



**VILLAGE BOARD OF TRUSTEES  
REGULAR MEETING NOTICE/AGENDA  
April 28, 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](http://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 – April 14, 2026
5. **Special Reports**
6. **Public Hearings - None**
7. **Plan Commission Reports – Presented by Zoe Heidorn, Director of Community & Economic Development**
  - a. **Case PC 25-06:** Request for approval of a Preliminary Plat of Subdivision in accordance with Chapter 12-8 and a Special Use Permit for redevelopment to establish warehousing and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois.
    - i. Letter Dated April 23, 2026 from Kurv Industrial, Applicant for PC 25-06, Proposing Changes to Proposal in Response to Plan Commission Review
    - ii. It is Recommended that the Village Board Discuss PC 25-06 and Provide Direction for Further Action
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 the 2025 Officer of the Year

- b. Recognition of the 2025 Civilian of the Year
  - c. Proclamation - Public Works Week
  - d. Proclamation - Compost Awareness Week
10. **Clerk’s Report** – *Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township*
11. **Staff Report**
- a. **Village Administrator**
    - 1) **Ordinance 26-10** (*Introduced April 28, 2026, First Reading*); Amending Title 1 Chapter 4 Section 2 Entitled “Monetary Penalties and Fines for Specific Violations and Offenses” of the Municipal Code of the Village of Morton Grove
  - 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)*
    - 1) **Resolution 26-30** Authorization to Execute a Repair Agreement with 312 Truck Repair & Body Painting of Chicago, Illinois
  - 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 26-31** Authorizing a Contract Amendment with American Surveying and Engineering P.C. for Land Acquisition Services for Oakton Street Pedestrian Facility
    - 2) **Resolution 26-32** Authorizing a Contract with Golden Fence, Inc, for the Public Works Security Fence Project
  - 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*) (*Second 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*) (*Second 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** –\$762,411.34

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  
APRIL 14, 2026**

**CALL TO ORDER**

- I. Village President Janine Witko convened the Regular Meeting of the Village Board at 7:00 p.m. in the Council Chambers of Village Hall and led the assemblage in the Pledge of Allegiance.
- II. Village Clerk Eileen Harford called the roll. Trustees 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 24, 2026 Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Thill.

**Motion passed unanimously via voice vote.**

IV. **SPECIAL REPORTS**

NONE

V. **PUBLIC HEARINGS**

NONE

VI. **PLAN COMMISSION REPORTS**

Mayor Witko introduced Zoe Heidorn, Director of Community and Economic Development, to present two Plan Commission cases this evening.

1. **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 in Morton Grove, IL.**
  - a. Ms. Heidorn said the Applicants are seeking to amend the Special Use Permit to allow for the installation of a roof-mounted community solar energy collection system for the sale of energy.

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

- b. The Applicants also want a behind-the-meter solar energy collections system to supply the on-site user with energy to conduct operations.
  - c. This case was heard on January 20, 2026, and amended by the Applicants to include all proposed solar systems at the property. On March 12, the Plan Commission unanimously voted to recommend approval of the Special Use Permit amendment with conditions, which are contained in the draft Ordinance 26-08.
2. **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.**
- a. Ms. Heidorn said the Applicants are requesting a Special Use Permit to allow the construction of an 816 square foot detached garage, driveway, and patio at 9230 Newcastle. The garage requires a special use permit because it exceeds the maximum permitted square footage by right.
  - b. On March 12, the Plan Commission heard the case and voted unanimously to recommend approval of the Special Use Permit, with conditions which are contained in the draft Ordinance 26-09.

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

NONE

VIII. **PRESIDENT'S REPORT**

1. Mayor Witko invited Dick Dorgan to join her at the podium for his Village recognition.
  - a. She said Dick Dorgan has been an integral part of the Morton Grove community for an impressive 52 years. His journey began with two years on the Community Relations Commission, where he worked tirelessly to foster connections among residents. However, it was his remarkable 37-year tenure with the Plan Commission/Zoning Board of Appeals—and, Mayor Witko commented, that is a tough Commission—that truly defined his legacy.
  - b. Throughout his time in these roles, Dick's passion for enhancing our town for the benefit of all residents was palpable. He took great pride in spearheading the transformation of neglected areas into thriving developments, such as the innovative Sawmill Station and the picturesque Delaine Farms subdivision. These projects not only revitalized parts of Morton Grove but also strengthened its identity as a vibrant and welcoming residential community.
  - c. Dick often emphasizes that his successes were never achieved in isolation; they were the result of collaborative efforts with a dedicated team. He believes that everyone who worked alongside him deserves recognition for their hard work and commitment.

## VIII.

**PRESIDENT'S REPORT** (continued)

- d. Mayor Witko continued, saying that Dick expresses heartfelt gratitude for the Village staff, whose support and dedication were instrumental in bringing the Commission's vision to life and helping Morton Grove flourish. As Dick transitions into "retirement," he is eagerly anticipating watching new episodes of NCIS on Tuesday evenings rather than reruns of past seasons.
  - e. Mayor Witko presented a plaque to Dick and said, "We extend our deepest gratitude to Dick Dorgan for his unwavering dedication, wealth of knowledge, and boundless enthusiasm, all of which have played a crucial role in shaping Morton Grove into the exceptional community it is today." She invited Dick to say a few words.
  - f. Dick said he has worked with seven (7) mayors, starting with Dick Flickinger. He had high praise for Village staff, calling them "incredible." He said one thing he's enjoyed, is when every month, a squad car sits in front of his house and a community service officer comes to the door with Dick's monthly Plan Commission/Zoning Board packet. After the squad car leaves, his neighbors come out and want to know if everything is all right. He said, "I just tell them it was my Parole Officer."
2. **Mayor Witko proclaimed April 24, 2026 as Arbor Day in the Village.** She provided some background on Arbor Day, noting that Arbor Day was first observed with the planting of more than a million trees in Nebraska, and is now observed throughout the nation and the world. She spoke of the benefit of trees—how they can reduce erosion of precious topsoil by wind and water; how they can cut heating and cooling costs; moderate the temperature; clean the air; produce oxygen; and provide a habitat for wildlife.
    - a. Mayor Witko pointed out that trees are also a renewable resource, giving us paper, wood for our homes, fuel for fires, and countless other wood products. She said that trees in Morton Grove increase property values, enhance the economic vitality of business areas, and beautify our community. She commented this is the 25th year that the Village has been recognized as a Tree City USA by the National Arbor Day Foundation, and this is the fifth year Morton Grove has received the foundation's "Growth Award" for demonstrating a higher level of tree care and community engagement during the calendar year.
    - b. Mayor Witko urged all citizens to support efforts to protect our trees and woodlands, to support the Village's urban forestry program, and to plant trees to gladden hearts and promote the well-being of present and future generations.
  3. Mayor Witko announced that the Morton Grove Public Library's Executive Director Pam Leffler will be retiring after a successful 35-year career. Pam has been a staunch advocate for Morton Grove and the library system, and on behalf of the Village, Mayor Witko thanked Pam for her years of service, and wished her and her family the best as she begins a well-deserved retirement.
  4. Lastly, Mayor Witko noted that, after tonight's meeting, she, Trustees Shiba and Travis, and staff will be traveling to Springfield to meet with legislators and State Officials to advocate on behalf of

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

Morton Grove and our residents. Mayor Witko said the Morton Grove contingent will be meeting on a variety of issues facing this community, and will be seeking support for major projects, including our new Police Department and Village Hall.

5. Trustee Thill said a big thanks should go to his wife Marian, who, 25 years ago, attended a Village Board meeting and told the Board they should consider being designated a Tree City by the Arbor Day Foundation. He said he was so very proud of her for doing that!

IX. **CLERK'S REPORT**

Clerk Harford had no formal report this evening.

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

Mr. Meyer had no formal report this evening.

B. **Corporation Counsel:**

Corporation Counsel Liston had no formal report this evening, but offered her congratulations to Dick Dorgan on his retirement. She served on the Plan Commission with him years ago. She also congratulated Dick's wife Jean for sharing Dick with the Village for so many years. She added a note of thanks to Jean for "educating my children."

XI. **TRUSTEES' REPORTS**A. **Trustee Khan:**

Trustee Khan had no formal report this evening.

B. **Trustee Minx:**

Trustee Minx had no formal report this evening. She wished Dick Dorgan well and told him "enjoy your retirement!"

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

C. Trustee Shiba:

Trustee Shiba had no formal report this evening.

D. Trustee Thill:

Trustee Thill had two resolutions to present this evening:

1. **Resolution 26-28, Authorizing a Contract with Globe Construction Company, Inc. of Addison, IL for the 2026 Concrete Replacement Program.**
  - a. This Resolution authorizes the Village Administrator to execute a contract with Globe Construction Company, Inc. of Addison, IL, for the 2026 Concrete Replacement Program.
  - b. 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 Public Works Department advertised on the Village's website in early March 2026, inviting bids on the 2026 Concrete Replacement Program. Four bids were received, and Globe Construction Company, Inc. submitted the lowest bid in the 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.
  - c. 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.

Trustee Thill moved to approve Resolution 26-28, seconded by Trustee White.

**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>

2. **Resolution 26-29, Authorizing a Contract with Builders Asphalt, LLC of Hillside, IL for the 2026 Material Purchasing Program.**
  - a. The Village has an annual material purchasing program to purchase asphalt for use by the Public Works Department and to dispose of recyclable asphalt to maintain the Village's rights-of-way and properties. Public Works 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.

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

D. Trustee Thill: (continued)

- b. The State of Illinois administratively controls MFT Funds. Bidding procedures and contract documents are required to conform to state requirements for these amounts. The contract was bid through a public process in accordance with the Municipal Code and the Illinois Department of Transportation (IDOT) requirements.
- c. Two sealed bids were received, with the lowest responsive and responsible bid coming from Builders Asphalt, LLC of Hillside, IL. 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.
- d. 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.

Trustee Thill moved, seconded by Trustee Travis, to approve Resolution 26-29.

**Motion passes: 6 ayes, 0 nays.**

Tr. Khan      aye  
Tr. Thill      aye

Tr. Minx      aye  
Tr. Travis     aye

Tr. Shiba      aye  
Tr. White      aye

E. Trustee Travis:

Trustee Travis had no formal report.

F. Trustee White:

Trustee White had two ordinances under his report this evening. Both are first-reads, with no action being taken on either Ordinance this evening.

