

**MINUTES OF THE MARCH 12, 2026  
MEETING OF THE MORTON GROVE PLAN COMMISSION  
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the meeting of the Plan Commission was called to order at 7:22 pm by Chairman Chris Kintner. Secretary Kirchner called the roll.

Commissioners Present: Dorgan, Hussaini, Ingram, Kintner, Liston, and Mohr,

Commissioners Absent: Stein with notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator  
Anne Ryder Kirchner, Planner/Zoning Administrator  
James English, Building and Inspectional Services  
Zoe Heidorn, Assistant Village Administrator

Trustees Present: Minx, Thill, White and Mayor Witko

Chairman Kintner described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board. Chairman Kintner acknowledged there were 6 Commissioners present.

A motion to approve the minutes of the February 17, 2026 meeting was made by Commissioner Liston and was seconded by Commissioner Ingram.

Commissioner Dorgan	voting	abstain
Commissioner Hussaini	voting	aye
Commissioner Ingram	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Chairman Kintner	voting	aye

Motion passed (5-0).

Chairman Kintner requested to modify the agenda to place a Morton Grove resident's case, PC 26-02, as the first case. He also asked that case PC 25-13 be heard ahead of PC 25-06 due to it being an amendment.

**CASE: PC 26-02**

**APPLICANT:** Matthew and Melissa Davito

**LOCATION:** 9230 Newcastle Avenue  
Morton Grove, IL 60053

**PETITION:** Requesting approval a Special Use Permit per Section 12-2-5 for an accessory structure greater than 750 square feet with variations from Sections 12-2-5 for rear yard coverage.

Mr. Nolin introduced the case. In the case of PC 26-02, the applicants Matthew and Melissa Davito, are requesting a Special Use Permit to allow the construction of a new 816-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue. The proposed garage requires a special use permit as it is in excess of the maximum 750-square-feet permitted by right for accessory structures per Section 12-2-5:B.2.

The applicant has worked with Staff to substantially revise their initial application including agreeing to reduce the height of the garage, reduce the size of the concrete patio and driveway in the rear yard, and reduce the depth of the open-sided front porch so as to minimize the number of waivers needed. Other than a waiver for rear yard coverage, the application is compliant with all other development controls despite the large size of the proposed detached garage. A setback variation was previously granted in September 2025 under case ZBA 25-20 to allow the replacement of nonconforming driveway. The case was previously heard and continued from the January PC meeting as it was observed that two architectural sheets referenced were not included in the initial application. That has now been corrected.

Chairman Kintner confirmed there were no changes to the application other than the inclusion of 2 architectural drawings previously referenced but not included with the original submission.

The applicant, Ms. Davito and architect, Mr. Tom, were sworn in.

Commissioner Ingram asked about the need for a large pier proposed under the driveway. Ms. Davito said it is for a future feature for the back of the home.

Mr. Tom said it is being placed to support a future trellis that may be added to the rear of the home.

Commissioner Mohr asked about sheet A-301 and the discrepancy in height. Mr. Tom said it will be 116.

Chairman Kintner asked about the discrepancies in overhead garage door heights, an 84x120 door is proposed on the east and an 84x196 door is noted for the west. The larger dimension is correct.

There was no public comment.

Commissioner Liston made a motion approve Case PC 26-02, a request for a Special Use Permit to allow an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an accessory structure that exceeds allowable lot coverage, at the property commonly known as 9230 Newcastle Avenue in Morton Grove, Illinois, subject to the following conditions:

1. The three-car garage and new concrete driveway shall be in the location with the plans submitted by the applicants in the Special Use Application dated 08/08/2025.
2. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans and elevations for review and approval. Final plans must be deemed consistent with the approved plans as determined by the Community Development Administrator. 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 Special Use Permit.
3. The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

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

Commissioner Dorgan	voting	aye
Commissioner Hussaini	voting	aye
Commissioner Ingram	voting	aye

Commissioner Liston      voting   aye  
Commissioner Mohr        voting   aye  
Chairman Kintner        voting   aye

Motion (6-0)

**CASE: PC 25-13**

**APPLICANT:**    Public Storage, Inc.

**LOCATION:**        8625 Waukegan Road  
                         Morton Grove, Il 60053

**PETITION:**      Requesting approval of an amendment to a Special Use Permit (Ord. 04-21) to allow for the installation of roof-mounted solar energy collection systems at the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois (PIN 10-19-103-002-0000).

