET RE-USE GUIDELINES

COVERAGE

CUSTOMER BILLABLE

1	0	5633436		KIT,OVERHAUL	CECO	5,841.93	5,841.93
1	0	5529501RX		HEAD,CYLINDER	DRC	6,183.14	6,183.14
		ORDERED ITEM		5347975RX DRC			
1	0	4942132D		HEAD, CYLINDER	CLEAN	405.00	405.00
-1	0	4942132D		HEAD,CYL ISC/QSC ISL/QSL	DIRTY	405.00	405.00
1	0	5284362		CORE,COOLER	CECO	328.18	328.18
1	0	3918174		GASKET,OIL COOLER CORE	CECO	26.65	26.65
1	0	3929011		GASKET,LUB OIL CLR COVER	CECO	33.35	33.35
1	0	5273379		THERMOSTAT	CECO	79.00	79.00
1	0	5337769		THERMOSTAT	CECO	86.56	86.56
6	0	5579409		KIT,INJECTOR	CECO	2,129.80	12,778.80

Completion date : 01-Nov-2025 07:12AM. Estimate expires : 30-Nov-2025 07:12AM.

Billing Inquiries? Call (877)480-6970

THERE ARE ADDITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.

AUTHORIZED BY (print name) _____ SIGNATURE _____ DATE _____



Payment terms are 30 days from invoice date unless otherwise agreed upon in writing. Remit to:
 Cummins Sales and Service
 PO Box 772639
 Detroit, MI 48277-2639

CHICAGO IL BRANCH
 7145 SANTA FE DRIVE
 HODGKINS, IL 60525-
 (708)579-9222

INVOICE NO
ESTIMATE
TO PAY ONLINE LOGON TO customerpayment.cummins.com

BILL TO

VILLAGE OF MORTON GROVE
 6101 CAPULINA AVE
 MORTON GROVE, IL 60053-2985

ANDY ANDREWS - 224 3431416

PAGE 2 OF 3

*** CHARGE ***

DATE	CUSTOMER ORDER NO.	DATE IN SERVICE	ENGINE MODEL	PUMP NO.	EQUIPMENT MAKE
31-OCT-2025		13-AUG-2015	ISL9 CM2350 L101		SPARTAN
CUSTOMER NO.	SHIP VIA	FAIL DATE	ENGINE SERIAL NO.	CPL NO.	EQUIPMENT MODEL
43862		31-OCT-2025	73793520		GLADIATOR
REF. NO.	SALESPERSON	PARTS DISP.	MILEAGE/HOURS	PUMP CODE	UNIT NO.
404516					FIRE ENG

QUANTITY ORDERED	BACK ORDERED	QUANTITY SHIPPED	PART NUMBER	DESCRIPTION	PRODUCT CODE	UNIT PRICE	AMOUNT
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OSN/MSN/VIN 4S7AT2D91FC079362

1	0		AIR FILTER	AIR FILTER	NSPART3	255.60	255.60
28	0		C891001QT	PB 1 S GN2 15W40 1-QT	VALVOLINE	3.81	106.68
15	0		CC2743	FLEETCOOL EX, EG BULK, GA	FLG	8.89	133.35

TAX EXEMPT NUMBERS

PARTS:	25,853.24
PARTS COVERAGE CREDIT:	0.00CR
TOTAL PARTS:	25,853.24
SURCHARGE TOTAL:	0.00
LABOR:	14,714.70
LABOR COVERAGE CREDIT:	0.00CR
TOTAL LABOR:	14,714.70
MISC.:	0.00
MISC. COVERAGE CREDIT:	0.00CR
TOTAL MISC.:	0.00

SIGN UP FOR AUTO EMAIL OF
 INVOICES AND CREDITS AT
[HTTP://CUSTOMERPAYMENT.CUMMINS.COM](http://CUSTOMERPAYMENT.CUMMINS.COM)

CITY	258.53
COUNTY	452.43
DISTRICT	258.53
STATE	1,615.84

Completion date : 01-Nov-2025 07:12AM. Estimate expires : 30-Nov-2025 07:12AM.

Billing Inquiries? Call (877)480-6970

THERE ARE ADDITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.

AUTHORIZED BY (print name) _____ SIGNATURE _____ DATE _____



Payment terms are 30 days from invoice date unless otherwise agreed upon in writing. Remit to:
 Cummins Sales and Service
 PO Box 772639
 Detroit, MI 48277-2639

CHICAGO IL BRANCH
 7145 SANTA FE DRIVE
 HODGKINS, IL 60525-
 (708)579-9222

INVOICE NO
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BILL TO

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 MORTON GROVE, IL 60053-2985

ANDY ANDREWS - 224 3431416

PAGE 3 OF 3

*** CHARGE ***

DATE	CUSTOMER ORDER NO.	DATE IN SERVICE	ENGINE MODEL	PUMP NO.	EQUIPMENT MAKE
31-OCT-2025		13-AUG-2015	ISL9 CM2350 L101		SPARTAN
CUSTOMER NO.	SHIP VIA	FAIL DATE	ENGINE SERIAL NO.	CPL NO.	EQUIPMENT MODEL
43862		31-OCT-2025	73793520		GLADIATOR
REF. NO.	SALESPERSON	PARTS DISP.	MILEAGE/HOURS	PUMP CODE	UNIT NO.
404516					FIRE ENG

QUANTITY ORDERED	BACK ORDERED	QUANTITY SHIPPED	PART NUMBER	DESCRIPTION	PRODUCT CODE	UNIT PRICE	AMOUNT
			4S7AT2D91FC079362	OSN/MSN/VIN			

Completion date : 01-Nov-2025 07:12AM. Estimate expires : 30-Nov-2025 07:12AM.

Billing Inquiries? Call (877)480-6970

THERE ARE ADDITIONAL CONTRACT TERMS ON THE REVERSE SIDE OF THIS DOCUMENT, INCLUDING LIMITATION ON WARRANTIES AND REMEDIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN AND WHICH PURCHASER ACKNOWLEDGES HAVE BEEN READ AND FULLY UNDERSTOOD.

SUB TOTAL: 40,567.94
 TOTAL TAX: 2,585.33
TOTAL AMOUNT: US \$ 43,153.27

AUTHORIZED BY (print name) _____ SIGNATURE _____ DATE _____

Legislative Summary

Resolution 26-13

AUTHORIZING A PURCHASE AGREEMENT WITH STRYKER SALES, LLC., OF CHICAGO ILLINOIS FOR CARDIAC MONITOR/DEFIBRILLATORS

Introduction:	February 24, 2026
Purpose:	This resolution will allow the Village Administrator and the Fire Chief to execute a purchase agreement with Stryker Sales, LLC., of Chicago, Illinois (“Stryker”) for three (3) Cardiac Monitor/Defibrillators.
Background:	The Morton Grove Fire Department provides Emergency Medical Services, including Advanced Life Support Cardiac Treatment to the citizens and visitors of the Village. This Resolution will authorize the purchase of three (3) cardiac monitor/defibrillators to replace aging units and allow the Fire Department to continue providing these life-saving services. An extensive trial and research period identified Stryker as the lowest quotation and best operational considerations of the two manufacturers approved by the Advocate Lutheran General EMS System. Styker Sales, LLC of Chicago, Illinois is the sole source provider of this equipment. The purchase includes a trade-in value of three (3) Zoll X-Series cardiac monitor/defibrillators that have reached their usable service life.
Departs Affected	Fire
Fiscal Impact:	\$134,972.31
Source of Funds:	Capital Outlay Fund GL# 02-40-15-57-2010 Machinery and Equipment
Workload Impact:	Fire Department staff will execute all necessary actions to purchase, operate and maintain this equipment.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

RESOLUTION 26-13

AUTHORIZING A PURCHASE AGREEMENT WITH STRYKER SALES LLC., OF CHICAGO, ILLINOIS FOR CARDIAC MONITOR/DEFIBRILLATORS

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule government under the provision of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village of Morton Grove provides Advanced Life Support Emergency Medical Service for the residents and visitors of the Village through the Fire Department; and

WHEREAS, the Village of Morton Grove Fire Department maintains five (5) cardiac monitor/defibrillators to provide ALS Advanced Cardiac Care and Resuscitation; and

WHEREAS, the average usable service life of a cardiac monitor/defibrillator is 5-7 years; and

WHEREAS, three (3) of the current cardiac monitor/defibrillators have reached their usable service life, one (1) at 13 years, one (1) at 12 years and one (1) at 5 years; and

WHEREAS, the Village of Morton Grove Fire Department operates under the license of Advocate Lutheran General Emergency Medical Service System; and

WHEREAS, Advocate Lutheran General EMSS has approved two manufacturers of cardiac monitor/defibrillators for providers operating within their system, Stryker Medical and Zoll Medical; and

WHEREAS, the Morton Grove Fire Department EMS Division conducted an extensive research and trial period and determined the Stryker Medical Lifepak 35 is the best option for operational considerations; and

WHEREAS, Stryker Sales, LLC of Chicago, Illinois provided the lowest cost option of the two possible manufacturers, for the Lifepak 35 and all ancillary equipment to operate; and

WHEREAS, Stryker Sales, LLC of Chicago, Illinois is the manufacturer's representative and the sole source provider for this purchase; and

WHEREAS, the 2026 Village of Morton Grove adopted budget allocated funds for this project within the Capital Outlay Fund GL# 02-40-15-57-2010 Machinery and Equipment to fund this project at the estimated cost of \$134,972.31.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Village Administrator and Fire Chief are authorized to sign a purchase agreement with Stryker Sales, LLC., of Chicago Illinois to supply three (3) new Lifepak 35 cardiac monitor/defibrillators and all the necessary training and ancillary equipment for operation.

SECTION 3: This resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Travis _____

Trustee Thill _____

Trustee White _____

Approved by me this 24th day of February 2026.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois



MORTON GROVE FIRE DEPARTMENT

6250 LINCOLN AVENUE MORTON GROVE, ILLINOIS 60053 847-470-5226 (Bus) 847-965-7711 (Fax)

TO: Fire Chief Dennis Kennedy
FROM: Lt Erik Miller, FF/P Frank Chambers
DATE: February 11, 2026
SUBJECT: Recommendation for EKG purchase

Chief Kennedy,

After a comprehensive evaluation of EKG/defibrillation machines, we recommend the Morton Grove Fire Department proceeds with the purchase of three (3) Stryker LIFEPAK 35s at the cost of \$134,972.31 (see attached quotation). The LIFEPAK 35's meet or exceed every standard required by the Advocate Lutheran General Hospital Paramedic System. The LIFEPAK 35's are highly recommended by peers in regional fire departments, some of those being previous Zoll X-Series users.

The LIFEPAK 35 has several unique advantages over its competition such as "CPR Insight," new technology in which the EKG continuously analyzes the patient's cardiac rhythm during CPR. The machine prompts the paramedics to defibrillate when appropriate without ever having to pause CPR. High quality, continuous CPR is one of the most important factors in resuscitation.

Other advantages the LIFEPAK 35 offers over its competition are FDA-approved infant and pediatric cardiac analysis algorithms, an ergonomic carrying handle, a large touch screen, and 9-hour battery life.

Additionally, the LIFEPAK 35 offers significant cost savings versus its closest competition. The LIFEPAK 35 is almost \$5,000 cheaper per machine. This significant cost savings would allow us to purchase three (3) LIFEPAK EKGs versus two (2) Zoll Zenix EKGs.

Upon purchasing three LIFEPAK 35s, we would trade in our three oldest Zoll X-Series EKGs. EKGs have an expected service life of 7 years. Two of the units we would trade are well past their expected service life at 12 and 13 years old.

Please contact Frank Chambers and me if you would like to discuss our recommendation.

Respectfully,

A handwritten signature in black ink, appearing to read "Lt Erik Miller", followed by a long horizontal line.

Lt. Erik Miller, Medical Officer



LIFEPAK 35

Quote Number: 11141008

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1
Prepared For: MORTON GROVE FIRE DEPT
Attn:

Division: Medical
Rep: Savannah Johnson
Email: savannah.johnson1@stryker.com
Phone Number:

Quote Date: 02/10/2026
Expiration Date: 05/11/2026
Contract Start: 06/29/2025
Contract End: 06/28/2026

Delivery Address

Sold To - Shipping

Bill To Account

Name:	MORTON GROVE FIRE DEPT	Name:	MORTON GROVE FIRE DEPT	Name:	VILLAGE OF MORTON GROVE
Account #:	20152839	Account #:	20152839	Account #:	20178499
Address:	6250 LINCOLN AVE ROD STEFFANS	Address:	6250 LINCOLN AVE ROD STEFFANS	Address:	6101 CAPULINA AVE
	MORTON GROVE		MORTON GROVE		MORTON GROVE
	Illinois 60053-2852		Illinois 60053-2852		Illinois 60053-2902

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	70335-000042	LP35_EN-US_MAS-SP/CO_MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT	3	\$50,321.37	\$150,964.11
2.0	11335-000001	LIFEPAK FLEX Lithium-Ion Battery	3	\$208.00	\$624.00
3.0	11140-000102	LIFEPAK FLEX Battery Charger	3	\$780.00	\$2,340.00
4.0	11140-000131	AC Power Cord (North America, hospital grade)	3	\$56.50	\$169.50
5.0	11111-000041	LIFEPAK 3-wire extended precordial ECG cable	3	\$62.50	\$187.50
6.0	11160-000011	Reusable Cuff, Infant, 8-14 cm	3	\$16.50	\$49.50
7.0	11160-000013	Reusable Cuff, Pediatric, 13-20 cm	3	\$18.50	\$55.50
8.0	11160-000021	Reusable Cuff, Small, Adult, 18-26 cm	3	\$21.00	\$63.00
9.0	11335-000005	LIFEPAK Printer Kit	3	\$624.00	\$1,872.00
10.0	11335-000008	LIFEPAK 35 Storage Bag Kit	3	\$312.00	\$936.00
12.0	11330-000026	LP35 Docking Station	3	\$665.60	\$1,996.80
13.0	11996-000455	RD SET DCI Reusable Sensor, Pediatric	3	\$217.50	\$652.50
14.0	11996-000456	RD SET DCI Reusable Sensor, Adult	3	\$217.50	\$652.50
Equipment Total:					\$160,562.91



LIFEPAK 35

Quote Number: 11141008

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1
Prepared For: MORTON GROVE FIRE DEPT
Attn:

Division: Medical
Rep: Savannah Johnson
Email: savannah.johnson1@stryker.com
Phone Number:

Quote Date: 02/10/2026
Expiration Date: 05/11/2026
Contract Start: 06/29/2025
Contract End: 06/28/2026

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-ZX-LP35	TRADE IN ZOLL X-SERIES FOR LP35	3	-\$9,000.00	-\$27,000.00

Data Solutions:

#	Product	Description	Qty	Sell Price	Total
11.0	11150-000020	LIFEPAK Cellular Modem, North America	3	\$312.00	\$936.00
16.0	81000001	EMS Pro Tier 1: <5,000 annual run volume. Includes: device set up tools, asset management, transmission connectivity, ePCR integration, LIFENET Care app and browser access for communication, live streaming and post event analytic tools.	3	\$107.80	\$323.40

Data Solutions Total: \$1,259.40

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$150.00
Grand Total:	\$134,972.31

Prices: In effect for 30 days

Terms: Net 30 Days

ENDING APPROVAL



LIFEPAK 35

Quote Number: 11141008

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1
Prepared For: MORTON GROVE FIRE DEPT
Attn:

Division: Medical
Rep: Savannah Johnson
Email: savannah.johnson1@stryker.com
Phone Number:

Quote Date: 02/10/2026

Expiration Date: 05/11/2026

Contract Start: 06/29/2025

Contract End: 06/28/2026

Authorized Customer Signer (Printed) Date

Stryker Authorized Signature (Printed) Date

Authorized Customer Signature Date

Stryker Authorized Signature Date

Shipping & Handling Includes:

Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.