1. **Ordinance 26-08, 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.**

Trustee White noted that this had been covered under the Plan Commission cases Zoe Heidorn had presented earlier this evening.

2. **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.**

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

F. Trustee White: (continued)

Trustee White noted that this, too, has been covered earlier this evening by Zoe Heidorn.

That concluded his report.

XII. **WARRANTS**

Trustee Khan presented the Warrant Register for April 14, 2026 in the amount of \$806,412.75. 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**

NONE

XV. **ADJOURNMENT**

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

**Motion passes unanimously via voice vote.**

The meeting adjourned at 7:13 p.m.

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  
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 29th day of April 2026.

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

Minutes by Teresa Cousar

**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 21, 2026

**Re:** Plan Commission Case PC 25-06

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

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### **Executive Summary**

Bridge Industrial (“applicant”) submitted complete Special Use and Subdivision Applications to the Department of Community and Economic Development seeking approval to redevelop the approximately 11-acre property located at 8120-40 Lehigh Avenue and 8125-45 River Drive in Morton Grove, Illinois (“subject property”). The site, commonly known as North Grove Corporate Park, is currently improved with two office buildings.

The applicant initially proposed to construct a 227,600-square-foot industrial building with 34 truck loading berths. Following comments received through Commission and staff review, the applicant revised the application to propose a smaller 198,670-square-foot building footprint with 19 loading berths. The revised concept also includes 12,200 square feet of office space on the main floor and 12,200 square feet of office space on a second-floor mezzanine, resulting in a total gross leasable area of 210,870 square feet.

The applicant initially presented their request for project approvals to the Plan Commission at a public hearing on June 17, 2025. Due to concerns with completeness of the submitted traffic and parking impact study, the Commission voted to continue the case to a second public hearing on July 29, 2025, at which time the case was discussed and the Commissioners voted to table the item to a future date to allow the applicant to respond to comments. The applicant engaged in numerous discussions with staff regarding comments and concerns raised during the public hearings and through public comment. The applicant submitted a revised site plan for staff review in January 2026, and after receiving positive feedback, submitted a complete set of revised application materials in February 2026 that included the following changes:

- Reorienting the building so that the truck court is located along the south elevation
- Reducing truck bays to 19 (a reduction from 34 proposed in the original application)
- Reducing maximum daily truck trips to 70 trips, 35 inbound and 35 outbound (a reduction from over 400 proposed in the original application)
- Seeking Special Use Permit approval for a named primary tenant, BBJ La Tavola (“BBJ”), a linen and party rental business seeking to consolidate multiple Niles operations locations and occupy 145,000 square feet of building area
- Adding office space to the northeast corner of the building, while maintaining the overall footprint of 198,000 square feet accommodate BBJ

At the March 12, 2026, Plan Commission public hearing for Case PC 25-06, the applicant presented a revised proposal.

Following consideration of the updated application, discussion among Commissioners, and public comment, the Plan Commission voted 3-3 to recommend approval of the application, resulting in no recommendation of approval to the Village Board.

### **Application Overview**

The subject property measures approximately 11 acres in land area and is improved with two single-story office buildings and is zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.

Bridge Industrial is proposing to demolish the existing buildings, which make up the North Grove Corporate Park, and redevelop the subject property with an approximately 210,870-square-foot industrial building comprising a 198,670-square-foot ground floor and 12,200-square-foot mezzanine office space, along with 19 ruck loading berths, two drive-in truck bays, approximately 317 off-street parking spaces, a stormwater detention basin, and various site improvements. The north parking lot for employee and visitor parking will be accessed via a pair of drives from River Drive, while the south parking lot will be used to access a secondary parking area and truck court that will be accessed by two drives along Park Avenue.

The proposed building varies in height from 40 to 43 feet above grade, with a design that achieves a consistent 40-foot height above finished floor. Per proposed elevations, the single-story facade will feature window bays and columns that provide the appearance of a three-story building. Brick surface treatments and glass will be used along the east facade and building corners to provide an aesthetic that mimics materials used in the nearby Lexington Homes development along Lehigh Avenue.

Under the revised proposal, Bridge Industrial is seeking a Special Use Permit required specifically to allow BBJ La Tavola, a national wedding linen and accessories rental company, to locate their regional headquarters at the proposed development. As requested, BBJ would be approved as a tenant for 156,800 square feet of the building, and any potential second tenant for the remaining 54,000 square feet of building area would need to be permitted as-a-right or approved as a special use under current zoning. The underlying M-O/R Office/Research Manufacturing District zoning district would remain in place. A draft letter of intent from BBJ has been provided by the applicant.

BBJ La Tavola is currently headquartered in Napa, California, and also operates out of approximately 115,000 square feet of space in four locations in Niles, Illinois. The Niles operations currently employ approximately 255 employees, including 200 hourly operations staff and 55 salaried office employees. BBJ is seeking to consolidate their multi-site operations in Niles to a single location in Morton Grove that would include their administrative offices (including multiple departments such as finance, information technology, human resources, creative, and sales and customer service) in addition to on-site linen fabrication, laundering, equipment rental, and on-site storage of rented products. Anticipated hours of operation are approximately 4:00 a.m. to 7:00 p.m., in line with current operations, but hours could be extended if the company grows.

The applicant intends to acquire the subject property in Q3 2026. Subject to receipt of all necessary Village approvals and permits and existing tenant departures, demolition is anticipated to begin in Q1 2027. Construction is expected to be substantially completed in Q1 2028.

The applicant submitted a Preliminary Plat of Subdivision entitled "North Grove Corporate Park 1st Resubdivision," which proposes the consolidation of two (2) lots. The property is currently improved with two office buildings with approximately 150,000 gross square feet. The applicant is seeking a resubdivision to combine the two existing lots to create one lot of record. The subdivision would enable the Bridge project to use existing public water and sewer infrastructure that is routed between the two parcels. To the extent such facilities are not adequate to service the proposed development, the applicant will make the necessary and appropriate upgrades.

### **Commission Review**

#### **Appearance Commission**

On June 3, 2025, the Appearance Commission reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06. At the conclusion of the discussion, the Appearance Commission recommended approval (4-2) of the application with recommended conditions. The staff report to the Appearance Commission has been included as "**Attachment A.**" The Appearance Commission chairperson indicated that a review of the revised smaller building proposal was not required since landscaping and elevations remained consistent with the previous proposal.

### **Traffic Safety Commission**

On June 5, 2025, the Traffic Safety Commission (TSC) reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06 and the related Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (6-0) to recommend approval of the application. The TSC Chairman reviewed the current proposal and issued no additional comments (see “**Attachment B**”).

### **Departmental Review**

The proposed project was reviewed by several department representatives and their comments are summarized below (see “**Attachment C**”).

- **Building Department:** Location of solid waste containers for all tenants [needed].
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated March 4, 2026, regarding:
  - Lack of snow and garbage removal details
  - A parking supply count discrepancy where one site plan figure notes 311 spaces, while all other content notes 317 spaces
  - Anticipated hours of operation and the potential for a condition on future operations
  - The need for additional details regarding whether Park Avenue access drives would physically restrict access from the east (Lehigh Avenue)
  - A request to update the traffic study to assess increasing truck traffic at surrounding intersections
  - Lack of dimensions on select parking areas to confirm all drive aisles and spaces meet Village requirements
  - The need for additional details regarding the proposed stormwater detention and related to traffic safety Village Code requirements.
  - Impacts to Park Avenue pavement condition.
  - The need for street lighting along Lehigh Avenue and public sidewalks in line with Village requirements.
  - Confirmation of an adequate illustration of stormwater feasibility and need for refinement during permit review.
  - Concerns regarding assumptions used in the lighting analysis and related planning, and the need for further refinement.

### **Plan Commission Public Hearing**

The Village provided public notice for the March 12, 2026, Plan Commission public hearing for PC 25-06 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.

Plan Commission – March 12, 2026. Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 25-06 held on March 12, 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 D**,” was entered into the public record.*

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

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

*Based on feedback received at the Plan Commission meeting, Bridge Industrial further revised their application to include a smaller 198,670-square-foot building footprint with 19 loading berths. The revised concept includes 12,200 square feet of office space on the main floor and 12,200 square feet of office space on a second-floor mezzanine, resulting in a total*

gross leasable area of 210,870 square feet. Bridge also reoriented the building so that the truck court is located on the south side of the building, limiting the potential for truck traffic on River Drive, and has committed to directing truck traffic to use the River and Oakton traffic signal, rather than Lehigh, as the primary route north from Oakton. Bridge has also agreed to limit the combined truck trips to be generated by all users to 70 trips (combined in and out), down from 354 trips proposed in July 2025 (an 80% reduction).

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

Staff engaged in several discussions with BBJ leadership and their realtor to better understand the proposed business. BBJ La Tavola is currently headquartered in Napa, California, and also operates out of approximately 115,000 square feet of space in four locations in nearby Niles, Illinois. The Niles operations currently employ approximately 255 employees, including 200 hourly operations staff and 55 salaried office employees. BBJ is seeking to consolidate their multi-site operations in Niles to a single location in Morton Grove that would include their administrative offices (including multiple departments such as finance, information technology, human resources, creative, and sales and customer service) in addition to on-site linen fabrication, laundering, equipment rental, and on-site storage of rented products. Anticipated hours of operation are approximately 4:00 a.m. to 7:00 p.m., in line with current operations, but hours could be extended if the company grows. The Vice President of BBJ has engaged staff in multiple discussions, but was unable to attend tonight's public hearing. The BBJ real estate agent is present and BBJ has provided slide content that Bridge representatives are prepared to speak to.

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

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

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

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

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

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

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

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

The applicants were sworn in.

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

The proposed building in total is approximately 210,000 square feet. That's 198,000 square feet for building with a 12,000-square-foot second story office as part of BBJ's office operations. BBJ would take approximately 157,000 square feet, or 75% of the building area, with the remaining space of 54,000 square feet on the west end of the building. Bridge Industrial pulled the building back from the west, moved the docks to Park Avenue, reduced the dock count to 19, and provided bump outs that help to screen the operational area of the building from both River and Lehigh Avenue. Storm water detention is met in the above ground pond to the west and with the reduced building square footage, green space has increased from about 18% to 30%.

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

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

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

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

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

provide a lot of screening for the neighbors.