Mr. Nolin introduced the case. In the case of **PC 25-13**, co-applicants Solar Landscape and Opal Energy Group on behalf of Public Storage, Inc. are seeking to amend a special use permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar energy collection system (for the sale of energy) and a behind-the-meter solar energy collection system (to supply the Public Storage site with energy).

Case PC 25-13 was previously heard at a public hearing on January 20, 2026 wherein the Plan Commission voted unanimously (5-0) to approve a Special Use Permit amendment approving a community solar installation by applicant Solar Landscape. Prior to any vote on the Special Use Permit ordinance, the Village was contacted by Opal Energy, and made aware of a parallel building permit application to install a solar energy collection system on portions of the same subject property that would be used to provide electricity to the subject property.

While the solar installations will be leased by different entities, the projects occupy the same set of roofs and should be reviewed and considered together. Staff have no concerns with the revised proposal, but the Plan Commission should be made aware of all planned improvements at a given property to ensure any approval or denial of an application is based on a complete understanding of a given project. The Village Administration withdrew the draft special use permit ordinance from the Village Board agenda and requested that Solar Landscape and Opal Energy submit a revised application under PC 25-13 as co-applicants.

Attorney Jim Griffin with Shane Banks, Jacob Benzaquen with Solar Landscape, and Ryan Charlesworth with Opal Energy were sworn in.

Solar landscape said they have not change in their plans as presented.

Commissioner Dorgan asked if the roof was in good condition to support the installation for at least 20 years.

Mr. Benzaquen said they did their own study, as did Public Storage, and it was determined the roof was in good shape.

Chairman Kintner said there are now two separate installations by two different installers on the property. He asked about the project management between the two groups. Mr. Benzaquen said they frequently work together on installations and have separate crews.

Chairman Kintner asked if any of the panel or racks were shared between the two groups. Is the coverage of the roof looked at collectively with regard to what the roof can support? The calculations are collective. He further asked if any of the conduit is shared. None is shared.

Mr. Charlesworth noted that Opal Energy inverters are to be installed on the side of the building and are protected by bollards if necessary. Discussion ensued regarding the height of the racks, they are stationary and at a 5-degree angle.

There was no public comment.

Chairman Kintner discussed the approval decision from the January 20, 2026 meeting with Commissioner Dorgan

Commissioner Ingram made a motion to approve case PC 25-13, to amend a Special Use Permit (Ord. 04-21) to allow for the installation of roof-mounted solar energy collection systems, all within the C-1 General Commercial District, at the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois, subject to the following conditions:

4. Prior to filing any Building Permit Application, each co-applicant shall submit final plans, including a decommissioning plan, that meet the requirements of Ordinance 25-22 subject to review and approval by the Village Administrator. Final plans, elevations and materials must be deemed consistent with the approved materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
5. Prior to filing any Building Permit Application, co-applicant Solar Landscape shall submit material selections for roof-mounted inverter rack screening, subject to review and approval by the Community Development Administrator. Proposed screening for roof-mounted inverter racks shall be a neutral color that matches or complements the color of surrounding roofing materials and mechanicals.

Commissioner Liston seconded the motion. Chairman Kintner called for the vote.

Commissioner Dorgan	voting	aye
Commissioner Hussaini	voting	aye
Commissioner Ingram	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Chairman Kintner	voting	aye

Motion (6-0)

**CASE: PC 25-06**

**APPLICANT:** Midwest RE Acquisitions, LLC

**LOCATION:** 8125 River Drive and 8120-40 Lehigh Avenue  
Morton Grove, IL 60053

**PETITION:** Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment of the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11.

Mr. Nolin introduced the case. In the case of **PC 25-06**, Bridge Industrial is requesting approval of a Special Use Permit to demolish the existing office buildings at the North Grove Corporate Park and establish warehousing and light manufacturing uses at the property. The property is zoned M-O/R and all surrounding properties are zoned M-2 General Manufacturing.

