



**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
April 14, 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 – March 24, 2026
5. **Special Reports**
6. **Public Hearings - None**
7. **Plan Commission Reports – Presented by Zoe Heidorn, Director of Community & Economic Development**
 - a. **Case PC 25-13:** Request for approval to amend a Special Use Permit to allow for the installation of roof-mounted solar energy collection systems at the property commonly known as 8625 Waukegan Road (PIN 10-19-103-002-0000) in Morton Grove, Illinois.
 - b. **Case PC 26-02:** Request for approval of a Special Use Permit for an accessory structure greater than 750 square feet with variations from Sections 12-2-5 for rear yard coverage for the property commonly known as 9230 Newcastle Avenue.
8. **Residents' Comments (agenda items only)**

9. **President's Report** – *Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee*

- a. Recognition of Richard Dorgan for his service to the Village as a member of the Plan Commission and Zoning Board of Approval
- b. Proclamation: Arbor Day

10. **Clerk's Report** – *Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township*

11. **Staff Report**

- a. **Village Administrator**
- b. **Corporation Counsel**

12. **Reports by Trustees**

- a. **Trustee Khan** – *Finance Department, Appearance Commission, (Trustee Travis)*
- b. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*
- 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 26-28:** Authorizing a Contract with Globe Construction Company, Inc. for the 2026 Concrete Replacement Program
 - 2) **Resolution 26-29:** Authorizing a Contract with Builders Asphalt, LLC, of Hillside, Illinois, for the 2026 Material Purchasing Program
- e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, Niles Township Government (Trustee Khan)*
- f. **Trustee White** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board, Lincoln/Lehigh TIF (Trustee Shiba)*
 - 1) **Ordinance 26-08:** *(Introduced April 14, 2026) (First Reading):* Approving an Amendment to a Special Use Permit Authorizing the Installation of Roof-Mounted Solar Energy Collection Systems at 8625 Waukegan Road in Morton Grove, Illinois

- 2) **Ordinance 26-09:** *(Introduced April 14, 2026) (First Reading):* Approving a Special Use Permit Authorizing the Construction of an Accessory Structure Greater Than 750 Square Feet with Select Variations at 9230 Newcastle Avenue in Morton Grove, Illinois

13. **Presentation of Warrants** –\$806,412.75

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
MARCH 24, 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 Scanlon Harford called the roll. Trustees Saba Khan, Rita Minx, Ashur Shiba, John Thill, Connie Travis, and Keith White were present.

III. **APPROVAL OF MINUTES**

Mayor Witko asked for a motion to approve the Minutes of the March 10, 2026 Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Travis.

Motion passed unanimously via voice vote.

IV. **SPECIAL REPORTS**

Mayor Witko announced the winners of February's "Dine Morton Grove" contest. Each of these winners will receive a \$25 gift card. The winners are:

- | | |
|----------------------|--------------------|
| • Cindy Tanaka | • Donna Ratner |
| • Jon Cole | • Jacklynne Reaves |
| • Alan Frohlichstein | • Barbara Rusek |
| • Jayson Lawfer | • Lisa Vilchis |
| • Jeremy Wilson | |

Mayor Witko congratulated the winners and thanked everyone who had participated in this year's Dine Morton Grove contest for dining in Morton Grove.

V. **PUBLIC HEARINGS**

NONE

VI. PLAN COMMISSION REPORTS

NONE

VII. RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)

NONE

VIII. PRESIDENT'S REPORT

1. Mayor Witko proclaimed March 28, 2026, from 8:30 to 9:30 pm as **Earth Hour** in the Village.
 - a. She said that our nation's use of energy continues to increase, which is causing detrimental effects on the world's climate. The sustainability of our nation's energy and the effects it is having on the world's climate is a matter of importance to the residents of Morton Grove, now and in the future. It has been estimated that turning off non-essential lights for one hour could save as much as fifteen percent (15%) of the energy consumed on an average Saturday night. These savings could reduce carbon emissions into the air, preserve the natural resources used to produce this energy, and set a positive precedent for our nation, resulting ongoing reduced costs for the Village's taxpayers and businesses.
 - b. Mayor Witko said that "Earth Hour" began in 2007 in Sydney, Australia, where companies, government departments, families, and individuals turned off non-essential lighting for one hour as a step towards reducing that city's greenhouse gas pollution. Earth Hour is an initiative to turn off the lights in cities around the world for one hour starting at 8:30 pm local time on March 28, which will help demonstrate that by working together, each of us can make a positive impact on carbon dioxide emissions and the world's climate. Earth Hour encourages communities, businesses, and individuals to take the simple steps needed to cut these carbon dioxide emissions.
 - c. Participation in Earth Hour would provide the residents of Morton Grove with insights into the impact of light pollution and allow them to witness first-hand the benefits of regulating lighting. Mayor Witko encouraged all residents and businesses in the Village to participate, on a voluntary basis, in Earth Hour by turning off all non-essential lights on March 28 from 8:30 to 9:30 pm.
 - d. Mayor Witko presented the proclamation to Georgianne Brunner, who chairs the Environment and Natural Resources Commission (ENCR), conveying the Board's thanks for the various initiatives undertaken by this Commission.
 - e. Chairman Brunner thanked the Board and staff for supporting the ENRC's initiatives, and pointed out that Morton Grove has a long history of environmentally sound sustainable actions by being a founding member of the Solid Waste Agency of Northern Cook County (SWANCC). She said the ENRC sponsors several programs to educate residents and help them get involved in having a positive impact on our environment, such as their ongoing Adopt-A-Block program, which empowers residents, businesses, and organizations to beautify our community, starting with their own block, and their "Greener Morton Grove" award program.

VIII. PRESIDENT'S REPORT (continued)

- e. Ms. Brunner said that the ENRC will be holding its popular Document Destruction and Electronics Recycling event in partnership with SWANCC on Saturday, May 9, from 9:00 am to noon at the Public Works building, 7849 Nagle. The Commission has also begun working on its annual Sustainability Expo, which will be held on Saturday, September 19. This event began 5 years ago and each year is more successful and well-attended than the previous year.
 - f. The Commission welcomes residents to attend its meetings, which are held on the first Monday of even-numbered month on the second floor of Village Hall at 6:00 pm. Input and comments are appreciated, as well as volunteers to assist with our programs. The ENRC also has a webpage on the Village's website. The webpage has more information on ENRC events and offers useful resources for residents to help in our journey in protecting our environment.
 - g. Ms. Brunner closed with a quote from primatologist and environmentalist Jane Goodall: "We may only be one person and think that our one action is small. Yet when we think of all the billions of people on the planet, and if we all did one small things, that one thing becomes a big thing, and has a positive impact on the health of our planet."
2. Next, Mayor Witko asked for the Board's concurrence with the appointment of Kaitlyn Stone to the Plan Commission/Zoning Board of Appeals. Ms. Stone is a local business owner and a long-term resident of Morton Grove. She will be filling the vacancy left by Dick Dorgan, who resigned after many years of service to the Village. Mr. Dorgan will be recognized for his years of service at our April 14 Board meeting.

Trustee Thill moved to concur with the appointment of Ms. Stone to the Plan Commission/Zoning Board of Appeals, seconded by Trustee Shiba. **Motion passed unanimously via voice vote.**

3. Mayor Witko said, following a competitive recruitment process earlier this year, she was beyond proud to appoint Zoe Heidorn as the Village's Community and Economic Development Director. She pointed out that Zoe has served the community in various roles since starting with the Village in 2019, having worked most recently as the Assistant Village Administrator. In this capacity, Zoe will oversee the combined functions of the existing divisions of Building and Inspections and Community Development. She asked for a motion and second to approve Zoe Heidorn as the Community and Economic Development Director.

Trustee White so moved, seconded by Trustee Minx. **Motion passed unanimously via voice vote.**

4. Mayor Witko said she was honored to meet representatives from Scouting America this past week. She said they discussed the various scouting programs available to our youngest residents. The Scouts are strong supporters of providing character development and leadership training to more than a million young people between the ages of 5 and 21. They are also present in school districts throughout our community. To learn more, please visit www.scouting.org. More to come later in the meeting tonight!

VIII. PRESIDENT'S REPORT (continued)

5. Mayor Witko said the Niles Township community libraries are engaged in starting a partnership with the Dolly Parton Imagination Library. The Dolly Parton Imagination Library is dedicated to inspiring a love of reading by gifting books free of charge to all children from birth to age 5. Please stay tuned to the Village's social media, where we will help promote this existing program in the near future.

IX. CLERK'S REPORT

Clerk Scanlon Harford had no formal report this evening.

X. STAFF REPORTSA. Village Administrator:

Mr. Meyer had no formal report this evening.

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI. TRUSTEES' REPORTSA. Trustee Khan:

1. Trustee Khan presented **Resolution 26-23, Authorizing an Agreement with American Printing Technologies, Inc. for Vehicle and Pet License Applications Printing, Vehicle License Tracking Software, and Vehicle License Sticker Fulfillment Services.**
 - a. She explained 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 wishes to enter an agreement with American Printing Technologies, Inc. for the printing of vehicle and pet license applications, as well as the software for tracking vehicle stickers and vehicle sticker fulfillment services.
 - b. American Printing Technologies has provided water bill printing services for the Village since 2011. The Village believes that American Printing Technologies' software will provide enhancements for better vehicle tracking than the current software. The cost for these services is determined per mailing or by sticker, so the total cost is not known. The Village anticipates the total cost will be comparable to the cost of our current vendor, or at any rate, not to exceed \$35,000.00.

XI. TRUSTEES’ REPORTS (continued)

A. Trustee Khan: (continued)

Trustee Khan moved to approve Resolution 26-23, seconded by Trustee Minx.

- c. Mayor Witko asked Mr. Meyer to explain what the benefits to residents would be, upon making this change.
- d. Mr. Meyer said the Village’s current system allows residents to purchase stickers or licenses online, and also allows residents to use the drop-box to leave completed forms and payment, should they not want to make this type of transaction online. It was important that the Village be able to keep that flexibility, and the new system will be able to work with that. He said there will also be a better end-user interface, i.e., databases will be up-to-date, especially ensuring that data from the Secretary of State will be properly integrated with the Village’s data. Things will run smoother on the back end, with this vendor.

Mayor Witko called for the vote on Resolution 26-23.

Motion passes: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</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.

C. Trustee Shiba:

- 1. Trustee Shiba presented **Resolution 26-24, Authorizing a Software License Renewal with BS&A Software LLC for Enterprise Resource Planning (ERP) Software for the Finance and Building and Community Development Modules.**
 - a. He explained that, in 2024 via Resolution 24-01, the Village entered into an agreement to use BS&A Software LLC Resource Planning (ERP) software for data management, business process workflow, and recordkeeping for the Finance and Building and Inspectional Service Departments. All Village departments also use related business process workflows in their daily operations. The software serves the Village satisfactorily and requires an annual maintenance fee to continue access and to utilize the software. The renewal cost for the term of March 1, 2026 through March 1, 2027 is \$59,832.

XI. TRUSTEES' REPORTS (continued)

C. Trustee Shiba: (continued)

Trustee Shiba moved to approve Resolution 26-24, seconded by Trustee Thill.

Motion passes: 6 ayes, 0 nays.

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

D. Trustee Thill:

Trustee Thill had three (3) resolutions to present this evening:

1. **Resolution 26-25, Authorizing an Amendment to a Contract with Ciorba Group, Inc. for Construction Engineering Services for Austin Avenue Improvements Project.**
 - a. This Resolution authorizes the Village Administrator to finalize negotiations and execute a scope and fee amendment to a task order for the Austin Avenue Improvements Project.
 - b. Resolution 24-04 authorized construction engineering services by Ciorba Group, Inc. for the Austin Avenue Improvements Project. The estimated construction timeline was 165 days, but it extended to 187 days.
 - c. Construction engineering accompanies the construction work and requires additional administrative and coordination efforts. The construction engineer has completed some of the administrative tasks more efficiently than originally planned. These administrative savings helped offset some of the extra construction time, but there are still 242 staff hours of additional work.
 - d. Construction engineering qualifies for federal funding. The Village pays 100% of the costs, while federal funds reimburse the Village for 70% of the eligible expenses. The Illinois Department of Transportation (IDOT) approved the agreement with Ciorba Group, Inc. and would also need to approve the supplemental work included in this resolution.

The fiscal impact of this Resolution is \$34,206.00, of which \$23,944.20 is reimbursable by IDOT.

Trustee Thill moved to approve Resolution 26-25, seconded by Trustee Travis.

Motion passes: 6 ayes, 0 nays.

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

XI. TRUSTEES' REPORTS (continued)

D. Trustee Thill: (continued)

2. **Resolution 26-26, Guaranteeing Municipal Work Performed on State of Illinois Rights-of-Way Within the Village of Morton Grove.**

- a. This Resolution provides a guarantee to the State of Illinois that all work performed by the Village within the State’s rights-of-way in 2026 and 2027 will conform to the conditions on the permit granted by the Illinois Department of Transportation (IDOT).
- b. This is a routine guarantee provided by many municipalities. The Village maintains its utilities within state rights-of-way on a regular basis and needs permission from IDOT to do so. IDOT requires a permit and financial security, in the form of a bond, for worked performed within the state rights-of-way. This is similar to the Village’s permit process for work performed within the Village’s own rights-of-way.
- c. Municipalities have the option of either providing the financial security for each repair or may provide a written guarantee that all work performed by the Village within the State’s rights-of-way will conform to their requirements of the performance for the work. Providing this guarantee will eliminate the time and cost of procuring a bond for each permit. The guarantee must also hold harmless the State of Illinois while performing permitted work. The fiscal impact of this Resolution is \$0.00. There is no cost associated with this guarantee.

Trustee Thill moved, seconded by Trustee White, to approve Resolution 26-26.

Motion passes: 6 ayes, 0 nays.

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

3. **Resolution 26-27, Authorizing the Village Administrator to Execute Proposals with Ciorba Group, Inc. for Developmental Plan Reviews.**

- a. The Public Works Department is responsible for reviewing site improvement plans for private properties for nearly all permits submitted to the Village. The level of staff effort and time needed for these reviews at times exceeds the Department’s capacity to complete them within the required review period. To address this, the Village has engaged Ciorba Group, Inc. as it engineering consultant to provide additional plan review capacity These reviews are usually limited to larger or more complex developments.
- b. Ciorba Group, Inc.’s previous contract with the Village has ended, and this new agreement will authorize the Village to contract with Ciorba Group to provide the necessary engineering plan review services. A review of qualified engineering firms for general engineering services is planned for August 2026 as part of the Capital Improvement Plan development and long-term planning for engineering consultant requirements.

XI. TRUSTEES' REPORTS (continued)

D. Trustee Thill: (continued)

- c. In the interim, an agreement for engineering plan review services is needed. Several planned developments within the Village will require engineering design reviews before August 2026. A contract for engineering design plan review services is required to maintain the expected level of plan review services for these developments. The review process by an outside engineer involves the Village charging the developer in advance for an estimated annual review cost. The final cost is determined at permit approval, and any surplus payment is refunded to the developer.
- d. There is no cost to the Village for outside reviews of private developers. Private developers cover the actual expenses, but this resolution will authorize the Village to engage Ciorba for up to \$70,000 in costs, which will be reimbursed by private developers.

Trustee Thill moved to approve Resolution 26-27, seconded by Trustee Minx.

Motion passes: 6 ayes, 0 nays.

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

E. Trustee Travis:

Trustee Travis noted that the Early Childhood Alliance (ECA) is a non-profit agency that serves Morton Grove families with children ages 0 to 5 with a variety of programs and services. Due to FY 2026 State of Illinois budget error, they are in need of immediate financial support to continue operations. Please consider attending the 5th annual ECA Early Childhood Fun Fair scheduled for Saturday, May 2, at Oakton College from 10:00 am to 1:00 pm. To learn more, please visit nilestownshipenca.org.

F. Trustee White:

Trustee White had no formal report, but offered his sincere congratulations to retiring Plan Commissioner Dick Dorgan for his 37 years of service to the Village. Trustee White wished him all the best in his future endeavors.

XII.

WARRANTS

Trustee Khan presented the Warrant Register for March 24, 2026 in the amount of \$1,539,131.97. She moved to approve the Warrants as presented, seconded by Trustee Minx.

Motion passes: 6 ayes, 0 nays.

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

XIII.

OTHER BUSINESS

NONE

XIV.