LIFEPAK 35

Quote Number: 11141008

Remit to:

Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1

Division:

Medical

Prepared For: MORTON GROVE FIRE DEPT

Rep:

Savannah Johnson

Attn:

Email:

savannah.johnson1@stryker.com

Phone Number:

Quote Date: 02/10/2026

Expiration Date: 05/11/2026

Contract Start: 06/29/2025

Contract End: 06/28/2026

Delivery Address

Sold To - Shipping

Bill To Account

Name:	MORTON GROVE FIRE DEPT	Name:	MORTON GROVE FIRE DEPT	Name:	VILLAGE OF MORTON GROVE
Account #:	20152839	Account #:	20152839	Account #:	20178499
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	MORTON GROVE		MORTON GROVE		MORTON GROVE
	Illinois 60053-2852		Illinois 60053-2852		Illinois 60053-2902

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
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13.0	11996-000455	RD SET DCI Reusable Sensor, Pediatric	3	\$217.50	\$652.50
14.0	11996-000456	RD SET DCI Reusable Sensor, Adult	3	\$217.50	\$652.50
				Equipment Total:	\$160,562.91



LIFEPAK 35

Quote Number: 11141008

Remit to:

Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1

Division:

Medical

Prepared For: MORTON GROVE FIRE DEPT

Rep:

Savannah Johnson

Attn:

Email:

savannah.johnson1@stryker.com

Phone Number:

Quote Date: 02/10/2026

Expiration Date: 05/11/2026

Contract Start: 06/29/2025

Contract End: 06/28/2026

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-ZX-LP35	TRADE IN ZOLL X-SERIES FOR LP35	3	-\$9,000.00	-\$27,000.00

Data Solutions:

#	Product	Description	Qty	Sell Price	Total
11.0	11150-000020	LIFEPAK Cellular Modem, North America	3	\$312.00	\$936.00
16.0	81000001	EMS Pro Tier 1: <5,000 annual run volume. Includes: device set up tools, asset management, transmission connectivity, ePCR integration, LIFENET Care app and browser access for communication, live streaming and post event analytic tools.	3	\$107.80	\$323.40
				Data Solutions Total:	\$1,259.40

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$150.00
Grand Total:	\$134,972.31

Prices: In effect for 30 days

Terms: Net 30 Days



LIFEPAK 35

Quote Number: 11141008

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1

Division: Medical

Prepared For: MORTON GROVE FIRE DEPT

Rep: Savannah Johnson

Attn:

Email: savannah.johnson1@stryker.com

Phone Number:

Quote Date: 02/10/2026

Expiration Date: 05/11/2026

Contract Start: 06/29/2025

Contract End: 06/28/2026

Authorized Customer Signer (Printed) Date

Stryker Authorized Signature (Printed) Date

Authorized Customer Signature Date

Stryker Authorized Signature Date

Shipping & Handling Includes:

Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.



ZOLL Medical Corporation

269 Mill Road
 Chelmsford, MA 01824-4105
 Federal ID# 04-2711626

Phone: (800) 348-9011
 Fax: (978) 421-0015
 Email: esales@zoll.com

Quote No: Q-132782 Version: 1

Morton Grove Fire Department
 6250 Lincoln Ave
 Morton Grove, IL 60053

ZOLL Customer No: 100559

Frank Chambers
 (847) 470-5226
 fchambers@mortongroveil.org

Quote No: Q-132782
 Version: 1

Issued Date: January 27, 2026
 Expiration Date: March 31, 2026

Terms: Net due in 30 days

FOB: Destination
 Freight: Free Freight

Prepared by: Caroline Guibord
 EMS Territory Manager
 cguibord@zoll.com
 (773) 425-0710

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1	CH-11644	8116-11-41-23111-10-USA	<p>Zenix Monitor/Defibrillator, EMS, Fire + Temp Configuration</p> <p>12-lead, Pacing, SpO2, SpCO, EtCO2, NIBP, Temp, Real BVM Help, Real CPR Help
Includes: SurePower 4 Battery, Zenix Power Cord (NA), Zenix MFC Cable, Zenix 12-lead ECG Cable (AAMI), Masimo RD Rainbow SET Patient Cable (4 ft, EMS), Zenix AC-DC External Power Supply, Zenix Accuvent Z-Link Cable, Zenix Temperature Z-Link Cable, Zenix NIBP Patient Hose, Zenix NIBP Cuff (Reusable, Adult Plus), Zenix Z-Fold Paper, Zenix MFC Self Test Plug Kit, and One (1)-year EMS warranty.</p> <p>Parameter Details: Real CPR Help - Dashboard display of CPR Depth and Rate for Adult and Pediatric patients, Visual and audio prompts to coach CPR depth (Adult patient only), Release bar to ensure adequate release off the chest, Metronome to coach rate for Adult and Pediatric patients. See-Thru® CPR artifact filtering • ZOLL Noninvasive Pacing Technology • Real BVM Help: Dashboard provides real-time ventilation feedback on both volume and rate for intubated and non-intubated patients. AccuVent Z-Link Cable included. (Accuvent disposable sensors sold separately) • SunTech NIBP technology. 10 foot single lumen hose and SunTech Reusable Adult Plus Cuff included • Masimo SpO2 & SpCO with Signal Extraction Technology (SET), Rainbow SET® • Two Temperature monitoring channels with digital displays. One Temperature Z-Link cable included. Temperature probes sold separately •</p>	2	\$67,250.00	\$55,145.00	\$110,290.00
2	CH-11644	8016-000111-01	SurePower 4 Battery	4	\$1,180.00	\$1,040.00	\$4,160.00



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Morton Grove Fire Department
Quote No: Q-132782 Version: 1

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
3	CH-11644	8016-001000	SurePower 4 Charger Adapter	2	\$450.00	\$395.00	\$790.00
4	CH-11644	98-0599-4C	Zenix NIBP Cuff, Large Adult Plus	2	\$30.00	\$26.50	\$53.00
5	CH-11644	98-0599-4K	Zenix NIBP Cuff, Small Adult Plus	2	\$30.00	\$26.50	\$53.00
6	CH-11644	98-0599-41	Zenix NIBP Cuff, Child	2	\$20.00	\$17.65	\$35.30
7	CH-11644	8000-000862	Masimo LNCS-II Rainbow DCI 8λ SpCO Adult Sensor, 3ft	2	\$900.00	\$738.00	\$1,476.00
8	CH-11644	8000-001878	Masimo RD SET SpO2 Adhesive Sensor, Pediatric, Box of 20	1	\$300.00	\$270.00	\$270.00
9	CH-11644	8000-010115	Masimo NomoLine LH Airway Adapter SET, Adult/Pediatric, Box of 25	1	\$350.00	\$308.00	\$308.00
10	CH-11644	8000-010113	Masimo NomoLine LH Nasal/Oral CO2 Cannula w/ O2, Adult, Box of 25	1	\$460.00	\$405.00	\$405.00
11	CH-11644	8016-000121-01	Zenix Green CPR Connector	2	\$570.00	\$500.00	\$1,000.00
12	CH-11644	8000-000315	Metko Temperature Probe, Skin, Reusable, Adult	2	\$40.00	\$35.25	\$70.50
13	CH-11644	8016-000860-01	Zenix Carry Case, Large	2	\$490.00	\$430.00	\$860.00
14	CH-11644	649496 02752 0	Global 5G Mobile Hotspot, USA	2	\$712.00	\$630.00	\$1,260.00
15	CH-11644	8000-001128	AccuVent Sensors, Box of 10	1	\$821.00	\$673.22	\$673.22
16	CH-11644	8000-000878-01	Zenix Fan Folder Paper, Grid, Box of 10	1	\$49.00	\$43.00	\$43.00
17		6008-9901-61	ZOLL X Series Trade In Allowance (EMS Group) See Trade Unit Considerations.	2		(\$6,500.00)	(\$13,000.00)

Subtotal: \$108,747.02

Total: \$108,747.02



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Morton Grove Fire Department
Quote No: Q-132782 Version: 1

Contract Reference	Description
CH-11644	Reflects GPO NPP; Cont PS20200 (EXT3) - Contract No. PS20200 EXT3 contract pricing. Notwithstanding anything to the contrary herein, the terms and conditions set forth in NPP 2020 - Contract No. PS20200 EXT3 shall apply to the customer's purchase of the products set forth on this quote.

Trade Unit Considerations
Trade-In values valid through March 31, 2026 if all equipment purchased is in good operational and cosmetic condition and includes all standard accessories. Trade-In values are dependent on the quantity and configuration of the ZOLL devices listed on this quotation. Customer assumes responsibility for shipping trade-in equipment at the quantities listed on the trade line items in this quotation to ZOLL's Chelmsford Headquarters within 60 days of receipt of new equipment. Customer agrees to pay cash value for trade-in equipment not shipped to ZOLL on a timely basis.

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <https://www.zoll.com/terms-and-conditions-of-sale>, for software products can be found at <https://www.zoll.com/software-legal>, and for ExpertCare Service Plans can be found at <https://www.zoll.com/ExpertCare-Service-Terms>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on March 31, 2026. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to esales@zoll.com or via fax to 978-421-0015.
6. All discounts from list price are contingent upon payment within the agreed upon terms.
7. Place your future accessory orders online by visiting the ZOLL web store.



ZOLL Medical Corporation

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Federal ID# 04-2711626

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Fax: (978) 421-0015
Email: esales@zoll.com

Morton Grove Fire Department
Quote No: Q-132782 Version: 1

Order Information (to be completed by the customer)

- Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)
- Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

- Yes PO Number: _____ PO Amount: _____
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)
- No (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

Morton Grove Fire Department

Authorized Signature:

Name: _____

Title: _____

Date: _____

Legislative Summary

Resolution 26 - 14

AUTHORIZING A CONTRACT WITH MCGILL CONSTRUCTION LLC FOR THE 2026 STREET PATCHING PROGRAM

Introduction:	February 24, 2026
Purpose:	To authorize the Village Administrator to execute a contract with McGill Construction LLC of Frankfort, Illinois for the 2026 Street Patching Program.
Background:	The annual street patching program is a preventative program to maintain the quality, drainage, and drivability and extend the service life of the village street system. This work is typically completed in two weeks. The Department of Public Works – Engineering Division developed contract documents for the street patching program and bids were solicited on the Village website for eleven business days. Twenty-two entities downloaded the contract documents. Six bids were received and opened on February 13, 2026. The bid tabulation is attached as Exhibit “A.” McGill Construction LLC of Frankfort, Illinois submitted the lowest bid in the amount of \$142,855.67. The bid amount is based on unit pricing, and the contract's final price will be based on the number of units the Village Engineer will determine is in the village's best interest. This contract must conform to the requirements of the Prevailing Wage Act.
Departs Affected	Department of Public Works
Fiscal Impact:	\$142,855.67
Source of Funds:	2026 General Fund Account Number 02-50-17-55-2290
Workload Impact:	The Department of Public Works will manage and implement the project as part of its normal work activities.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

RESOLUTION 26-14

AUTHORIZING A CONTRACT WITH MCGILL CONSTRUCTION LLC FOR THE 2026 STREET PATCHING PROGRAM

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the annual street patching program is a preventative program to maintain the quality, drainage, and drivability and extend the service life of the village street system; and

WHEREAS, the 2026 Street Patching Program includes removing and replacing 1-1/2-inch depth of asphalt surface pavement of varying surface areas at designated locations throughout the Village; and

WHEREAS, the Department of Public Works advertised the street patching program on the Village website beginning January 30, 2026, inviting bids on the “2026 Street Patching Program”; and

WHEREAS, the bidding procedures for this program comply with purchasing requirements of Municipal Code, Title 1, Chapter 9, Article A; and

WHEREAS, twenty-two entities downloaded the contract documents; and

WHEREAS, six bids were received, publicly opened and read at the Department of Public Works Facility at 10 a.m. on February 13, 2026, with the bid results shown in Exhibit “A”; and

WHEREAS, McGill Construction LLC submitted the lowest bid in the amount of \$142,855.67; and

WHEREAS, the bid amount is based on unit pricing, and the contract’s final price will be based on the number of units the Village Engineer will determine is in the village’s best interest; and

WHEREAS, this contract must conform to the requirements of the Prevailing Wage Act; and

WHEREAS, funding for the above work for the lump sum amount of \$170,000 is available in the 2026 Adopted Budget General Fund Account Numbers 02-50-17-55-2290.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities accept the bid of McGill Construction LLC of Frankfort, Illinois in the amount of \$142,855.67.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with McGill Construction LLC for the 2026 Street Patching Program in the amount of \$142,855.67.

SECTION 4: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract with McGill Construction LLC.

SECTION 5: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Exhibit "A"

Village of Morton Grove, Cook County, Illinois
2026 Street Patching Program

Bid Tabulation

Bid Opening: February 13, 2026, 10:00 am

				McGill Construction LLC 21227 S. 80th Ave. Frankfort, IL 60423		Chicagoland Paving Contractors, Inc. 225 Telser Road Lake Zurich, IL 60047		M&J Asphalt Paving Company, Inc. 3124 S. 60th Court Cicero, IL 60804	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	TRAFFIC CONTROL AND PROTECTION, STD. 701501 SPECIAL	L SUM	1	\$5,495.67	\$5,495.67	\$5,000.00	\$5,000.00	\$1,750.00	\$1,750.00
2	CLASS D PATCHES, 1-1/2", SPECIAL	SQ YD	8000	\$17.17	\$137,360.00	\$18.00	\$144,000.00	\$18.50	\$148,000.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$142,855.67		\$149,000.00		\$149,750.00
AS-READ PROPOSAL AMOUNT					\$142,855.67		\$149,000.00		\$149,750.00

Apparent Low Bidder: McGill Construction LLC
Apparent Low Bid Amount: \$142,855.67
Engineer's Estimate of Cost: \$171,500.00
Difference: -\$28,644.33

Exhibit "A"

Village of Morton Grove, Cook County, Illinois
2026 Street Patching Program

Bid Tabulation

Bid Opening: February 13, 2026, 10:00 am

				Schroeder Asphalt Services, Inc. P.O. Box 831 Huntley, IL 60142		Brothers Asphalt Paving, Inc. 315 S Stewart Avenue Addison, IL 60101		Peter Baker & Son Co. 1349 Rockland Rd. Lake Bluff, IL 60044	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	TRAFFIC CONTROL AND PROTECTION, STD. 701501 SPECIAL	L SUM	1	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00
2	CLASS D PATCHES, 1-1/2", SPECIAL	SQ YD	8000	\$18.95	\$151,600.00	\$20.00	\$160,000.00	\$23.50	\$188,000.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$155,100.00		\$165,000.00		\$195,500.00
AS-READ PROPOSAL AMOUNT					\$155,100.00		\$165,000.00		\$195,500.00

Apparent Low Bidder: McGill Construction LLC
Apparent Low Bid Amount: \$142,855.67
Engineer's Estimate of Cost: \$171,500.00
Difference: -\$28,644.33

Legislative Summary

Resolution 26-15

AUTHORIZING THE PURCHASE OF TWO FORD POLICE INTERCEPTOR VEHICLES FROM CURRIE MOTORS FLEET OF FRANKFORT, ILLINOIS THROUGH THE SUBURBAN PURCHASING COOPERATIVE BID PROGRAM

Introduced:	February 24, 2026
Purpose:	To authorize the purchase of Two (2) 2026 Ford Police Interceptor squad cars for use in the Police Department.
Background:	Every three years, high-mileage squad vehicles are replaced to ensure that key equipment used by Police Department officers does not fail during duties as public safety first responders. The squad vehicles are used twenty-four hours per day and must be maintained in excellent condition. The Village participates in the Northwest Municipal Conference's Suburban Purchasing Cooperative which allows the Village to take advantage of volume and group pricing discounts. The Suburban Purchasing Cooperative awarded the bid contract to sell 2026 Ford Police Interceptors to Currie Motors Fleet of Frankfort, Illinois. This Resolution will authorize the Village to purchase two (2) Ford Police Interceptor squad cars from Currie Motors Fleet of Frankfort, Illinois, pursuant to the Suburban Purchasing Cooperative Contract #231.
Departments Affected	Police Department & Public Works Department
Fiscal Impact:	\$91,581.00
Source of Funds:	General Funds - Account No. 02-30-14-57-2030
Workload Impact:	The management and supervision of this purchase will be performed by the Finance Department and the Police Department as part of their normal operations.
Administrator Recommendation:	Approval as presented.
2nd Reading:	Not Required
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Finance Director
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Eric Ficht, Deputy Chief
Reviewed by: Michael Weitzel, Chief of Police

RESOLUTION 26 - 15

AUTHORIZING THE PURCHASE OF TWO POLICE PURSUIT VEHICLE FROM CURRIE MOTORS FLEET IN FRANKFORT, ILLINOIS THROUGH THE SUBURBAN PURCHASING COOPERATIVE BID PROGRAM

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Police Department annually reviews its fleet of vehicles and equipment for fuel economy, age, dependability, reoccurring excessive repair costs, and safety, and recommends replacing or eliminating vehicles that no longer meet the requirements of the department; and

WHEREAS, pursuant to this review, Staff determined that two (2) vehicles in the police fleet have outlived their useful life and need to be replaced; and

WHEREAS, because squad vehicles are utilized twenty-four hours per day and must be maintained in excellent condition, every three (3) years, high-mileage squad vehicles are replaced by the Police Department to ensure that key equipment used by officers does not fail during public safety first response; and

WHEREAS, the Village participates in the Northwest Municipal Conference's Suburban Purchasing Cooperative which allows the Village to take advantage of volume and group pricing discounts; and

WHEREAS, the Suburban Purchasing Cooperative awarded bid contract #231 to sell 2026 Ford Police Interceptors to Currie Motors in Frankfort, Illinois; and

WHEREAS, the funds are available in the 2026 Adopted Budget for the amount of \$91,581.00 under Account Number 02-30-14-57-2030 of General Funds; and

WHEREAS, this Resolution will authorize the Village to purchase two (2) Ford Police Interceptor squad cars from Currie Motors Fleet in Frankfort, Illinois, pursuant to the Suburban Purchasing Cooperative Contract #231.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Village Administrator is hereby authorized to execute a purchase order for the purchase of two (2) new 2026 Ford Police Interceptor squad cars from Currie Motors in Frankfort, Illinois, in the amount of \$91,581.00, in substantial conformity with its quote attached as (Exhibit A and Exhibit B).