On June 17, 2025, Bridge Industrial presented a 227,600-square-foot speculative single-story industrial building including 35 truck loading berths, approximately 212 off-street parking spaces, underground stormwater detention, and various site improvements. The Plan Commission indicated there were concerns regarding the potential for significant truck trips to be generated by the project, and the uncertainty regarding future users. In response, Bridge revised the proposed project to include a smaller building with 28 loading berths. The project was again presented to the Plan Commission on July 29, where the commission reiterated its initial concerns.

Based on feedback received at the Plan Commission meeting, Bridge Industrial has further revised their application to include a smaller 198,670-square-foot building footprint with 19 loading berths. The revised concept also includes 12,200 sq. ft. of office space on the main floor and a 12,200 sq. ft. of office space on a second-floor mezzanine, resulting in a total gross leasable area of 210,870 sq. ft. Bridge also reoriented the building such that the truck court is located on the south side of the building, thus limiting the potential for truck traffic on River Drive and has committed to directing truck traffic to use the River and Oakton traffic signal, rather than Lehigh, as the primary route north from Oakton. Bridge has also agreed to limit the combined truck trips to be generated by all users to 70 trips (combined in and out), down from 354 trips proposed in July 2025 (an 80% reduction).

Lastly, under the revised proposal, Bridge Industrial is seeking only the Special Use Permit needed specifically to allow BBJ La Tavola ("BBJ"), a national wedding linen and accessories rental company, to locate their regional headquarters at the proposed development. As requested, BBJ would be approved as a tenant for 156,800 sq. ft., and any potential second tenant for the remaining 54,000 sq. ft. would need to be permitted as-a-right or approved as a special use under current zoning. The underlying M-O/R Office/Research Manufacturing District zoning district would remain in place. A draft Letter of Intent from BBJ La Tavola to lease space at the proposed project has been provided by the Applicant.

Staff engaged in several discussions with BBJ leadership and their realtor to better understand the proposed business. BBJ La Tavola is currently headquartered in Napa, CA and also operates out of approximately 115,000 sq. ft. of space in four locations in nearby Niles, IL. The Niles operations currently employ approximately 255 employees including 200 hourly operations staff and 55 salaried office employees. BBJ is seeking to consolidate their multi-site operations in Niles to a single location in Morton Grove that would include their administrative offices (including multiple departments such as finance, information technology, human resources, creative, and sales and customer service) in addition to on-site linen fabrication, laundering, equipment rental, and on-site storage of rented products. Anticipated hours of operation are approximately 4 am to 7 pm, in line with current operations, but hours could be extended if the company grows. The Vice President of BBJ has engaged staff in multiple discussions, but was unable to attend tonight's public hearing. The BBJ real estate agent is present and BBJ has provided slide content that Bridge representatives are prepared to speak to.

Chairman Kintner referred to the summary table of waivers. He asked about the building height waiver and how the grade changes across the property. Mr. Nolin said it is a large piece of property and he was not sure where the exact grade changes are located, but it is normal for a property of this size.

Chairman Kintner asked about the significant waiver for the number of trees in the parking lots and in the public right of way. Mr. Nolin said the parkway trees will be placed on the private property due to underground utilities in the right of way. The waiver for trees in the parking lots is due to the truck court area and staff notes that landscape islands could be added. Overplanting the parking lot islands would not be good for tree health, and the applicant is planting those trees elsewhere on the property. They are in excess of the total number of trees required on the whole property.

Mr. Nolin discussed waiver for the location of surface parking. The property is one large through-lot with four front yards, where parking is not allowed.

Chairman Kintner asked how truck trips would be managed. Staff reviews parking and truck trips as part of the Business Compliance Certificates. The numbers and volume listed in this application and traffic report would need to be adhered to. Future uses would need to comply with the traffic study and be monitored by staff.

Chairman Kintner asked what would happen if the proposed tenant, BBJ Linen, did not occupy the property. Would another tenant need to apply for a Special Use Permit? Mr. Nolin noted condition number 6 in the suggested motion, giving the Village Administrator review and approval of uses that would not require an amendment or new Special Use Permit.