RESIDENTS' COMMENTS

1. **Robert Erickson** and his friend and colleague **Al Zara**, both residents of Morton Grove, and volunteers for Scouting. Mr. Zara is the Scoutmaster for Troop 228 and Mr. Erickson is the Finance Chair for the District. Mr. Erickson said they were here tonight for two reasons: first, to publicly acknowledge all the support they've received over the years from Morton Grove, everything from finding a meeting space for them to the residents who participate in their fundraisers and volunteer for various events.
 - a. Mr. Erickson said he's hoping the Village can help get the word out about an upcoming scouting event, called the Boy Scouts' Pathway to Adventure. This is basically a Scouting Showcase that will take place on May 21 from 6:30 to 8:30pm at Rivers Casino. Only adults age 21 or older will be admitted. They are inviting business and community leaders to attend, and Mr. Erickson thanked Mayor Witko because she has committed to attend. Individual tickets are \$85 per person. There are also sponsorship opportunities, starting at \$600.00. Anyone interested in sponsoring should go to tinyurl.com/rivers26 and click on "sponsorship." This event will demonstrate to people what scouting is currently about—they're coeducational now! There will even be a Pinewood Derby for adults!

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.

The meeting adjourned at 7:21 p.m.

PASSED this 14th day of April 2026.

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

APPROVED by me this 14th day of April 2026.

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

APPROVED and FILED in my office this 15th day of April 2026.

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

Minutes by Teresa Cousar

Proclamation

Village of Morton Grove

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called “Arbor Day”, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide a habitat for wildlife; and

WHEREAS, trees are a renewable resource, giving us paper, wood for our homes, fuel for fires, and countless other wood products; and

WHEREAS, trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, this is the 25th year that the Village of Morton Grove has been recognized as a Tree City USA by the National Arbor Day Foundation; and

WHEREAS, the Village of Morton Grove for the 5th year has received the Growth Award from the National Arbor Day Foundation for demonstrating a higher level of tree care and community engagement during the calendar year;

WHEREAS, the Village of Motion Grove will continue to plant trees and enjoy them as a vital part of our community for generations to come.

NOW, THEREFORE, I, Janine Witko, Mayor of the Village of Morton Grove, do hereby proclaim April 24, 2026, as

ARBOR DAY

in the Village, and I urge all citizens to support efforts to protect our trees and woodlands and to support the Village’s urban forestry program; and

FURTHER, I urge all citizens to plant trees to gladden hearts and promote the well being of present and future generations.

In Witness hereof, I have hereunto set my hand and caused to be affixed the seal of the Village of Morton Grove

Janine Witko, Mayor

Legislative Summary

Resolution 26-28

AUTHORIZING A CONTRACT WITH GLOBE CONSTRUCTION COMPANY, INC. OF ADDISON, ILLINOIS, FOR THE 2026 CONCRETE REPLACEMENT PROGRAM

Introduction:	April 14, 2026
Purpose:	To authorize the Village Administrator to execute a contract with Globe Construction Company, Inc. of Addison, Illinois, for the 2026 Concrete Replacement Program.
Background:	Concrete curbs, pavements, and sidewalks are repaired throughout the Village as part of the annual concrete replacement program. The work is performed mostly by a contractor hired by the Village. In accordance with the Village Code, the Department of Public Works Department advertised on the Village’s website beginning March 9, 2026, inviting bids on the “2026 Concrete Replacement Program”. Four bids were received, publicly opened, and read at the Public Works Facility on April 1, 2026, with the bid tabulation included in Exhibit “A.” Globe Construction Company, Inc. submitted the lowest bid with a bid amount of \$227,020.00. The bid amount is based on unit pricing, and the contract’s final price will be based on the number of units the Village will determine. This contract must conform to the requirements of the Prevailing Wage Act. This Resolution will authorize a contract with Globe Construction Company, Inc. for the 2026 Concrete Replacement Program in an amount not to exceed \$227,020.00.
Departs Affected	Department of Public Works
Fiscal Impact:	\$227,020.00
Source of Funds:	2026 General Fund Account Numbers 02-50-17-55-2290 and Enterprise Fund Account Number 40-50-33-55-2230
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

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Chris Tomich, Village Engineer

RESOLUTION 26-28

AUTHORIZING A CONTRACT WITH GLOBE CONSTRUCTION COMPANY, INC. FOR THE 2026 CONCRETE REPLACEMENT 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 Department of Public Works repairs concrete curb, pavements, and sidewalks through an annual concrete replacement program; and

WHEREAS, the Department of Public Works advertised on the Village's website beginning March 9, 2026, inviting bids on the "2026 Concrete Replacement Program"; and

WHEREAS, twenty-five (25) entities, contractors, or suppliers obtained the bidding materials; and

WHEREAS, four (4) bids were received, publicly opened, and read at the Public Works Facility at 10:00 a.m. on April 1, 2026, with the bid tabulation included in Exhibit "A"; and

WHEREAS, Globe Construction Company, Inc. submitted the lowest bid with a bid amount of \$227,020.00; and

WHEREAS, Globe Construction Company, Inc. satisfactorily performed the work for this contract in 2025, was awarded the contract for 2026 Concrete Sidewalk Replacement Program, and staff considers them to be available and qualified to complete the work included in this contract; and

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

WHEREAS, funding for Village-wide concrete replacement work in the cumulative amount of \$465,000 is available in the 2026 Adopted Budget General Fund Account Number 02-50-17-55-2290; and Enterprise Fund Account Number 40-50-33-55-2230, of which \$285,715 is unobligated.

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 Globe Construction Company, Inc. of Addison, Illinois in the amount of \$227,020.00.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Globe Construction Company, Inc. for the 2026 Concrete Replacement Program consistent with its bid and for a contract amount not to exceed \$227,020.00.

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 Globe Construction Company, Inc.

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

Passed this 14th day of April 2026

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

Approved by me this 14th day of April 2026

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

Attested and Filed in my office this
15th day of April 2026

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

Exhibit "A"

Village of Morton Grove, Cook County, Illinois
2026 Concrete Replacement Program

Bid Tabulation
Bid Opening: APRIL 1, 2026 10:00AM

PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate		Globe Construction, Inc. 1781 W. Armitage Ct. Addison, IL 60101		Schroeder & Schroeder, Inc. 7603 Central Park Skokie, IL 60076		M&J Asphalt Paving Co., Inc 3124 South 60th Ct. Cicero, IL 60804		Alliance Contractors Inc. 1166 Lake Avenue Woodstock, IL 60098	
				UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	CONCRETE DRIVEWAY APRON REMOVAL & REPLACEMENT	SQYD	400	\$100.00	\$40,000.00	\$85.00	\$34,000.00	\$82.50	\$33,000.00	\$114.00	\$45,600.00	\$245.70	\$98,280.00
2	PORTLAND CEMENT CONCRETE SIDEWALK 5-INCH	SQFT	500	\$13.00	\$6,500.00	\$11.00	\$5,500.00	\$20.00	\$10,000.00	\$15.00	\$7,500.00	\$22.70	\$11,350.00
3	DETECTABLE WARNING TILES	SQFT	180	\$30.00	\$5,400.00	\$24.00	\$4,320.00	\$36.00	\$6,480.00	\$40.00	\$7,200.00	\$40.00	\$7,200.00
4	CONCRETE SIDEWALK REMOVAL & REPLACEMENT	SQFT	2000	\$13.00	\$26,000.00	\$12.25	\$24,500.00	\$16.00	\$32,000.00	\$15.00	\$30,000.00	\$22.70	\$45,400.00
5	COMBINATION CONCRETE CURB & GUTTER REMOVAL	FOOT	750	\$60.00	\$45,000.00	\$49.00	\$36,750.00	\$47.50	\$35,625.00	\$63.50	\$47,625.00	\$110.65	\$82,987.50
6	SIDEWALK REMOVAL WITH RESTORATION	SQFT	500	\$5.00	\$2,500.00	\$5.50	\$2,750.00	\$5.00	\$2,500.00	\$8.00	\$4,000.00	\$4.00	\$2,000.00
7	HMA DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQYD	150	\$80.00	\$12,000.00	\$48.00	\$7,200.00	\$45.00	\$6,750.00	\$49.50	\$7,425.00	\$107.00	\$16,050.00
8	CLASS B PATCHES, 8"	SQYD	600	\$110.00	\$66,000.00	\$110.00	\$66,000.00	\$115.00	\$69,000.00	\$177.00	\$106,200.00	\$380.50	\$228,300.00
9	CLASS D PATCHES, 4"	SQYD	150	\$75.00	\$11,250.00	\$70.00	\$10,500.00	\$55.00	\$8,250.00	\$52.00	\$7,800.00	\$130.00	\$19,500.00
10	SOUTH PUMPING STATION SIDEWALK	LSUM	1	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$15,595.00	\$15,595.00	\$22,000.00	\$22,000.00	\$24,000.00	\$24,000.00
11	DEMPSTER AND FERRIS BUS STOP	LSUM	1	\$8,000.00	\$8,000.00	\$15,500.00	\$15,500.00	\$8,500.00	\$8,500.00	\$4,100.00	\$4,100.00	\$12,000.00	\$12,000.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$227,650.00		\$227,020.00		\$227,700.00		\$289,450.00		\$547,067.50
AS-READ PROPOSAL AMOUNT							\$227,020.00		\$227,700.00		\$289,450.00		\$547,067.50

Apparent Low Bidder: Globe Construction, Inc.
Apparent Low Bid Amount: \$227,020.00
Engineer's Estimate of Cost: \$227,650.00
Difference: -\$630.00

Legislative Summary

Resolution 26-29

AUTHORIZING A CONTRACT WITH BUILDERS ASPHALT, LLC OF HILLSIDE, ILLINOIS, FOR THE 2026 MATERIAL PURCHASING PROGRAM

Introduction:	April 14, 2026
Purpose:	To authorize the Village Administrator to execute a contract with Builders Asphalt, LLC, of Hillside, Illinois, for the 2026 Material Purchasing Program
Background:	The Village has an annual material purchasing program to purchase asphalt for use by the Department of Public Works and to dispose of recyclable asphalt to maintain the Village's rights-of-way and properties. The Department will use Village trucks to deliver the recyclable asphalt to the plant, collect the asphalt from the producer, and deliver the asphalt to the work site. The purchase and recycling of construction materials for this program are paid for within the Village General Fund and the Motor Fuel Tax (MFT) Fund. The State of Illinois administratively controls MFT Funds. Bidding procedures and contract documents are required to conform to state requirements for these amounts. This contract was bid through a public process in accordance with the Municipal Code and Illinois Department of Transportation (IDOT) requirements. The contract was advertised, and two sealed bids were received. The lowest responsive and responsible bid was from Builders Asphalt, LLC, of Hillside, Illinois. The amount to be paid to the vendor is based upon unit pricing proposed by the contractor for the number of units estimated by the Village, and the final price of the contract will be increased to the amount budgeted. This Resolution will approve a contract with Builders Asphalt, LLC, for the 2026 Material Purchasing Program in an amount not to exceed \$93,000.00.
Departs Affected	Department of Public Works
Fiscal Impact:	\$93,000.00
Source of Funds:	2026 Adopted Budget General Fund Account 02-50-17-56-3110 & Motor Fuel Tax Fund 03-50-60-56-3110 in the cumulative amount of \$93,000.00
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

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Chris Tomich, Village Engineer

RESOLUTION 26-29

AUTHORIZING A CONTRACT WITH BUILDERS ASPHALT, LLC, OF HILLSIDE, ILLINOIS, FOR THE 2026 MATERIAL PURCHASING 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, an annual material purchasing program is necessary to dispose of recyclable asphalt and to purchase asphalt for use by the Department of Public Works to maintain the Village's rights-of-way and properties; and

WHEREAS, the Department will use Village trucks to deliver the recyclable asphalt to the plant, collect the asphalt from the producer, and deliver the asphalt to the work site; and

WHEREAS, there is a travel cost to the Village for driving a truck to and from the asphalt plant; and

WHEREAS, it was determined that it is in the best interest of the Village and most cost-effective for the Village to deliver the recyclable asphalt to the plant, collect the asphalt from the producer, and deliver the asphalt to the work site; and

WHEREAS, the delivery of recyclable asphalt and the purchase of asphalt are paid for using funding from the Village General Fund and the Motor Fuel Tax (MFT) Fund; and

WHEREAS, use of MFT funding is administratively controlled by the State of Illinois, which requires bidding procedures and contract documents for these amounts conforming to State requirements; and

WHEREAS, this contract was bid through a public bid process in accordance with the Municipal Code and Illinois Department of Transportation (IDOT) requirements; and

WHEREAS, the Department of Public Works advertised in the Illinois Department of Transportation Bureau of Local Roads and Streets "Notice to Contractors Bulletin" Bulletin Nos. 26-12 and 26-13, and the Village's website inviting bids on the "2026 Material Purchasing Program MFT Section 26-00000-02-GM"; and

WHEREAS, seven (7) entities, contractors, or suppliers obtained the bidding materials; and

WHEREAS, two (2) bids were received, publicly opened and read at the Public Works Facility at 10 a.m. on April 2, 2026, with the bid tabulation included in Exhibit "A"; and

WHEREAS, Builders Asphalt, LLC, of Hillside, Illinois, is the low bidder with a bid amount of \$125,265.00; and

WHEREAS, the Village’s internal transportation costs to pick up the material from the asphalt plant in Mount Prospect, Illinois, are calculated to be \$33,465 for the contract quantity, which is less than the transportation cost estimated for the location included in the other bid; and

WHEREAS, the amount of hot-mix asphalt material the Village estimated it would purchase and the amount of recycled asphalt the Village estimated it would deliver to as part of this program is estimated to cost \$91,800.00 at the unit prices included in the bid submitted by Builders Asphalt, LLC; and

WHEREAS, the bid amount is based upon unit pricing proposed by the contractor for the number of units estimated by the Village, however, the final price of the contract will be based upon the number of units the Village determines to be in the best interest of the Village; and

WHEREAS, funding for the above work in the cumulative amount of \$93,000.00 is available in the 2026 Adopted Budget General Fund Account Number 02-50-17-56-3110 and Motor Fuel Tax Account Number 03-50-60-56-3110, and

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 Builders Asphalt, LLC, of Hillside, Illinois in the amount of \$91,800.00.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Builders Asphalt, LLC for 2026 Material Purchasing Program in the amount of \$93,000.00.

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 Builders Asphalt, LLC.

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

Passed this 14th day of April 2026

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 14th day of April 2026

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

Attested and Filed in my office this
15th day of April 2026

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

Legislative Summary

Ordinance 26-08

APPROVING AN AMEDMENT TO A SPECIAL USE PERMIT AUTHORIZING THE INSTALLATION OF ROOF-MOUNTED SOLAR ENERGY COLLECTION SYSTEMS AT 8625 WAUKEGAN ROAD IN MORTON GROVE, ILLINOIS

Introduction:	April 14, 2026
Purpose:	To approve an amendment to a Special Use Permit authorizing the installation of roof-mounted solar energy collection systems for the property commonly known as 8625 Waukegan Road.
Background:	<p>SLDIL Portfolio LLC and Opal Energy Group, LLC, on behalf of Public Storage, Inc. (together, the “Applicants”), submitted a complete Special Use Application to the Department of Community and Economic Development under Case PC 25-13 seeking authorization to install roof-mounted community solar energy collection systems for the sale of energy generated at the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois (“Subject Property”), and a behind-the-meter solar energy collection system to supply the on-site user with energy to conduct operations (“Application”).</p> <p>Case PC 25-13 was initially considered at a Plan Commission public hearing on January 20, 2026, at which the Plan Commission voted unanimously (5-0) to recommend approval of a Special Use Permit amendment to allow a community solar installation by SLDIL Portfolio LLC. Prior to any vote on the ordinance granting the Special Use Permit by the Village Board, the Village was made aware of a parallel plan to install a solar energy collection system on portions of the Subject Property to provide electricity to the on-site user, Public Storage. The Village requested that the original Special Use Application be amended to include both projects proposed by SLDIL Portfolio LLC and Opal Energy Group, LLC, at the Subject Property. The Applicants subsequently submitted a revised application under Case PC 25-13, which was considered by the Plan Commission at their March 12, 2026, meeting.</p> <p>On December 2, 2025, the Appearance Commission reviewed Case PC 25-13, issued an Appearance Certificate, and recommended approval of the Application. The requirement for Traffic Safety Commission review was waived due to the project’s insignificant impact on the community from a traffic safety perspective, as authorized by Section 12-16-4:A.2. On January 20, 2026, the initial Application was presented to the Plan Commission, at which time the Plan Commission voted unanimously (5-0) to recommend approval with conditions. Following amendment to the Application, Case PC 25-13 was again presented to and considered by the Plan Commission, at which time the Applicants presented both proposed solar energy collection systems and all concerned parties were given the opportunity to present their views for consideration by the Commission. Based on the Application, staff report, and testimony provided at the public hearing, the Plan Commission voted unanimously (6-0) to recommend approval of the amendment to the Special Use Permit with conditions relating to final design and permitting.</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 amendment will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	April 28, 2026
Special Considerations or Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Zoe Heidorn, Director of Community and Economic Development