SECTION 3: The Village Administrator and/or his designee are hereby authorized to take all steps necessary to implement the purchase of the two (2) Ford Police Interceptor squad cars.

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 24th day of February 2026.

Trustee Khan _____
Trustee Minx _____
Trustee Shiba _____
Trustee Thill _____
Trustee Travis _____
Trustee White _____

Approved by me this 24th day of February 2026

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Prepared for: , Morton Grove Police Department

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620



Client Proposal

Prepared by:

Nic Cortellini

Office: 815-464-9200

Email: ncortellini@curriemotors.com

Quote ID: 2026-MGPD1

Date: 02/10/2026



Currie Motors Fleet | 10125 West Laraway Road, Frankfort, IL , 60423

Office: 815-464-9200

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

Warranty

Standard Warranty

Basic Warranty

Basic warranty 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty 60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty 96 months/100,000 miles

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

Pricing Summary - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$48,550.00
Options	\$700.00
Colors	\$0.00
Upfitting	\$203.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,795.00
Subtotal	\$51,248.00

Discount Adjustments

Discount Adjustments	-\$5,744.00
Total	\$45,504.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

As Configured Vehicle (cont'd)

Code	Description	MSRP
Interior Color		
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Upfit Options		
01	License and Title (MP-Plates)	\$203.00
SUBTOTAL		\$49,453.00
Destination Charge		\$1,795.00
TOTAL		\$51,248.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<i>Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.</i>	

Other Options

PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable	Included
	<i>Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).</i>	
	<i>Includes:</i>	
	<i>- SYNC Phoenix Communication & Entertainment System</i>	
	<i>Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.</i>	
67V	Front & Rear Police Wire Harness Connector Kit	\$200.00
	<i>For connectivity to Ford PI Package solutions includes front (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector, (1) 14-pin IP connector, rear (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector and (1) 14-pin IP connector.</i>	
153	Front License Plate Bracket	N/C
51R	Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
18D	Global Lock/Unlock Feature	N/C
	<i>Door-panel switches will lock/unlock all doors and rear liftgate. Eliminates the 45-second liftgate lock release + patio timer. Overhead liftgate button and blue liftgate release button on key fob will not have any function when pressed with this option.</i>	
60R	Noise Suppression Bonds (Ground Straps)	\$100.00

Emissions

425	50-State Emissions System	STD
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Exterior Color

UM_01	Agate Black	N/C
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Prepared for:
Morton Grove Police Department
Prepared by: Nic Cortellini
02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
K8A	Base Vehicle Price (K8A)	\$48,550.00
Packages		
500A	Order Code 500A <i>Includes:</i> - 3.73 Axle Ratio - Tires: 255/60R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes black wheel-lip molding, polished stainless steel hub cover and center caps. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks. - Radio: AM/FM/MP3 Capable Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673). - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	N/C
Powertrain		
99B	Engine: 3.3L V6 Direct-Injection 136-MPH top speed. Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.	N/C
44U	Transmission: 10-Speed Automatic (44U)	N/C
STDAX	3.73 Axle Ratio	Included
Wheels & Tires		
STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes black wheel-lip molding, polished stainless steel hub cover and center caps.	Included
Seats & Seat Trim		
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

Fuel Economy

City
N/A



Hwy
N/A

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

Major Equipment

- * Airbag occupancy sensor
- * Electronic stability control system with anti-rollover
- * Fixed rear seats
- * Front facing rear seat
- * Height adjustable rear seat head restraints
- * 3 rear seat head restraints
- * Bucket front seats
- * Front passenger seat with 8-way directional controls
- * Manual front seat head restraint control
- * Power height adjustable driver seat
- * Power driver seat cushion tilt
- * Power height adjustable control passenger seat
- * Cloth front seat upholstery
- * Driver seat with 2-way power lumbar
- * 4-wheel disc brakes
- * Brake assist system
- * 7 airbags
- * Manual rear child safety door locks
- * 35-30-35 folding rear seats
- * Fold forward rear seatback
- * Manual rear seat head restraint control
- * Split-bench rear seat
- * Driver seat with 8-way directional controls
- * Height adjustable front seat head restraints
- * Manual reclining driver seat
- * Power driver seat fore/aft control
- * Power reclining passenger seat
- * Power passenger seat fore/aft control
- * Vinyl front seatback upholstery
- * Front passenger seat with 2-way power lumbar
- * 4-wheel antilock (ABS) brakes
- * Hill start assist

As Configured Vehicle

MSRP

Global Lock/Unlock Feature	N/C
Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
SUBTOTAL	\$49,250.00
Destination Charge	\$1,795.00
TOTAL	\$51,045.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department
Prepared by: Nic Cortellini
02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD1

Major Equipment

(Based on selected options, shown at right)
10-speed automatic

- * 18 x 8-inch front and rear black steel wheels
- * P255/60RW18 AS BSW front and rear tires
- * Lock-up transmission
- * Alternator Amps: 250A
- * All-speed ABS and driveline traction control
- * HD lead acid battery
- * Steering wheel mounted audio controls
- * 8 inch primary display
- * AM/FM
- * Auxiliary input jack
- * Vehicle body length: 198.8"
- * Standard ride suspension
- * Rear window defroster
- * Manual folding door mirrors
- * Deep tinted windows
- * Speed sensitive wipers
- * Dual-zone front climate control
- * Driver front impact airbag
- * Passenger front impact airbag

Exterior: Agate Black
Interior: Charcoal Black w/Unique HD Cloth
Front Bucket Seats w/Vinyl Rear

- * Class III tow rating
- * Overdrive transmission
- * Transmission electronic control
- * Stainless steel dual exhaust
- * Battery rating: 850CCA
- * Fuel tank capacity: 21.40 gal.
- * Bluetooth wireless audio streaming
- * AM/FM stereo radio
- * Seek scan
- * External memory control
- * Wheelbase: 119.1"
- * Trip computer
- * Power door mirrors
- * LED brake lights
- * Variable intermittent front windshield wipers
- * Automatic climate control
- * Rear under seat climate control ducts
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$48,550.00
Order Code 500A	N/C
3.73 Axle Ratio	Included
Tires: 255/60R18 AS BSW	Included
Wheels: 18" x 8" 5-Spoke Painted Black Steel	Included
Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included
Monotone Paint Application	STD
119" Wheelbase	STD
Radio: AM/FM/MP3 Capable	Included
50-State Emissions System	STD
SYNC Phoenix Communication & Entertainment System	Included
Agate Black	N/C
Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Engine: 3.3L V6 Direct-Injection	N/C
Transmission: 10-Speed Automatic (44U)	N/C
Front License Plate Bracket	N/C
Noise Suppression Bonds (Ground Straps)	\$100.00
Front & Rear Police Wire Harness Connector Kit	\$200.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: , Morton Grove Police Department

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620



Client Proposal

Prepared by:

Nic Cortellini

Office: 815-464-9200

Email: ncortellini@curriemotors.com

Quote ID: 2026-MGPD

Date: 02/10/2026



Currie Motors Fleet | 10125 West Laraway Road, Frankfort, IL , 60423

Office: 815-464-9200

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

Warranty

Standard Warranty

Basic Warranty

Basic warranty 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty 60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty 96 months/100,000 miles

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

Major Equipment

(Based on selected options, shown at right)

10-speed automatic

- * 18 x 8-inch front and rear silver aluminum wheels
- * P255/60RW18 AS BSW front and rear tires
- * Lock-up transmission
- * Alternator Amps: 250A
- * All-speed ABS and driveline traction control
- * HD lead acid battery
- * Steering wheel mounted audio controls
- * 8 inch primary display
- * AM/FM
- * Auxiliary input jack
- * Vehicle body length: 198.8"
- * Standard ride suspension
- * Rear window defroster
- * Manual folding door mirrors
- * Deep tinted windows
- * Speed sensitive wipers
- * Dual-zone front climate control
- * Driver front impact airbag
- * Passenger front impact airbag

Exterior: Dark Blue
Interior: Charcoal Black w/Unique HD Cloth
Front Bucket Seats w/Cloth Rear

- * Class III tow rating
- * Overdrive transmission
- * Transmission electronic control
- * Stainless steel dual exhaust
- * Battery rating: 850CCA
- * Fuel tank capacity: 21.40 gal.
- * Bluetooth wireless audio streaming
- * AM/FM stereo radio
- * Seek scan
- * External memory control
- * Wheelbase: 119.1"
- * Trip computer
- * Power door mirrors
- * LED brake lights
- * Variable intermittent front windshield wipers
- * Automatic climate control
- * Rear under seat climate control ducts
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$48,550.00
Order Code 500A	N/C
3.73 Axle Ratio	Included
Tires: 255/60R18 AS BSW	Included
Monotone Paint Application	STD
119" Wheelbase	STD
Radio: AM/FM/MP3 Capable	Included
50-State Emissions System	STD
SYNC Phoenix Communication & Entertainment System	Included
Dark Blue	N/C
Engine: 3.3L V6 Direct-Injection	N/C
Transmission: 10-Speed Automatic (44U)	N/C
Front License Plate Bracket	N/C
Noise Suppression Bonds (Ground Straps)	\$100.00
Front & Rear Police Wire Harness Connector Kit	\$200.00
Global Lock/Unlock Feature	N/C
Badge Delete	N/C
Police Upgrade Package	\$610.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

Major Equipment

- * Airbag occupancy sensor
- * Electronic stability control system with anti-rollover
- * Fixed rear seats
- * Front facing rear seat
- * Height adjustable rear seat head restraints
- * 3 rear seat head restraints
- * Bucket front seats
- * Front passenger seat with 4-way directional controls
- * Manual front seat head restraint control
- * Manual reclining driver seat
- * Power driver seat fore/aft control
- * Manual reclining passenger seat
- * Cloth front seat upholstery
- * Driver seat with 2-way power lumbar
- * 4-wheel antilock (ABS) brakes
- * Hill start assist
- * 7 airbags
- * Manual rear child safety door locks
- * 35-30-35 folding rear seats
- * Fold forward rear seatback
- * Manual rear seat head restraint control
- * Split-bench rear seat
- * Driver seat with 8-way directional controls
- * Height adjustable front seat head restraints
- * Front seat center armrest
- * Power height adjustable driver seat
- * Power driver seat cushion tilt
- * Manual passenger seat fore/aft control
- * Vinyl front seatback upholstery
- * 4-wheel disc brakes
- * Brake assist system

As Configured Vehicle

	MSRP
1st & 2nd Row Carpet Floor Covering	Included
Unique HD Cloth Front Bucket Seats w/Cloth Rear	Included
Center Floor Console Less Shifter	Included
Wheels: 18" Painted Aluminum	Included
Front Headlamp Lighting Solution	Included
Grille LED Lights, Siren & Speaker Pre-Wiring	Included
Front Console Plate Delete	Included
Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Cloth Rear	N/C
<hr/>	
SUBTOTAL	\$49,460.00
Destination Charge	\$1,795.00
<hr/>	
TOTAL	\$51,255.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

Fuel Economy

City
N/A



Hwy
N/A

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
K8A	Base Vehicle Price (K8A)	\$48,550.00
Packages		
500A	Order Code 500A <i>Includes:</i> - 3.73 Axle Ratio - Tires: 255/60R18 AS BSW - Radio: AM/FM/MP3 Capable Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673). - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	N/C
Powertrain		
99B	Engine: 3.3L V6 Direct-Injection <i>136-MPH top speed. Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.</i>	N/C
44U	Transmission: 10-Speed Automatic (44U)	N/C
STDAX	3.73 Axle Ratio	Included
Wheels & Tires		
STDTR	Tires: 255/60R18 AS BSW	Included
64E	Wheels: 18" Painted Aluminum <i>Includes 18" conventional (Police) black steel spare wheel.</i>	Included
Seats & Seat Trim		
F	Unique HD Cloth Front Bucket Seats w/Cloth Rear <i>Includes driver 6-way power track (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar) and passenger 8-way power track seat with 2-way power recline and 2-way power lumbar.</i>	Included
Other Options		
PAINT	Monotone Paint Application	STD

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 620 | Quote ID: 2026-MGPD

As Configured Vehicle (cont'd)

Code	Description	MSRP
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable <i>Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).</i> <i>Includes:</i> - SYNC Phoenix Communication & Entertainment System <i>Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.</i>	Included
65U	Police Upgrade Package <i>Includes selectable sport mode and high series headlamp with LED corner warning lights.</i> <i>Includes:</i> - 1st & 2nd Row Carpet Floor Covering <i>Includes front and rear carpeted floor mats.</i> - Unique HD Cloth Front Bucket Seats w/Cloth Rear <i>Includes driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way manual lumbar) and passenger 8-way power track seat with 2-way power recline and 2-way power lumbar.</i> - Center Floor Console Less Shifter <i>Includes console and top plate with 2 cup holders. (Maintains column shifter).</i> - Wheels: 18" Painted Aluminum <i>Includes 18" conventional (Police) black steel spare wheel.</i> - Front Headlamp Lighting Solution <i>Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.</i> - Grille LED Lights, Siren & Speaker Pre-Wiring - Front Console Plate Delete	\$610.00
66A	Front Headlamp Lighting Solution Recommend using ultimate wiring package (67U). <i>Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.</i> <i>Includes:</i> - Grille LED Lights, Siren & Speaker Pre-Wiring	Included
67V	Front & Rear Police Wire Harness Connector Kit <i>For connectivity to Ford PI Package solutions includes front (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector, (1) 14-pin IP connector, rear (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector and (1) 14-pin IP connector.</i>	\$200.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

As Configured Vehicle (cont'd)

Code	Description	MSRP
153	Front License Plate Bracket	N/C
18D	Global Lock/Unlock Feature <i>Door-panel switches will lock/unlock all doors and rear liftgate. Eliminates the 45-second liftgate lock release + patio timer. Overhead liftgate button and blue liftgate release button on key fob will not have any function when pressed with this option.</i>	N/C
16C	1st & 2nd Row Carpet Floor Covering <i>Includes front and rear carpeted floor mats.</i>	Included
85D	Front Console Plate Delete	Included
16D	Badge Delete <i>Deletes the Police Interceptor badging on rear liftgate.</i>	N/C
60R	Noise Suppression Bonds (Ground Straps)	\$100.00

Emissions

425	50-State Emissions System	STD
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Exterior Color

LK_01	Dark Blue	N/C
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Interior Color

FW_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Cloth Rear	N/C
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Upfit Options

01	License and Title (MP-Plates)	\$203.00
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SUBTOTAL	\$49,663.00
Destination Charge	\$1,795.00
TOTAL	\$51,458.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Morton Grove Police Department

Prepared by: Nic Cortellini

02/10/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 2026-MGPD

Pricing Summary - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$48,550.00
Options	\$910.00
Colors	\$0.00
Upfitting	\$203.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,795.00
Subtotal	\$51,458.00

Discount Adjustments

Discount Adjustments	-\$5,381.00
Total	\$46,077.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Legislative Summary

Ordinance 26-05

APPROVING A MINOR AMENDMENT TO ORDINANCE 25-03 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE EXPANSION OF AN EXISTING DAYCARE FACILITY AT THE PROPERTY COMMONLY KNOWN AS 5633 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