Chairman Kintner asked how this application relates to the Village's Strategic Plan. Mr. Nolin said general economic development is mentioned but the Village's Comprehensive plan does specifically have industrial area policies and goals. This area is noted as a current and future industrial area. There may be surrounding areas that could transition to something other than industrial, but this site is more conducive to industrial due to lower traffic counts unlike Oakton Street. This is the M/OR district which lends itself to light industrial. The proposal has been redesigned putting the truck court on the south side, this will help mitigate any truck conflicts with the residential and commercial mixed use to the north.

Chairman Kintner asked if the 6B tax classification was within the scope of consideration of the Plan Commission. The commission is solely recommending about the zoning approvals that are being sought, not about the financing of the project.

Commissioner Dorgan asked if there are any other properties in the Village where we limit truck traffic. Mr. Nolin said it is part of business compliance and something staff is always monitoring. If staff is not comfortable with how a project might function it can trigger the special use requirement.

The applicants were sworn in.

Curt Pascoe, Executive Vice President of Bridge Industrial, said they have been hard at work for several months and appreciate the Commission taking the time to look at the revised proposal. He provided background on the property. This site was a manufacturing site for 40 years through the 1940s to 80s. Some single-story office buildings were constructed in the 80s that still are on the property today. The site is an environmentally contaminated and does require active remediation on the property. Bridge's proposal is to demolish the single-story office buildings, remediate, clean up property, acquire a voluntary comprehensive no further remediation letter from the IEPA and construct a new industrial facility pre-leased to a tenant, specifically BBJ/LaTavola.

The proposed building in total is approximately 210,000 ft. That's 198,000 square feet for building with a 12,000 foot, second story office as part of BBJ's office components. BBJ would be taking approximately 157,000 ft or 75% of the

building with the remaining space of 54,000 feet on the west end of the building. Bridge Industrial pulled the building back from the west, moved the docks to Park Avenue, reduced the dock count to 19, and provided bump outs that help to screen the operational area of the building from both River and Lehigh Avenue. Storm water detention is met in the above ground pond to the west and with the reduced building square footage, green space has increased from about 18% to 30%.

Mr. Pascoe noted the key change is identifying a tenant to take a majority of the building. BBJ has been a leading company in the specialty linen segment across the US for decades. This development would serve as their operational headquarters housing custom linen design, fabrication, professional laundering and pressing associated with the rental delivery of those linens. It also includes their office and finance groups. Steve Stone, representative for BBJ is present to answer any questions.

He said when they previously presented, they were looking at a fully speculative development with no tenants identified and were requesting upwards of 400 truck trips per day with the larger building. That request has been reduced all the way down to 70. Specific to BBJ's operations, they predominantly use box trucks for the delivery and pickup of their specialty linens that they are leasing to groups around the area and the occasional semi-truck.

In the conditions for special use, to give the village more control over the entire development Bridge is capping overall truck trips from the development at 70. That is 70 in and out or 35 total truck trips throughout the entire day. Traffic is also going to be directed from Park south on River to the signal on Oakton. This is in the signage package as well as in the engineering documents, and they are proposing a variety of signs both on the site and off the site on our property in public right away to designate a truck route to and from Oakton as well as geometric constraints specifically at the southeast corner. Last time before the Commission, the roadway system and infrastructure was adequate. It is still adequate to support traffic.

Mr. Pascoe said they are still using the same temporary design with real brick, not painted brick, real brick in the structure with heavy investment along the Lehigh corridor. Specifically, the enlarged east and northeast entrance corner down at the bottom, they also have a lot of investment in aesthetics through glass, but are covering all that glass in a bird friendly glass film.

Mr. Pascoe said they exceed the total count of trees required. They are preserving more than twice as many trees as they were with the previous submittal and have 261 trees incorporated into this redevelopment. He noted one clarification on the parking lot islands, at one tree per 100 square feet, that would have four trees in the parking lot island. If you can imagine some overstory trees, that's going to be unhealthy for their growth. So, they are doing two trees per island, with the other two trees are being planted elsewhere on the site, particularly along the west to provide ample green space to provide a lot of screening for the neighbors.