ORDINANCE 26-08

APPROVING AN AMEDMENT TO A SPECIAL USE PERMIT AUTHORIZING THE INSTALLATION OF ROOF-MOUNTED SOLAR ENERGY COLLECTION SYSTEMS AT 8625 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, 8625 Waukegan Road, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 285,305-square-foot lot zoned in a C-1 General Commercial District and improved with multiple commercial structures (“Subject Property”); and

WHEREAS, Ordinance 89-3, approved on January 23, 1989, granted a Special Use Permit for operation of the Subject Property as an office/warehouse and mini-warehouse development. Ordinance 89-30, approved August 15, 1989, amended the Special Use Permit to allow a newspaper transfer facility on the revised site plan of the storage facilities. Ordinance 95-13, approved on May 22, 1995, amended the Special Use Permit to allow the conversion of the office/warehouse building to a self-storage facility. Ordinance 99-54, approved on December 13, 1999, granted an amendment to the Special Use Permit for the operation of a storage facility with one pick-up and delivery building at the Subject Property. Ordinance 04-21, approved on July 14, 2004, granted an amendment to the original Special Use Permit to convert an existing pick-up and delivery building to a three-story self-storage facility; and

WHEREAS, SLDIL Portfolio LLC and Opal Energy Group, LLC (“Applicants”), submitted a Special Use Application to the Village’s Plan Commission under Case PC 25-13 (“Application”) requesting an amendment to the Special Use Permit to authorize the installation of roof-mounted solar energy collection system at the Subject Property; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing to consider 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 December 2, 2025, the Appearance Commission reviewed the Application, issued an Appearance Certificate for the project, and recommended approval of the Application with conditions; and

WHEREAS, the requirement for review by the Traffic Safety Commission review was waived due to the project's insignificant impact on the community from a traffic safety perspective, as authorized by Section 12-16-4:A.2; and

WHEREAS, at the January 20, 2026, public hearing, the Plan Commission 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. At the January 20, 2026, meeting, the 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 Special Use Permit, subject to certain conditions, restrictions, and requirements; and

WHEREAS, following the January 20, 2026, public hearing, the Village was made aware that the Application submitted did not include all roof-mounted solar energy systems proposed to be installed at the Subject Property and requested amendment to the Application to include all proposed systems for additional review by the Plan Commission at a second public hearing; and

WHEREAS, the Applicants submitted an amended application to include all roof-mounted solar energy systems proposed to be installed at the Subject Property, including (1) a community solar energy collection system for the sale of energy generated at the Subject Property and (2) a behind-the-meter solar energy collection system to supply the on-site public storage facility with energy to conduct their operations; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a second public hearing to consider the amended Application to be held at a regular meeting of the Plan Commission on March 12, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on February 19, 2026, written notification was sent to property owners within 250 feet of the Subject Property on February 19, 2026, and a sign was posted on the Subject Property on February 19, 2026, as required by ordinance; and

WHEREAS, at the March 12, 2026, meeting of the Plan Commission, the 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 Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated April 7, 2026, which was presented to the Village Board on April 14, 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 Amendment to Special Use Permit. The Corporate Authorities hereby grant an amendment to the Special Use Permit previously granted and amended under Ordinance 89-3, Ordinance 89-30, Ordinance 95-13, Ordinance 99-54, and Ordinance 04-21 to authorize the installation of roof-mounted solar energy collection systems 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 Subject Property shall be improved and maintained in conformity with the following plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or their designee, including:
 - 1. Special Use Application, submitted by SLDIL Portfolio LLC and Opal Energy Group, LLC., received February 27, 2026;
 - 2. Informational Title Report Summary, prepared by Fortune Title Agency, dated December 4, 2024;

3. Written Authorization of Property Owner Public Storage, Inc., dated February 23, 2026;
 4. Legal Description, received July 9, 2025;
 5. Boundary Survey, prepared by J M Hank & Associates, received July 9, 2025;
 6. Topographic Survey, prepared by J M Hank & Associates, received July 9, 2025;
 7. Plat of Survey, prepared by J M Hank & Associates, received July 9, 2025;
 8. Site Plan for Opal Energy Group, prepared by Wyssling Consulting, LLC, dated August 10, 2025;
 9. Engineering Plans, prepared by Solar Landscape, LLC, revised November 26, 2025;
 10. Standard Agreement for Interconnection of Distributed Resource Facilities, submitted by Solar Landscape, LLC dated September 23, 2024;
 11. Glare Analysis Technical Memorandum, prepared by Solar Landscape, LLC, dated October 4, 2025;
 12. Glare Analysis for 8625 Waukegan Road, prepared by ForgeSolar, revised July 9, 2025;
 13. Glare Analysis Observation Point Location Map, submitted by Solar Landscape, LLC, received November 26, 2025;
 14. FAA Determination Letter, submitted by Solar Landscape, LLC, dated October 4, 2025;
 15. New PV System Design Public Storage 27006 (Unit A- Opal Energy Group), prepared by Wyssling Consulting, LLC, revised December 5, 2025;
 16. New PV System Design Public Storage 27006 Unit B (Opal Energy Group), prepared by Wyssling Consulting, LLC, revised December 5, 2025; and
 17. New PV System Design Public Storage 27006 Unit C (Opal Energy Group), prepared by Wyssling Consulting, LLC, dated December 5, 2025.
- B. Prior to filing any Building Permit Application, the Applicants shall, for each system, 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 Director of Community and Economic Development and the

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/Applicants shall be required to file an application for an amendment to the Appearance Certificate and/or an amendment to the Special Use Permit.

- C. Prior to filing any Building Permit Application, SLDIL Portfolio LLC shall submit material selections for roof-mounted inverter rack screening, subject to review and approval by the Director of Community and Economic Development. Proposed screening for roof-mounted inverter racks shall be a neutral color that matches or complements the color of surrounding roofing materials and mechanicals.
- D. The Applicants shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

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 amended 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 amended 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 28th day of April 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 28th day of April 2026.

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

Attested and Filed in my office this 29th day of April 2026.

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

LIST OF EXHIBITS

EXHIBIT A Legal Description, 8625 Waukegan Road, Morton Grove, Illinois
EXHIBIT B Plan Commission Report for PC 25-13, dated April 7, 2026

EXHIBIT A

**8625 WAUKEGAN ROAD, MORTON GROVE, ILLINOIS 60053
LEGAL DESCRIPTION:**

THAT PART OF LOT 2 IN WHITE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2 LYING 330 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ON THE WEST LINE THEREOF); THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 330 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 1019.22 FEET TO A POINT OF INTERSECTION OF SAID NORTH LINE AND THE CENTER LINE OF OAK PARK AVENUE AS LAID OUT IN SCHRADER'S ADDITION TO MORTON GROVE, THENCE SOUTH ALONG SAID CENTER LINE OF OAK PARK AVENUE A DISTANCE OF 167.76 FEET TO A POINT OF INTERSECTION OF SAID CENTER LINE AND THE CENTER LINE OF MAIN STREET AS LAID OUT IN SAID SCHRADER'S ADDITION; THENCE WEST ALONG SAID CENTER LINE OF MAIN STREET A DISTANCE OF 166.0 FEET TO A POINT OF INTERSECTION OF SAID CENTER LINE OF MAIN STREET AND THE CENTER LINE OF A NORTH AND SOUTH 16 FOOT ALLEY EXTENDED AND LAID OUT IN BLOCK 7 OF SAID SCHRADER'S ADDITION, THENCE SOUTH A DISTANCE OF 162.33 FEET ALONG THE CENTER LINE OF SAID ALLEY TO A POINT OF INTERSECTION OF THE CENTER LINE OF SAID ALLEY AND A LINE PARALLEL WITH AND 330 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF), THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 843.92 FEET TO THE PLACE OF BEGINNING (EXCEPT WEST 50 FEET THEREOF TAKEN OR USED FOR WAUKEGAN ROAD), IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER:

10-19-103-002-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 25-13

Dated April 7, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Zoe Heidorn, Director of Community & Economic Development

Date: April 7, 2026

Re: Plan Commission Case PC 25-13
Request for approval to amend a Special Use Permit to allow for the installation of roof-mounted solar energy collection systems at the property commonly known as 8625 Waukegan Road (PIN 10-19-103-002-0000) in Morton Grove, Illinois. The applicants are SLDIL Portfolio LLC and Opal Energy Group, LLC.

Executive Summary

SLDIL Portfolio LLC (“Solar Landscape”) and Opal Energy Group, LLC (“Opal Energy”), on behalf of Public Storage, Inc. (together, the “Applicants”), submitted a complete Special Use Application to the Department of Community and Economic Development under Case PC 25-13 seeking authorization to install a roof-mounted community solar energy collection system for the sale of energy generated at the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois (“Subject Property”), and a behind-the-meter solar energy collection system to supply Public Storage, the on-site user, with energy to conduct their operations (“Application”). A public storage facility was permitted at the Subject Property by Special Use Permit under Ordinance 95-13 with amendments under Ordinance 99-54 and Ordinance 04-21.

Case PC 25-13 was initially considered at a Plan Commission public hearing on January 20, 2026, at which the Plan Commission voted unanimously (5-0) to recommend approval of a Special Use Permit amendment to allow a community solar installation by Solar Landscape. Prior to any vote on the ordinance granting the Special Use Permit by the Village Board, the Village was contacted by Opal Energy and made aware of a parallel plan to install a solar energy collection system on portions of the Subject Property to provide electricity to the on-site user, Public Storage. The Village requested that the original Special Use Application be amended to include both projects proposed by Solar Landscape and Opal Energy at the Subject Property. The Applicants subsequently submitted a revised application under Case PC 25-13 as co-applicants, which was considered by the Plan Commission at their March 12, 2026, meeting.

On March 12, 2026, the Applicants presented the Application, including both proposals for solar energy collection systems, and all concerned parties were given the opportunity to present their views for consideration by the Commission. On March 12, 2026, the Plan Commission recommended by a vote of 6-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The Subject Property consists of one parcel occupied by the existing Public Storage facility, measuring approximately 285,305 square feet, and zoned C-1 General Commercial. All surrounding properties to the north, south, and west across Waukegan Road are also zoned C-1. The Subject Property is located to the south of the Samwill Station shopping center and north of the Trafalgar Woods townhome development. The properties to the east are located within the Forest Preserves of Cook County and zoned R-1 Single Family Residence.

Solar Landscape, a New Jersey-based renewable energy development company proposes to develop a community solar project at the subject property. The project consists of roof-mounted solar panels and will be installed on the existing building. The total system size is 960kW AC and interconnection has already been approved by ComEd. The project has also been approved as part of the Illinois Shines Community-Driven Community Solar Program (CDCS). CDCS allows customers to

subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.

Opal Energy, a renewable energy company specializing in commercial and industrial energy solutions, proposes to install a behind-the-meter solar energy collection system that would supply energy to the Public Storage property. Unused energy generated by the project would be sold back to the grid via net metering and the property owner would receive bill credits from ComEd. The total size of the Opal Energy system would be 130kW AC and cover 9,174 square feet across two roofs.

Solar Landscape is also proposing the installation of three utility poles, a transformer, and a switchboard in the northeast corner of the site. That area is screened from public view by privacy fencing and the buildings to the west. The utility poles would be visible from the Sawmill Station property, but would be concealed from view by a future building to be located on the undeveloped pad at the shopping center.

Commission Review

Appearance Commission

On December 2, 2025, the Appearance Commission reviewed Case PC 25-13. At the public meeting, the Commission discussed a property value impact study, ground-level visibility images, whether panels were roof-mounted or freestanding, a decommissioning plan, any additional signage, and the existing fencing and security as it relates to the proposed project.

At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the Application with conditions relating to the need for an approved decommissioning plan prior to applying for the building permit, and final elevations and materials information to address concerns regarding the proposed roof-mounted inverter rack. The staff report to the Appearance Commission, dated November 26, 2025 is included as "**Attachment A.**"

Traffic Safety Commission

The requirement for Traffic Safety Commission review was waived due to the project's insignificant impact on the community from a traffic safety perspective, as authorized by Section 12-16-4:A.2.

Departmental Review

The proposed project was reviewed by several department representatives. Department staff did not issue any comments relating to the Application.

- **Building Department:** No comments at this time.
- **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 Case PC 25-13 in accordance with Unified Development Code requirements. 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. The Village also provided public notice for the March 12, 2026, Plan Commission public hearing for PC 25-13 in accordance Code requirements. The *Morton Grove Champion* published a public notice on February 19, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 19, 2026.

Plan Commission – January 20, 2026, Proceedings: *Five members of the Plan Commission were in attendance at the public hearing for Case PC 25-13 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 B,**" was entered into the public record.*

Mr. Nolin introduced the case. He reported that in the case of PC 25-13, Solar Landscape, on behalf of Public Storage, Inc., is seeking to amend a special use permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar energy collection system. The project has been approved as part of the Illinois Shines, Community-Driven Community Solar Program (CDCS). CDCS allows customers to subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.

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

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

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

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

Commissioner Liston asked if there is any noise generated by the inverters. The applicant responded that they generate white noise that cannot be heard by surrounding property owners.

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

The Commissioners sought clarification on the allowance for screening for the rack. Mr. Nolin said the screening could be administratively approved.

Chairman Kintner asked if the equipment will be installed in phases. The applicants said that it is installed in phases, with deliveries every couple of weeks. Solar Landscape and the subcontractors set the installation schedule. There will be uninterrupted access provided for the public storage patrons.

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

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

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

There was no public comment.

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

- 1. Prior to filing any Building Permit Application, the owner/applicant shall submit final plans, including a decommissioning plan, that meet the requirements of draft Ordinance 25-22 subject to review and approval by the Village Administrator.*
- 2. Final plans, elevations and materials must be deemed consistent with the approved materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

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

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

<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).

Plan Commission – March 12, 2026, Proceedings: *Six members of the Plan Commission were in attendance at the public hearing for Case PC 25-13 held on March 12, 2026.*

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated March 5, 2026, and attached hereto as “Attachment C,” was entered into the public record.

Mr. Nolin introduced the case. He said that 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.

Mr. Nolin noted that 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 has 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. After learning of the parallel plan for installation, Village administration removed 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. He asked if the coverage of the roof was looked at collectively with regard to what the roof can support. The applicants responded that the calculations are collective and the projects were reviewed together. Chairman Kintner then asked if any of the conduit

is shared. The project team responded that no conduit is shared.

Mr. Charlesworth noted that Opal Energy inverters will be installed on the building's side and are protected by bollards if needed. 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:

1. 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.
2. 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 passed (6-0).

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 D**":

1. Special Use Application, submitted by SLDIL Portfolio LLC and Opal Energy Group, LLC., received February 27, 2026
2. Informational Title Report Summary, prepared by Fortune Title Agency, dated December 4, 2024
3. Written Authorization of Property Owner Public Storage, Inc., dated February 23, 2026
4. Legal Description, received July 9, 2025
5. Boundary Survey, prepared by J M Hank & Associates, received July 9, 2025
6. Topographic Survey, prepared by J M Hank & Associates, received July 9, 2025
7. Plat of Survey, prepared by J M Hank & Associates, received July 9, 2025
8. Site Plan for Opal Energy Group, prepared by Wyssling Consulting, LLC, dated August 10, 2025
9. Engineering Plans, prepared by Solar Landscape, LLC, revised November 26, 2025
10. Standard Agreement for Interconnection of Distributed Resource Facilities, submitted by Solar Landscape, LLC dated September 23, 2024
11. Glare Analysis Technical Memorandum, prepared by Solar Landscape, LLC, dated October 4, 2025

12. *Glare Analysis for 8625 Waukegan Road, prepared by ForgeSolar, revised July 9, 2025*
13. *Glare Analysis Observation Point Location Map, submitted by Solar Landscape, LLC, received November 26, 2025*
14. *FAA Determination Letter, submitted by Solar Landscape, LLC, dated October 4, 2025*
15. *Letter of Support, prepared by Go Green Skokie, dated August 24, 2023*
16. *Letter of Support, prepared by Garfield Park Community Council, dated August 24, 2023*
17. *Letter of Support, prepared by Seven Generations Ahead, dated August 23, 2023*
18. *Letter of Support, prepared by Hispanic American Construction Industry Association, dated August 24, 2023*
19. *Letter of Support, prepared by Chicago Muslims Green Team, dated August 24, 2023*
20. *New PV System Design Public Storage 27006 (Unit A- Opal Energy Group), prepared by Wyssling Consulting, LLC, revised December 5, 2025*
21. *New PV System Design Public Storage 27006 Unit B (Opal Energy Group), prepared by Wyssling Consulting, LLC, revised December 5, 2025*
22. *New PV System Design Public Storage 27006 Unit C (Opal Energy Group), prepared by Wyssling Consulting, LLC, dated December 5, 2025*

Attachments

- **Attachment A** – Staff Report for the Appearance Commission for AC 25-21 (PC 25-13), prepared by Brandon Nolin, AICP, Community Development Administrator, dated November 26, 2025
- **Attachment B** – Staff Report for the Plan Commission for PC 25-13, prepared by Brandon Nolin, AICP, Community Development Administrator, dated January 13, 2026
- **Attachment C** – Staff Report for the Plan Commission for PC 25-13, prepared by Brandon Nolin, AICP, Community Development Administrator, dated March 5, 2026
- **Attachment D** – Final Plans and Supporting Documents for PC 25-13

Attachment A

Staff Report for the Appearance Commission for AC 25-21 (PC 25-13)
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated November 26, 2025

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: November 26, 2025

Re: Appearance Commission Case AC 25-21
Request for approval to amend a Special Use Permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar project at the property commonly known as 8625 Waukegan Road (PIN 10-19-103-002-0000) in Morton Grove, Illinois.