Introduction:	February 10, 2026
Purpose:	To amend a Special Use Permit authorizing the expansion of an existing daycare facility at the property commonly known as 5633 Dempster Street to grant an eight-month (8-month) extension of time, until September 28, 2026, to begin construction.
Background:	<p>On January 28, 2025, the Village Board approved a Special Use permit for the expansion of an existing daycare facility at 5633 Dempster Street (Ord. 25-03). Per Section 12-16-4:C.6 of the Village Code, at the time of approval, a special use permit was valid for a period of no longer than 12 months from the date of approval, unless a building permit is issued and construction is begun and actively pursued to completion. Section 12-16-4:C.6 was then amended pursuant Ord. 25-17 on April 22, 2025, to extend the timeline for action on a special use permit to 18 months.</p> <p>In the attached letter received January 22, 2026, David Clatch, authorized applicant of Poko Loko School, Inc., requested an additional eight-month (8-month) extension to September 28, 2026, to allow additional time to obtain all necessary permits and begin construction. The applicant has been working diligently with Village Staff to obtain required permits. Village Staff provided comments on initial permit materials as well as a revised set of materials, and the applicant is working to address outstanding comments issued by the Department of Public Works.</p> <p>Section 12-16-4:B of the Unified Development Code allows minor amendments to existing special use permits upon review of a request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, Village Administrator, and Corporation Counsel. Since the proposed amendment would not change any aspect of the approved use or site plan, the proposed request for an extension is eligible for approval as a minor amendment to Ordinance 25-03.</p>
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	N/A
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by – Charles L. Meyer, Village Administrator
Reviewed by - Teresa Hoffman Liston, Corporation Counsel
Reviewed by – Zoe Heidorn, Assistant Village Administrator
Prepared by – Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 26-05

APPROVING A MINOR AMENDMENT TO ORDINANCE 25-03 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE EXPANSION OF AN EXISTING DAYCARE FACILITY AT THE PROPERTY COMMONLY KNOWN AS 5633 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 5633 Dempster Street, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 0.15-acre (6,494 sq. ft.) property zoned C-1 General Retail and improved with a commercial building (“Subject Property”); and

WHEREAS, on January 28, 2025, pursuant to Ordinance 25-03, a special use permit application from Poko Loko School, Inc., to expand an existing daycare facility at 5633 Dempster Street was approved by the Village Board; and

WHEREAS, pursuant Section 12-16-4:C.6 of the Village Code, at the time that Ordinance 25-03 was approved, a special use permit shall be valid for one year unless a building permit is issued and construction is begun within that period and is thereafter actively pursued to completion or a certificate of occupancy is obtained and a use commenced; and

WHEREAS, pursuant Ordinance 25-17, Section 12-16-4:C.6 of the Village Code was amended on April 22, 2025, to allow a special use permit to be valid for 18 months during which time a building permit must be issued and construction must begin; and

WHEREAS, the applicant, Poko Loko School, Inc., has made proper application to the Village of Morton Grove for a minor amendment to the previously granted special use permit for an additional time extension of eight (8) months, until September 28, 2026, to meet the parameters of Section 12-16-4:C.6; and

WHEREAS, pursuant to Ordinance 07-07, the Village adopted a Unified Development Code which set forth an abbreviated procedure for minor revisions to special use permits which allows for the granting of such amendments without a formal public hearing process subject to the recommendation for approval by the Village Administrator, Corporation Counsel, Building

Commissioner, and Plan Commission Chairperson and subsequent approval by the Village Board; and

WHEREAS, the Village Administrator, Corporation Counsel, Building Commissioner, and Plan Commission Chairperson have found this amendment with certain conditions as set forth in this Ordinance meets the standard for the abbreviated process described above, and as such recommend approval of the minor amendment to Ordinance 25-03; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have determined the proposed amendment to the special use shall be approved subject to conditions and restrictions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Amendment to Special Use Permit. The Corporate Authorities hereby grant Poko Loko School, Inc., an amendment to the previously granted Special Use Permit, pursuant to Ordinance 25-03, to allow for an eight-month (8-month) extension of time, until September 28, 2026, for the commencement and progression of the construction of the approved development subject to the following conditions and restrictions which shall be binding upon the owners, lessees, and occupants and users of this property, their successors and assigns:

1. The project shall meet the parameters of Section 12-16-4:C.6 by September 28, 2026; and
2. All other conditions and requirements of Ordinance 25-03 shall remain in effect.

SECTION 3. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 4. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
25th day of February 2026.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 5633 Dempster Street
- EXHIBIT B Request for Special Use Permit Time Extension from David Clatch on
 behalf of Poko Loko School, Inc., received January 22, 2026

EXHIBIT A

5633 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

LOTS 913, 914 AND 915 IN KRENN'S AND DATO'S 2ND ADDITION TO DEMPSTER STREET 'L' TERMINAL SUBDIVISION OF THAT PART OF THE EAST 13 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THEOBALD ROAD, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1924 AS DOCUMENT 8542705, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-204-007-0000
10-20-204-008-0000

EXHIBIT B

**REQUEST FOR SPECIAL USE PERMIT TIME EXTENSION
FROM DAVID CLATCH ON POKO LOKO SCHOOL, INC.**

Received January 22, 2026



Poko Loko School, Inc.

5645 Dempster St. • Morton Grove, IL • 60053

Phone: 847-966-8131

www.PokoLokoChildCare.com

Dear Members of the Village Board,

January 22, 2026

I am writing to respectfully request an extension of the development commencement period for my property located at 5633 Dempster Street in Morton Grove. Specifically, I am requesting that the current twelve-month commencement period be extended to eighteen months.

The reason for this request is that the Building and Engineering Departments of the Village of Morton Grove have been actively working with my civil engineer, Bono Consulting, to ensure that all plans fully comply with village requirements. These ongoing discussions have been productive and focused on making certain the plans are exactly as needed before permits are issued.

I would like to sincerely express my appreciation for the village's willingness to collaborate with me throughout this process. The cooperation and guidance provided by village staff have been invaluable in addressing challenges and moving the project forward in a thoughtful and responsible manner.

I remain very optimistic that building permits will be granted soon, and it is my intention to begin development this spring. Granting this extension would allow the project to proceed smoothly and in alignment with the village's standards and expectations. Thank you for your time, consideration, and continued support. Please do not hesitate to contact me if any additional information is needed.

Respectfully,
David Clatch

*LOVE & RESPECT ~ DREAM BUILDING TOO
SAFE CHEERFUL WARM ~ OUR PROMISE TO YOU*

Legislative Summary

Ordinance 26-06

APPROVING A SPECIAL USE PERMIT FOR A PARKING VARIATION AT 9428-9438 WAUKEGAN ROAD IN MORTON GROVE, ILLINOIS

Introduction:	February 10, 2026
Purpose:	To approve a Special Use Permit authorizing a parking variation greater than 35% at an existing shopping center located at 9428-9438 Waukegan Road.
Background:	<p>Naser Hosseini (“applicant”), owner of Cultura Persian Subs, submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting a parking variation to expand their existing restaurant into a space previously occupied by a non-restaurant space with a lower parking requirement, which requires approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan Road.</p> <p>Applying the shared parking calculation provided by Section 12-7-3:H, the minimum off-street parking requirement for the current mix of uses is 21 spaces. The property has 14 spaces. Since the requested parking variation is greater than 35%, and the shopping center is less than 10,000 square feet, the request is considered a special use and requires Plan Commission recommendation and Board of Trustees approval pursuant to Section 12-7-3:K.</p> <p>In reviewing the case with the Village Engineer, review by the Traffic Safety Commission (TSC) was not requested as no changes are proposed for parking configuration, access, or snow storage. The Plan Commission reviewed Case PC 25-14 on January 20, 2026. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (5-0) to recommend approval of the Special Use Permit with conditions relating to employee parking.</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Prepared by: Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 26-06

APPROVING A SPECIAL USE PERMIT FOR A PARKING VARIATION AT 9428-9438 WAUKEGAN ROAD IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 9428-9438 Waukegan Road, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is an approximately 0.28-acre (12,234-square-foot) property zoned C-1 General Commercial and improved with a shopping center and a surface parking lot (“Subject Property”); and

WHEREAS, Naser Hosseini (“Applicant”), owner of Cultura Persian Subs, submitted a Special Use Application to the Village’s Plan Commission under Case PC 25-14 (“Application”) requesting a parking variation greater than 35%, at a shopping center that is less than 10,000 square feet, which is considered a special use and requires Plan Commission recommendation and Board of Trustees approval pursuant to Section 12-7-3:K; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on January 20, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on January 1, 2026, written notification was sent to property owners within 250 feet of the Subject Property on December 31, 2025, and a sign was posted on the Subject Property on December 31, 2025, as required by ordinance; and

WHEREAS, in reviewing the Application, review by the Traffic Safety Commission (TSC) was not requested by the Village Engineer, as no changes are proposed for parking configuration, access, or snow storage; and

WHEREAS, at the January 20, 2026, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the

Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated February 3, 2026, which was presented to the Village Board on February 10, 2026, and a copy of that report is contained in “**Exhibit B**”, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village’s Unified Development Code, the Corporate Authorities have determined that the Special Use Permit should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant a Special Use Permit to authorize a parking variation at the subject property, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

- A. The site and building shall be operated and maintained consistent with the plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:
 - 1. Special Use Application, submitted by Naser Hosseini, dated October 25, 2025;
 - 2. Application Cover Letter, submitted by Naser Hosseini, received October 29, 2025;
 - 3. Property Owner Authorization Letter, submitted by Khaleel Musa, received October 29, 2025;
 - 4. Plat of Survey of 9432-38 Waukegan Road, prepared by ALTA/ACSM Land Title Survey, dated June 5, 2009; and
 - 5. Parking Study – 9430 Waukegan Road, prepared by Kimley-Horn Assoc., dated November 17, 2025.

- B. The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated October 25, 2025.
- C. Employees and all other Property users shall be prohibited from parking along the alley on the subject property.
- D. 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, a requirement for additional measures to reduce parking demand, and/or an amendment to the Special Use Permit.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

Janine, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this 25th day of February 2026.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 9428-9438 Waukegan Road
EXHIBIT B Plan Commission Report for PC 25-14, dated February 3, 2026

EXHIBIT A

9428-9438 WAUKEGAN ROAD, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLWS COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 11, 1930 AS DOCUMENT 10592815 (EXCEPT THE EAST 4.0 FEET THEREOF) SAID POINT BEING 135.19 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTH 818 FEET OF THE NORTHWEST 1/4 OF SEFCTION 18, (AS MEASURED ALONG SAID WEST LINE OF WAUKEGA ROAD); THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF WAUKEGAN ROAD, A DISTANCE OF 121.0 FEET; THENCE SOUTH ALONG A LINE PARELLEL TO THE WEST LINE OF WAUEKGAN ROAD TO A POINT 33.0 FEET NORTH OF THE SOTUH LINE OF SAID NORTH 818 FEET OF THE NORTHWEST 1/4 OF SECTION 18; THENCE EAST ALONG A LINE DRAWN PERENDICULAR TO THE WEST LINE OF WAUKEGAN ROAD, A DISTANCE OF 121.0 FEET; THENCE NORTH ALONG THE WEST LINE OF WAUKEGAN ROAD, A DISTANCE OF 102.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-18-100-027-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 25-14

Dated February 3, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, Community Development Administrator

Date: February 3, 2026

Re: Plan Commission Case PC 25-14
Request for 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 9428-38 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000). The applicant is Naser Hosseini of Cultura Persian Subs.

Executive Summary

The applicant, Cultura Persian Subs, is an existing restaurant tenant at the subject property which is an inline retail center with six (6) tenant spaces. Cultura Persian Subs is located at 9428-9430 Waukegan Road and is seeking to expand into the adjacent 709 sq. ft. space at 9432 Waukegan Road. Expanding the existing restaurant into a space previously occupied by a non-restaurant space with a lower parking requirement requires approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan Road.

Applying the shared parking calculation provided by Section 12-7-3:H, the minimum off-street parking requirement is 21 spaces. The property has 14 spaces. Since the requested parking variation is greater than 35%, and the shopping center is less than 10,000 square feet, it is considered a special use and requires Plan Commission recommendation and Board of Trustees approval pursuant to Section 12-7-3:K. The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on January 20, 2026 and recommended by a vote of 5-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property at 9428 Waukegan Road, is a 0.28-acre (12,234 square feet) site located on the west side of Waukegan Road between Emerson Street and Golf Road. The property is within a C-1 General Commercial District and is improved with a commercial structure. To the north and south are properties also zoned in a C-1 General Commercial District and improved for commercial use. To the west, properties are zoned R-2 and improved with single-family homes, and to the east, across Dempster Street, are Golf Middle School and Fareva.

The subject property has 14 on-site parking spaces that are shared between the mix of uses. One other unit, 709 square feet in size, is currently vacant. The combined parking requirement for all uses on the site, including the proposed restaurant and without applying the shared parking calculation provided by Section 12-7-3:H, is 22.4 spaces, which is rounded down to 22 spaces. Applying the shared parking calculation, the minimum off-street parking requirement is reduced to 21 spaces.

Parking Impact

A traffic study by Kimley-Horn Associates, Inc. utilized security cameras at the subject property to document observed parking demand. The study concluded that peak parking demand observed in the parking lot was 10 out of the available 14 spaces, and there are approximately four (4) spaces available for the proposed dining room expansion. As such, the parking study found that an additional parking demand of three (3) spaces generated by the proposed restaurant expansion could be

accommodated at the subject property. Staff note that per Village code, a typical permitted retail use would require 3 spaces for the same 709-square-foot space compared to 5 spaces for a restaurant use.

Given peak parking demand of 10 spaces currently, the study's findings support the Staff recommendation of using the lower shared parking requirement of 21 spaces. With on-site parking capacity of 14 spaces, the Plan Commission's approval is needed for a **variation of 7 spaces or 50%** to allow for the existing restaurant to expand into the adjacent vacant in-line retail space.

The Village's shared parking calculation establishes peak demand for restaurant uses to be between the hours of 6:00 p.m. and 2:00 a.m. Other users generally close at 5 p.m. which means parking is more available in the evening hours at the subject property. However, staff notes that Cultura Persian Subs peak hours generally occur in the mid-afternoon when the neighboring businesses are open. Furthermore, while the parking study cites peak observed parking use of 10 out of 14 on-site spaces, parking demand could increase if the restaurant does increased business.

Commission Review

Traffic Safety Commission

In reviewing the case with the Village Engineer, review by the Traffic Safety Commission (TSC) was not requested as no changes are proposed for parking configuration, access, or snow storage.

Department Review

The proposed project was reviewed by several department representatives. No departments provided comment.

Plan Commission Public Hearing

The Village of Morton Grove provided public notice for the January 20, 2026, Zoning Board of Appeals public hearing for PC 25-14 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 1, 2026. The Village mailed letters on December 31, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on December 31, 2025.

Plan Commission – January 20, 2026, Proceedings: *Seven members of the Plan Commission were in attendance at the public hearing for Case PC 24-06 held on January 20, 2026.*

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated September 10, 2024, and attached hereto as “Attachment A,” was entered into the public record.

Brandon Nolin summarized that the

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:

The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated 10/25/2025; and

Employees and all other users shall be prohibited from parking along the alley on the subject property.

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

<i>Commissioner Ingram</i>	<i>voting</i>	<i>aye</i>
<i>Commissioner Liston</i>	<i>voting</i>	<i>aye</i>
<i>Commissioner Mohr</i>	<i>voting</i>	<i>aye</i>
<i>Commissioner Stein</i>	<i>voting</i>	<i>aye</i>
<i>Chairman Kintner</i>	<i>voting</i>	<i>aye</i>

Motion passed (5-0).

Final Plans and Supporting Documents

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "Attachment B":

1. *Variation Application, submitted by Naser Hosseini, dated October 25, 2025*
2. *Application Cover Letter, submitted by Naser Hosseini, received October 29, 2025*
3. *Property Owner Authorization Letter, submitted by Khaleel Musa, received October 29, 2025*
4. *Plat of Survey of 9432-38 Waukegan Road, prepared by ALTA/ACSM Land Title Survey, dated June 5, 2009*
5. *Parking Study – 9430 Waukegan Road, prepared by Kimley-Horn Assoc., dated November 17, 2025*

Attachments

- Attachment A – Staff Report to the Plan Commission for PC 25-14, prepared by Brandon Nolin, Community Development Administrator, dated January 13, 2026
- Attachment B – Final Plans and Supporting Documents for PC 25-14

Attachment A
Staff Report to the Plan Commission for PC 25-14
Prepared by Brandon Nolin, Community Development Administrator
Dated January 13, 2026



Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: January 13, 2026

Re: Plan Commission Case PC 25-14
Request for 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). The applicant is Naser Hosseini of Cultura Persian Subs.