Mr. Pascoe noted the ordinance will either incorporate Bridge installing lighting on Lehigh, or doing payment in lieu. They are running a sidewalk across the entire frontage of the north building façade, there will be full pedestrian connectivity to both ends of the proposed facility. He said the goal throughout this process, is to respond directly to commissioner and community feedback. They reduced the truck docks, identified a tenant and capped the truck traffic. He said they are happy to be back here tonight and happy to answer any questions you might have.

Chairman Kintner said he appreciated the applicant addressing the concerns of the commission. Commissioner Mohr asked if the pedestrian walkway would have signage indicating that it is open to the public. Mr. Pascoe said the walk is intended for visitors and there currently are sidewalks along the north, west and south sides of River Drive.

Chairman Kintner asked if the proposed tenant said the truck capacity would meet their needs. Mr. Pascoe said they worked with BBJ to ensure that the whole development would be functional using the 70 truck count.

Discussion ensued regarding the southeast access drive and whether trucks would be able to enter the area and not conflict with parked cars. A truck turning diagram shows the maneuver.

Chairman Kintner asked about the LOI terms in the packet. Jonathan Pozerycki, Partner with Bridge Industrial, said they have now gone straight into lease negotiation with BBJ that is predicated on the new plan presented tonight. It is a 10-year lease.

Chairman Kintner noted a discrepancy in the number of parking spaces. Tom Szafranski, Engineer with Kimley-Horn, said there are 313 spaces. The southeast parking was discussed, noting that 2 landscape islands could be added resulting in the loss of 4 parking spaces, bringing the number of parking stalls to 309. These stalls would be shared by the tenants, and the number exceeds the combined demand of 293 stalls.

Chairman Kintner asked about some of the architectural aspects of the building. Namely the limited amount of windows and natural light for the workspace, especially on the west elevation. Mr. Pozerycki said they could look at adding some windows in the upper stories, Discussion ensued regarding the lighting plan meeting code. The numbers at the lot line and within the parking and sidewalk areas meet the Village requirements.

Mr. Szafranski addressed the Commissioner's about the design of the water detention area. The design meets the Village and MWRD requirements and does not trigger any safety regulations regarding accessibility.

Andrew Bowen with KLOA, said they now redirected all truck traffic to the signal on river, which is preferable as those trucks will now have a signalized access point. The signal is designed to accommodate a larger capacity than it does today. The other access points on Lehigh will be restricted to just passenger vehicles. They will be able to turn to and from Lehigh with minimal delay. The overall impact to the Oakton signal will remain similar to before, a little lower just because the trip generation is lower, but it's a large intersection and this development will increase the amount of traffic through that intersection by only a few percent.

Commissioner Hussaini asked if the developer is doing any space planning for BBJ. Steve Stone, with Cushman-Wakefield, noted they will have a showroom that is open for party planners to visit to look at materials and setups. There is no public pick-up or drop-off.

Commissioner Dorgan asked if the tenant required a 40 foot-high interior space. The clear height is 36 feet and the storage component of their business would need that height. The laundering operations would have a more comfortable environment with the heat dissipation. Discussion ensued on future roof-top solar installations. The roof is designed for a future installation.

Commissioner Hussaini asked if there would be any outdoor space for employees. The developer said they would work on incorporating spaces on the property.

Chairman Kintner asked for public comment. Robert Busam, a partner with Design Installation Systems at 8110 River Drive, provided the following presentation:

### **To the Plan Commission and Other Interested Parties:**

It has been well documented that myself, Mr. Tracy and other landowners in the M-O-R District are opposed to the Bridge Development. After careful review of the updated application, we continue to oppose the project on many points. We have submitted detailed letters and emails to the Village and Commission highlighting our points of contention and all of those issues remain in effect currently. For brevity, I have provided a bullet point list with short explanations for your review and consideration. In summary, this project is simply not an appropriate fit for the well-

established corporate park. An excessive amount of waivers are required for this project to make sense, and this big box will ultimately end up draining millions from the County and Village tax base. It also gives the development an unfair leasing advantage in an already challenging industrial leasing market while siphoning off valuable tax dollars with no revenue upside to the larger community. Items for your consideration are below:

- **Proposed Uses are Incompatible:** The M-O/R Office/Research Manufacturing District is specifically intended for "office and research uses along with non-impactful light industrial, technology 'start-ups' and other similar, complementary uses". The proposed uses – warehousing, distribution centers, and light manufacturing – are explicitly *not* intended uses for this district, particularly those generating "heavy truck traffic volumes". The M-O/R district's definition explicitly aims to prevent nuisances and restrict heavy truck traffic. The proposed uses are inherently high-nuisance and high-traffic, creating a direct contradiction. Approving a special use permit for uses that are explicitly not intended for the district, and which contradict its core purpose of nuisance prevention, would effectively render the M-O/R zoning meaningless. This would undermine the Village's comprehensive plan and set a precedent for future developments to disregard zoning regulations. This is a unique Corporate Park with unique features that should be upheld.
- **6B Status will lead to an estimated \$720,000 loss in tax revenue per year equaling \$7.2 million loss over 10 years.** This project is not revenue neutral or positive for the Community. It will be a total loss leaving the Community at large to make up the difference. Schools, parks, police, fire etc... should all have a say in this matter as it directly affects their taxing bodies.
- **6B Status gives unfair advantage to the new applicant over existing warehouse and industrial leases being offered in the area.** The new big box will serve to extend and sustain the already significant amount of vacant square footage for lease in the area. Within 2 square miles, there is over 1 million SF of industrial/warehouse space for lease or sale. There is no need for this type of development in the current market.
- **Even with the modified plan and concessions, the project is being "forced" into a space that it was never meant to be in.** Side yard setbacks for parking and semi-trailers are being completely disregarded creating a blight to the neighborhood. The parking configuration is irregular and dysfunctional showing the need to "squeeze" the spaces to satisfy City Code. Bridge is trying to fit a square peg through a round hole at this location.
- **Why does Lehigh receive preferential treatment over the occupied River Dr and Park Ave. regarding traffic flow and façade elements. River and Park essentially are now facing the "backsides" of the new big box with no architectural detailing turning our street into an "Alley."**
- **The term Mezzanine is not appropriate for the new office space being created within the building.** A mezzanine is open to the warehouse below, we believe they are simply adding office space which is additional rentable SF and a 2<sup>nd</sup> floor.
- **Park Ave and River Dr. do not have adequate width to support the semi traffic that is**

**being proposed.** We have submitted photographs of Park and River showing the width of the available drivable street with street parkers present and semi traffic. It is not feasible at the proposed elevated rate nor was it ever meant to be.

- **Applicant has not made it clear whether retention basin will be wet or dry.** There was a lot of discussion but no definitive answer to whether the retention basin will be wet or dry. If it retains water what precautions/protocols are in place for this type of basin to meet code requirements. Fencing, etc...
- **Original plan included new water and sewer infrastructure.** Applicant now claims that existing infrastructure will be adequate. This is unknown since we do not know exactly how the unknown tenants will utilize the space potentially adding strain on the existing pipes and infrastructure.
- **Parking will not meet code and is inadequate.** Once the 47 spaces located in the trailer berth loading area are eliminated or modified to accommodate trailer traffic (as stated in their own application), the new development will likely not meet the Village's parking requirements per the Village Code.
- **Building height continues to be non-compliant and will cast a shadow over the neighboring properties diminishing their values and eliminating natural light.** The height of metal screen walls at roof level has not been determined as well.
- **Loading Berths are non-compliant to side yard setback regulations and unsightly.**
- **Parking lots are non-compliant with side yard setback regulations in place and are not cohesive and irregular.**
- **Landscaping plan is non-compliant with existing requirements.** Plan admits to eliminating over 100 trees. Parking lot landscaping plan is non-compliant as well. Property will not be irrigated leading to sparse vegetation and poor green coverage. This will be the only property in the development to not irrigate under the guise of being "green" or achieving "leed certification." Realistically it will lead to a poorly developed landscape design that lacks water and the ability to grow and thrive.
- **No formal plan of solid waste storage, box truck storage, trailer storage and other materials around the perimeter of the building.** Parked trailers, dumpsters, barrels of used chemicals, etc are an eyesore for the neighborhood and this needs to be addressed prior to approval of any application. How does the proposed tenant plan to utilize any exterior spaces with materials, trailers and boxtrucks?
- **Trucks that inadvertently turn onto Lehigh will cause a nuisance to the neighborhood as there is no turnaround available.** Trucks will be coming from all directions to this location, and many will miss the directed signs onto River. We have sent photographs illustrating how difficult a turn it is for a semi onto Park or River off Lehigh. If the semitrailers continue north on Lehigh they will create chaos in the residential areas near the train tracks along a truck restricted road.
- **Plan does not offer adequate buffering to Lehigh, River and Park.** The entire plan is non-

compliant with buffering and setback regulations in place.