STAFF REPORT

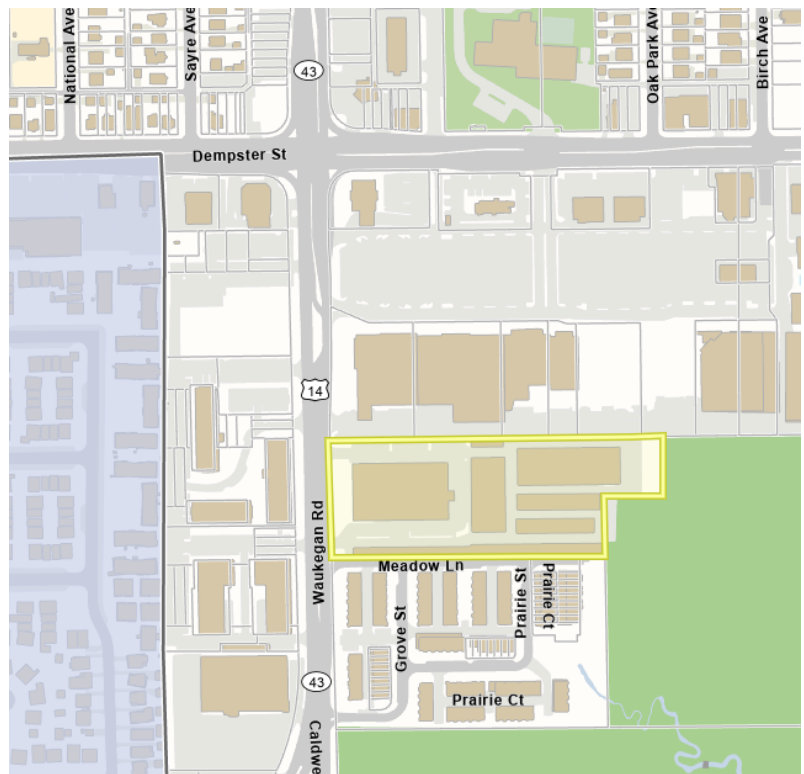
Application Summary

SLDIL Portfolio LLC, on behalf of Public Storage, Inc. (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development (under PC 25-13) and an Appearance Certificate is requested for the installation of a roof-mounted community solar energy collection system.

Per Section 12-16-2:C, any renovation or remodeling involving the exterior of any existing structure, except for one- and two-family residential buildings, requires appearance commission review. As proposed, the solar arrays would protrude from the roof approximately 10 in. Though the solar arrays would likely not be visible from street level, they would be visible from elevated positions of adjacent townhomes to the south and apartments to the west across Waukegan.

Subject Property

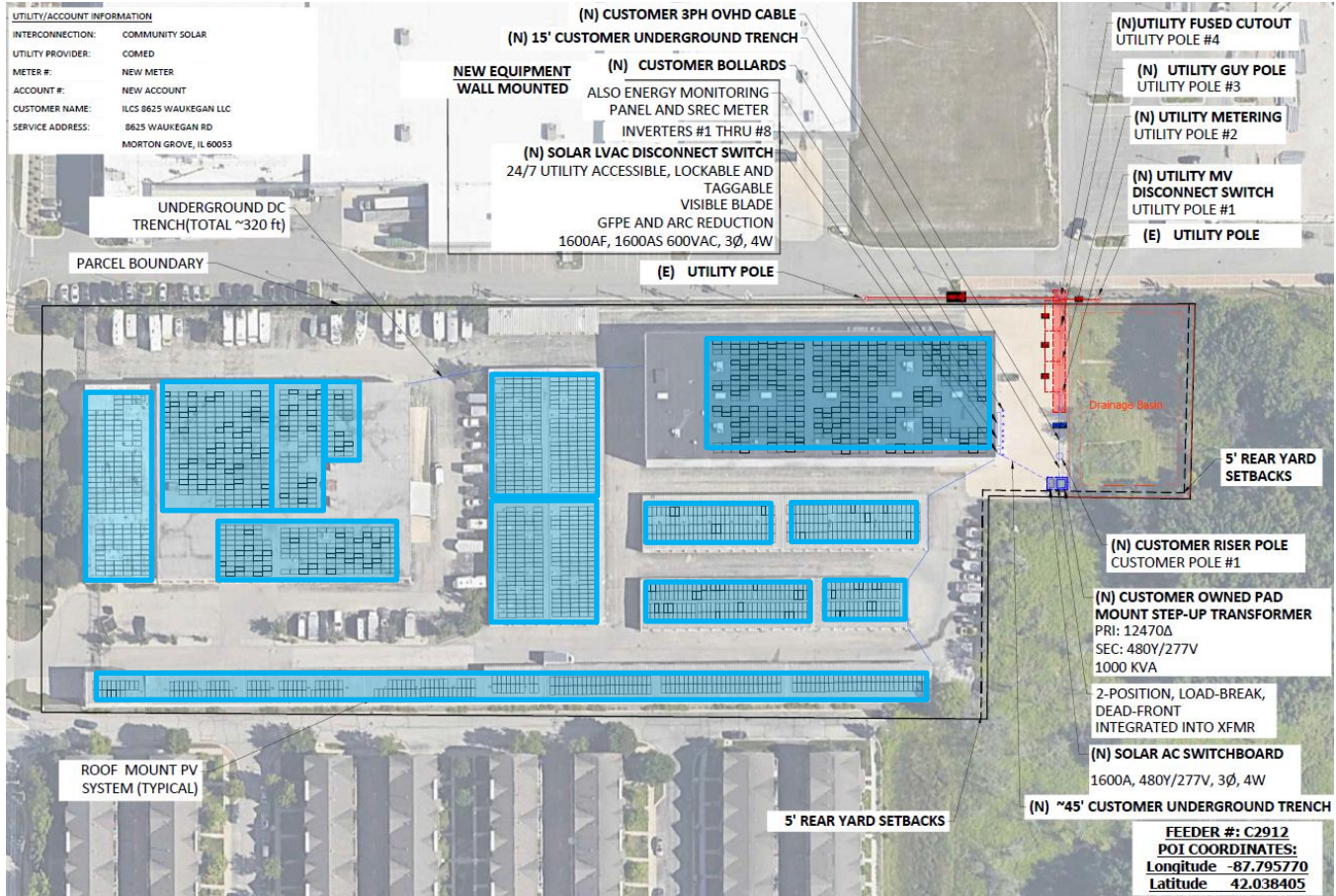
The subject property consists of one (1) parcel occupied by the existing Public Storage facility at 8625 Waukegan Road in Morton Grove, Illinois. The parcel is approximately 285,305.21 sq. ft. and zoned C-1 General Commercial. All surrounding properties to the north, south, and west across Waukegan Road are also zoned C-1. The subject property is located to the south of the Samwill Station shopping center and north of the Trafalgar Woods townhome development. The properties to the east are located within the Forest Preserves of Cook County and zoned R-1 Single Family Residence.



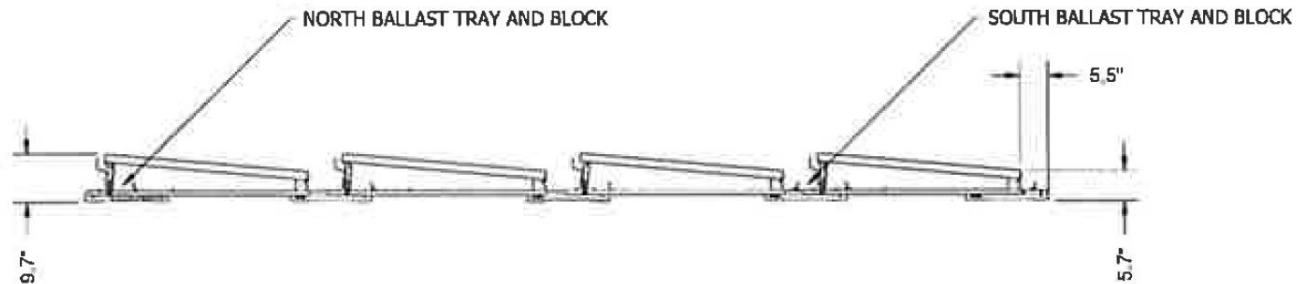
Subject Property Location Map

Project Overview

Solar Landscape, a renewable energy development company located in Asbury Park, NJ, proposes to develop a community solar project at the subject property. The project consists of roof mounted solar panels and will be installed on the existing Public Storage building located on the property. The total system size is 960kW AC and interconnection has been approved by ComEd. The project has been approved as part of the Illinois Shines Community-Driven Community Solar Program (CDCS). CDCS allows customers to subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.



Proposed Site Plan with Generalized Solar Array Locations Highlighted in Blue



Proposed Solar Array Racking Details (Typical)

Glare Analysis

Solar Landscape is proposing solar arrays to be mounted to the roof of every building at the subject property. This includes locating solar arrays on the westernmost building that fronts Waukegan Road as well as on the buildings located along the south lot line immediately adjacent the Trafalgar Woods townhome complex. Staff has concerns regarding the potential for glare to impact the adjacent townhome project. There is potential for light to reflect off of the roof-mounted solar arrays visible from upper stories of adjacent townhomes. In response to Staff comments, the applicant provides a glare report that summarizes the results of simulated glare from various observation points.

The analysis evaluates both “glint” which is defined as a bright, momentary flash of light; and “glare” which is defined as a more continuous and sustained presence of light that may appear to “sparkle” from viewing locations. The report also notes that the solar arrays are designed specifically not to reflect light, thus reducing the potential for glint and glare. The report found to potential for glare at any of the observation points. Latitude and longitude for each observation point were shared and Staff has requested a map to help illustrate observation point locations. The applicant has indicated they will provide a map prior to Appearance Commission meeting on December 2, 2025. Several observation points were located along the south lot line at a height of 12 ft. in an effort to simulate second-floor observation points from adjacent residences. ***The applicant should speak to the glare analysis results and potential impacts to adjacent residential properties.***

The applicant is also proposing the installation of three (3) utility poles, a transformer, and a switchboard in the northeast corner of the site. That area is screened from public view by privacy fencing and the subject property buildings to the west. The utility poles would be visible from the Sawmill Station property, but would be concealed from view by a future building to be located on the undeveloped pad at the shopping center.

Solar Energy Collection Systems Code Update

A proposed update to the Unified Development Code that was approved by the Plan Commission (PC 25-04) and is currently up for consideration by the Village Board, will provide guidance regarding the location and installation of solar energy collection systems. The applicant has been provided a copy of the Plan Commission staff report including draft ordinance language approved by the Plan Commission and it is included as “**Attachment A**” in this report. The first reading of the draft ordinance is December 9, 2025 with approval anticipated in January 2026.

The proposed code update requires a Special Use Permit for grid-connected solar energy systems that sell back to the energy grid. The application meets that requirement as an amendment to an existing special use permit. The proposed code update also includes requirements for building-mounted solar energy collection systems including standards for location, quantity, roof overhang, and height. The proposed installation meets all proposed standards.

Decommissioning Plan Required

The proposed code update also indicates that a decommissioning plan shall be required for all installations in commercial or industrial zoning districts and such a plan shall run with the land. The decommissioning would then be required for all solar energy collection system installations in commercial and industrial zoning districts, when the primary structure is vacant for a period of three hundred and sixty-five (365) days. ***Staff recommend as a condition of approval that the applicant be required to submit revised final plans that include a decommissioning plan subject to review and approval by the Village Administrator.***

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 the installation of a roof-mounted community solar energy collection system under Special Use Permit (PC 25-13) for the property commonly known as 8625 Waukegan Road in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall submit final plans, including a decommissioning plan, that meet the requirements of draft Ordinance 25-22 subject to review and approval by the Village Administrator.*
2. *Final plans, elevations and materials must be deemed consistent with the approved materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: November 12, 2025

Re: Plan Commission Case PC 25-04
Request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems. The applicant is the Village of Morton Grove.

STAFF REPORT

Public Notice

The Village provided public notice for the November 18, 2025, Plan Commission public hearing for Case PC 25-04 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on October 30, 2025. Letters to surrounding property owners and a public notice sign were not required due to the application being for a Text Amendment to the Unified Development Code (Title 12) and not in relation to any particular property.

Background

The Department of Community and Economic Development continuously reviews and updates the Unified Development Code (Title 12, Morton Grove Municipal Code) as needed to keep regulations current and promote predictable and desirable development. This report outlines several text amendments recommended by Staff based on input received throughout 2024 and discussion with the Plan Commission on December 17, 2024, and March 18, 2025.

Solar Energy

Solar energy collection systems are not currently defined within the UDC and Staff reviews requests on a case-by-case basis. The Building Code provides some guidance on solar such as requirements for the use of electrical conduit and structural supports, but there is not guidance to ensure such installations do not have a negative impact on adjacent properties. Staff recommend the following definition and treatment of solar energy collection systems to provide fair certainty to applicants and avoid inconsistent guidance.

NOTE: *Following Plan Commission discussion on March 18, 2025, the proposed permitted height for solar energy collection systems on pitched roofs was reviewed by Staff. Staff determined that allowing for systems to extend up to five feet (5') above the surface of a pitched roof was appropriate to allow users to angle solar panels to optimize solar capture. Accommodating all manner of roof angles would be impractical within the Code. The following statement has been included in Section 12-3-9:A.5 to highlight the concern: "System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system."*

12-3-9 New Section for Solar

12-3-9: Solar Energy Collection Systems

Solar energy collection systems are allowed as an accessory use in all districts with the following conditions:

A. Building-Mounted Systems

1. Location:
 - a. Roof-mounted: Solar energy collection systems may be mounted on any roof face of principal or accessory structures. Systems should be flush mounted when possible.
 - b. Façade-mounted: Solar energy collection systems may be applied flat against a building façade, or project off a building facade up to three feet (3'), but shall not be mounted to any façade facing the front of the property nor encroach in required yards.
2. Quantity: The total square footage of the system panels may not exceed the total area of roof surface of the structure to which the system is attached. For facade-mounted panels, the total square footage of the system panels may not exceed twenty percent (20%) of the facade area.
3. Roof Overhang: No part of a roof-mounted system shall extend over the edge of the roof.
4. Measuring Height: Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
5. Maximum Height: Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof. System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system.

B. Free-Standing Systems

1. Location: Systems are permitted in the rear and side yards only, but may not be located in a required side yard. All parts of a freestanding system shall be located within the buildable area of a parcel.
2. Maximum Height: Maximum height shall be fifteen feet (15') measured from the grade at the base of the pole to the highest edge of the system.
3. Setbacks: All parts of the freestanding system shall follow the requirements of a detached accessory structure pursuant Section 12-2-5:B of this Chapter, however no freestanding system shall be located closer than ten feet (10') from a lot line of an adjacent residential use.
4. Accessory Structure: A free-standing system shall count toward the maximum number of accessory structures allowed, but does not count toward the maximum gross floor area of accessory structures.
5. Coverage: The area of a free-standing system shall be included in lot coverage and yard coverage calculations, and shall not occupy greater than seventy-five percent (75%) of the lot area when accessory to a commercial use.

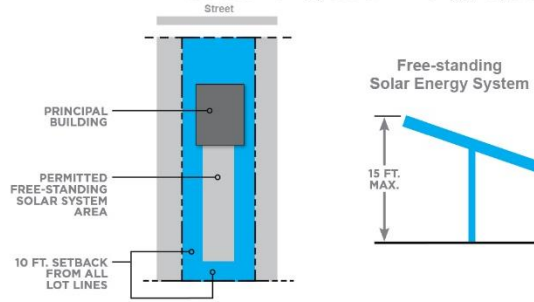
C. Requirements for all Solar Energy Collection Systems.

1. Grid-connected Solar Energy System. A grid-connected solar energy collection system is one that is connected to an electric circuit served by a utility company.
 - a. Net Metering Permitted: All energy produced by a grid-connected solar energy collection system shall be utilized on site, except for net metering as authorized by the applicable electric or other utility.
 - b. Special Use Permit required for Resale: Grid-connected solar energy systems shall only be permitted to sell energy for use off-site in select zoning districts by special use permit as indicated in Section 12-3-4.