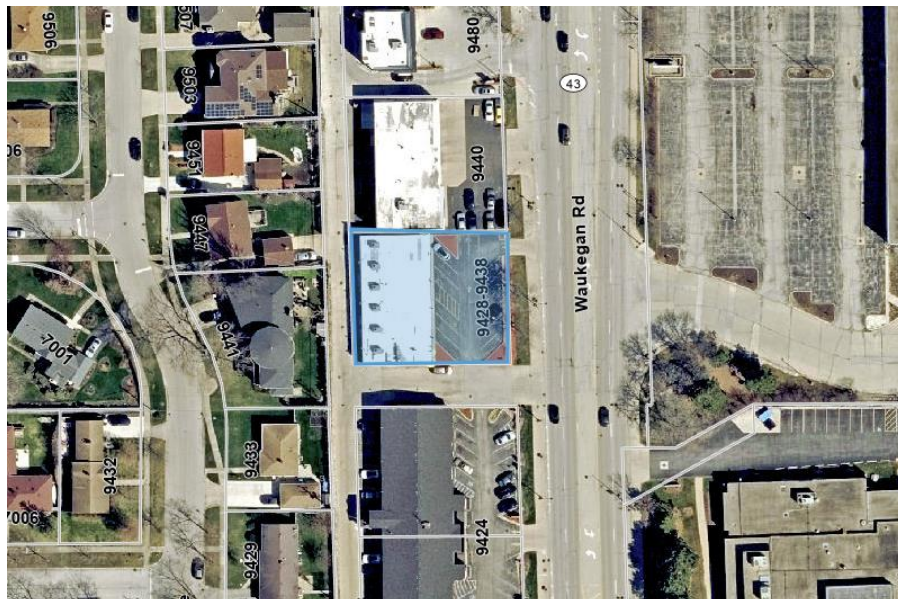
STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the January 20, 2026, **Plan Commission** public hearing for PC 25-14 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on January 1, 2026. The Village mailed letters on December 31, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on December 31, 2025.

Property Background

The subject property at 9428 Waukegan Road, is a 0.28-acre (12,234 square feet) site located on the west side of Waukegan Road between Emerson Street and Golf Road. The property is within a C-1 General Commercial District and is improved with a commercial structure. To the north and south are properties also zoned in a C-1 General Commercial District and improved for commercial use. To the west, properties are zoned R-2 and improved with single-family homes, and to the east, across Dempster Street, are Golf Middle School and Fareva.



Subject Property Location Map

Application Overview

The applicant, Cultura Persian Subs, is an existing restaurant tenant at the subject property which is an inline retail center with six (6) tenant spaces. Cultura Subs is located at 9428-9430 Waukegan Road and is seeking to expand into 9432 Waukegan Road. Expanding the restaurant use into a space previously occupied by a non-restaurant space with a lower parking requirement will require approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan Road.

The subject property has 14 on-site parking spaces that are shared between the mix of uses. One unit, 709 square feet in size, is currently vacant. The combined parking requirement for all uses on the site, including the proposed restaurant and without applying the shared parking calculation provided by Section 12-7-3:H, is 22.4 spaces, which is rounded down to 22 spaces. Applying the shared parking calculation, the minimum off-street parking requirement is reduced to 21 spaces. The base parking calculations and shared parking calculations are depicted in the tables below.

BASE PARKING REQUIREMENT - 9428-38 Waukegan					
Unit	Tenant	Use	SF	Fractional Req. Spaces	Required Parking
9428	Cultura Subs	Restaurant	1,418	9.45	9
9430					
9432	Cultura Subs Expansion	Restaurant	709	4.73	5
9434	US Medical Equipments, Inc	Retail	1,418	5.67	6
9436					
9438	Undressed Alterations Tailor	Service	709	2.36	2
Existing on-site parking: 14 spaces (not incl. illegal alley parking spaces)					22

SHARED PARKING REQUIREMENT - 9428-38 Waukegan						
Land Use	Weekdays			Weekends		
	2:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 2:00 a.m.	2:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 2:00 a.m.
Office	0.05	1	0.05	0	0.1	0
Services & Retail	0	0.9	0.8	0	1	0.6
Restaurant (Not 24 hr)	0.1	0.7	1	0.2	0.7	1
Office	0.0	0.0	0.0	0.0	0.0	0.0
Services & Retail	0.0	8.1	7.2	0.0	9.0	5.4
Restaurant (Not 24 hr)	1.4	9.8	14.0	2.8	9.8	14.0
FRACTIONAL TOTAL	1.4	17.9	21.2	2.8	18.8	19.4
FULL TOTAL	1	12	21	2	7	9

Based on the proposed mix of uses, the property will have nine (9) fewer spaces than required by Code for the base parking requirement and seven (7) fewer spaces than required by Code for the shared parking requirement.

Section 12-7-3:K of the Unified Development Code controls requests for parking variations and reads as follows:

12-7-3:K. Parking Variations: Peak Demand: Variations with regards to a reduction in off street parking are obtainable, based on the actual peak demand of a use or combination of uses as demonstrated by an independent traffic study completed by a traffic engineer selected from a list of engineers maintained by the Village or as approved by the Village engineer. In addition to the standards identified in chapter 16 of this title, relative to variations and special uses in general, the amount of available, properly zoned on street parking, and the proximity to municipally owned lots will be taken into consideration regarding a parking variation. Parking variations may be granted, based on the percentages below, by the zoning board of appeals, based on the gross square footage of building size. Any requests for a higher percentage than listed below will be considered a special use and require plan commission recommendation and board of trustees approval.

Based on the shared parking requirement of 21 spaces and an on-site parking capacity of 14 spaces, the requested reduction of 50% requires a Special Use Permit and must be reviewed by the Plan Commission. For a property of this size, requests for a parking variation less than 35% could be approved as a variation by the Zoning Board of Appeals.

Parking Study

As required by Section 12-7-3:K, the applicant obtained an independent parking study to support the request for variation. The study, prepared by Kimley-Horn and Associates, Inc., and dated November 17, 2025, is included in the hearing packet. The study assesses parking demand based on (1) Village Code requirements and (2) observed parking demand at the subject property. The study makes the following observations:

- Based on the Village shared parking standards, the off-street parking requirement is highest during the 6:00 PM – 2:00 AM time period on weekdays, when 21 spaces are required. With the shared parking reduction, the existing supply of 14 parking spaces does not meet the shared parking requirement with a deficit of 7 spaces.
- Site security footage was reviewed to document existing parking demand. Based on the parking observations, peak parking demand in the parking lot was 10 out of 14 spaces on Thursdays between 2:45-3:15PM. Of the 10 spaces occupied, 6 spaces were associated with the Cultura Sub/Steaks restaurant.
- Based on the existing square footage of 1,418 SF for Cultura Subs/Steaks and the maximum observed parking demand of 6 spaces, the maximum parking demand rate equates to 4.23 spaces per 1,000 SF. The proposed expansion would result in an increase in parking demand of three (3) spaces.

The submitted study concludes that peak parking demand observed in the parking lot was 10 out of the available 14 spaces, and there are approximately four (4) spaces available for the proposed dining room expansion. As such, the parking study found that an additional parking demand of three (3) spaces generated by the proposed restaurant expansion could be accommodated at the subject property. Staff note that per Village code, a typical permitted retail use would require 2.9 spaces for the same 709-square-foot space compared to 4.7 spaces for a restaurant use.

Alley Parking

Staff site visits and the parking study both revealed that two unidentified vehicles are currently parking in the alleyway west of the building. The alley is not a legal parking area due to insufficient width, and adjacency to rear exit stairs and utilities. Staff informed the applicant of this issue and confirmed that such spaces cannot be counted toward on-site parking capacity. Per the parking study and in discussion with Staff, the applicant has indicated they will inform employees not to park in the alleyway area. Per the parking study, it is not anticipated that the demand in the parking lot will increase as a result of these vehicles relocating from the alleyway.



Rear Alley at Subject Property where parking has been Observed

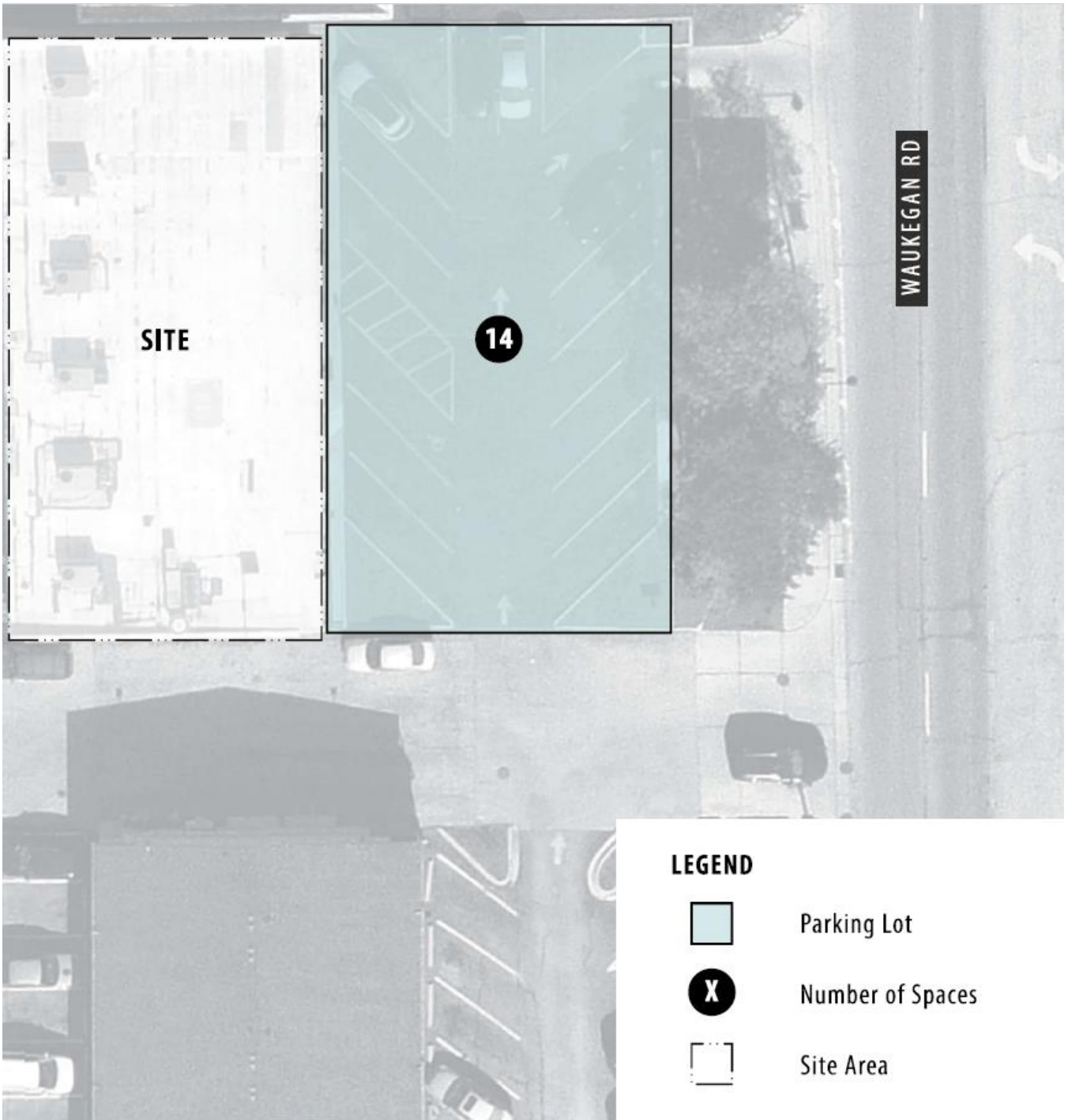


EXHIBIT 1
EXISTING PARKING LOCATIONS

Discussion

Given peak parking demand of 10 spaces currently, **the study's findings** support the Staff recommendation of using the lower shared parking requirement of 21 spaces. With on-site parking capacity of 14 spaces, the **Plan Commission's** approval is needed for a variation of 7 spaces or 50% to allow for the existing restaurant to expand into the adjacent vacant in-line retail space.

The Village's shared parking calculation establishes peak demand for restaurant uses to be between the hours of 6:00 p.m. and 2:00 a.m. Other users generally close at 5 p.m. which means parking is more available in the evening hours at the subject property. However, staff notes that Cultura Persian Subs peak hours generally occur in the mid-afternoon when the neighboring businesses are open. Furthermore, while the parking study cites peak observed parking use of 10 out of 14 on-site spaces, parking demand could increase if the restaurant does better business.

Commission Review

Traffic Safety Commission

In reviewing the case with the Village Engineer, review by the Traffic Safety Commission (TSC) was not requested as no changes are proposed for parking configuration, access, or snow storage.

Department Review

The proposed project was reviewed by several department representatives with departments providing comment.

- Building Department: No comments at this time.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: No comments at this time.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance to Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

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.*

Attachments

- Attachment A – Final Plans and Supporting Documents for PC 25-14

Attachment B
Final Plans and Supporting Documents for PC 25-14

1. *Variation Application, submitted by Naser Hosseini, dated October 25, 2025*
2. *Application Cover Letter, submitted by Naser Hosseini, received October 29, 2025*
3. *Property Owner Authorization Letter, submitted by Khaleel Musa, received October 29, 2025*
4. *Plat of Survey of 9432-38 Waukegan Road, prepared by ALTA/ACSM Land Title Survey, dated June 5, 2009*
5. *Parking Study – 9430 Waukegan Road, prepared by Kimley-Horn Assoc., dated November 17, 2025*

Attachment B on file with the Department of Community and Economic Development

Legislative Summary

Ordinance 26-07

APPROVING 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 AT 6000 OAKTON STREET IN MORTON GROVE, ILLINOIS

Introduction:	February 10, 2026
Purpose:	To approve 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 Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street.
Background:	<p>Proyekt Studio, LLC on behalf of St. Mary’s Petroleum Inc. (“applicant”), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting to amend a Special Use Permit (Ord. 10-26) to authorize the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including the addition of a walk-in cooler, a work room, two restrooms, and expanded sales area, as well as exterior façade changes. The applicant has also requested to operate twenty-four (24) hours per day, seven (7) days per week.</p> <p>Given the limited impact of the proposed use and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use amendment. On January 6, 2026, the Appearance Commission reviewed Case PC 26-01 and voted unanimously to recommend approval of the application. The applicant made modifications related to lighting levels, landscaping, and window opacity in response to staff and Appearance Commission feedback and revised materials were presented to the Plan Commission.</p> <p>On January 20, 2026, the applicant appeared before the Plan Commission to present the request for approval of the application made under Case PC 26-01. Based on the application, staff report, and testimony presented, the Plan Commission voted unanimously (5-0) to recommend approval of the Special Use Permit with conditions relating to building materials, lighting, and business operations. The applicant has agreed that because the sale of liquor was not proposed or evaluated as part of the application, the applicant will not apply for a local liquor license and liquor sales will be prohibited without prior amendment to the Special Use Permit authorizing the sale of liquor as an accessory use.</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Prepared by: Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 26-07

APPROVING 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 AT 6000 OAKTON STREET IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 6000 Oakton Street, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 24,895-square-foot (0.57-acre) property zoned M-2 General Manufacturing and improved with an automobile minimart station (“Subject Property”); and

WHEREAS, St. Mary’s Petroleum Inc. (“Applicant”) submitted a Special Use Application to the Village’s Plan Commission under Case PC 26-01 (“Application”) requesting to amend a Special Use Permit (Ordinance 10-26) to authorize the renovation of an automobile minimart station, a use classified as a Special Use in the M-2 District pursuant to Section 12-4-4:E; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on January 20, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on January 1, 2026, written notification was sent to property owners within 250 feet of the Subject Property on December 31, 2025, and a sign was posted on the Subject Property on December 31, 2025, as required by ordinance; and

WHEREAS, on January 6, 2026, the Appearance Commission reviewed the Application, including the site plan, building elevations, lighting plan, and landscape plan, issued an Appearance Certificate with select variations, and recommended approval of the Application with conditions; and

WHEREAS, at the January 20, 2026, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the amendment to the Special Use Permit (Ord. 10-26), subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated February 3, 2026, which was presented to the Village Board on February 10, 2026, and a copy of that report is contained in “**Exhibit B**”, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village’s Unified Development Code, the Corporate Authorities have determined that the Special Use Permit should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant an amendment to a Special Use Permit (Ord. 10-26) to authorize the renovation of an automobile minimart station, with the conditions and restrictions contained herein, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

A. Section 2, Paragraph 1 of Ord.10-26, which granted the Special Use Permit for the existing automobile mini mart service station that is the subject of this ordinance, shall be amended to state, “The site and building shall be maintained and consistent with the plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:

1. Special Use Application, submitted by Proyeckt Studio, LLC, received Nov. 18, 2025;

2. Written Authorization from Property Owner, dated September 5, 2025;
 3. Legal Description, submitted by Proyeckt Studio, LLC, dated August 14, 2025;
 4. Plat of Survey of 6000 Oakton Street, Morton Grove, Illinois, prepared by Exacta Landscape Surveyors, LLC;
 5. Existing Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026
 6. Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026;
 7. Landscaping Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026;
 8. Truck Access Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026;
 9. Existing Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025;
 10. Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025;
 11. South Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025;
 12. East Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025;
 13. West Elevation, prepared by Proyeckt Studio, LLC, dated January 12, 2026;
 14. North Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025;
 15. South, East, and West Elevations (Color), prepared by Proyeckt Studio, LLC, received Nov. 18, 2025;
 16. Lighting Proposal, prepared by Walsh, Long, & Co., dated September 15, 2025;
 17. Scottsdale Legacy (CRUS) LED Canopy Luminaire Features & Specifications, provided by Proyeckt Studio, LLC, received November 18, 2025;
 18. Mirada Medium Wall Sconce (XVM) Outdoor Wall Sconce Features & Specifications, provided by Proyeckt Studio, LLC, received November 18, 2025;
and
 19. Traffic Impact Study Proposed Fuel Center Remodel/Expansion, prepared by KLOA, Inc., dated November 13, 2025.”
- B. Section 2 of Ord.10-26, shall be amended to include a new paragraph nine (9) stating, “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.”