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Kintner asked for public comment. Robert Busam, a partner with Design Installation Systems at 8110 River

Drive, provided the following presentation:

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

It has been well documented that myself, Mr. Tracy and other landowners in the M-O-R District are opposed to the Bridge Development. After careful review of the updated application, we continue to oppose the project on many points. We have submitted detailed letters and emails to the Village and Commission highlighting our points of contention and all of those issues remain in effect currently. For brevity, I have provided a bullet point list with short explanations for your review and consideration. In summary, this project is simply not an appropriate fit for the well-established corporate park. An excessive amount of waivers are required for this project to make sense, and this big box will ultimately end up draining millions from the County and Village tax base. It also gives the development an unfair leasing advantage in an already challenging industrial leasing market while siphoning off valuable tax dollars with no revenue upside to the larger community. Items for your consideration are below:

- **Proposed Uses are Incompatible:** The M-O/R Office/Research Manufacturing District is specifically intended for "office and research uses along with non-impactful light industrial, technology 'start-ups' and other similar, complementary uses". The proposed uses – warehousing, distribution centers, and light manufacturing – are explicitly not intended uses for this district, particularly those generating "heavy truck traffic volumes". The M-O/R district's definition explicitly aims to prevent nuisances and restrict heavy truck traffic. The proposed uses are inherently high-nuisance and high-traffic, creating a direct contradiction. Approving a special use permit for uses that are explicitly not intended for the district, and which contradict its core purpose of nuisance prevention, would effectively render the M-O/R zoning meaningless. This would undermine the Village's comprehensive plan and set a precedent for future developments to disregard zoning regulations. This is a unique Corporate Park with unique features that should be upheld.
- **6B Status will lead to an estimated \$720,000 loss in tax revenue per year equaling \$7.2 million loss over 10 years.** This project is not revenue neutral or positive for the Community. It will be a total loss leaving the Community at large to make up the difference. Schools, parks, police, fire etc... should all have a say in this matter as it directly affects their taxing bodies.
- **6B Status gives unfair advantage to the new applicant over existing warehouse and industrial leases being offered in the area.** The new big box will serve to extend and sustain the already significant amount of vacant square footage for lease in the area. Within 2 square miles, there is over 1 million SF of industrial/warehouse space for lease or sale. There is no need for this type of development in the current market.
- **Even with the modified plan and concessions, the project is being "forced" into a space that it was never meant to be in.** Side yard setbacks for parking and semi-trailers are being completely disregarded creating a blight to the neighborhood. The parking configuration is irregular and dysfunctional showing the need to "squeeze" the spaces to satisfy City Code. Bridge is trying to fit a square peg through a round hole at this location.
- **Why does Lehigh receive preferential treatment over the occupied River Dr and Park Ave. regarding traffic flow and façade elements. River and Park essentially are now facing the "backsides" of the new big box with no architectural detailing turning our street into an "Alley."**
- **The term Mezzanine is not appropriate for the new office space being created within the building.** A mezzanine is open to the warehouse below, we believe they are simply adding office space which is additional rentable SF and a 2nd floor.
- **Park Ave and River Dr. do not have adequate width to support the semi traffic that is being proposed.** We have submitted photographs of Park and River showing the width of the available drivable street with street parkers present and semi traffic. It is not feasible at the proposed elevated rate nor was it ever meant to be.
- **Applicant has not made it clear whether retention basin will be wet or dry.** There was a lot of discussion but no definitive answer to whether the retention basin will be wet or dry. If it retains water what precautions/protocols are in place for this type of basin to meet code requirements. Fencing, etc...

- **Original plan included new water and sewer infrastructure.** Applicant now claims that existing infrastructure will be adequate. This is unknown since we do not know exactly how the unknown tenants will utilize the space potentially adding strain on the existing pipes and infrastructure.
- **Parking will not meet code and is inadequate.** Once the 47 spaces located in the trailer berth loading area are eliminated or modified to accommodate trailer traffic (as stated in their own application), the new development will likely not meet the Village's parking requirements per the Village Code.
- **Building height continues to be non-compliant and will cast a shadow over the neighboring properties diminishing their values and eliminating natural light.** The height of metal screen walls at roof level has not been determined as well.
- **Loading Berths are non-compliant to side yard setback regulations and unsightly.**
- **Parking lots are non-compliant with side yard setback regulations in place and are not cohesive and irregular.**
- **Landscaping plan is non-compliant with existing requirements.** Plan admits to eliminating over 100 trees. Parking lot landscaping plan is non-compliant as well. Property will not be irrigated leading to sparse vegetation and poor green coverage. This will be the only property in the development to not irrigate under the guise of being "green" or achieving "leed certification." Realistically it will lead to a poorly developed landscape design that lacks water and the ability to grow and thrive.
- **No formal plan of solid waste storage, box truck storage, trailer storage and other materials around the perimeter of the building.** Parked trailers, dumpsters, barrels of used chemicals, etc are an eyesore for the neighborhood and this needs to be addressed prior to approval of any application. How does the proposed tenant plan to utilize any exterior spaces with materials, trailers and boxtrucks?
- **Trucks that inadvertently turn onto Lehigh will cause a nuisance to the neighborhood as there is no turnaround available.** Trucks will be coming from all directions to this location, and many will miss the directed signs onto River. We have sent photographs illustrating how difficult a turn it is for a semi onto Park or River off Lehigh. If the semitrailers continue north on Lehigh they will create chaos in the residential areas near the train tracks along a truck restricted road.
- **Plan does not offer adequate buffering to Lehigh, River and Park.** The entire plan is non-compliant with buffering and setback regulations in place.
- **There is no signed agreement between proposed tenant and builder.** Much can change in two years and this National firm's leadership which is in California may change their mind for many different reasons. Therefore, one cannot approve this plan with their considerations in mind unless a signed and legally binding agreement is in place.
- **The Development will decrease property values by marring the beautiful corporate park as it exists.** Also, by driving down limited demand for existing space for lease through unfair advantage via tax breaks.
- **There is zero benefit to the Village from the proposed development.** After 6B status is achieved, the project will be a drain on the County and Village. It does not create new jobs or revenue as it proposed. Moving BBJ from Howard St. is simply relocating those employees five blocks north and leaves another building completely vacant. There will not be an influx of new employees moving into town and spending dollars in the Community. This is in no way a boon for Morton Grove.
- **Current building is not obsolete as stated by Bridge.** The current building is not obsolete by any measure. Rather it is being strategically vacated and poorly managed to expedite the sale of the lot. The existing owner has stopped pursuing new tenants as they are preparing to exit this market. Just because an owner decides to divest a property does not make it obsolete. Village needs to evaluate other options and applicants for this lot that are net positive to the Village and meet the district's codes without the need for 11 attached conditions contingent to approval of application.
- **Traffic and Truck studies and comparisons are vague and ambiguous.** Traffic studies do not state what "similar" properties were benchmarked against. Turning radius on Park and River is not adequate for semis and has not been addressed.

- **Absence of Demonstrated Community Need for the Proposed Use:** No community need for the proposed use has been shown; Granting a special use permit without a demonstrated community need or identified user is irresponsible and speculative, potentially leading to a development that serves no public purpose while creating significant private harm. A special use permit is typically granted when a specific use serves a demonstrated community need, and the applicant's inability to articulate this undermines the very premise of a special use request.
- **6B Status is Inappropriate since 1/3rd of the building's potential activities are still unknown and may not meet the 6B requirements.**
- **11 Conditions are recommended/required to meet Village's needs. This is excessive and proves the development is not an appropriate fit for the Corporate Park as it exists.**
- **This M-O/R Development was never intended to be a logistical hub or designed for heavy semi use as seen by the built intersections at Oakton and Lehigh.**
- **In the event BBJ does not execute the lease agreement what are the implications to the Developer, Village and Corporate Park and how does that look?**
- **Provides no financial benefit to the Village and creates unfair business advantages. If there is financial benefit, please explain exactly how so? If it doesn't create an uneven playing field in marketplace, how so?**

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

Regards,

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

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

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

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

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

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

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

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

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

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

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

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

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

considered a permitted use. Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.

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

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

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

Motion to recommend approval of the application failed (3-3).

### **Final Plans and Supporting Documents**

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment E**":

1. Subdivision Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025
2. Subdivision Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025
3. Written Authorization for Subdivision Application from Property Owner, CRE NORTH GROVE

*CP I & II LLC, dated April 30, 2025*

4. *Preliminary Plat of Subdivision, submitted by Midwest RE Acquisitions, LLC, revised June 27, 2025*
5. *Special Use Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
6. *Legal Description, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
7. *Special Use Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
8. *Project Narrative, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
9. *Letter of Intent for BBJ La Tavola, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
10. *Site Plan on Aerial Image, submitted by Midwest RE Acquisitions, LLC, dated February 20, 2026*
11. *Site Plan, submitted by Midwest RE Acquisitions, LLC, dated February 20, 2026*
12. *Detailed Landscape Plans, prepared by Kathryn Talty Landscape Architecture, revised March 3, 2026*
13. *Signage Plan, prepared by Parvin-Clauss Sign Company, revised February 18, 2026*
14. *Preliminary Engineering Plans, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
15. *Building Elevations, prepared by Cornerstone Architects, Ltd., revised February 20, 2026*
16. *Building Materials Palette, prepared by Cornerstone Architects, Ltd., dated May 2, 2025*
17. *Stormwater Management Memo, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
18. *Traffic Impact Study, prepared by KLOA, Inc., dated February 20, 2026*
19. *Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
20. *Fire Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
21. *Truck Route Map and Signage Plan, submitted by Midwest RE Acquisitions, LLC, received November 14, 2025*

**Attachments**

- **Attachment A** – Staff Report to the Appearance Commission for PC 25-06, prepared by Brandon Nolin, AICP, Community Development Administrator, dated May 27, 2025
- **Attachment B** – Plan Review Comment Forms for PC 25-06, prepared by Traffic Safety Commission Chairman Keith White (dated June 9, 2025) and by Traffic Safety Commission Chairman Ninous Chalabi (dated March 3, 2026)
- **Attachment C** – Plan Review Comment Forms for PC 25-06, prepared by various Village staff
- **Attachment D** – Staff Report to the Plan Commission for PC 25-06, prepared by Brandon Nolin, AICP, Community Development Administrator, dated March 5, 2026
- **Attachment E** – Final Plans and Supporting Documents for PC 25-06

**Attachment A**

Staff Report for the Plan Commission for PC 25-06  
Prepared by Brandon Nolin, AICP, Community Development Administrator  
Dated May 27, 2025

**To:** Chairperson Pietron and Members of the Appearance Commission

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

**Date:** May 27, 2025

**Re:** Appearance Commission Case AC 25-08  
Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-06, a request for a Special Use Permit for redevelopment to establish warehousing, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4 and Chapters 10-10 and 12-11; and approval of a Preliminary and Final Plat of Subdivision in accordance with Chapter 12-8. The applicant is Midwest RE Acquisitions, LLC which is an entity of Bridge Industrial.