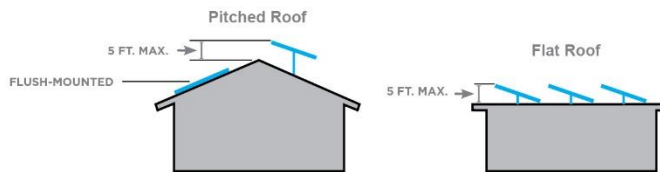
- c. Traffic Movement: All structures shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
 - d. Location: Grid-connected systems shall be building-mounted. Free-standing systems shall be prohibited.
 - e. Utility Company Notification: No grid-connected system shall be installed until the owner or operator has provided evidence of notification to the electric utility company of the customer's intent to install an interconnected system that complies with the interconnection requirements of the electric utility company.
2. Blending: Efforts shall be made in the design of solar energy systems to incorporate the use of materials, colors, textures, screening and landscaping that will aid in blending the system into the natural setting and existing environment.
 3. Wiring and Piping: All exterior electrical and plumbing lines for solar energy collection systems shall be placed in a conduit or copper piping, shall be installed underground or contained within a raceway that complements the building materials of the principal structure, and shall otherwise comply with all other Village requirements relative to electrical or plumbing lines.
 4. Glare and Heat: No glare or heat from a solar energy collection system shall be detectable at any point off the lot on which the system is located. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.
 5. No Advertising: Solar energy collection systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a property line.
 6. Decommissioning Plan: A decommissioning plan shall be required for all installations in commercial or industrial zoning districts and such a plan shall run with the land. A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) shall be recorded with the Cook County recorder of deeds office. The decommissioning plan shall address the following:
 - a. Defined conditions upon which decommissioning will be initiated;
 - b. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, and foundations;
 - c. Restoration of property to condition prior to development of the solar energy system;
 - d. Timeframe for completion of decommissioning activities, not to exceed twelve (12) months;
 - e. Description and copy of any lease or any other agreement with landowner regarding decommissioning;
 - f. Name and address of person or party responsible for decommissioning; and
 - g. Plans and schedule for updating this decommission plan.
 7. Vacancy of Primary Structure: For all installations in commercial and industrial zoning districts, decommissioning shall be required to initiate if the primary structure is vacant for a period of three hundred and sixty-five (365) days. Temporary or partial use of the primary structure shall not be considered in determining the vacancy status.

SOLAR ENERGY COLLECTION SYSTEMS

Free-standing Solar Energy System



Building-mounted Solar Energy System



[12-3-10 Wind Energy Collection Systems removed]

Attachment B

Staff Report for the Plan Commission for PC 25-13
Prepared by Brandon Nolin, AICP, 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 25-13
Request for approval to amend a Special Use Permit (Ord. 04-21) to allow for the installation of a roof-mounted community solar project at the property commonly known as 8625 Waukegan Road (PIN 10-19-103-002-0000) in Morton Grove, Illinois.

STAFF REPORT

Public Notice

The Village provided Public Notice for the January 20, 2026, Plan Commission public hearing for PC 25-21 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.

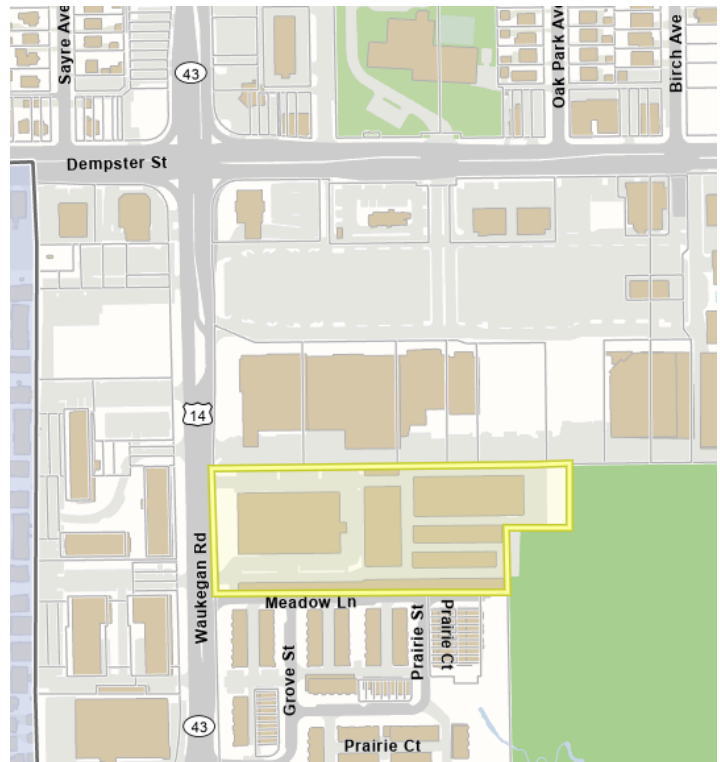
Application Summary

SLDIL Portfolio LLC, on behalf of Public Storage, Inc. (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development (under PC 25-13) and an Appearance Certificate is requested for the installation of a roof-mounted community solar energy collection system. A public storage facility was permitted via special use permit under Ordinance 95-13 with amendments under Ordinance 99-54 and Ordinance 04-21 (See “**Attachment A**”).

Per Section 12-16-2:C, any renovation or remodeling involving the exterior of any existing structure, except for one- and two-family residential buildings, requires appearance commission review. As proposed, the solar arrays would protrude from the roof approximately 10 in. Though the solar arrays would likely not be visible from street level, they would be visible from elevated positions of adjacent townhomes to the south and apartments to the west across Waukegan.

Subject Property

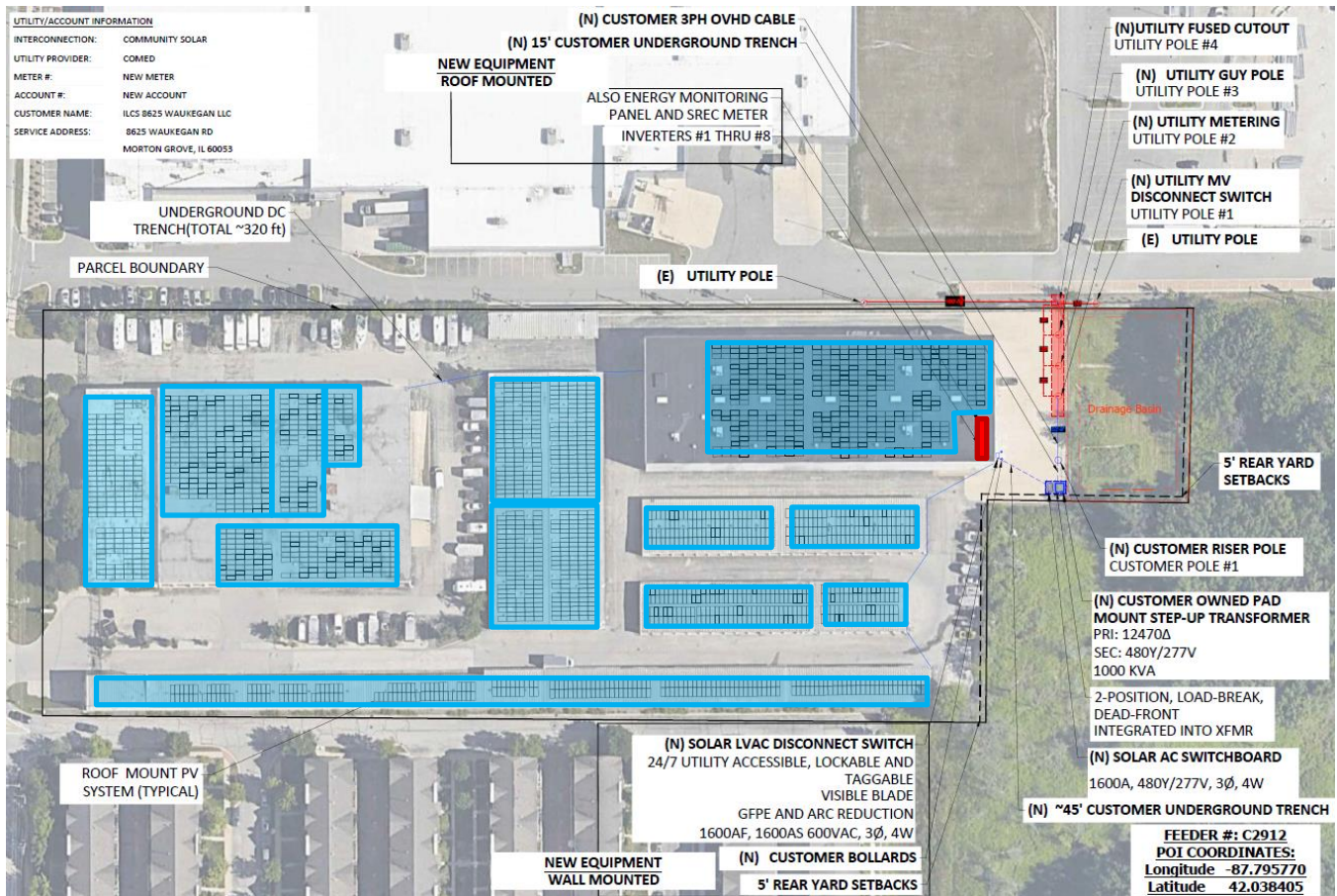
The subject property consists of one (1) parcel occupied by the existing Public Storage facility at 8625 Waukegan Road in Morton Grove, Illinois. The parcel is approximately 285,305.21 sq. ft. and zoned C-1 General Commercial. All surrounding properties to the north, south, and west across Waukegan Road are also zoned C-1. The subject property is located to the south of the Samwill Station shopping center and north of the Trafalgar Woods townhome development. The properties to the east are located within the Forest Preserves of Cook County and zoned R-1 Single Family Residence.



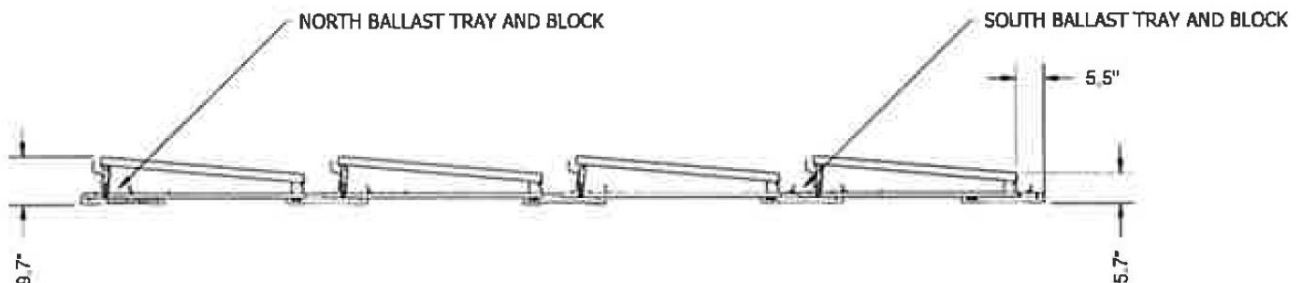
Project Overview

Solar Landscape, a renewable energy development company located in Asbury Park, NJ, proposes to develop a community solar project at the subject property. The project consists of roof mounted solar panels and will be installed on the existing Public Storage building located on the property. The total system size is 960kW AC and interconnection has been approved by ComEd. The project has been approved as part of the Illinois Shines Community-Driven Community Solar Program (CDCS). CDCS allows customers to subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.

The applicant is also proposing the installation of three (3) utility poles, a transformer, and a switchboard in the northeast corner of the site. That area is screened from public view by privacy fencing and the subject property buildings to the west. The utility poles would be visible from the Sawmill Station property, but would be concealed from view by a future building to be located on the undeveloped pad at the shopping center.



**Proposed Site Plan: Generalized Solar Array Locations highlighted in BLUE;
 Roof-mounted Inverter Rack highlighted in RED**



Proposed Solar Array Racking Details (Typical)

Solar Energy Collection Systems Code Update

A proposed update to the Unified Development Code that was approved by the Plan Commission (PC 25-04) and was recently approved by the Village Board, provides guidance regarding the location and installation of solar energy collection systems. The applicant was provided a copy of the Plan Commission staff report including draft ordinance language approved by the Plan Commission and it is included as “**Attachment A**” in this report. The ordinance was approved on January 13, 2026.

The code requires a Special Use Permit for grid-connected solar energy systems that sell back to the energy grid. This application, which was initiated prior to the adoption of the code update, meets that requirement as an amendment to an existing special use permit. The code update also included requirements for building-mounted solar energy collection systems including standards for location, quantity, roof overhang, and height.

Roof-mounted Inverter Rack

The proposed installation meets all proposed standards with the exception of a roof-mounted inverter rack that would exceed the maximum height established in the code. Per Section 12-3-9:A.5, systems shall not extend more than five feet (5') above the surface of a flat roof. The applicant is proposing to install five (5) inverters, one inverter per rack, resulting in a collective length of 20 ft. with a height of 6 ft. Existing mechanicals on the roof at 4 ft. tall.

The applicant modified the initial design to relocate the inverters from the side of the building to the roof, citing concerns with the potential for damage from vehicles accessing the westernmost. The required disconnect switch for the solar energy system would be ground-mounted near the inverter rack location and protected by a pair of bollards. ***The applicant should speak to the need for inverter racks to be located on the roof, the proposed size and configuration of the inverter rack, and the proposed screening.***



**Example of an unscreened Inverter Rack
(with two inverters)**

The Appearance Commission noted that screening should be required for the inverter racks, but did not indicate opposition to the roof-mounted location. In response to comments from the Appearance Commission, the applicant provided three sample images of example screening systems for presentation to the Plan Commission that could be used to screen the proposed roof-mounted inverter rack. The applicant has not indicated a preference or confirmed which specific screening system would be used. **As a condition of approval, Staff recommend requiring screening that is neutral in color and is similar in style to the options presented by the applicant.**

Decommissioning Plan Required

Section 12-3-9:C.6 of the Municipal Code indicates that a decommissioning plan shall be required for all installations in commercial or industrial zoning districts and such a plan shall run with the land. Decommissioning is to be required for all solar energy collection system installations in commercial and industrial zoning districts when the primary structure is vacant for a period of three hundred and sixty-five (365) days. **Staff recommend as a condition of approval that the applicant be required to submit revised final plans that include a decommissioning plan subject to review and approval by the Village Administrator.**



Images of Example Screening Systems provided by Applicant

Glare Analysis

Solar Landscape is proposing solar arrays to be mounted to the roof of every building at the subject property. This includes locating solar arrays on the westernmost building that fronts Waukegan Road as well as on the buildings located along the south lot line immediately adjacent the Trafalgar Woods townhome complex. Staff has concerns regarding the potential for glare to impact the adjacent townhome project. There is potential for light to reflect off of the roof-mounted solar arrays visible from upper stories of adjacent townhomes. In response to Staff comments, the applicant provides a glare report that summarizes the results of simulated glare from various observation points.

The analysis evaluates both “glint” which is defined as a bright, momentary flash of light; and “glare” which is defined as a more continuous and sustained presence of light that may appear to “sparkle” from viewing locations. The report also notes that the solar arrays are designed specifically not to reflect light, thus reducing the potential for glint and glare. The report found no potential for glare at any of the observation points. Latitude and longitude for each observation point were shared and Staff has requested a map to help illustrate observation point locations. Several observation points were located along the south lot line at a height of 12 ft. in an effort to simulate second-floor observation points from adjacent residences. ***The applicant should speak to the glare analysis results and potential impacts to adjacent residential properties.***

Property Value Impacts

When discussing the glare analysis, the Appearance Commission inquired about potential impacts to adjacent properties. In response to Appearance Commission comments, the applicant provided copies of two studies addressing the impact of solar energy collection systems on property values along with a summary of the studies. The applicant’s summary and the two studies are included as “**Attachment B**” in this report. The applicant indicates that the studies have generally concluded that there is no discernable impact upon property values. Staff summary notes are below:

- **Loyola University, School of Sustainability report:** This academic paper evaluated home values surrounding 70 utility-scale solar facilities built in the Midwest from 2009 to 2022. The researchers found that utility-scale solar projects increase nearby property values by 0.5% to 2.0% and that smaller projects have more of a positive impact on nearby property values than projects that are 20 megawatts or larger.
- **Solar Energy Industry Association (SEIA) pamphlet:** This document summarizes the results of three studies from various appraisal and accounting firms. While those studies focused on more expansive solar farms in rural areas, all reach the general conclusion that there is no consistent link between proximity to a solar farm and property values.

Installation Examples

In response to Appearance Commission comments, the applicant has provided imagery from other similar installations in the Chicago region. Images for roof-mounted solar arrays at Public Storage facilities in Chicago Heights, IL and Justice, IL are shown below. The solar arrays are difficult to see or not visible from the street level in both locations. The Justice, IL location includes an inverter rack that has been mounted to the perimeter fence of the facility, while the Chicago Heights, IL location includes a wall-mounted inverter rack that is located within a gap in the building façade.