- C. Section 2 of Ord.10-26, shall be amended to include a new paragraph 10 stating, “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, 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.”
- D. Section 2 of Ord.10-26, shall be amended to include a new paragraph 11 stating, “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.”
- E. Section 2 of Ord.10-26, shall be amended to include a new paragraph 12 stating, “Prior to filing any Building Permit Application, the owner/applicant shall provide a revised site plan and landscaping plan that include only non-invasive shrub and groundcover species and indicate the installation of a six-foot (6 ft.) solid 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.”
- F. Section 2, Paragraph 3 of Ord.10-26, shall be amended to state, “The automobile mini mart station may operate twenty-four (24) hours per day, seven (7) days per week.”

G. The Applicant has agreed that because the sale of liquor was not proposed at the Subject Property as part of the Application and evaluated against the Standards for Special Use set forth in Section 12-16-4:C, the Applicant will not apply for a local liquor license from the Morton Grove Liquor Commissioner and liquor sales are prohibited on the Subject Property without prior amendment to the Special Use Permit authorizing the sale of liquor at the Subject Property as an accessory use.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this 25th day of February 2026.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

EXHIBIT A	Legal Description, 6000 Oakton Street
EXHIBIT B	Plan Commission Report for PC 26-01, dated February 3, 2026

EXHIBIT A

6000 OAKTON STREET, MORTON GROVE, ILLINOIS 60053
LEGAL DESCRIPTION:

THE EAST 158 FEET OF THE SOUTH 158 FEET OF THE EAST 4 ACRES OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-302-037-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 26-01

Dated February, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, Community Development Administrator

Date: February 3, 2026

Re: Plan Commission Case PC 26-01

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 Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyejt Studio, LLC on behalf of St. Marys Petroleum Inc.

Executive Summary

Proyejt Studio, LLC on behalf of St. Marys Petroleum Inc. ("applicant"), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting an amendment to Ordinance 10-26 for the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use, and expansion of the retail sales area, including exterior façade changes.

The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on January 20, 2026 and recommended by a vote of 5-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property consists one (1) lot at 6000 Oakton Street in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing and is 24,895 sq. ft. (0.57 acres) in total area including portions of adjacent rights-of-way for Austin Avenue and Oakton Street. The adjoining property to the west is a restaurant with apartments above, and the adjoining properties to the north and east across Austin Avenue are industrial buildings within the M-2 General Manufacturing zoning district. The subject property is located north across Oakton Street from the Village of Skokie.

The existing automobile minimart and service station at 6000 Oakton Street was established under Special Use Permit (Ordinance 10-26) and changes to the use mix require an amendment to that special use permit. The retail area would expand into a portion of the building currently occupied by two automotive repair service bays to encompass the entire building footprint (approximately 1,645 sq. ft.). As part of the renovation, a new façade would be installed with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area. The main entrance would be relocated to a more central location along the primary (south) façade, and the existing cashier area should be expanded. In response to Appearance Commission discussion, the applicant is also proposing to establish a new landscape bed along the Austin Avenue frontage and expand the existing landscape bed along the west lot line. There are no proposed changes to signage which was recently approved under case AC 24-03.

Initial concerns with the application identified by Staff and the Appearance Commission regarding lighting levels, landscaping, and window opacity were addressed and revised materials were presented to the Plan Commission. The applicant's request to operate 24 hours per day, seven (7) days per week was also specifically raised during the Plan Commission discussion and included as a condition of approval.

Traffic and Parking Impact

A traffic impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) concluded that the expansion of the retail component of the existing business and elimination of the automotive repair business at the subject property is not anticipated to increase traffic to the site, or exceed existing parking. KLOA, Inc. noted that the intersection of Oakton Street and Austin Avenue has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed use change and no roadway or traffic control improvements are required.

The subject property currently has nine (9) parking spaces and eight (8) fueling pump spaces. Seven (7) parking spaces are proposed per the revised site plan and landscaping plan that included additional landscaping. KLOA conducted parking surveys at two other automobile minimarts in the area and concluded that the proposed site plan has sufficient off-street parking to meet the demands of the proposed retail use mix. Per Section 12-7-3:l, the proposed seven (7) parking spaces meets Village requirements for the proposed 1,645-square-foot retail space. For comparison, under Case PC 24-07 (6335 Dempster Street), the Village previously approved a Special Use Permit for a 2,495-square-foot automobile minimart station with eight (8) parking spaces (in addition to eight (8) pump spaces).

Commission Review

Appearance Commission

On January 6, 2026, the Appearance Commission reviewed Case PC 26-01. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application including conditions regarding a revised lighting plan, signage, and additional landscaping. The Staff Report to the Appearance Commission has been included as "**Attachment A**".

Traffic Safety Commission

Given the limited impact of the proposed use mix and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use amendment (see "**Attachment B**").

Departmental Review

The proposed project was reviewed by several department representatives with the Building Department being the only department to provide comments (see "**Attachment C**").

- **Building Department:** In review of the proposed project, the Building and Inspection Services issued the following comments:
 - Building Department would expect a full set of plans with construction details if approved.
 - Code Enforcement has concerns regarding exterior storage located in the rear fenced in area as it relates to possible rodent harborage.
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** No comments at this time.

Plan Commission Public Hearing

The Village provided Public Notice for the January 20, 2026, Plan Commission public hearing for PC 26-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 1, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on December 31, 2025.

Plan Commission – January 20, 2026, Proceedings: *Five members of the Plan Commission were in attendance at the public hearing for Case PC 26-01 held on January 20, 2026.*

*Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated January 13, 2026, and attached hereto as "**Attachment D**," was entered into the public record.*

Mr. Nolin stated that 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 sworn 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:

1. 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.
2. 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.

3. *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.*
4. *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 six-foot (6 ft.) solid 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.*
5. *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 passed (5-0)

Final Plans and Supporting Documents

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment E**":

1. *Special Use Application, submitted by Proyeckt Studio, LLC, received Nov. 18, 2025*
2. *Written Authorization from Property Owner, dated September 5, 2025*
3. *Legal Description, submitted by Proyeckt Studio, LLC, dated August 14, 2025*
4. *Plat of Survey of 6000 Oakton Street, Morton Grove, Illinois, prepared by Exacta Landscape Surveyors, LLC,*
5. *Existing Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
6. *Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
7. *Landscaping Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
8. *Truck Access Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
9. *Existing Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
10. *Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
11. *South Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
12. *East Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
13. *West Elevation, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
14. *North Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
15. *South, East, and West Elevations (Color), prepared by Proyeckt Studio, LLC, received Nov. 18, 2025*
16. *Lighting Proposal, prepared by Walsh, Long, & Co., dated September 15, 2025*
17. *Scottsdale Legacy (CRUS) LED Canopy Luminaire Features & Specifications, provided by Proyeckt Studio, LLC, received Nov. 18, 2025*
18. *Mirada Medium Wall Sconce (XVM) Outdoor Wall Sconce Features & Specifications, provided by Proyeckt Studio, LLC, received Nov. 18, 2025*
19. *Traffic Impact Study Proposed Fuel Center Remodel/Expansion, prepared by KLOA, Inc., dated November 13, 2025*

Attachments

- **Attachment A** – Staff Report for the Appearance Commission for AC 26-03, prepared by Brandon Nolin, AICP, Community Development Administrator, dated December 23, 2025
- **Attachment B** – Plan Review Comment Form for PC 26-01, prepared by Amit Shah, Traffic Safety Commission Chair dated December 15, 2025
- **Attachment C** – Plan Review Comment Forms for PC 26-01, prepared by James English, Director of Building and Inspection Services, dated December 29, 2025
- **Attachment D** – Staff Report to the Plan Commission for PC 26-01, prepared by Brandon Nolin, Community Development Administrator, dated January 13, 2026
- **Attachment E** – Final Plans and Supporting Documents for PC 26-01

Attachment A
Staff Report for the Appearance Commission for AC 26-03
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated December 23, 2025

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: December 23, 2025

Re: Appearance Commission Case AC 26-03

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 Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc.

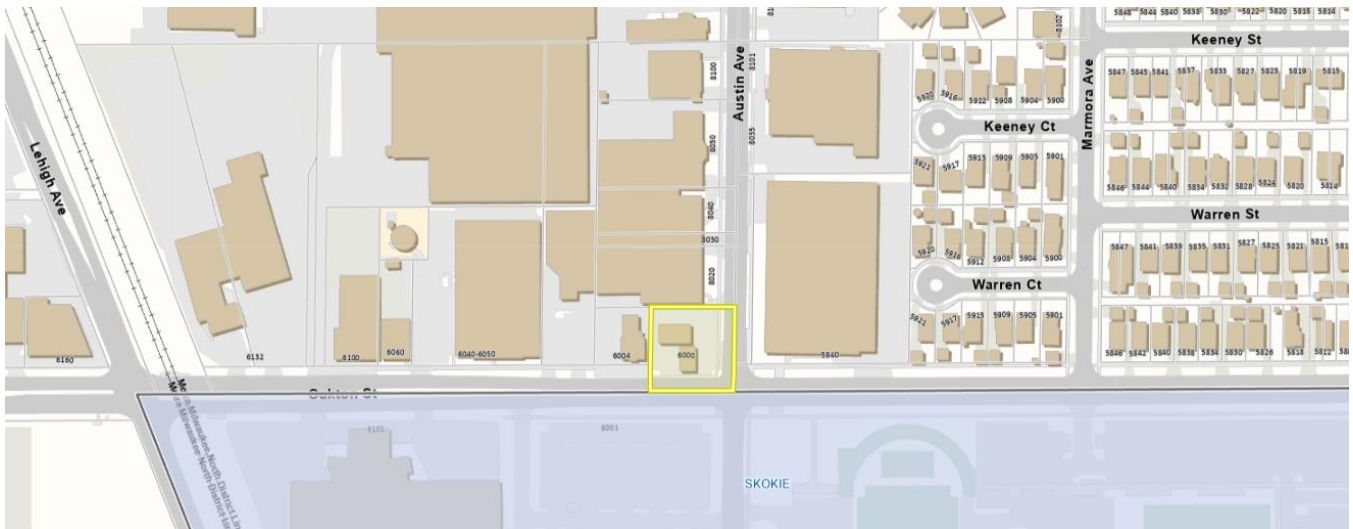
STAFF REPORT

Application Summary

Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc. ("**applicant**"), submitted a complete Appearance Commission Application to the Department of Community and Economic Development requesting an Appearance Certificate for the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including exterior façade changes.

Subject Property

The subject property consists one (1) lot at 6000 Oakton Street in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing and is 24,895 sq. ft. (0.57 acres) in total area including portions of adjacent rights-of-way for Austin Avenue and Oakton Street. The adjoining property to the west is a restaurant, and the adjoining property to the north and east across Austin Avenue are industrial buildings. All surrounding properties in the M-2 General Manufacturing zoning district. The subject property is located north across Oakton Street from the Village of Skokie.

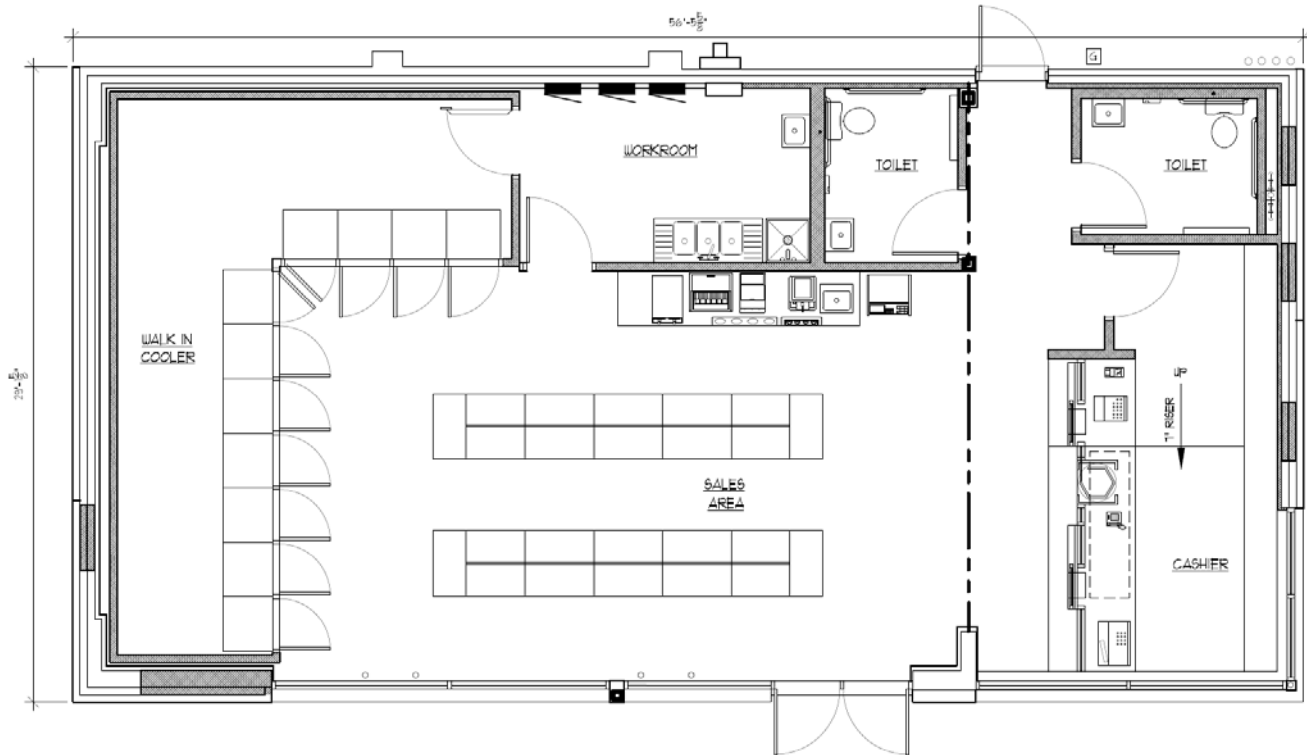


Subject Property Location Map

Project Overview

The applicant is proposing 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. The business was established under Special Use Permit (Ordinance 10-26) and changes to the use mix require an amendment to that special use permit.

The retail area would expand into a portion of the building currently occupied by two automotive repair service bays. 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 main entrance would be relocated to a more central location along the primary (south) façade, and the existing cashier area should be expanded. There are no proposed changes to signage (which was recently approved under case AC 24-03) or to landscaping.



Proposed Floor Plan

Building Design

Based on the submitted elevations, the exterior finishes of the proposed building will predominantly consist of light brown brick veneer with a gray stone parapet and stone still. A coursed ashler stone veneer in light brown and orange tones is proposed to break up the façade. The east window would have an aluminum louvered sun shade.