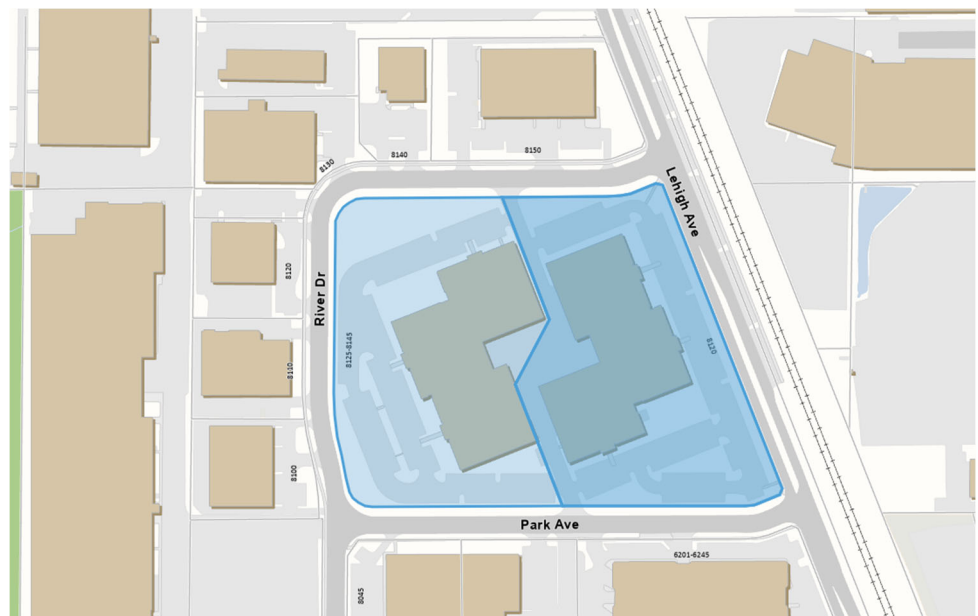
## STAFF REPORT

### Application Summary

Bridge Industrial (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development and an Appearance Certificate is requested for the redevelopment of a pair of existing office buildings (North Grove Corporate Park). The proposed project consists of the construction of a new 227,600-square-foot industrial building with a mix of warehousing, distribution, and light manufacturing uses.

### Subject Property

The subject property is approximately 11 acres in size and consists of two (2) parcels occupied by the existing North Grove Corporate Park comprising two single-story office buildings located at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois. The parcels are zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.



**Subject Property Location Map**

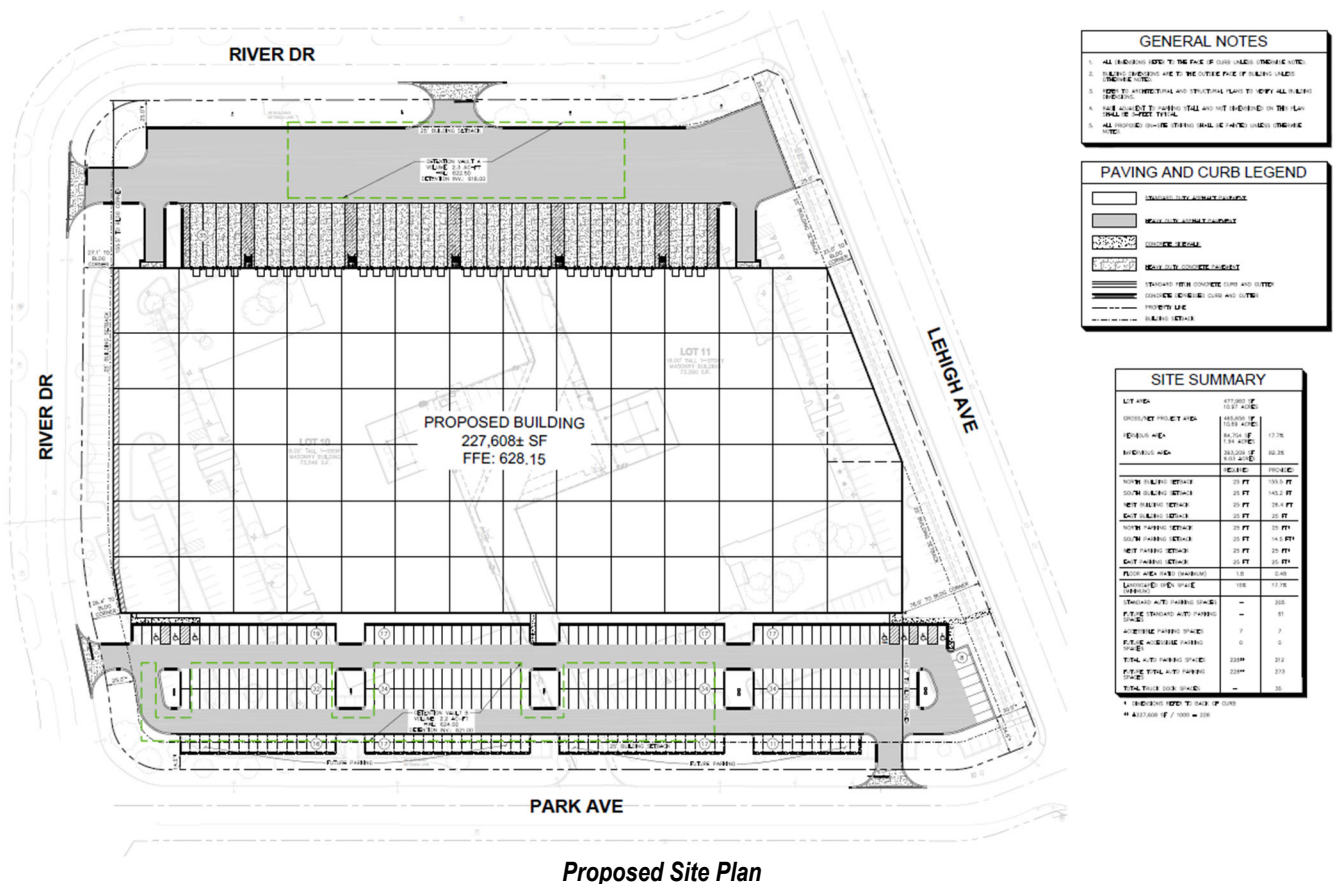
**Project Overview**

Bridge Industrial is proposing to demolish the North Grove Corporate Park and redevelop the subject property with an approximately 227,600-square-foot single-story industrial building including 35 truck loading berths, approximately 212 off-street parking spaces, underground stormwater detention, and various site improvements. The proposal also includes the land banking of 61 parking spaces on the southern edge of the property in the event that future parking demand is greater than the initially proposed 212 parking spaces. The south parking lot for employee and visitor parking will be accessed via Park Avenue and River Drive, while the north parking lot will be used primarily for truck access and will be accessed via River Drive from the north and west.

The proposed building height is noted to be less than 40 feet, but an exact height was not provided. Per proposed elevations, the single-story façade will feature window bays and columns that provide the appearance of a three-story building. Brick-like surface treatments and glass will be used along the east façade and corners of the building to provide an aesthetic that mimics materials used in the nearby Lexington Homes development along Lehigh Avenue.

The proposed project is speculative and while Bridge Development has not identified specific tenants for the building, they anticipate prospective users will be consistent with those land uses permitted in the M-O/R Office/Research Manufacturing District as well as uses in the surrounding area. Those tenants may include warehousing and/or distribution firms, companies engaged in limited industrial uses such as food processing, and/or designers/fabricators of custom interior finishes for high end residential and commercial customers. Due to the range of prospective users, Bridge Development is seeking approval of multiple special uses as part of their application.

The applicant intends to acquire the subject property on or about Q3 2025. Subject to receipt of all necessary Village approvals and permits and existing tenant departures, demolition is anticipated to begin on or near Q4 2025. Construction is expected to be substantially complete on or near Q1 2027.



## Building Design

The applicant provided elevations and renderings of the proposed development. Sample imagery of the proposed façade materials are provided in the following pages.

The applicant is proposing the construction of an insulated precast concrete building. As such, many of the design aspects introduced into the façade, including variation in materials and most of the windows, are purely for aesthetics and not needed for building function. After reviewing preliminary façade treatments with Staff that relied more heavily on concrete color variation to imitate articulation, the applicant reviewed materials used at the nearby Lexington Homes townhome development and revised the façade elevations to include brick-like treatments, aluminum fascia, and additional windows. Emphasis has been placed the Lehigh Avenue frontage and the corners of the building, with the longer north and south facades being more industrial in character.