Roof-mounted Solar Energy Collection System with Fence-mounted inverter racks (Public Storage, Justice, IL)



Roof-mounted Solar Energy Collection System with Façade-mounted Inverter Racks protected by a Chain Link Fence (Public Storage, Chicago Heights, IL)

Commission Review

Appearance Commission

On December 2, 2025, the Appearance Commission reviewed Case PC 25-21. 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 an approved decommissioning plan prior to applying for the building permit, and final elevations and materials information to address concerns regarding the proposed roof-mounted inverter rack. The Staff Report to the Appearance Commission and related minutes have been included as “**Attachment C.**”

Traffic Safety Commission

As the requested special use permit amendment does not impact traffic or parking at the subject property, the Village Engineer waived the requirement for Traffic Safety Commission (TSC) review.

Departmental Review

The proposed project was reviewed by several department representatives and no comments were issued.

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

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

Attachments

- **Attachment A** – Ordinances 04-21, 99-54, and 95-13 regarding the Special Use Permit to permit a self-storage facility at 8625 Waukegan Road
- **Attachment B** – Staff Report for PC 25-04 – Solar Energy Collection Systems Text Amendments, dated November 12, 2025
- **Attachment C** – Summary of Property Value Impact Studies Concerning Solar Energy Projects and Nearby Residential Property Values, Submitted by SLDIL Portfolio LLC, received December 12, 2025
- **Attachment D** – Staff Report for the Appearance Commission for PC 25-21, prepared by Brandon Nolin, AICP, Community Development Administrator, dated November 26, 2025
- **Attachment E** – Final Plans and Supporting Documents for PC 25-21

Attachment C

Staff Report for the Plan Commission for PC 25-13
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated March 5, 2026

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: March 5, 2026

Re: Plan Commission Case PC 25-13
Request for approval to amend 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 (PIN 10-19-103-002-0000) in Morton Grove, Illinois.

STAFF REPORT

Public Notice

The Village provided Public Notice for the March 12, 2026, Plan Commission public hearing for PC 25-13 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on February 19, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 19, 2026.

Application Summary

SLDIL Portfolio LLC (“Solar Landscape”) and Opal Energy Group, LLC (“Opal Energy”), on behalf of Public Storage, Inc. (“co-applicants”), submitted a complete Special Use Permit application to the Department of Community and Economic Development (under PC 25-13) 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). A public storage facility was permitted via special use permit under Ordinance 95-13 with amendments under Ordinance 99-54 and Ordinance 04-21 (See “**Attachment A**”).

Revised Application

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. 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.

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.

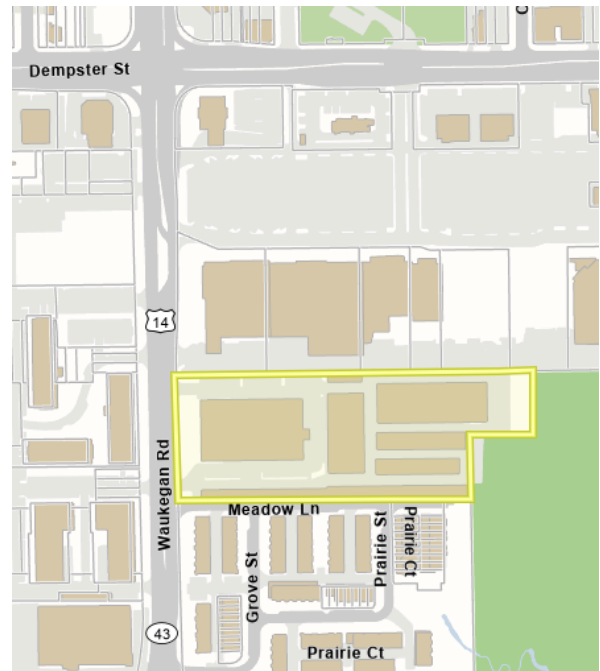
The Special Use Permit (Ord. 04-21) must be amended to accommodate both projects. If approved under a Special Use Permit amendment, both projects would need to provide decommissioning plans that would be reviewed independent of one another by the Village Administrator. Building permit applications would also be reviewed independent of one another.

Subject Property

The subject property consists of one (1) parcel occupied by the existing Public Storage facility at 8625 Waukegan Road in Morton Grove, Illinois. The parcel is approximately 285,305.21 sq. ft. and zoned C-1 General Commercial. All surrounding properties to the north, south, and west across Waukegan Road are also zoned C-1. The subject property is located to the south of the Samwill Station shopping center and north of the Trafalgar Woods townhome development. The properties to the east are located within the Forest Preserves of Cook County and zoned R-1 Single Family Residence.

Project Overview

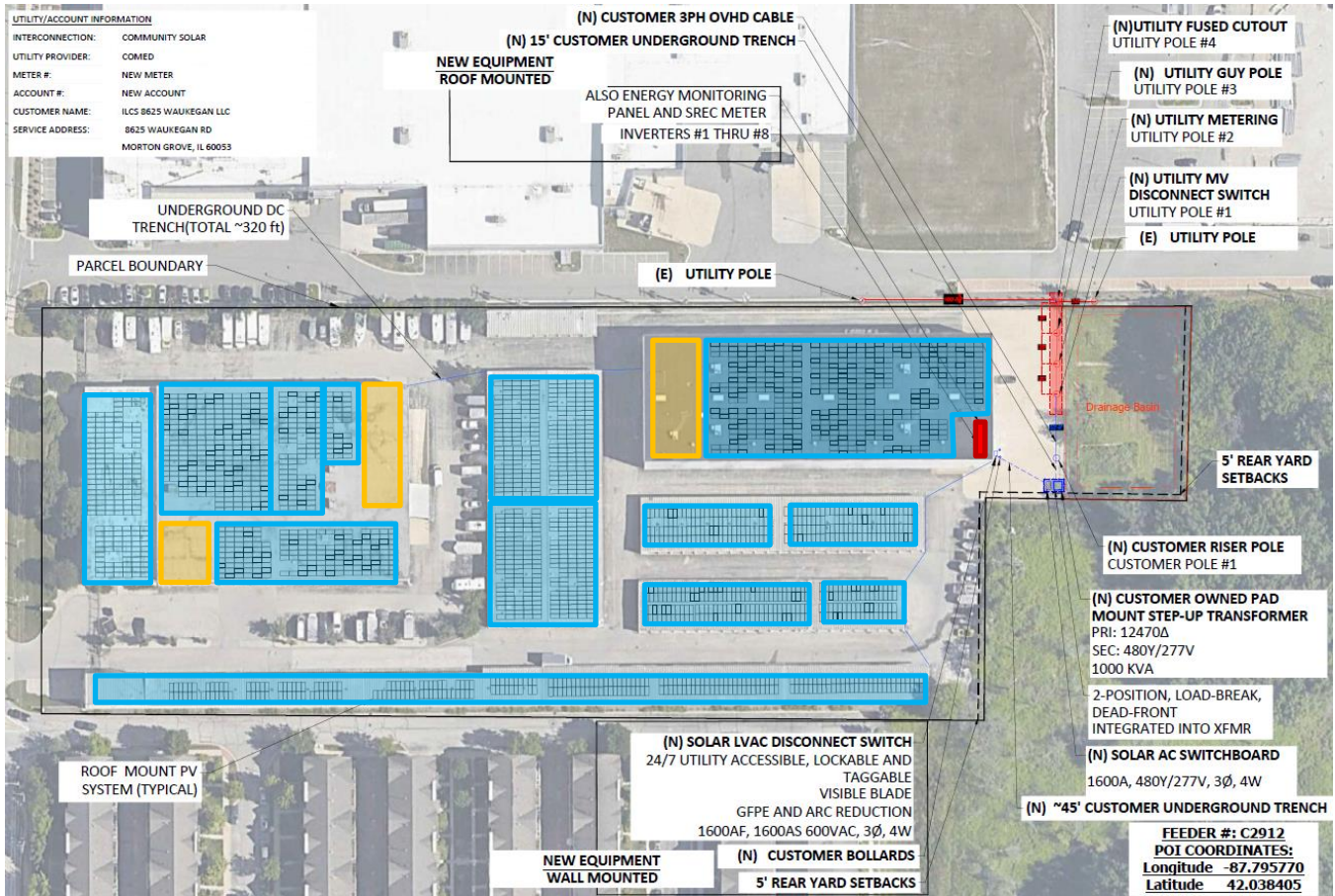
Solar Landscape, a renewable energy development company located in Asbury Park, NJ, proposes to develop a community solar project at the subject property. The project consists of roof mounted solar panels and will be installed on the existing Public Storage building located on the property. The total system size is 960kW AC and interconnection has been approved by ComEd. The project has been approved as part of the Illinois Shines Community-Driven Community Solar Program (CDCS). CDCS allows customers to subscribe to a shared solar project, offsetting their electricity costs with energy credits from the system's production.



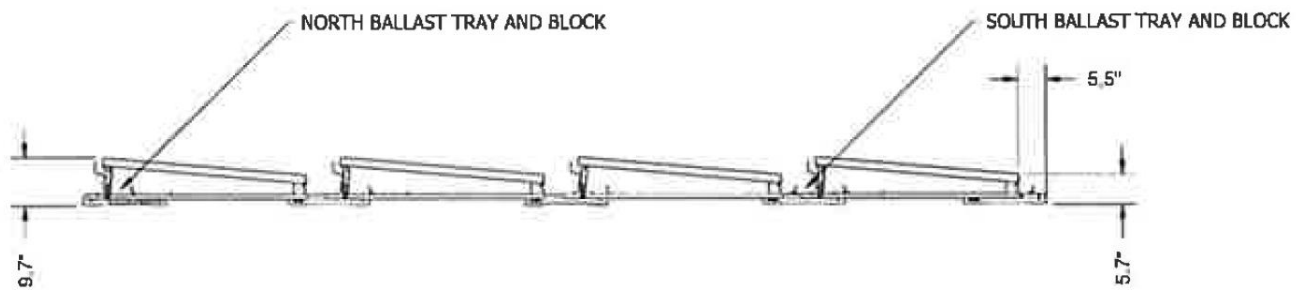
Subject Property Location Map

Opal Energy, a renewable energy company specializing in commercial and industrial energy solutions, proposes to install a behind-the-meter solar energy collection system that would supply energy to the Public Storage property. Unused energy generated by the project would be sold back to the grid via net metering and the property owner would receive bill credits from ComEd. The total size of the Opal Energy system would be 130kW AC and cover 9,174 sq. ft. across two roofs.

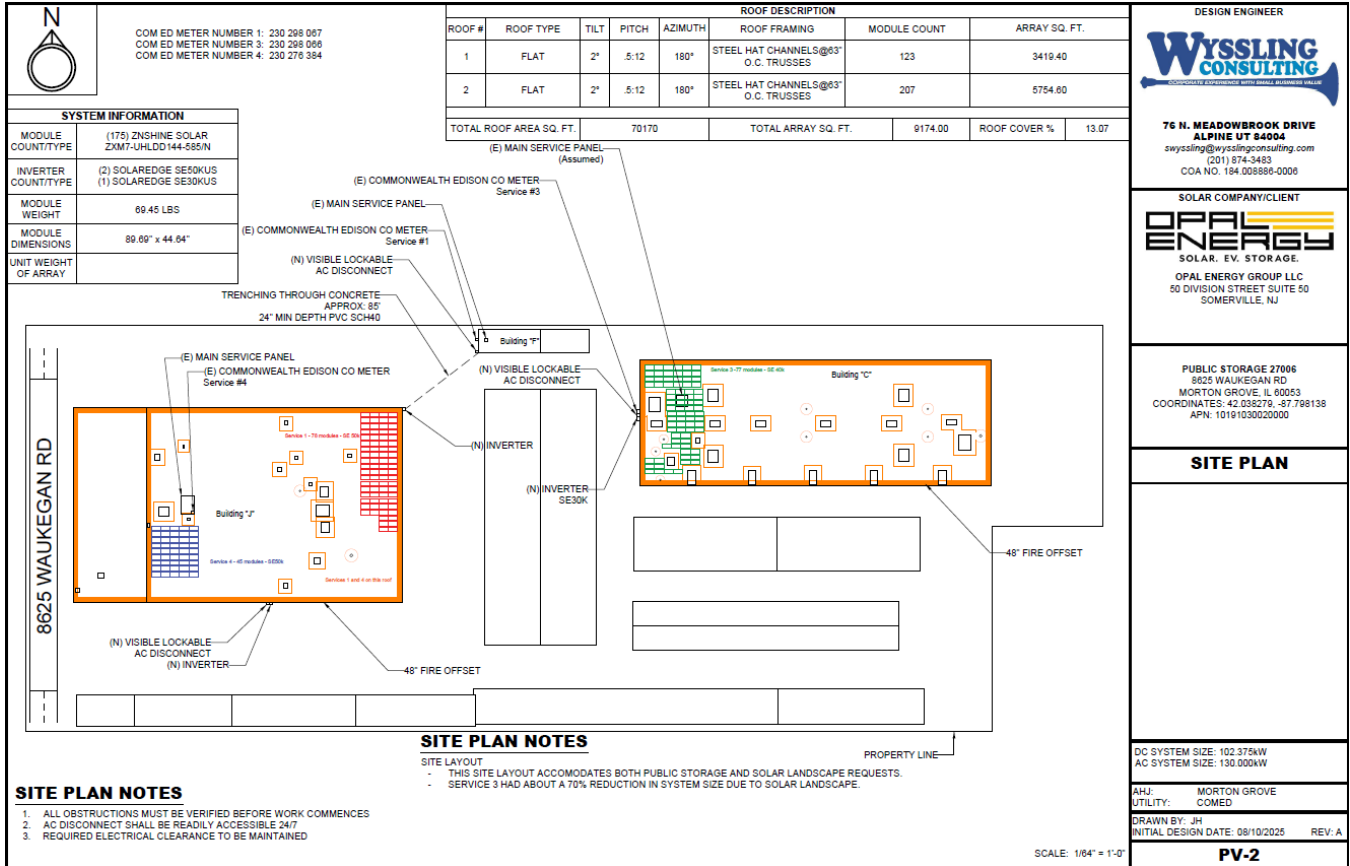
Solar Landscape is also proposing the installation of three (3) utility poles, a transformer, and a switchboard in the northeast corner of the site. That area is screened from public view by privacy fencing and the subject property buildings to the west. The utility poles would be visible from the Sawmill Station property, but would be concealed from view by a future building to be located on the undeveloped pad at the shopping center.



Proposed Site Plan: Generalized Locations of Solar Landscape Solar Arrays highlighted in BLUE; Generalized Locations of Opal Energy Solar Arrays highlighted in ORANGE; Roof-mounted Inverter Rack highlighted in RED



Proposed Solar Landscape Array Racking Details (Typical)



DESIGN ENGINEER

WYSSLING CONSULTING

76 N. MEADOWBROOK DRIVE
 ALPINE UT 84004
 swysling@wysslingconsulting.com
 (201) 574-3425
 COA NO. 184.008880-0006

SOLAR COMPANY/CLIENT

OPAL ENERGY

SOLAR, EV, STORAGE.
 OPAL ENERGY GROUP LLC
 50 DIVISION STREET SUITE 50
 SOMERVILLE, NJ

PUBLIC STORAGE 27006
 8625 WAUKEGAN RD
 MORTON GROVE, IL 60053
 COORDINATES: 42.036276, -87.798138
 APN: 10191030020000

SITE PLAN

DC SYSTEM SIZE: 102.375kW
 AC SYSTEM SIZE: 130.000kW

AHJ: MORTON GROVE
 UTILITY: COMED

DRAWN BY: JH
 INITIAL DESIGN DATE: 08/10/2025 REV. A

PV-2

Proposed Opal Energy Site Plan (Array locations in Blue, Red, and Green)



Proposed Opal Energy Arrays (Left typical) and Inverter (Right)

Solar Energy Collection Systems Code Update

A proposed update to the Unified Development Code that was approved by the Plan Commission (PC 25-04) and was recently approved by the Village Board, provides guidance regarding the location and installation of solar energy collection systems. Solar Landscape was provided a copy of the Plan Commission staff report including draft ordinance language approved by the Plan Commission and it is included as “**Attachment A**” in this report. The ordinance was approved on January 13, 2026.

The code requires a Special Use Permit for grid-connected solar energy systems that sell back to the energy grid. This application, which was initiated prior to the adoption of the code update, meets that requirement as an amendment to an existing special use permit. The code update also included requirements for building-mounted solar energy collection systems including standards for location, quantity, roof overhang, and height.