- **There is no signed agreement between proposed tenant and builder.** Much can change in two years and this National firm's leadership which is in California may change their mind for many different reasons. Therefore, one cannot approve this plan with their considerations in mind unless a signed and legally binding agreement is in place.
- **The Development will decrease property values by marring the beautiful corporate park as it exists.** Also, by driving down limited demand for existing space for lease through unfair advantage via tax breaks.
- **There is zero benefit to the Village from the proposed development.** After 6B status is achieved, the project will be a drain on the County and Village. It does not create new jobs or revenue as it proposed. Moving BBJ from Howard St. is simply relocating those employees five blocks north and leaves another building completely vacant. There will not be an influx of new employees moving into town and spending dollars in the Community. This is in no way a boon for Morton Grove.
- **Current building is not obsolete as stated by Bridge.** The current building is not obsolete by any measure. Rather it is being strategically vacated and poorly managed to expedite the sale of the lot. The existing owner has stopped pursuing new tenants as they are preparing to exit this market. Just because an owner decides to divest a property does not make it obsolete. Village needs to evaluate other options and applicants for this lot that are net positive to the Village and meet the district's codes without the need for 11 attached conditions contingent to approval of application.
- **Traffic and Truck studies and comparisons are vague and ambiguous.** Traffic studies do not state what "similar" properties were benchmarked against. Turning radius on Park and River is not adequate for semis and has not been addressed.
- **Absence of Demonstrated Community Need for the Proposed Use:** No community need for the proposed use has been shown; Granting a special use permit without a demonstrated community need or identified user is irresponsible and speculative, potentially leading to a development that serves no public purpose while creating significant private harm. A special use permit is typically granted when a specific use serves a demonstrated community need, and the applicant's inability to articulate this undermines the very premise of a special use request.
- **6B Status is Inappropriate since 1/3<sup>rd</sup> of the building's potential activities are still unknown and may not meet the 6B requirements.**
- **11 Conditions are recommended/required to meet Village's needs. This is excessive and proves the development is not an appropriate fit for the Corporate Park as it exists.**
- **This M-O/R Development was never intended to be a logistical hub or designed for heavy semi use as seen by the built intersections at Oakton and Lehigh.**
- **In the event BBJ does not execute the lease agreement what are the implications to the Developer, Village and Corporate Park and how does that look?**

- **Provides no financial benefit to the Village and creates unfair business advantages. If there is financial benefit, please explain exactly how so? If it doesn't create an uneven playing field in marketplace, how so?**

In conclusion, this project is being forced onto the Community despite the financial detriment it brings. It diminishes the intent of the Corporate Park, requires far too many conditions and waivers and simply does not “fit” onto the proposed location. This application makes no sense to the Village or existing Corporate Park in any way. Other viable and beneficial opportunities need to be sought out and explored by the current owner and the Village. The correct plan for this location needs to show definitive financial benefit to the community and operate within the current zoning requirements in place requiring minimal waivers and conditions.

Regards,

Michael A. Tracy and Robert Busam  
Design Installation Systems, Inc.  
8110 River Dr.  
Morton Grove, IL 60053  
847-470-8100 office  
[Disinc1@hotmail.com](mailto:Disinc1@hotmail.com)  
[rob@disrestoration.com](mailto:rob@disrestoration.com)

Chairman Kintner addressed a few points made by Mr. Busam He confirmed that the 6B tax status is not within the purview of the Commission's decision. He acknowledged that the detention basin is dry when not retaining storm water. It was noted that water and sewer replacement has never been discussed, while Lehigh Avenue street lighting and Park Avenue reconstruction has been discussed. All building code requirement would need to be met as part of the permitting process.