The applicant has indicated that the single-story building will be less than 40 ft. which is the maximum permitted within the M-O/R district. ***The estimated height of the proposed building was not provided and the applicant should speak to this aspect of the proposal.***



SOUTH



NORTH

*Proposed South (Top) and North (Bottom) Elevations*



*Proposed East Elevation (Lehigh Avenue Frontage)*



*Proposed Elevations – Southeast Entrance Details)*

**Materials**

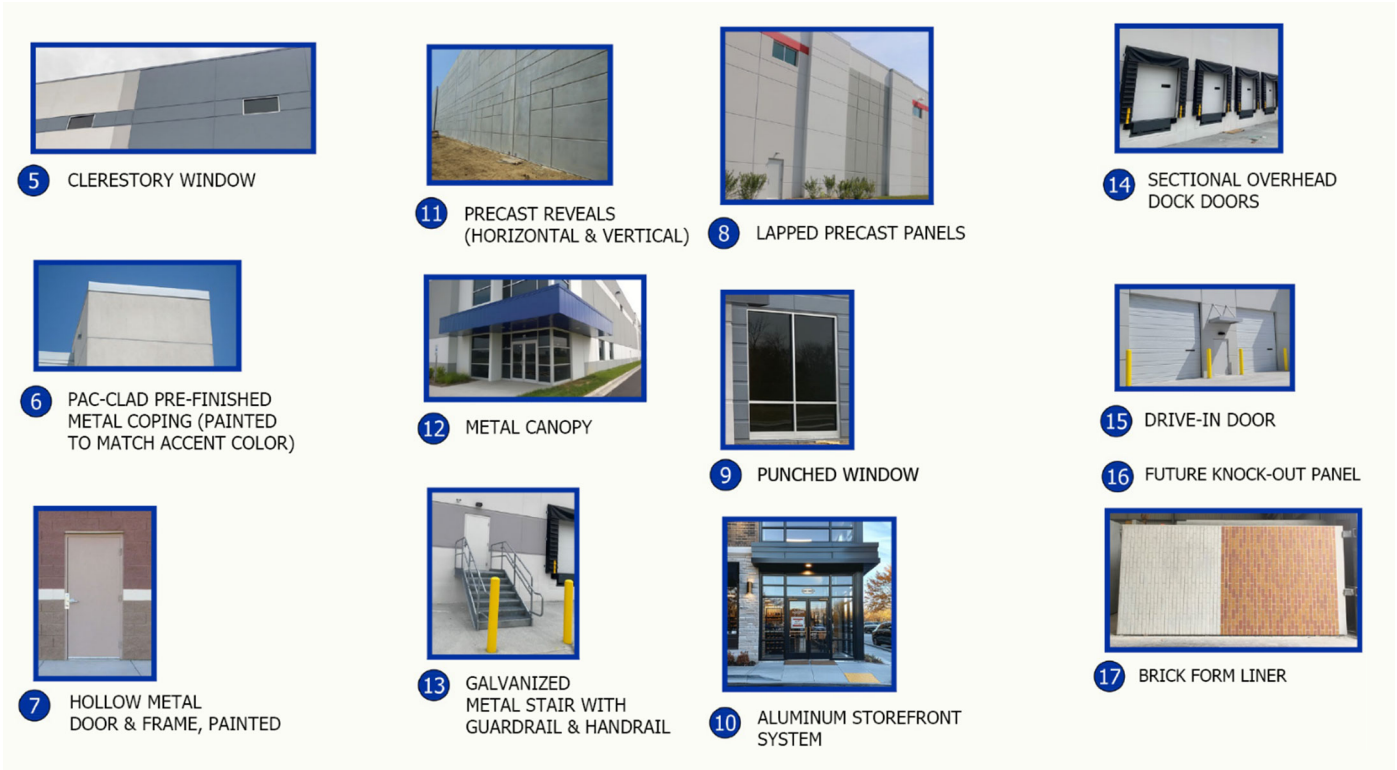
As the building utilizes an insulated precast concrete construction, the proposed “brick” is essentially a pattern applied to the precast concrete exterior and then painted to achieve a brick-like appearance. Bands of windows and metal canopies are used to create the impression of a multi-story building. On the longer facades of the building (facing north River Drive and Park Avenue), three different colors of concrete are used to create horizontal and vertical reveals to vary the façade.

Rooftop mechanicals were not included in the application materials and Staff recommend requiring screening of mechanicals as a condition of approval unless the applicant and provide sufficient information regarding limitations to sight lines from surrounding rights-of-way. **The applicant should speak to the anticipated location of rooftop mechanicals and the potential need for screening.**

**Bird-Friendly Building Design**

The subject property is located near the St. Paul Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, Staff recommend requiring bird strike film or glazing as a condition of approval. Recently approved projects near the forest preserve have installed 2x2 dot pattern window film in alignment with bird-friendly design guidelines contained in the “Bird-Friendly Building Design” manual of the *American Bird Conservancy* (2015, [https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide\\_2015.pdf](https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf)). **The applicant should speak to their ability to incorporate this design aspect as part of their façade materials.**

**Proposed Façade Materials**  
(Base Material - Insulated Precast Concrete)



**Landscape Design**

The applicant submitted a landscape plan prepared by Kathryn Talty Landscape Architecture. With the proposed demolition of the existing North Grove Corporate Park to make way for a new structure and related parking, much of the landscaping internal to the subject property would be removed and replaced. Overall, the proposed landscape plan includes 87,754 sq. ft. of greenspace which is 18.4% of the site. This exceeds the Village’s require of 15% for industrial lots. The proposed landscape plan will require waivers for parkway tree plantings, parking lot landscaping, and paved ground surface landscaping.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
<b>General Landscaping Requirements</b>			
<b>Landscaping Required</b> (12-11-1:B.1.C)	15% of industrial lot (71,694 sq. ft.)	87,754 sq. ft. greenspace (18.4%)	<i>Compliant</i>
<b>Trees in Public Parkways</b> (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (2,098 linear feet with 53 trees req.)	1 – Applicant notes utility locations as limitation	<b>Noncompliant – Waiver needed to allow 52 fewer parkway trees.</b>
<b>Interior Landscaping in Parking Lots</b> (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (6,435 sq. ft.).	6,534 sq. ft. interior greenspace (7.1%)	<i>Compliant</i>
<b>Trees in Parking Lots</b> (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. ...Each parking bay	23 trees; Max. 18 cars per row	<b>Noncompliant – Waiver needed to allow 41 fewer shade trees.</b>

	shall have a maximum of twenty (20) spaces in an uninterrupted row. (64 trees req.)		
<b>Landscaping Adjacent to Public ROW - Sidewalks &amp; Streets</b> (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	<b>Lehigh Ave.:</b> 25 ft. min. <b>Park Ave.:</b> 14.5 ft. after future parking install <b>River Dr - West:</b> 26.4 ft. min. <b>River Dr - North:</b> 25 ft. min.	<i>Compliant</i>
<b>Tree Preservation Requirements</b>			
<b>Trees Preservation</b> (12-11-7:C)	Unless otherwise provided by this section, tree replacement or a fee-in-lieu shall be required for the removal as follows: Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property. Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4.	<b>Protected Trees Preserved:</b> 1 <b>Protected Trees Removed:</b> 33 <b>Replacement Trees:</b> 114	<i>Compliant</i>
<b>Screening Requirements</b>			
<b>Screening of Loading Area</b> (12-11-4:B.1)	For all paved ground surface areas adjacent to alleys not screened by buildings, screening shall be required at five feet (5') in height.	Two 15 ft. by 60 ft. islands; 5 ft. tall	<i>Compliant</i>

**Parking Lot Landscaping**

The proposed south parking lot is 91,928 sq. ft. in area. Per Section 12-11-4, a parking lot of that size requires the installation of interior greenspace equal to 7% of the paved areas including one (1) shade tree for every 100 square feet of greenspace provided. The proposed south parking lot requires 6,435 sq. ft. of greenspace and 64 shade trees. The applicant proposes sufficient interior greenspace, but is proposing only 23 shade trees which is approximately one-third (35.9%) of the total required. **The applicant should speak to the limited number of shade trees proposed within the interior of the parking lot and the need for a waiver from this requirement.**

**Tree Preservation**

A tree survey submitted by the applicant identifies 128 existing trees on the subject property, 34 of which are considered to be protected trees which are non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's recently approved Tree Ordinance (Ord. 24-28). The landscape plan proposes the preservation of 19 of the 128 existing trees including preserving one (1) protected tree. As such, a total of 33 replacement trees are required to be identified. The applicant has identified 27 shade trees and 87 evergreen trees for a total of 114 replacement trees that will meet Village requirements.

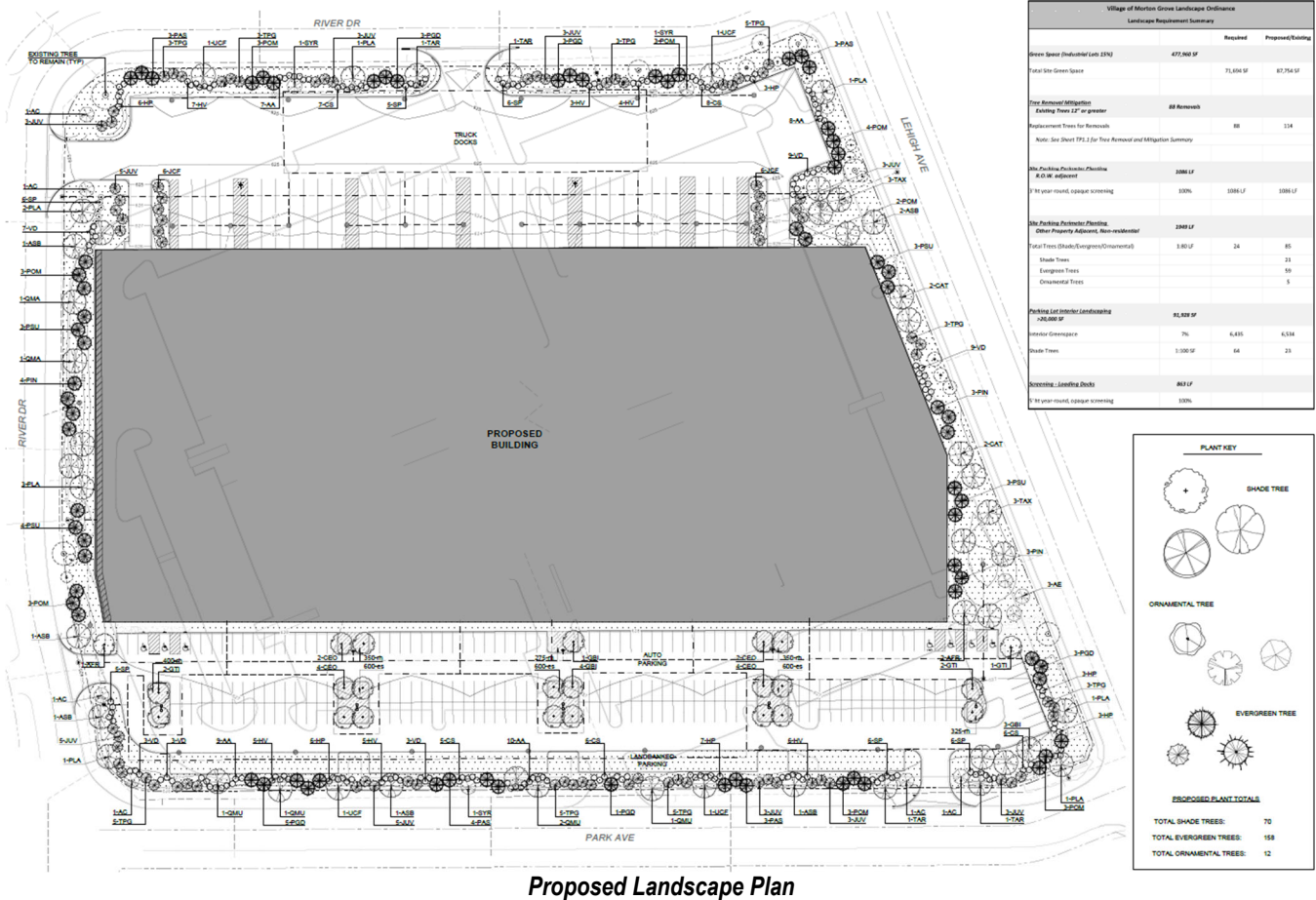
**Parkway Trees**

Only one (1) parkway tree is proposed. Per Section 12-11-2, parkway trees are to be installed every 40 feet which would result in a requirement of approximately 53 trees being planted in public right of way surrounding the subject property. The applicant has noted that utility locations inhibit the ability to plant trees in the parkway. Adjacent perimeter planting areas which are typically at least 25 feet deep are proposed to be used to accommodate trees in areas immediately adjacent the parkway. **The applicant should speak to presence of utilities and their proposed approach to providing adequate shade tree installation at the subject property.**