Roof-mounted Inverter Rack (Solar Landscape)

The proposed installations meet all proposed standards with the exception of a roof-mounted inverter rack that would exceed the maximum height established in the code. Per Section 12-3-9:A.5, systems shall not extend more than five feet (5') above the surface of a flat roof. Solar Landscape is proposing to install five (5) inverters, one inverter per rack, resulting in a collective length of 20 ft. with a height of 6 ft. Existing mechanicals on the roof at 4 ft. tall.

Solar Landscape modified the initial design to relocate the inverters from the side of the building to the roof, citing concerns with the potential for damage from vehicles accessing the westernmost. The required disconnect switch for the solar energy system would be ground-mounted near the inverter rack location and protected by a pair of bollards.

The Appearance Commission noted that screening should be required for the inverter racks, but did not indicate opposition to the roof-mounted location. In response to comments from the Appearance Commission, Solar Landscape provided three sample images of example screening systems for presentation to the Plan Commission that could be used to screen the proposed roof-mounted inverter rack. Solar Landscape has not indicated a preference or confirmed which specific screening system would be used. **As a condition of approval, Staff recommend requiring screening that is neutral in color and is similar in style to the options presented by Solar Landscape.**



**Example of an unscreened Inverter Rack
(with two inverters)**

Wall-mounted Inverters (Opal Energy)

Opal Energy is proposing a wall-mounted inverter in two locations. One inverter would be located on the south wall of the westernmost building and located behind the subject property’s entrance gate/screening. The other inverter would be on the west wall of the northeast building and located on an internal accessway. In reviewing typical solar permit applications, Community and Economic Development staff permit inverters to locate in side yards with similar guidance to other mechanical equipment, such that they cannot be located in a required side yard. Staff have no concerns with the proposed locations of the wall-mounted inverters.



Images of Example Screening Systems provided by Solar Landscape

Decommissioning Plan Required

Section 12-3-9:C.6 of the Municipal Code indicates that a decommissioning plan shall be required for all installations in commercial or industrial zoning districts and such a plan shall run with the land. Decommissioning is to be required for all solar energy collection system installations in commercial and industrial zoning districts when the primary structure is vacant for a period of three hundred and sixty-five (365) days. ***Staff recommend as a condition of approval that both co-applicants be required to submit revised final plans that include decommissioning plans for their respective projects subject to review and approval by the Village Administrator.***

Glare Analysis

Solar Landscape is proposing solar arrays to be mounted to the roof of every building at the subject property. This includes locating solar arrays on the westernmost building that fronts Waukegan Road as well as on the buildings located along the south lot line immediately adjacent the Trafalgar Woods townhome complex. Staff has concerns regarding the potential for glare to impact the adjacent townhome project. There is potential for light to reflect off of the roof-mounted solar arrays visible from upper stories of adjacent townhomes. In response to Staff comments, Solar Landscape provided a glare report that summarizes the results of simulated glare from various observation points.

The analysis evaluates both “glint” which is defined as a bright, momentary flash of light; and “glare” which is defined as a more continuous and sustained presence of light that may appear to “sparkle” from viewing locations. The report also notes that the solar arrays are designed specifically not to reflect light, thus reducing the potential for glint and glare. The report found no potential for glare at any of the observation points. Latitude and longitude for each observation point were shared and Staff has requested a map to help illustrate observation point locations. Several observation points were located along the south lot line at a height of 12 ft. in an effort to simulate second-floor observation points from adjacent residences.

No glare analysis was provided by Opal Energy. Given the similar location and array design, Staff do not believe the Opal Energy installation would create additional glare. **Opal Energy should speak to the potential glare from their installation specifically.**

Property Value Impacts

When discussing the glare analysis, the Appearance Commission inquired about potential impacts to adjacent properties. In response to Appearance Commission comments, Solar Landscape provided copies of two studies addressing the impact of solar energy collection systems on property values along with a summary of the studies. A summary provided by Solar Landscape and the two studies are included as “**Attachment B**” in this report. Solar Landscape indicates that the studies have generally concluded that there is no discernable impact upon property values. Staff summary notes are below:

- **Loyola University, School of Sustainability report:** This academic paper evaluated home values surrounding 70 utility-scale solar facilities built in the Midwest from 2009 to 2022. The researchers found that utility-scale solar projects increase nearby property values by 0.5% to 2.0% and that smaller projects have more of a positive impact on nearby property values than projects that are 20 megawatts or larger.
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Installation Examples

In response to Appearance Commission comments, Solar Landscape has provided imagery from other similar installations in the Chicago region. Images for roof-mounted solar arrays at Public Storage facilities in Chicago Heights, IL and Justice, IL are shown below. The solar arrays are difficult to see or not visible from the street level in both locations. The Justice, IL location includes an inverter rack that has been mounted to the perimeter fence of the facility, while the Chicago Heights, IL location includes a wall-mounted inverter rack that is located within a gap in the building façade.



Roof-mounted Solar Energy Collection System with Fence-mounted inverter racks (Solar Landscape, Public Storage, Justice, IL)



Roof-mounted Solar Energy Collection System with Façade-mounted Inverter Racks protected by a Chain Link Fence (Solar Landscape, Public Storage, Chicago Heights, IL)

Commission Review

Appearance Commission

On December 2, 2025, the Appearance Commission reviewed Case PC 25-13. 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 an approved decommissioning plan prior to applying for the building permit, and final elevations and materials information to address concerns regarding the proposed roof-mounted inverter rack. The Staff Report to the Appearance Commission and related minutes have been included as "**Attachment C.**"

Traffic Safety Commission

As the requested special use permit amendment does not impact traffic or parking at the subject property, the Village Engineer waived the requirement for Traffic Safety Commission (TSC) review.

Departmental Review

The proposed project was reviewed by several department representatives and no comments were issued.

- **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 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:

- 1. Prior to filing any Building Permit Application, each co-applicant shall submit final plans, including a decommissioning plan, that meet the requirements of ~~draft~~ Ordinance 25-22 subject to review and approval by the Village Administrator. 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.*
- 2. 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.*

Attachments

- **Attachment A** – Ordinances 04-21, 99-54, and 95-13 regarding the Special Use Permit to permit a self-storage facility at 8625 Waukegan Road
- **Attachment B** – Staff Report for PC 25-04 – Solar Energy Collection Systems Text Amendments, dated November 12, 2025
- **Attachment C** – Summary of Property Value Impact Studies Concerning Solar Energy Projects and Nearby Residential Property Values, Submitted by SLDIL Portfolio LLC, received December 12, 2025
- **Attachment D** – Staff Report for the Appearance Commission for PC 25-13, prepared by Brandon Nolin, AICP, Community Development Administrator, dated November 26, 2025
- **Attachment E** – Final Plans and Supporting Documents for PC 25-13

Attachment D

Final Plans and Supporting Documents for PC 25-13

1. *Special Use Application, submitted by SLDIL Portfolio LLC and Opal Energy Group, LLC., received February 27, 2026*
2. *Informational Title Report Summary, prepared by Fortune Title Agency, dated December 4, 2024*
3. *Written Authorization of Property Owner Public Storage, Inc., dated February 23, 2026*
4. *Legal Description, received July 9, 2025*
5. *Boundary Survey, prepared by J M Hank & Associates, received July 9, 2025*
6. *Topographic Survey, prepared by J M Hank & Associates, received July 9, 2025*
7. *Plat of Survey, prepared by J M Hank & Associates, received July 9, 2025*
8. *Site Plan for Opal Energy Group, prepared by Wyssling Consulting, LLC, dated August 10, 2025*
9. *Engineering Plans, prepared by Solar Landscape, LLC, revised November 26, 2025*
10. *Standard Agreement for Interconnection of Distributed Resource Facilities, submitted by Solar Landscape, LLC dated September 23, 2024*
11. *Glare Analysis Technical Memorandum, prepared by Solar Landscape, LLC, dated October 4, 2025*
12. *Glare Analysis for 8625 Waukegan Road, prepared by ForgeSolar, revised July 9, 2025*
13. *Glare Analysis Observation Point Location Map, submitted by Solar Landscape, LLC, received November 26, 2025*
14. *FAA Determination Letter, submitted by Solar Landscape, LLC, dated October 4, 2025*
15. *Letter of Support, prepared by Go Green Skokie, dated August 24, 2023*
16. *Letter of Support, prepared by Garfield Park Community Council, dated August 24, 2023*
17. *Letter of Support, prepared by Seven Generations Ahead, dated August 23, 2023*
18. *Letter of Support, prepared by Hispanic American Construction Industry Association, dated August 24, 2023*
19. *Letter of Support, prepared by Chicago Muslims Green Team, dated August 24, 2023*
20. *New PV System Design Public Storage 27006 (Unit A- Opal Energy Group), prepared by Wyssling Consulting, LLC, revised December 5, 2025*
21. *New PV System Design Public Storage 27006 Unit B (Opal Energy Group), prepared by Wyssling Consulting, LLC, , revised December 5, 2025*
22. *New PV System Design Public Storage 27006 Unit C (Opal Energy Group), prepared by Wyssling Consulting, LLC, dated December 5, 2025*

Attachment D on file with the Department of Community & Economic Development

Legislative Summary

Ordinance 26-09

APPROVING A SPECIAL USE PERMIT AUTHORIZING THE CONSTRUCTION OF AN ACCESSORY STRUCTURE GREATER THAN 750 SQUARE FEET WITH SELECT VARIATIONS AT 9230 NEWCASTLE AVENUE IN MORTON GROVE, ILLINOIS

Introduction:	April 14, 2026
Purpose:	To approve a Special Use Permit authorizing the construction of a new detached garage exceeding 750 square feet in floor area and a waiver for maximum impermeable rear yard coverage for the property commonly known as 9230 Newcastle Avenue.
Background:	<p>Matthew and Melissa Davito (“Applicants”), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting approval to construct a new 816-square-foot detached garage and concrete driveway and patio at 9230 Newcastle Avenue (“Subject Property”). In 2025, the Applicants submitted a Special Use Application requesting approval of a 960-square-foot garage under Case PC 25-09. The Plan Commission voted to recommend denial of that application by a vote of 4-2. The Applicants have reduced the height and floor area of the proposed structure and submitted a new Special Use Application considered under Case PC 26-02 (“Application”).</p> <p>The Applicants are seeking approval to construct a new 816-square-foot detached garage and a new concrete driveway and patio on the Subject Property. Pursuant to Section 12-2-5:B, accessory structures are limited to a maximum floor area of 750 square feet unless a Special Use Permit is obtained. The Applicants also seek approval of a wavier to exceed the maximum impermeable rear yard coverage of fifty percent (50%) set forth by Section 12-2-5:B to allow rear yard coverage of 54.8%.</p> <p>Given the limited impact of the project, reviews by the Traffic Safety Commission and Appearance Commission were waived. On February 17, 2026, the Applicants appeared before the Plan Commission to present the Application made under Case PC 26-02. At the meeting, the Commission requested additional information relating to the Application and voted to continue the case to the meeting of the Plan Commission on March 12, 2026, at which time the Applicant presented new information and all concerned parties were given the opportunity to present their views for consideration by the Plan Commission. Based on the Application, staff report, and testimony provided at the public hearing, the Plan Commission voted unanimously (6-0) to recommend approval of the Special Use Permit with conditions relating to final design and permitting.</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:	April 28, 2026
Special Considerations or Requirements:	None

ORDINANCE 26-09

APPROVING A SPECIAL USE PERMIT AUTHORIZING THE CONSTRUCTION OF AN ACCESSORY STRUCTURE GREATER THAN 750 SQUARE FEET WITH SELECT VARIATIONS AT 9230 NEWCASTLE AVENUE 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, 9230 Newcastle Avenue, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 6,572-square-foot lot zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard (“Subject Property”); and

WHEREAS, Matthew and Melissa Davito (“Applicants”) submitted a Special Use Application to the Village’s Plan Commission under Case PC 26-02 (“Application”) requesting a Special Use Permit to authorize the construction of a new 816-square-foot detached garage and a new concrete driveway and patio on the Subject Property; and

WHEREAS, pursuant to Section 12-2-5:B, accessory structures are limited to a maximum floor area of 750 square feet unless a Special Use Permit is obtained, and the Applicants seek approval of a wavier to exceed the maximum impermeable rear yard coverage of fifty percent (50%) set forth by Section 12-2-5:B; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing to consider the Application to be held at a regular meeting of the Plan Commission on February 17, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on January 29, 2026, written notification was sent to property owners within 100 feet of the Subject Property on January 29, 2026, and a sign was posted on the Subject Property on January 29, 2026, as required by ordinance; and

WHEREAS, the requirement for Appearance Commission review and Traffic Safety Commission review was waived due to the project’s insignificant impact on the community from an appearance and traffic safety perspective, as authorized by Section 12-16-4:A.2; and

WHEREAS, at the February 17, 2026, public hearing, the 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. At the February 17, 2026, meeting, the Plan Commission requested additional information relating to the Application and voted to continue the case to the meeting of the Plan Commission on March 12, 2026, at which time the Applicant presented new information and all concerned parties were given the opportunity to present their view for 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 Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated April 7, 2026, which was presented to the Village Board on April 14, 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 the construction of an accessory structure greater than the 750 square feet in floor area with select variations, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns. The Special Use Permit approval shall include the following waiver:

- A. Waiver to Section 12-2-5:B to authorize rear yard impermeable coverage of 54.8%, a variation of 4.8% from the maximum permitted coverage of 50.0%.

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

- A. The accessory structure and Subject Property shall be improved and maintained in conformity with the following plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or their designee, including:
1. Special Use Application, submitted by Matthew and Melissa Davito, received January 12, 2026;
 2. Materials Palette in (Color), submitted by Matthew and Melissa Davito, received September 2, 2025;
 3. Plat of Survey of 9230 Newcastle Avenue, prepared by William R. Webb, dated July 20, 2022; and
 4. “Davito Melissa & Matthew Garage and Site Improvement, 9230 Newcastle, Morton Grove, IL,” (Sheets C.100, S.101, A.100, A.101, A.102, A.301), prepared by Michael S. Tom, package dated January 8, 2026.
- B. Prior to filing any Building Permit Application, the Applicants shall provide the Village with final site plans and elevations for review and approval. Final plans must be deemed consistent with the plans approved by the Special Use Permit as determined by the Director of Community and Economic Development. 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.
- C. The Applicants shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

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 28th day of April 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 28th day of April 2026.

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

Attested and Filed in my office this 29th day of April 2026.

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

LIST OF EXHIBITS

EXHIBIT A Legal Description, 9230 Newcastle Avenue, Morton Grove, Illinois
EXHIBIT B Plan Commission Report for PC 26-02, dated April 7, 2026

EXHIBIT A

**9230 NEWCASTLE AVENUE, MORTON GROVE, ILLINOIS 60053
LEGAL DESCRIPTION:**

LOT 10 AND THE NORTH 13 FEET OF LOT 11 IN BLOCK 2 IN GOLF VIEW GARDENS, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1927, IN BOOK 103, PAGES 30 AND 31 AS DOCUMENT 9547835 , IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER:

10-18-108-051-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 26-02

Dated April 7, 2026

To: Village President and Board of Trustees

**From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Zoe Heidorn, Director of Community & Economic Development**

Date: April 7, 2026

**Re: Plan Commission Case PC 26-02
Request for approval of 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. The property is located in an R-2 Single-family Residence District and is commonly known as 9230 Newcastle Avenue (10-18-108-051-0000). The applicants are Matthew and Melissa Davito.**

Executive Summary

Matthew and Melissa Davito (“Applicants”), submitted a complete Special Use Application to the Department of Community and Economic Development requesting approval of a Special Use Permit authorizing the construction of a new 816-square-foot detached garage and concrete driveway and patio at 9230 Newcastle Avenue. In 2025, the Applicants submitted a similar application for requesting authorization to construct a 960-square-foot garage under Case PC 25-09. The Plan Commission recommended denial of that application by a vote of 4-2. The Applicants reduced the height and floor area of the proposed structure and submitted a new Special Use Application considered under Case PC 26-02 (“Application”).

The Application was considered by the Plan Commission at the regularly scheduled meeting on February 17, 2026, at which the Commission requested additional information relating to the Application and voted to continue the case to the next meeting of the Commission. On March 12, 2026, the Applicants presented new information, and all concerned parties were given the opportunity to present their views for consideration by the Commission. On March 12, 2026, the Plan Commission recommended by a vote of 6-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property is a 6,572-square-foot lot located on the east side of Newcastle Avenue, north of Church Street, and south of Beckwith Road. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the north, south, and east are also zoned R-2 Single Family Residence and improved with single-family residences.

The Applicants are proposing the construction of an 816-square-foot detached garage and the replacement of an existing driveway and patio to the rear of the home. The proposed three-car garage would replace an existing two-car garage and shed. The applicant is also proposing to construct a new open-sided porch at the front entrance to the home that is compliant and does not require any waivers. The proposed project requires a Special Use Permit pursuant to Section 12-2-5:B, which establishes a maximum size of 750 square feet of floor area for accessory structures permitted without a Special Use Permit. The Applicants also seek approval of a waiver from Section 12-2-5:B to allow rear yard impermeable coverage of 54.8%, which is 4.8% greater than the maximum permitted impermeable rear yard coverage of 50.0%.