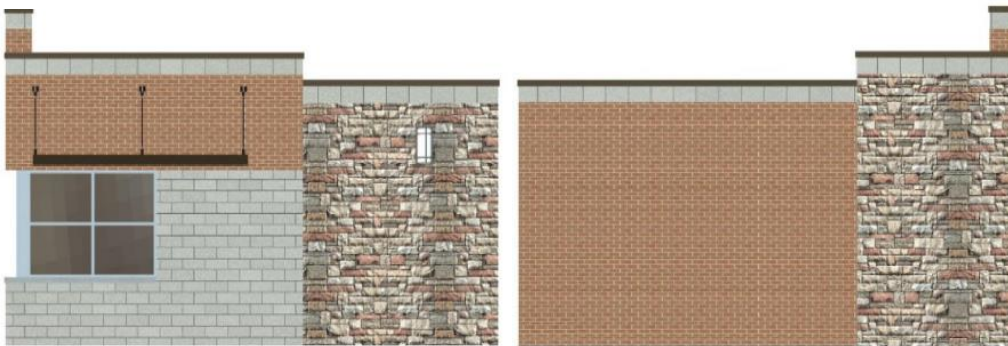
Façade Transparency

A note on the east elevation drawing indicates that all windows would have an opaque glazing. The windows on the east end of the south façade (where the cashier would be located) are proposed to use Level 1 bullet resistant glass, while all other windows would consist of one inch insulated glass. Staff are concerned that use of all opaque glazing will negatively impact the appearance of the Oakton Street corridor, and believe that transparent windows would foster a greater sense of activity by making the structure feel more open to visitors. *As a condition of approval, staff recommend that the primary entrance and all windows, except for those located on the east façade (by the proposed cash register), be 100% transparent and that no shelving or stock should be placed in front of any windows to maintain transparency. The applicant should speak to the proposed glazing and security needs.*



SOUTH ELEVATION

SCALE: NTS



EAST ELEVATION

SCALE: NTS

WEST ELEVATION

SCALE: NTS

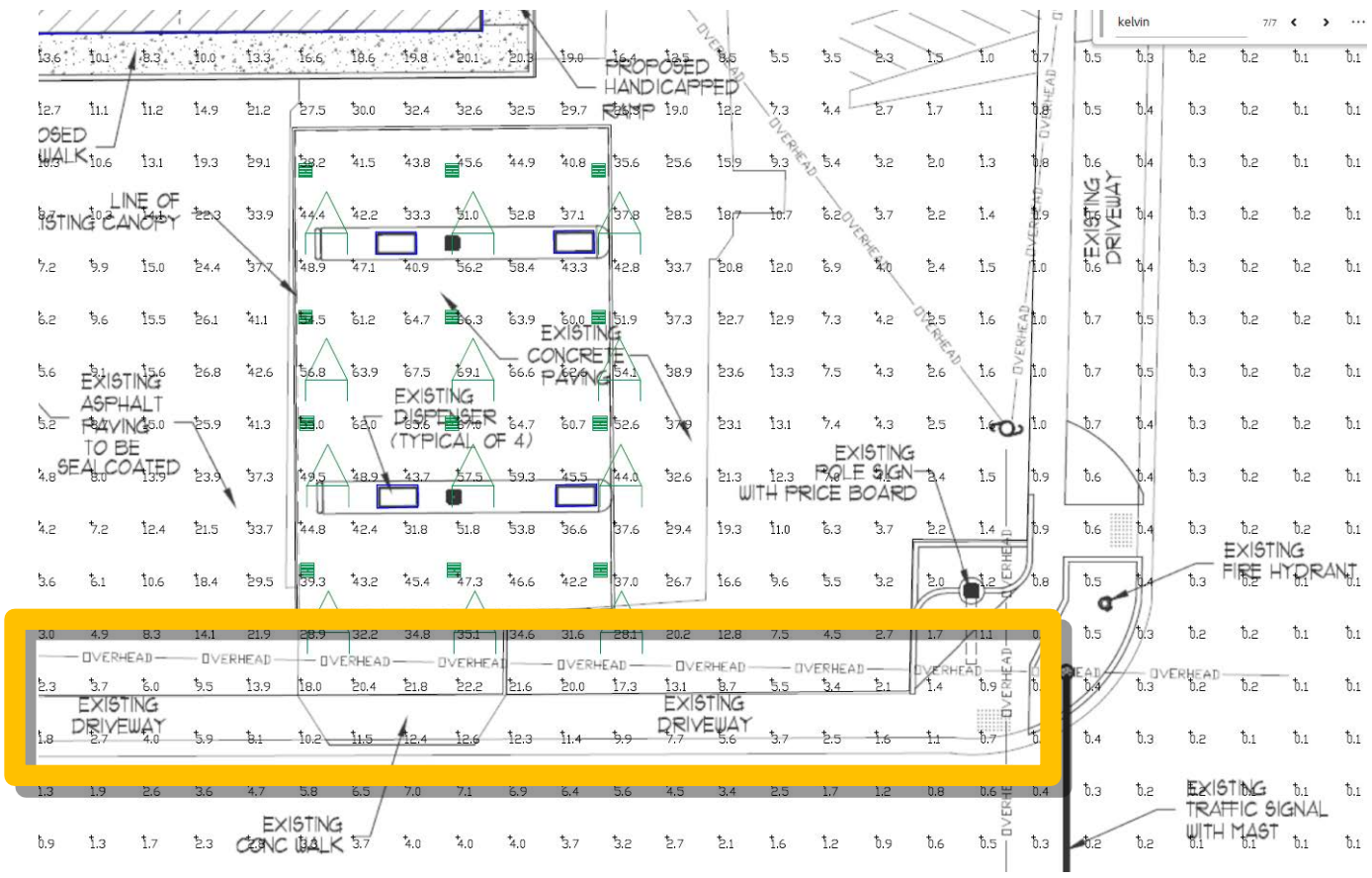
Proposed Building Elevations

Lighting

The applicant provided a photometric analysis prepared by Walsh, Long & Co. Proposed lighting consists of twelve (12) LED fixtures mounted to the underside of the gas canopy to illuminate the fuel pumps, and three (3) wall mounted LED fixtures along the north, east, and south facades of the proposed retail building. No lighting is proposed on the west side of the building. The proposed light fixtures can provide a range of light temperature between 2,700 and 5,000K, but the selected temperature is not specified in the application.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. As proposed, light levels along nearly all segments of **the subject property's lot lines will exceed 1 foot candle**. Foot candles range from 0.0 to 0.8 on the west side and northwest corner of the building where no site lighting is provided. Low light levels are desirable at the property line, but low light levels on-site could present a safety concern for employees accessing the rear loading area.

Per the photometric plan submitted by the applicant, light levels along the north and west property edges adjacent to the canopy and parking area measure between 0.0 and 1.2 foot candles. The lighting on the Austin Avenue frontage range between 0.0 and 0.5 foot candles. The south property line along the Oakton Street frontage is well above 0 foot candles, with light levels ranging from 1.4 to 22.2 foot candles. This is due to the close proximity of the gas canopy to the south property line. *The applicant is expected to discuss the types of lighting fixtures proposed in the photometric plan including the light temperature to be used on all fixtures. The applicant should also speak to the lighting plan and how it could be modified to achieve adequate site lighting and as close to zero illumination at the south property lines.*



Photometric Analysis with South Property Line Highlighted (ORANGE)

Signage

The Appearance Commission previously approved a sign package for the subject property under case AC 24-03 as part of the rebranding of the gas station from Marathon to Mobil. The current façade includes two wall signs on the primary façade (Oakton Street) for the “service center” and “food shop,” and a small wall sign is located on the secondary façade (Austin Avenue) for the “food shop.” Those signs would be removed as part of the proposed renovation. No additional signs are proposed at this time.

Any future signs, such as wall signs for the remodeled and expanded retail use, would need to adhere to the waivers granted under AC 24-03, or additional waivers would need to be approved by the Appearance Commission. *Staff recommends including explicit reference to AC 24-03 within any conditions of approval for this case.*



Existing Wall Signs at Subject Property (Staff provided)

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
 - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
 - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
 - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
 - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
 - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for the modification of an existing automobile minimart station under Special Use Permit amendment (PC 26-01) for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *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 revise elevation drawings indicating that no shelving or stock shall ever be placed in front of any windows 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.

- 2. 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.*
- 3. 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.*

Attachment B
Plan Review Comment Form for PC 26-01
Prepared by Amit Shah, Traffic Safety Commission Chair
Dated December 15, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/11/2025

CASE NUMBER: PC 26-01

APPLICATION: 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 Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by Friday, January 2, 2026.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

TSC has reviewed modifications at this site previously. They have Special Use Permits to operated gas retailer, Mini-Mart and service station. They want to eliminate the service station and expand the Mini-Mart & no expansion to the building. They would certainly have the right to eliminate the service station. They need to obtain the right to expand the Mini-Mart. This is an existing facility. There will be changes to the on-site traffic patterns, but I expect they will be very small changes.

This project will have an insignificant negative impact on the community from a traffic safety perspective. I approve to waive the review of the application by the full commission.

These comments accurately represent existing Village regulations or policies.

Name (please print): AMIT SHAH

Signed: **Amit Shah**

Date: 12/15/2025

Attachment C
Plan Review Comment Forms for PC 26-01
Prepared by James English, Director of Building and Inspection Services
Dated December 29, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/11/2025

CASE NUMBER: PC 26-01

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

- 1) Building Department would expect a full set of plans with construction details if approved.
- 2) Code Enforcement has concerns regarding exterior storage located in the rear fenced in area as it relates to possible rodent harborage.

These comments accurately represent existing Village regulations or policies.

Name (please print): Jim English, Director of Building and Inspectional Services

Signed:

Date: 12/29/2026

Attachment D
Staff Report to the Plan Commission for PC 26-01
Prepared by Brandon Nolin, Community Development Administrator
Dated January 13, 2026

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: January 13, 2026

Re: Plan Commission Case PC 26-01

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 Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyejt Studio, LLC on behalf of St. Marys Petroleum Inc.

STAFF REPORT

Public Notice

The Village provided Public Notice for the January 20, 2026, Plan Commission public hearing for PC 26-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 1, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on December 31, 2025.

Application Summary

Proyejt Studio, LLC on behalf of St. Marys Petroleum Inc. (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting an amendment to Ordinance 10-26 for the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including exterior façade changes.

Subject Property

The subject property consists one (1) lot at 6000 Oakton Street in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing and is 24,895 sq. ft. (0.57 acres) in total area including portions of adjacent rights-of-way for Austin Avenue and Oakton Street. The adjoining property to the west is a restaurant, and the adjoining property to the north and east across Austin Avenue are industrial buildings. All surrounding properties in the M-2 General Manufacturing zoning district. The subject property is located north across Oakton Street from the Village of Skokie.

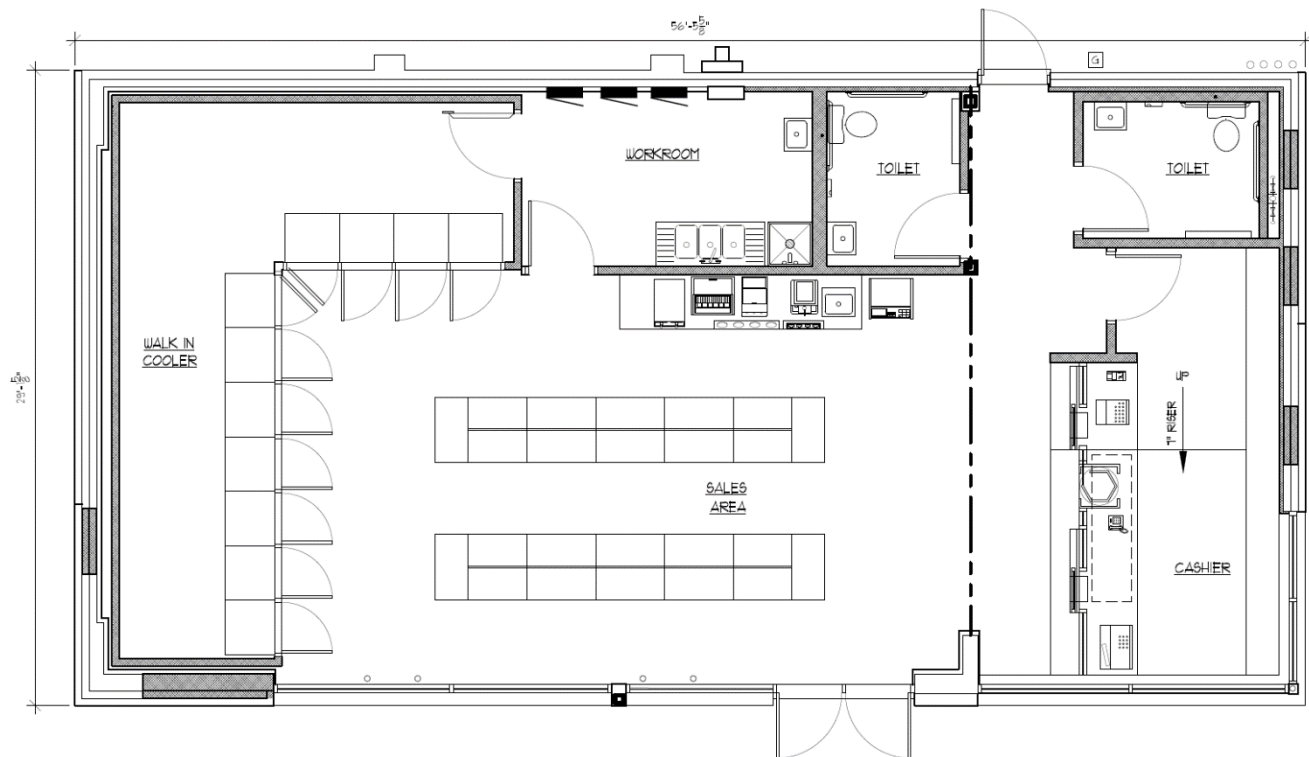


Subject Property Location Map

Project Overview

The applicant is proposing 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. The business was established under Special Use Permit (Ordinance 10-26) and changes to the use mix require an amendment to that special use permit.

The retail area would expand into a portion of the building currently occupied by two automotive repair service bays. 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 total retail space proposed is approximately 1,645 sq. ft. The main entrance would be relocated to a more central location along the primary (south) façade, and the existing cashier area should be expanded. In response to Appearance Commission discussion, the applicant is also proposing to establish a new landscape bed along the Austin Avenue frontage and expand the existing landscape bed along the west lot line. There are no proposed changes to signage which was recently approved under case AC 24-03.



Proposed Floor Plan

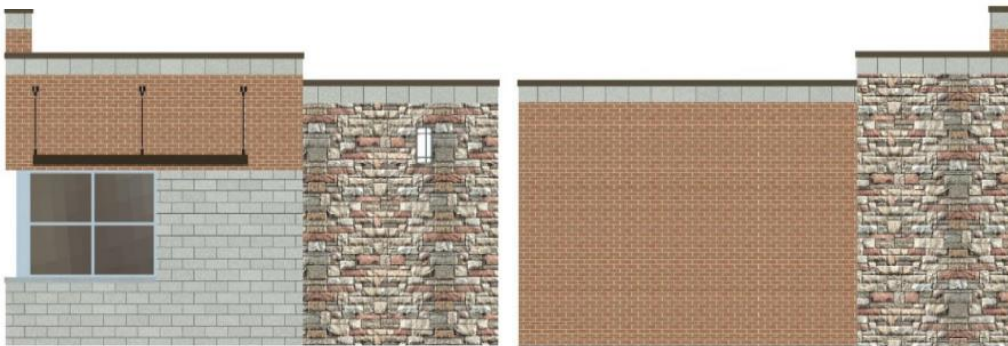
Building Design

Based on the submitted elevations, the exterior finishes of the proposed building will predominantly consist of light brown brick veneer with a gray stone parapet and stone still. A coursed ashler stone veneer in light brown and orange tones is proposed to break up the façade. The east window would have an aluminum louvered sun shade. As clarified by the applicant during discussion with the Appearance Commission, the east windows are proposed to have an opaque glazing to conceal shelving and the cashier location from view. The windows on the south façade and the door would be completely transparent.



SOUTH ELEVATION

SCALE: NTS



EAST ELEVATION

SCALE: NTS

WEST ELEVATION

SCALE: NTS

Proposed Building Elevations

Zoning Analysis

The current automobile mini-mart station was approved by special use permit under Ordinance 10-26. The ordinance references a site plan, façade and landscape plan, and typical floor plan that would be replaced as part of the requested special use permit amendment. A variation of 1.5 ft. was also granted to allow the gas canopy to have a front yard setback of 8.5 ft. As the building footprint is not expanding or otherwise intensifying, the amendment is being sought to allow a change in the mix of uses at the subject property.

The initial approving ordinance also included several conditions that would continue to apply to the currently proposed business unless revised by the amending ordinance. The conditions currently in place are as follows:

- Any outdoor refuse and/or recycling areas shall be provided in a solidly screened enclosure area to be approved by the Building Commissioner.
- The hours of operation for this facility shall be limited to: Monday through Friday 5 a.m. to 11 p.m., Saturday 6 a.m.- 11 p.m. and Sunday 7 a.m.- 8 p.m.
- Landscaping on the subject site shall be maintained so as to maintain sight distance visibility for traffic and driveway intersections on the subject site and adjacent sites.
- The applicant shall install parking blocks in those parking spaces adjacent to public sidewalks in a manner to minimize vehicle overhang onto the public sidewalk.
- The accessible parking spaces on the subject site shall be relocated, if required, to conform to applicable accessibility requirements.