**Perimeter Landscaping**

While interior landscaping trees and parkway tree plantings will require waivers, the landscape plan features extensive perimeter landscaping well in excess of Village requirements. Per the landscape plan, the applicant is proposing to install a total of 85 trees consisting of 21 shade trees, 59 pine trees, and 5 ornamentals. The code requires a 5 ft. landscaped buffer surrounding the property where it abut public rights-of-way. Landscaped areas are at least 25 ft. deep on the Lehigh Avenue and River Drive frontages and 14.5 ft. along Park Avenue where potential future parking limits landscaping on part of the setback.

Overall, there are 240 trees proposed to planted or preserved on the subject property. The combined total number of trees required for the parkway and interior landscaping is only 117 trees.



**Proposed Landscape Plan**

**Lighting**

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures. All proposed lighting would have a color temperature of 4,000 K (degrees Kelvin).

The applicant proposes the installation of four (4) light poles measuring 25 ft. (25') in height along the north property edge to illuminate the truck loading and maneuvering area. Parking lot lighting is also proposed consisting of five (5) pairs of lights mounted on single poles in each central parking aisle landscape island. Proposed light poles in both locations would be 25 ft. (25') which is the maximum height permitted.

The applicant also proposes the installation of four (4) building-mounted lights that would be located at a height of 35 feet (35') along the north wall to illuminate the truck loading and maneuvering area. Per Section 12-2-2:A, there are no strict limits on the height of building-mounted lights, but there is an expectation that the lights will be harmonious with building design. Staff are concerned that the proposed light height would result in excessive glare and minimize the effect of a full cut-off fixture. **The applicant should speak to the proposed height of the building-mounted lights and the potential for glare.**

**Parking Lot and Entrance Lighting**

Per Section 12-4-3:B.5, the lighting of parking and loading areas shall be a minimum of one foot-candle on the surface. Per the submitted photometric plan, many of the parking stalls located between parking lot islands would have light levels of less than one foot-candle (1 ft-c). The building entrances also generally have low light levels. While lighting at the central entrance exceeds 1 ft-c, lighting at the west and east entrances ranges between 0.5 and 0.8 ft-c. **The applicant should speak to the types of lighting fixtures proposed in the photometric plan and address concerns regarding sufficient safety lighting.**

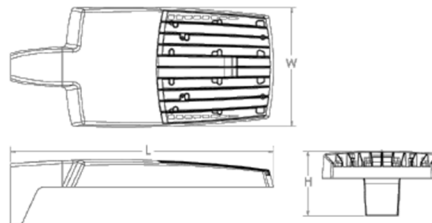
**Property Edge Lighting**

Per Section 12-4-3:B.5, lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. Footcandles are generally less than one foot-candle (1 ft-c) at the property edge, with the exception of the north property line. Light poles proposed for north side of the truck loading and maneuvering area provide light levels of up to 1.7 ft-c at the property line. **The applicant should speak potential for excessive light spillover at the north property line.**



**Specifications**

EPA (ft <sup>2</sup> @0°):	0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



**Proposed Light Pole Fixtures (Source: Lithonia)**

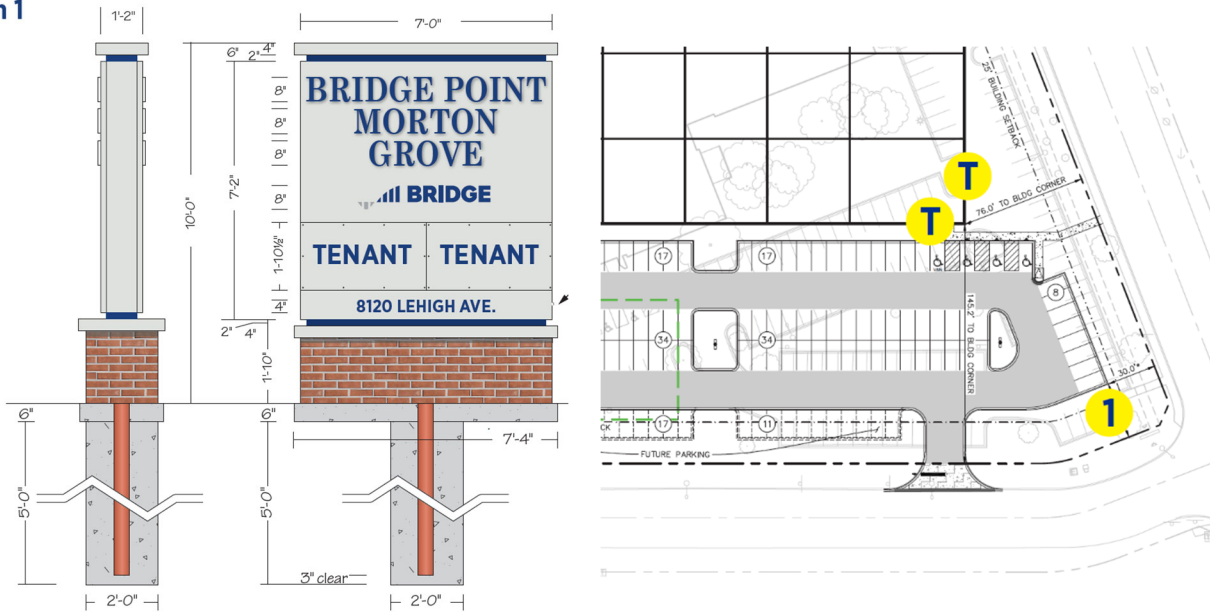
**Signage**

The proposed sign package comprises one (1) monument sign to be located at the southeast corner of the subject property near the primary parking lot entrance, one (1) building name plate and address with the Bridge Development logo to be located on the upper northeast corner of the building on the east façade, and three (3) tenant identification signs to be located toward the top of the south façade.

**Monument Sign**

The proposed monument sign would be ten feet (10') tall with a sign area of 50.2 sq. ft. The proposed sign is required to be located at least five feet (5') from the public right of way along Park Avenue and Lehigh Avenue. The sign plan does not provide the precise location of the proposed monument sign, but there appears to be sufficient space for a compliant sign location given that the parking lot is located 30 feet (30') from either right of way. A landscape bed extending two feet (2') from the sign base is required, but not provided for in the sign plan. **The applicant should speak to the proposed sign location, proposed landscaping, and confirm whether related waivers are requested.**

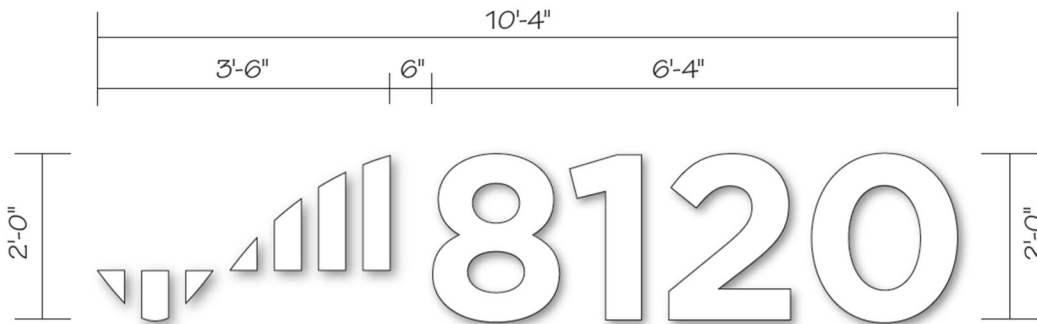
**Sign 1**



**Proposed Monument Sign Size (Left) and Location (Right – Labeled '1')**

**Address Sign**

The address sign would consist of a Bridge Development logo and street number and would be 20.7 sq. ft. The address sign would be constructed of one inch (1") thick acrylic that is painted white and flush mounted to the building. The proposed sign is in excess of the two (2) sq. ft. maximum permitted, however Staff note that the sign size is proportional to the building and are not concerned with the request. Similarly sized address numbers are located on other industrial buildings in the area and the Bridge Development logo measures seven (7) sq. ft. which is smaller than tenant signage typically permitted.



**Proposed Address Sign**

**Tenant Identification**

Three tenant signs each measuring 40 sq. ft. are proposed for the south façade along Park Avenue. Park Avenue is considered the primary frontage of the proposed development due to the southern location of the parking lot and main tenant entrances. The combined sign area of 120 sq. ft. is within the maximum permitted for a primary frontage. A fourth tenant sign is proposed for the southeast corner of the building along the Lehigh Avenue frontage which is considered the secondary frontage of the proposed building. The proposed tenant sign would be 32 sq. ft. which is the maximum sign size permitted. The final sign material is not yet known, but the applicant with requesting approval for either non-illuminated acrylic (similar to the proposed name plate sign) or internally illuminated channel lettering.



**Typical Proposed Tenant Sign – East Elevation**

The wall signs would be face lit and would have no unshielded direct light sources that may require additional guidance regarding light intensity or brightness. The Village’s applicable sign requirements are outlined in the following table.