Commission Review

Appearance Commission

The requirement for Appearance Commission review was waived due to the project’s insignificant impact on the community from an appearance perspective, as authorized by Section 12-16-4:A.2.

Traffic Safety Commission

The requirement for Traffic Safety Commission review was waived due to the project's insignificant impact on the community from a traffic safety perspective, as authorized by Section 12-16-4:A.2.

Departmental Review

The proposed project was reviewed by several department representatives. Department staff did not issue any comments relating to the Application.

- **Building Department:** No comments at this time.
- **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 February 17, 2026, Plan Commission public hearing for Case PC 26-02 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on January 29, 2026. At the February 17, 2026, meeting, the Plan Commission requested additional information from the Applicants and voted to continue the case to the March 12, 2026, meeting of the Plan Commission.

Plan Commission – February 17, 2026, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 26-02 held on February 17, 2026.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated February 6, 2026, and attached hereto as "Attachment A," was entered into the public record.

Ms. Kirchner introduced the case. She reported that 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 applicants have 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 maximum size regulation and special use requirement was put in place in 2023 to ensure that proposed structures could be considered on a case-by-case basis based on their unique characteristics and with consideration of their impact upon adjacent land use. At the time, staff reviewed codes in surrounding communities and recommended the maximum floor of 750 square feet so as to comfortably accommodate a typical three-car garage.

Commissioner Ingram asked for the current rear yard coverage and how the rear yard coverage is determined. Ms. Kirchner said the rear yard is measured from the back of the principal structure.

Commissioner Stein asked if the Appearance Commission and the Traffic Safety Commission waived their review of the proposal. They both waived their review as part of the Special Use review process.

Chairman Kintner noted that the garage would not require a Special Use Permit if it were reduced by 66 square feet, but may have needed a variation from the Zoning Board of Appeals for rear lot coverage. He noted the original application had slightly less rear yard coverage. Ms. Kirchner noted the current application has a larger amount of coverage due to the applicant not decreasing the drive and patio area.

Discussion ensued regarding the current accessory structures on site. Two accessory structures are permitted by right and their combined square footage could exceed 750 square feet provided they did not exceed coverage regulations.

Mrs. Davito was sworn in. Chairman Kintner noted the proposed garage has been reduced in square footage and height. The applicants made reductions in response to the previous concerns of the Plan Commission. The proposed garage has three parking bays, with access from the driveway and the alley.

Discussion ensued regarding the need for 100-amp service in the garage. It would serve the needs for an electric vehicle (EV) charger, heat, and air conditioning. They do not have work related machinery to be used in the garage. Ms. Davito said her architect was not present to provide more information.

Commissioner Mohr thanked the applicants for making the modifications to the plans. He asked about the foundation for the new front porch. Ms. Kirchner noted that a variation is not required for the porch and any concerns would be addressed in the permit review process. Commissioner Mohr also asked about the proposed pier with a bell footing in the driveway. Ms. Davito said she does know why that is on the plans.

Commissioner Mohr asked for the framing and rafters that are referenced as being on sheet A.301. This sheet is not included in the application. He questioned the height of the dormer windows, as they would be below the knee in height. Ms. Davito said they made aesthetic changes to the attic dormers. Commissioner Mohr said he would prefer to have all of the drawings for consideration of the Special Use Permit.

Chairman Kintner asked Mr. English if the front porch would be approved as presented. Mr. English said piers would need to be added. He said he did not know what the driveway pier and bell footing would be supporting.

Chairman Kintner noted the concern of not having a complete set of drawings. If the architect was present, these questions could be answered. He asked the Commissioners if the case should be continued.

Commissioner Ingram asked if the architectural details are needed, as the building department would be reviewing for completeness. This case is for relief due to square footage. Chairman Kintner said he somewhat agrees, but recognizes the lack of information may challenge the judgement of the review of the Special Use.

Commissioner Stein said he agrees that the Village process of permit review and the expertise of the architect would address the concerns of Commissioner Mohr. It is not the purview of the Commission.

Chairman Kintner said another way to look at this would be to say the garage must abide by Village code and zoning regulations. He asked Commissioner Mohr if there is enough information relative to the Special Use Application for his review of the case. He said it is his opinion that an application should not have missing pages and details.

Commissioner Hussaini said the driveway, patio, and footings are also under consideration. Ms. Kirchner noted the driveway setback received a variation in 2025. Rear coverage is considered in this case, but the bell footing is not germane.

Discussion ensued regarding the application and the Special Use Application process. This is the first garage being reviewed as a special use.

Ms. Davito asked if the concerns with the application include the use of the garage. She said she understands that missing drawings should be provided. Chairman Kintner said the concern is the lack of a complete architectural submittal. He recommends a motion to continue the case in order to have the missing material submitted.

The following letter, which was received by email, was read into the public record;

September 25, 2025

Anne Dey
9220 Newcastle

Morton Grove IL 60053

Village of Morton Grove Zoning, Board of Appeals

RE: Opposition to Variance
Case#ZBA25-20
Matthew and Melissa Davito
9230 Newcastle
Morton Grove IL 60053

Dear member of the Zoning Board of Appeals,

I am writing to formally object to the variance application to the property at 9230 Newcastle Located in Morton Grove IL as a neighboring property owner at 9220 Newcastle. I believe this variance should be denied as it will have a negative impact on the character of our neighborhood.

Based on my review of the application the request does not appear to demonstrate any undue hardship related to land itself as required for variance, instead it appears to be a request for more convenient or financially advantageous use of the property.

Constructing a three-car garage adjacent to neighboring properties may introduce several adverse effects that diminish overall land and residential value.

First, such a structure can significantly increase impermeable surface area, contributing to greater runoff and potential local flooding, which can negatively impact neighboring land stability and drainage systems.

Second, the additional impervious coverage may exacerbate environmental concerns related to stormwater management, potentially necessitating costly mitigation measures.

There would be a direct and negative impact on my property. Building a sizable garage can lead to increased noise levels and visual intrusion, diminishing the aesthetic appeal and privacy of neighboring homes. This reduction in visual and spatial openness often translates into decreased property values, as prospective buyers may perceive the area as cluttered or congested. The proposal would block natural light, reduce air circulation, destroy the view, and increase heat absorption. It fails to fit the neighborhood!

The proposed design is grossly out of scale with the existing homes along Newcastle Street. The majority of the garage structures on this block are only 1-2 car garages.

The proposed development would fundamentally alter the established look and feel of the community.

Furthermore, this variance creates safety and traffic problems. The proposed project has the potential to increase vehicle traffic and noise on our street. Increased traffic especially from commercial vehicles and will create issues with safe and street parking for all residents.

Sincerely,

Anne Dey

Chairman Kintner addressed the points of the letter and noted the Commissioner's will take these points under consideration.

Commissioner Liston asked the applicant if there will be any commercial operations in the proposed garage. The applicant said there will not be any such operations. He asked if the applicant would like the case to be continued or have the vote tonight. Ms. Davito said she knows the drawings exist and will be submitted. She asked how long she would have to wait to be heard. Ms. Kirchner said she will ask Corporation Counsel if the case can be continued without additional notice. When a vote is taken on the case, the final approval is made by the Village Board of Trustees.

Commissioner Liston made a motion to continue Case PC 26-02, in order to have a comprehensive packet of information provided to the Commission. Commissioner Mohr seconded the motion and Chairman Kintner called for the vote

Commissioner Hussaini voting aye
Commissioner Ingram voting aye

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

Motion passed (6-0).

Plan Commission – March 12, 2026, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 26-02 held on March 12, 2026.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated March 5, 2026, and attached hereto as “**Attachment B**,” was entered into the public record.

Mr. Nolin said that 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. He said that the case was previously heard and continued from the January Plan Commission meeting as it was observed that two architectural sheets referenced were not included in the initial application. That omission has now been corrected.

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

The applicant, Matthew Davito, and architect, Michael 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 provided clarification.

Chairman Kintner asked about the discrepancies in overhead garage door heights. Mr. Tom provided clarification that 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 January 12, 2026.
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 passed (6-0).

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 C**":

1. *Special Use Application, submitted by Matthew and Melissa Davito, received January 12, 2026*
2. *Materials Palette in (Color), submitted by Matthew and Melissa Davito, received September 2, 2025*
3. *Plat of Survey, 9230 Newcastle Avenue, prepared by William R. Webb, dated July 20, 2022*
4. *"Davito Melissa & Matthew Garage and Site Improvement, 9230 Newcastle, Morton Grove, IL," (Sheets C.100, S.101, A.100, A.101, A.102, A.301), prepared by Michael S. Tom, package dated January 8, 2026*

Attachments

- **Attachment A** – Staff Report for the Plan Commission for PC 26-02, prepared by Brandon Nolin, AICP, Community Development Administrator, dated February 6, 2026
- **Attachment B** – Staff Report for the Plan Commission for PC 26-02, prepared by Brandon Nolin, AICP, Community Development Administrator, dated March 5, 2026
- **Attachment C** – Final Plans and Supporting Documents for PC 26-02

Attachment A

Staff Report for the Plan Commission for PC 26-02
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated February 6, 2026

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: February 6, 2026

Re: Plan Commission Case PC 26-02
Request for approval of 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. The property is located in an R-2 Single-family Residence District and is commonly known as 9230 Newcastle Ave. (10-18-108-051-0000). The applicants are Matthew and Melissa Davito.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the February 17, 2026, for the Plan Commission public hearing for PC 26-02 in accordance with Unified Development Code requirements. The Morton Grove Champion published a public notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on January 29, 2026.

Application Summary

Matthew and Melissa Davito (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development for construction of a new 816-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue. The applicant had previously submitted for a special use permit to construct a 960-square-foot garage in 2025 under PC 25-09. That application was denied by a vote of 4-2 by the Plan Commission. The applicant has reduced the height and floor area of the proposed structure and has submitted a new application.

Subject Property

The subject property is a 6,572-square-foot lot located on the east side of Newcastle Avenue north of Church Street and south of Beckwith Road. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the north, south, and east are also zoned R-2 Single Family Residence and improved with single-family residences.



Subject Property Context Map

Project Overview

The applicant is proposing the construction of an 816-square-foot detached garage and the replacement of an existing driveway and patio at the rear of the home. The proposed three-car garage would replace an existing two-car garage and shed. The applicant is also proposing to construct a new open-sided porch at the front entrance to the home that is compliant and does not require any waivers.

Development Controls

Applicable dimensional requirements and the project’s compliance are outlined in the following table:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Floor Area Ratio 12-4-2:D	Maximum 0.6 Permitted (3,943.2 sq. ft.)	0.5 (1,959.5 sq. ft.)	Compliant
Impermeable Lot Coverage 12-4-2:D	Maximum 60.0% Permitted (3,943.2 sq. ft.)	59.9% (3,879.0 sq. ft.)	Compliant
Size of Accessory Structure (12-2-5:B)	Maximum size without authorized special use permit 750 sq. ft.	816 ft.	<i>Approval of the construction of a 816 sq. ft accessory (12-2-5:B)</i>
Rear Yard Coverage (12-2-5:B)	Maximum 50% Permitted (1,612.3 sq. ft.)	54.8% (1,768.6 sq. ft.)	<i>Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 54.8%</i>
Maximum Height (12-2-5:B)	15 ft.	13.25 ft.	Compliant

As shown in the table, the following waivers are required to allow the installation of a new deck as proposed by the Applicant:

- Section 12-2-5:B: Approval of the construction of an accessory in excess of 750 sq. ft.
- Section 12-2-5:B: Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 50.8%

Discussion

While typically improvements to existing single-family residential lots do not require Plan Commission review, the proposed detached garage is in excess of the 750-square-feet permitted by right for accessory structures. Section 12-2-5:B.2 states that accessory structures, “Shall not exceed seven hundred and fifty (750) square feet unless otherwise authorized by special use permit.” This requirement was part of an amendment to the Unified Development Code in 2023.

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.

Commission Review

The requirement for Appearance Commission review and Traffic Safety Commission review was waived for the proposed improvement to an existing single-family residential lot.

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 25-09, 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.*
4. *[Other conditions as required by the Plan Commission]*

Attachments

- **Attachment A** – Final Plans and Supporting Documents for PC 26-02

Attachment B

Staff Report for the Plan Commission for PC 26-02
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated March 5, 2026

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: February 6, 2026 **UPDATED MARCH 5, 2026 CASE CONTINUED TO MARCH 12, 2026 MEETING**

Re: Plan Commission Case PC 26-02
Request for approval of 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. The property is located in an R-2 Single-family Residence District and is commonly known as 9230 Newcastle Ave. (10-18-108-051-0000). The applicants are Matthew and Melissa Davito.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the February 17, 2026, for the Plan Commission public hearing for PC 26-02 in accordance with Unified Development Code requirements. The Morton Grove Champion published a public notice on January 29, 2026. The Village mailed letters on January 29, 2026, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on January 29, 2026.

Application Summary

Matthew and Melissa Davito (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development for construction of a new 816-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle Avenue. The applicant had previously submitted for a special use permit to construct a 960-square-foot garage in 2025 under PC 25-09. That application was denied by a vote of 4-2 by the Plan Commission. The applicant has reduced the height and floor area of the proposed structure and has submitted a new application. **This case was continued from the February 17, 2026 meeting. As requested in the motion to continue, additional drawings/sheets referenced in the original application packet are now included (A 301, S 101).**

Subject Property

The subject property is a 6,572-square-foot lot located on the east side of Newcastle Avenue north of Church Street and south of Beckwith Road. The property is zoned in a R-2 Single Family Residence District and improved with a single-family residence and detached garage in the rear yard. The properties to the north, south, and east are also zoned R-2 Single Family Residence and improved with single-family residences.



Subject Property Context Map

Project Overview

The applicant is proposing the construction of an 816-square-foot detached garage and the replacement of an existing driveway and patio at the rear of the home. The proposed three-car garage would replace an existing two-car garage and shed. The applicant is also proposing to construct a new open-sided porch at the front entrance to the home that is compliant and does not require any waivers.

Development Controls

Applicable dimensional requirements and the project’s compliance are outlined in the following table:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Floor Area Ratio 12-4-2:D	Maximum 0.6 Permitted (3,943.2 sq. ft.)	0.5 (1,959.5 sq. ft.)	Compliant
Impermeable Lot Coverage 12-4-2:D	Maximum 60.0% Permitted (3,943.2 sq. ft.)	59.9% (3,879.0 sq. ft.)	Compliant
Size of Accessory Structure (12-2-5:B)	Maximum size without authorized special use permit 750 sq. ft.	816 ft.	<i>Approval of the construction of a 816 sq. ft accessory (12-2-5:B)</i>
Rear Yard Coverage (12-2-5:B)	Maximum 50% Permitted (1,612.3 sq. ft.)	54.8% (1,768.6 sq. ft.)	<i>Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 54.8%</i>
Maximum Height (12-2-5:B)	15 ft.	13.25 ft.	Compliant

As shown in the table, the following waivers are required to allow the installation of a new deck as proposed by the Applicant:

- Section 12-2-5:B: Approval of the construction of an accessory in excess of 750 sq. ft.
- Section 12-2-5:B: Waiver of 4.8% (156.3 sq. ft.) to permit rear yard coverage of 50.8%

Discussion

While typically improvements to existing single-family residential lots do not require Plan Commission review, the proposed detached garage is in excess of the 750-square-feet permitted by right for accessory structures. Section 12-2-5:B.2 states that accessory structures, “Shall not exceed seven hundred and fifty (750) square feet unless otherwise authorized by special use permit.” This requirement was part of an amendment to the Unified Development Code in 2023.

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.

Commission Review

The requirement for Appearance Commission review and Traffic Safety Commission review was waived for the proposed improvement to an existing single-family residential lot.

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:

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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 26-02, 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.*
4. *[Other conditions as required by the Plan Commission]*

Attachments

- **Attachment A** – Final Plans and Supporting Documents for PC 26-02

Attachment C

Final Plans and Supporting Documents for PC 26-02

1. *Special Use Application, submitted by Matthew and Melissa Davito, received January 12, 2026*
2. *Materials Palette in (Color), submitted by Matthew and Melissa Davito, received September 2, 2025*
3. *Plat of Survey, 9230 Newcastle Avenue, prepared by William R. Webb, dated July 20, 2022*
4. *“Davito Melissa & Matthew Garage and Site Improvement, 9230 Newcastle, Morton Grove, IL,” (Sheets C.100, S.101, A.100, A.101, A.102, A.301), prepared by Michael S. Tom, package dated January 8, 2026*

Attachment C on file with the Department of Community & Economic Development