He further noted that a 40-foot building height is allowable in the district. Also, a plan for waste handling is a requirement by the Village.

Mr. Tracy, of 8110 and 8120 River Drive, asked why there hasn't been any input from the current owner of the property. He asked if the owner has a hardship. He acknowledged that the property's former use as a foundry may have contaminated the ground, but that the site is fine the way it sits. He said if the 6B tax incentive is granted, all Morton Grove businesses and taxpayers will pay for it.

Mr. Tracy said the building design has no harmony and is too tall for the neighborhood. He questioned the LOI with the proposed tenant.

Chairman Kintner asked Mr. Tracy what he envisioned for the property. He said it would be a great medical center or office space as a corporate park.

Chairman Kintner said the Commission is addressing the proposed application and it is not their responsibility to contact the past owners of the building. He noted that traffic and building height has been addressed. He asked if there was any other public comment.

Commissioner Ingram said he has concerns with the traffic and the effect on the neighbors. Mr. Nolin said the 70 truck trips are a nominal amount that is on par with the per square footage that allotted to the other development is the corporate park. This is a large site that previously had a large amount of employees.

Chairman Kintner said he still has a reservation regarding traffic, he notes that BBJ proposal is significantly different and the reduction is helpful. He does not like the gray area of not knowing what the other tenant could be, but notes the conditions are structured well.

Commissioner Hussaini said he is looking at the project and understanding if it will benefit the Village, and community.

Chairman Kintner said the Commission represents the community and the application's benefit to the community should be the basis of considerations.

Commissioner Liston made a motion to recommend approval of Case PC 25-06, a request for approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish warehousing and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois, subject to the following conditions:

1. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
2. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
3. Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin). The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, [https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide\\_2015.pdf](https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf)) where practicable, subject to review and approval by the Community Development Administrator. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.
4. The Business Compliance Certificates issued for all existing and future businesses to be located at 8125-45 River Drive and 8120-40 Lehigh Avenue shall include conditions related to parking to ensure that no combination of uses results in a demand for parking in excess of the parking provided on-site at the subject property.
5. As part of zoning review for any future Business Compliance Certificate application for the Subject Property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as "Permitted/Special" in Section 12-4-4:E, as amended, within the M-O/R zoning district. Such use review shall ensure that the proposed uses at the Subject Property collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area

dedicated to that use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.

6. Prior to filing any Building Permit Application, the owner/applicant shall submit a description of how snow removal, garbage collection, and courier services will be provided to the subject property, subject to review and approval by the Village Engineer.
7. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a revised site and utility plans that indicates the proposed location of street lighting along Lehigh Avenue frontage, or engage in an agreement with the Village to reimburse the Village for the installation of street lighting, subject to review and approval by the Village Engineer.
8. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with revised site and utility plans for the reconstruction of pavement along Park Avenue, or engage in an agreement with the Village to reimburse the Village for the pavement reconstruction, subject to review and approval by the Village Engineer.
9. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a letter of intent (LOI) from BBJ La Tavola, subject to review by the Village Administrator. If the Village Administrator determines that the proposed use is not consistent with the representations made by the Applicant during the Special Use Permit approval process, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit.
10. The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated March 4, 2026, by strict or alternative compliance, subject to their approval.

Commissioner Dorgan seconded the motion. Chairman Kintner called for the vote.

Commissioner Dorgan	voting	no
Commissioner Hussaini	voting	aye
Commissioner Ingram	voting	aye
Commissioner Liston	voting	no
Commissioner Mohr	voting	aye
Chairman Kintner	voting	no

Motion (3-3)

Mr. Nolin said this is his last meeting, he is moving on from the village. He thanked the Commission for the last couple of years. He appreciated all the time spent into the cases brought to them and said the Commission puts in an honest effort and was great to work with.

Chairman Kintner thanked Brandon for his work on this case and for the effort that goes into all of the reports.

There was no further business.

Commissioner Dorgan moved to adjourn the meeting by acclamation, his last meeting after 37 years of service. The motion was seconded by Commissioner Hussaini.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 9:31 p.m.

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Minutes by: Anne Kirchner