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
<b>Nameplates</b> (10-10-4:E)	Individual professional or occupational nameplates and address signs permanently affixed to a structure, each limited to two (2) square feet.	20.7 sq. ft.	<b>Noncompliant – Waiver needed to increase permitted sign area by 18.7 sq. ft.</b>
<b>Max. sign quantity</b> (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage	1 monument sign	<i>Compliant</i>
<b>Max. permitted height</b> (10-10-7:G.3)	Max. 10.0 ft.	10.0 ft.	<i>Compliant</i>
<b>Max. ground monument sign area</b> (10-10-7:G.3, 10-10-6:H.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs	50.2 sq. ft. per face	<b>Noncompliant – Waiver needed to increase sign area by 0.2 sq. ft.</b>
<b>Monument sign location</b> (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 4.1 ft. from ROW	Location not specified	<b>Noncompliant – Waiver needed to allow for location less than 5 ft.</b>
<b>Monument sign landscape bed</b> (10-10-7:G.5)	Min. 2 ft. radius from base of sign, min. 3 ft. height at planting	2 ft. landscape bed with groundcover to remain	<b>Noncompliant – Waiver needed to allow for no landscape bed</b>

<b>Wall Signs Size – Primary Frontage (South Elevation – Park Avenue)</b> (10-10-7:F.3)	Up to one and one-half (1.5) sq. ft. of wall signage per each linear foot of frontage or one hundred twenty (120) sq. ft. of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building. Max. 120 sq. ft.	120 sq. ft.	<i>Compliant</i>
<b>Wall Signs Size – Secondary Frontage (East Elevation – Lehigh Avenue)</b> (10-10-7:F.4)	Up to one and one-half (1.5) sq. ft. of additional wall signage per each linear foot of frontage or thirty two (32) sq. ft. of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building. Max. 32. sq. ft.	32 sq. ft.	<i>Compliant</i>

As outlined in the table above, the proposed monument sign and nameplate require four waivers to the following sections of the Morton Grove Municipal Code:

- Section 10-10-4:E – A waiver to the maximum nameplate sign area permitted to allow a nameplate sign measuring 20.7 sq. ft.
- Section 10-10-7:G.3 – A waiver to the maximum monument sign area permitted to allow a monument sign measuring 50.2 sq. ft.
- Section 10-10-7:G.5 – A waiver for the required landscape bed.
- Section 10-10-7:G.6 – A waiver to the minimum required setback to allow a setback less than 5 ft. (5') from Park Avenue and Lehigh Avenue.

**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 or 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)

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

- 1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
- 2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
- 3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
- 4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
  - 2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
  - 3. *The sign will not:*
    - a. *Cause substantial injury to the value of other properties in the vicinity, or*
    - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
    - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
    - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
    - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
    - f. *Alter the essential character of the neighborhood, or*
    - g. *Violate the purpose, spirit, or intent of this code.*

## **Recommendation**

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for redevelopment to establish warehousing, distribution centers, and light manufacturing uses under Special Use Permit (PC 25-06) at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final lighting plan and photometric analysis that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*
5. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final sign plan indicating the location of the monument sign that adheres to all setbacks and landscaping requirements. Final sign plans must be deemed consistent with Appearance Commission discussion, as determined by the Community Development Administrator. If the sign plan is deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
6. *[Any other condition(s) deemed appropriate by the Appearance Commission]*

**Attachment B**

Plan Review Comment Forms for PC 25-06

Prepared by Traffic Safety Commission Chairman Keith White (dated June 9, 2025) and by Traffic Safety Commission  
Chairman Ninous Chalabi (dated March 3, 2026)

REVIEWING:

**BUILDING**

**FIRE**

POLICE

**PUBLIC WORKS/ENGINEERING**

**TSC**

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 5/20/2025

**CASE NUMBER:** PC 25-06

**APPLICATION:** Request for a Special Use for the operation of warehouses, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois (PIN 10-20-303-001-0000; 10-20-303-002-0000), all within a M-O/R Office/Research Manufacturing District pursuant to Section 12-4-4:E. The applicant is Midwest RE Acquisitions, LLC.

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A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, June 6, 2025**.

Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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No comments.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Amit Shah, Chairman Pro Tem Traffic Safety Commiission

Signed: 

Date: 06/09/2025

REVIEWING:

**BUILDING**

**FIRE**

POLICE

**PUBLIC WORKS/ENGINEERING**

**TSC**

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 2/25/2026

**CASE NUMBER:** PC 25-06

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

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A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Wednesday, February 25, 2026**.

Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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**No comments**

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These comments accurately represent existing Village regulations or policies.

Name (please print): Ninous Chalabi, Traffic Safety Commission Chairman

Signed: 

Date: 03/03/2026

**Attachment C**

Plan Review Comment Forms for PC 25-06  
Prepared by Various Village Staff

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 2/25/2026

**CASE NUMBER:** PC 25-06

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

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A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Wednesday, February 25, 2026**.

Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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**At this stage of the process the Building Department has no concerns for the proposed development.**

**Comment: Location of solid waste containers for all tenants.**

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These comments accurately represent existing Village regulations or policies. Name (please print):

James English, Manager Building and Inspectional Services

Signed:

Date: February 27, 2026

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 2/25/2026

**CASE NUMBER:** PC 25-06

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

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Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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1. GENERAL – The Traffic Study should be revised to describe snow removal and garbage handling processes. The exterior of the site is parking spaces, loading docks, or traffic circulation areas. The Special Use Permit should include a condition requiring describing snow removal, garbage collection, and courier services to be submitted for approval by the Village.
2. GENERAL – The site plan and traffic study have conflicting parking information. Site Plan Site Summary indicates 313 parking spaces are provided. Traffic Study SP-15 indicates 317 parking spaces are provided. Documents should be revised to resolve discrepancy.
3. GENERAL – The Traffic Study should include an exhibit of the pedestrian access routes from the parking area into the building.
4. GENERAL – The hours of operation envisioned for tenants should be identified. It should be considered whether the Special Use Permit should include a condition controlling the hours of operation of the future tenants.
5. GENERAL – The TRUCK ROUTING exhibit indicates the access points on the south parking lot are designed to direct traffic away from Lehigh Avenue. Traffic Study Section 3 Proposed Site and Development Plan indicates both access points are to be full movement access. This is a contradiction that needs to be resolved. If it is desirable to the Village to restrict access to/from Lehigh Avenue, then this should be a condition of the Special Use Permit.
6. GENERAL – Permits from Metropolitan Water Reclamation District of Greater Chicago and Illinois Environmental Protection Agency will be required for water and sewer utilities.
7. TRAFFIC – The Traffic Study should be revised to assess increasing truck traffic through the signalized intersection of Oakton Street and Lehigh Avenue and the intersection of River Drive and Lehigh Avenue.
8. TRAFFIC – The Traffic Study indicates the distribution of traffic does not include truck traffic to or from the north. The Special Use Permit should include a condition to reduce, restriction, or prohibit these movements.

9. TRAFFIC – Traffic Study Conclusion states, “The proposed development will generate less total traffic than the office buildings that currently occupy the site could have generated when they were fully occupied”. The statement is supportable, but misleading. Current traffic will be increased after development because the existing site is not fully occupied and has not been fully occupied for several years.
10. SITE PLAN - The dimensions are not provided on the employee parking area of the south parking lot. The dimensions will need to conform to a 24-foot driving aisle, 18-foot parking stall depth and 8.5-foot minimum parking stall width.
11. SITE PLAN – The two northmost parking spaces on the employee parking area of the south parking lot do not provide good ingress/egress maneuverability. Vehicles in these spaces rely on open parking spaces nearby to turn their vehicle around to avoid a long entry or exit movement.
12. SITE PLAN – The surface storage is more desirable design than underground storage. However, the location of the detention pond needs more information to evaluate its potential effect on traffic safety for River Drive traffic. The minimum allowable horizontal distance from River Drive is a function of the depth. The proposed depth is not reported. A wet-bottom basin would require a 4-foot wide safety shelf at 3 feet below the normal water depth. The maximum slope of the embankment adjacent to River Drive should be as flat as possible and not exceed a maximum of 4 horizontal unit to 1 vertical unit.
13. INFRASTRUCTURE – The impact of truck traffic on the Village’s streets is forecasted to be significant. The condition of Park Drive abutting the site is poor. The Special Use Permit should include a condition to reconstruct Park Drive pavement as part of these improvements at no cost to the Village.
14. INFRASTRUCTURE – Street lighting is required as part of the development. Street lighting exists along River Drive and Park Avenue, but does not exist along Lehigh Avenue. The Village is developing a project to install street lighting in the right-of-way along Lehigh Avenue from just south of Main Street to Lincoln Avenue. The Special Use Permit should include a condition to require street lighting along Lehigh Avenue constructed by the developer according to the requirements of the Village. The Village may be amendable to extending the limits of the Village’s project across the frontage of this development, if the developer will pay for the associated cost of the street lighting.
15. INFRASTRUCTURE – Public sidewalk exists along Lehigh Avenue, but not along River Drive or Park Avenue. The proposed development shows no new sidewalk. The Municipal Code specifies sidewalk may be required at selected locations in subdivision with lots of this size. The current trend is to increase pedestrian accommodations and access to transit to decrease reliance on driving trips and to improve healthy opportunities. It is known that multiple representatives from tenants of the existing facility have desired better accommodations for disabled workers and better access to the bus route at Oakton Street. The existing public infrastructure, as described above, provides a satisfactory pedestrian accommodation. If it is desirable and recommended by the Plan Commission, adding public sidewalk to the property frontage would enhance the pedestrian accommodation beyond the existing condition. The proposed site should have complete pedestrian access routes to the public sidewalk, but the proposed site plan shows basic connections.
16. UTILITIES – The area and scale of development will require a permit from the Metropolitan Water Reclamation District of Greater Chicago for stormwater management, erosion control, and sanitary sewer connections. The Village has similar requirements. The developer has prepared a report for preliminary stormwater management analysis that has been reviewed. The report adequately illustrates the feasibility of meeting the Village’s requirements. The analysis will be refined as the development moves into the permit process.
17. UTILITIES – The roof drains are shown to be connected to the outlet control structure. Route them to the surface detention facility.
18. UTILITIES – The overland flow route(s) from the site needs to be identified on the plan and in the stormwater management report.
19. UTILITIES – The fire hydrants in the loading dock area should be protected from damage during reversing maneuvers.
20. LIGHTING – The target max:min ratio of 20:1 is too high for good lighting at this site. The target ratio should be 15:1 or less. The calculated levels are substantially lower, so that is acceptable.