- All employee parking, refuse/ recycling containers, and snow removal equipment shall be located within the solid fenced enclosure at the north end of the property.
- Snow plowing, storage and removal shall be completed in such a manner so as to maintain site accessibility for parking, walking, and vehicular access.

As proposed, all conditions currently in place would be equally applicable to the proposed business. While parking spaces may be relocated from the Austin Avenue frontage, the condition requiring properly located parking blocks can be left in place in the event parking spaces were ever relocated back to the current Austin Avenue location.

Lighting

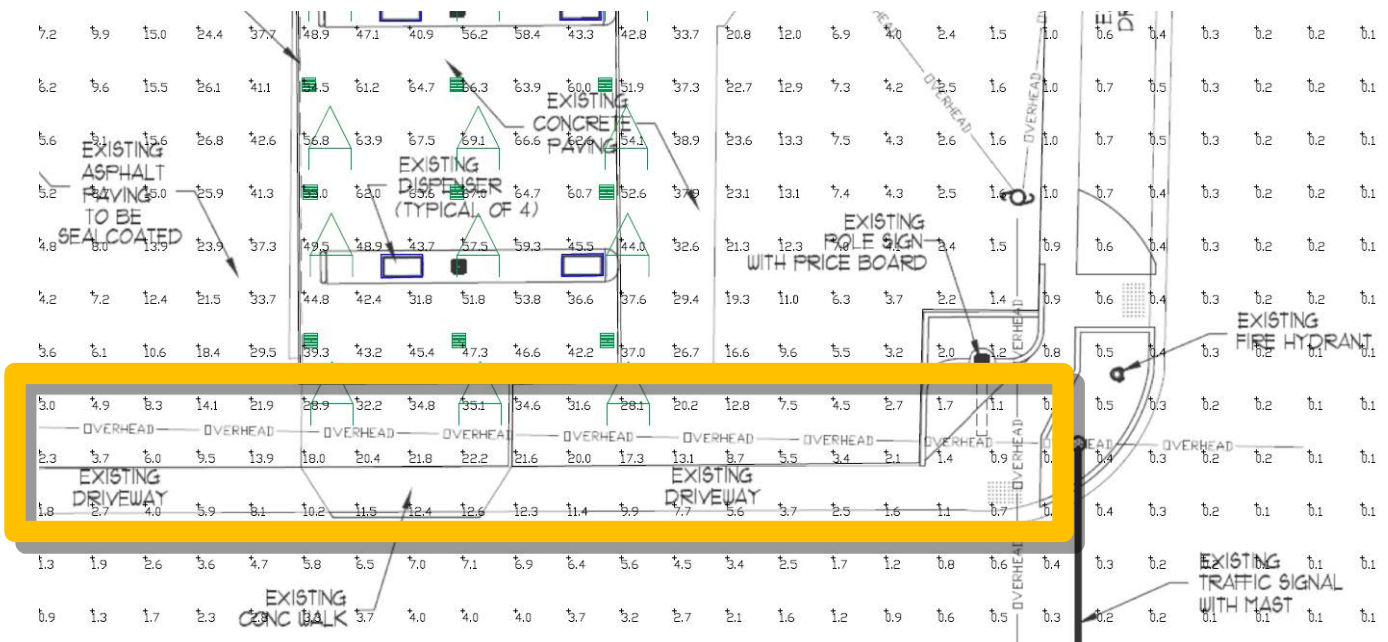
The applicant provided a lighting plan and photometric analysis prepared by Walsh, Long & Co. Proposed lighting consists of twelve (12) LED fixtures mounted to the underside of the gas canopy to illuminate the fuel pumps, and three (3) wall mounted LED fixtures along the north, east, and south facades of the proposed retail building. The applicant confirmed during discussion with the Appearance Commission that lighting would not exceed the 5000K (degrees Kelvin).

West Façade Low Light Levels

Per the photometric plan submitted by the applicant, foot candles range from 0.0 to 0.8 on the west side and northwest corner of the building where no site lighting is provided. Low light levels are desirable at the property line, but low light levels on-site could present a safety concern for employees accessing the rear storage area. In response to Appearance Commission questions, the applicant indicated they would revise the lighting plan to include a light wall pack on the west façade of the building to address concerns with low light levels in that area.

South Property Line Spillover

The Oakton Street frontage is well above 0 foot candles, with light levels ranging from 1.4 to 22.2 foot candles due to the close proximity of the gas canopy to the south property line. Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. In response to Appearance Commission discussion, the applicant has requested their lighting consultant to confirm that shields or baffles could be used to limit light across the property line caused by the canopy lighting. As of the date of this report, no additional information regarding site lighting had been provided to staff. *As a condition of approval, Staff recommends requiring that a revised lighting plan be provided that includes additional lighting on the west side of the building, and additional measures to reduce spillover onto Oakton Street right of way.*



Photometric Analysis with South Property Line Highlighted (ORANGE)

Landscaping

The application initially addressed only façade and building access improvements. Comments made by Staff and Appearance Commission members relayed concerns to the applicant regarding a lack of proposed landscaping as the site is currently deficient regarding perimeter landscaping even though there appears to be sufficient space to accommodate additional landscape beds. In response to Appearance Commission comments, the applicant indicated that the applicant was willing to work with staff to identify opportunities for landscaping, but the ability to add landscaping would be impacted by space needed for semi-truck maneuvering. Specifically, he noted that the gap between the north gas pump island and southernmost space on Austin Avenue is only 26 ft. as currently proposed.

Austin Avenue Perimeter Landscaping

Following the Appearance Commission meeting, the applicant submitted a revised site plan and landscape plan indicating an expanded landscape bed on the west property line and a new 5 ft. landscape bed along the Austin Avenue frontage. The Austin Avenue landscaping was made possible by relocating the existing parking stalls along Austin Avenue to be along the east wall of the retail building.

In establishing the Austin Avenue landscaping, a total of two (2) parking spaces are lost compared to the current site plan. The traffic and parking study completed for the application was based on nine (9) parking spaces and indicated no more than six (6) spaces are used at one time during periods of peak parking demand.

Pole Sign Landscaping

Under case AC 24-03, the applicant was granted a sign variation to replace the face of a non-conforming pole sign. As part of that variation, the applicant was required to modify the parking lot curb to establish a continuous two-foot landscape bed surrounding the sign base. Plantings required for that area are six (6) evergreen shrubs each to be 3 ft. in height.

The revised landscape plan provided by the applicant indicates plantings surrounding the sign base will consist of “Annual Flower Program By Owner.” *In accordance with the sign variation granted under AC 24-03, Staff recommend requiring that 3 ft. shrubs continue to be required for the landscape bed surrounding the pole sign base.*

Proposed Species

The proposed tree species are native and included on the approved tree planting list within the Village of Morton Grove’s Tree Manual. However, the proposed shrub species (Siberian Peashrub) is considered an invasive species. *Staff recommend, as a condition of approval, requiring non-invasive species be used for all groundcover and shrubs at the site.*

Proposed Fence

The applicant is proposing to replace the existing chain link sliding gate that provides access to the rear of the property from the east wall of the building with a vinyl fence and gate that is 6 ft. in height. A similar gate and fence would replace the chain link gate on the west side of the retail building. The fence was included in the revised landscaping plan provided after Appearance Commission review and the style or color of the fence were not discussed with the Appearance Commission.

The chain link fence along the west property line (adjacent a commercial property) and north property line (adjacent an industrial property) are proposed to remain. The current fence also features an approximately one-foot vertical section of barbed wire along its entire length.

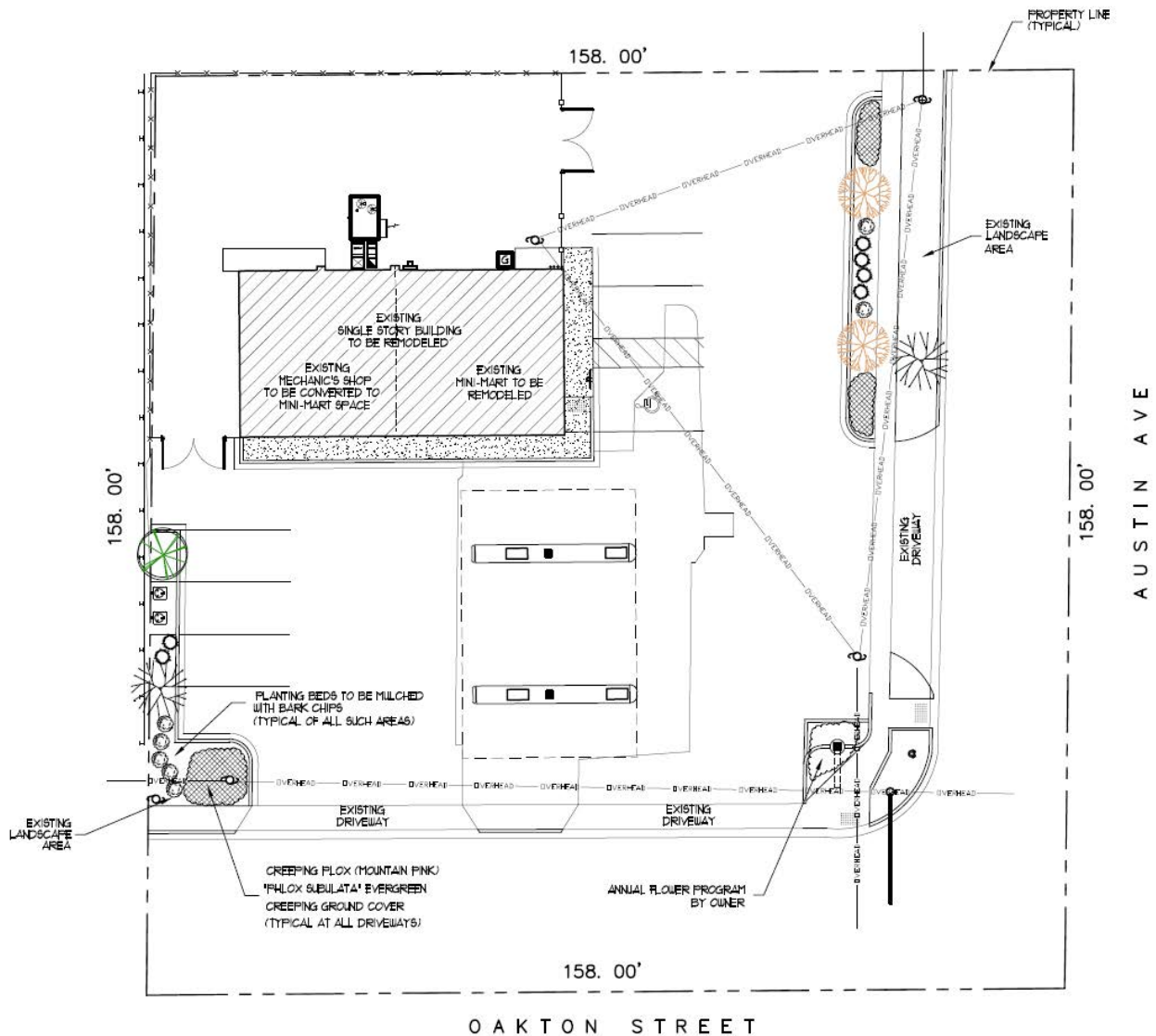
As noted in the conditions currently applicable to the property under Ord. 10-26, **“Any outdoor refuse and/or recycling areas shall be provided in a solidly screened enclosure area to be approved by the Building Commissioner.”** Furthermore, per Section 12-11-5:A, all storage areas, service yards, loading docks and ramps, electrical equipment enclosures, incinerators and equipment for the disposal of materials, storage tanks, and trash areas, shall be screened from view. In Section 12-11-5:B, in listing types of permitted visual screening, chain link fencing is noted as strictly prohibited. *As a condition of approval, Staff recommend requiring fencing be installed as proposed and along both property lines, so as to completely enclose the rear yard and side yard, and in a neutral color that complements the light brown and gray of the proposed façade.*

Staff would also like to note that the Village has adopted a fence standard for commercial and mixed-use projects, requiring **metal posts and supporting members spaced a maximum of eight feet (8’) on center and set in a minimum eight-inch (8”**

diameter concrete pier, extending a minimum of forty-two (42") deep. A note indicating this will be required to be added to the landscaping plan prior to issue of a building permit.



Existing Fencing at the Subject Property as viewed from the Southwest (6004 Oakton)



Proposed Landscape Plan

Traffic and Parking Impact

A traffic impact study was prepared by **Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.)** and is included in the hearing packet for Case PC 26-01. The study concluded that the expansion of the retail component of the existing business and elimination of the automotive repair business at the subject property is not anticipated to increase traffic to the site, or exceed existing parking. KLOA, Inc. noted that the intersection of Oakton Street and Austin Avenue has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed use change and no roadway or traffic control improvements are required. The intersection is projected to operate at the same level of service with the proposed use mix.

The subject property currently has nine (9) parking spaces and eight (8) fueling pump spaces. Seven (7) parking spaces are proposed per the revised site plan and landscaping plan that included additional landscaping. KLOA conducted parking surveys at two other automobile minimarts in the area. At either location, at no time was use of parking observed to be greater than six (6) parking spaces (not including fueling pump spaces). The study concluded that the proposed site plan has sufficient off-street parking to meet the demands of the proposed retail use mix.

The study did not evaluate the Village's code requirements. Per Section 12-7-3:1, an automobile minimart station requires 1.0 space per employee, not to exceed 5 spaces of which 2 spaces shall be for handicapped individuals. The proposed seven (7) parking spaces meets Village requirements for the proposed 1,645-square-foot retail space. For comparison, under Case PC 24-07, the Plan Commission previously approved a 2,495-square-foot automobile minimart station with eight (8) parking spaces (in addition to eight (8) pump spaces).

Commission Review

Appearance Commission

On January 6, 2026, the Appearance Commission reviewed Case PC 26-01. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application including conditions regarding the need for a revised lighting plan and landscaping plan prior to applying for the building permit. The Staff Report to the Appearance Commission and related minutes have **been included as "Attachment A."**

Traffic Safety Commission

Given the limited impact of the proposed use mix and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use **amendment (see "Attachment B")**.

Departmental Review

The proposed project was reviewed by several department representatives with the Department of Building and Inspection Services **being the only department to provide comments (see "Attachment C")**.

- Building Department: In review of the proposed project, the Building and Inspection Services issued the following comments:
 - Building Department would expect a full set of plans with construction details if approved.
 - Code Enforcement has concerns regarding exterior storage located in the rear fenced in area as it relates to possible rodent harborage.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: No comments at this time.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards For Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or

- impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
 5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
 6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
 7. Conformance To Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village Board of Trustees as a part of the special use permit.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

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:

1. *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.*
2. *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.*
3. *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.*
4. *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.*
5. *(Any other conditions recommended by the Plan Commission)*

Attachment E
Final Plans and Supporting Documents for PC 26-01

1. *Special Use Application, submitted by Proyeckt Studio, LLC, received Nov. 18, 2025*
2. *Written Authorization from Property Owner, dated September 5, 2025*
3. *Legal Description, submitted by Proyeckt Studio, LLC, dated August 14, 2025*
4. *Plat of Survey of 6000 Oakton Street, Morton Grove, Illinois, prepared by Exacta Landscape Surveyors, LLC,*
5. *Existing Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
6. *Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
7. *Landscaping Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
8. *Truck Access Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
9. *Existing Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
10. *Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
11. *South Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
12. *East Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
13. *West Elevation, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
14. *North Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
15. *South, East, and West Elevations (Color), prepared by Proyeckt Studio, LLC, received Nov. 18, 2025*
16. *Lighting Proposal, prepared by Walsh, Long, & Co., dated September 15, 2025*
17. *Scottsdale Legacy (CRUS) LED Canopy Luminaire Features & Specifications, provided by Proyeckt Studio, LLC, received Nov. 18, 2025*
18. *Mirada Medium Wall Sconce (XVM) Outdoor Wall Sconce Features & Specifications, provided by Proyeckt Studio, LLC, received Nov. 18, 2025*
19. *Traffic Impact Study Proposed Fuel Center Remodel/Expansion, prepared by KLOA, Inc., dated November 13, 2025*
20. *Traffic Impact and Parking Study, prepared by TYLin, dated October 7, 2025*

Attachment E on file with the Department of Community and Economic Development