21. LIGHTING – The light distribution in the north parking lot will need to be confirmed. The L1 luminaires along the north end of the parking lot have a short spacing than the L5 luminaires mounted to the building at the same height. The Type III distribution specified for L1 luminaires have a longer lateral spread than the Type IV distribution specified for L5 luminaires.
22. LIGHTING – The illuminance levels at the doorways of the north parking lot should be reevaluated. They are the darkest locations along the building face and a little below security level lighting values.
23. LIGHTING – The use of Light Loss Factor (LLF) of 0.9 is relatively high. Justification of this LLF should be provided in permit process.
24. TRUCK ROUTING – Off-site signage is identified for this facility to be installed in the right-of-way. The signage plan needs to be refined in permitting.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed: 

Date: 03/04/2026

**Attachment D**

Staff Report to the Plan Commission for PC 25-06  
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 25-06  
Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish warehousing and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

## STAFF REPORT

### Public Notice

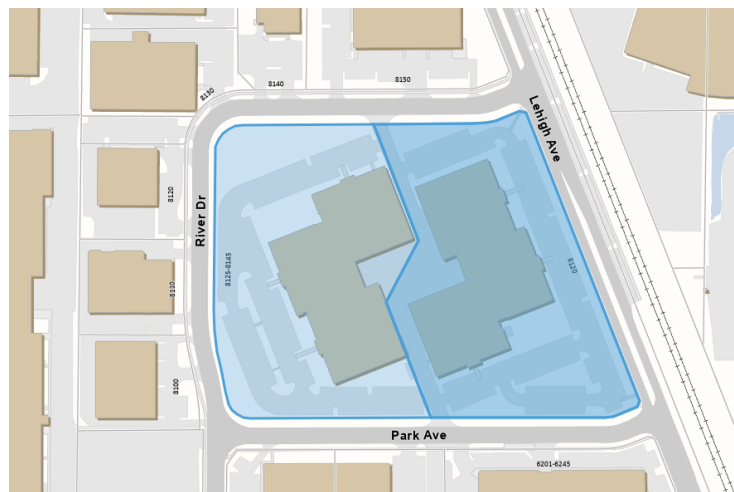
The Village provided Public Notice for the March 12, 2026, Plan Commission public hearing for PC 25-06 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on February 19, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 19, 2026.

### Application Summary

Bridge Industrial (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting approvals for the redevelopment of a pair of existing office buildings (North Grove Corporate Park). The applicant initially proposed to construct a 227,600-square-foot industrial building with 34 truck loading berths, but has revised their application to include a smaller 198,670-square-foot building footprint with 19 loading berths. The revised concept also includes 12,200 sq. ft. of office space on the main floor and a 12,200 sq. ft. of office space on a second-floor mezzanine, resulting in a total gross leasable area of 210,870 sq. ft.

### Subject Property

The subject property is approximately 11 acres in size and consists of two (2) parcels occupied by the existing North Grove Corporate Park comprising two single-story office buildings located at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois. The parcels are zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.



**Subject Property Location Map**

**Project Overview**

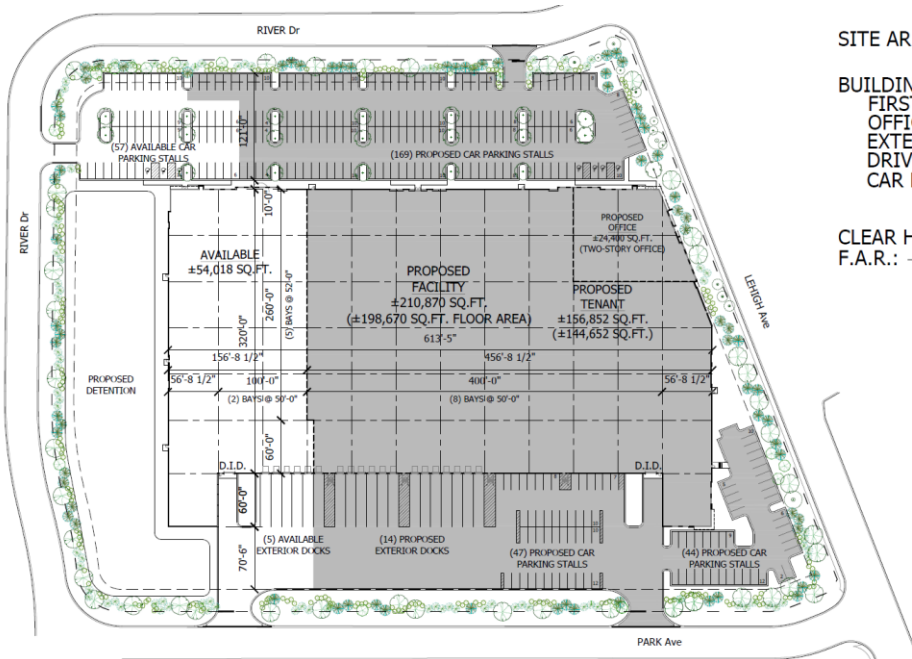
Bridge Industrial is proposing to demolish the North Grove Corporate Park and redevelop the subject property with an approximately 210,870-square-foot industrial building comprising a 198,670-square-foot ground floor and 12,200-square-foot mezzanine office space, along with 19 external truck loading berths, two drive-in truck bays, approximately 317 off-street parking spaces, a stormwater detention basin, and various site improvements. The north parking lot for employee and visitor parking will be accessed via a pair of drives from River Drive, while the south parking lot will be used to access a secondary parking area and truck court that will be accessed via a pair of drives from Park Avenue.

The proposed building varies in height from 40 to 43 feet above grade, with a design that achieves a consistent 40-foot height above finished floor. Per proposed elevations, the single-story façade will feature window bays and columns that provide the appearance of a three-story building. Brick surface treatments and glass will be used along the east façade and corners of the building to provide an aesthetic that mimics materials used in the nearby Lexington Homes development along Lehigh Avenue.

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

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

The applicant intends to acquire the subject property on or about Q3 2026. Subject to receipt of all necessary Village approvals and permits and existing tenant departures, demolition is anticipated to begin on or near Q1 2027. Construction is expected to be substantially complete on or near Q1 2028.

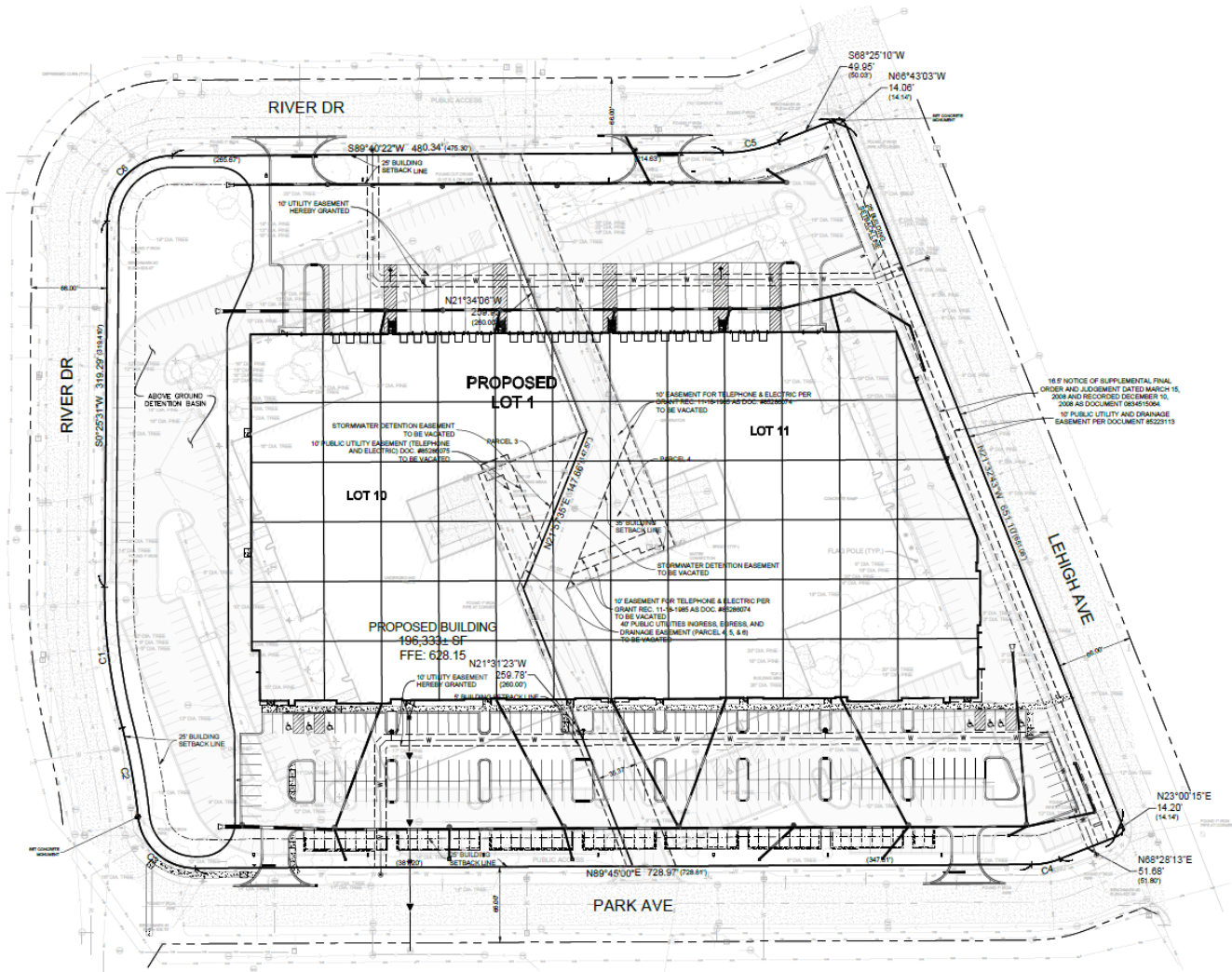


SITE AREA:	±477,960 SQ.FT.
	±11.0 ACRES
BUILDING AREA (GROSS):	±210,870 SQ.FT.
FIRST FLOOR AREA:	±198,670 SQ.FT.
OFFICE AREA (GROSS):	±24,400 SQ.FT.
EXTERIOR DOCKS:	19 DOCKS
DRIVE-IN-DOORS:	2 DOORS
CAR PARKING:	317 CARS
CLEAR HEIGHT:	36 FEET
F.A.R.:	.44

**Proposed Site Plan**

### Preliminary & Final Plat of Subdivision

The applicant submitted a Preliminary Plat of Subdivision entitled “North Grove Corporate Park 1st Resubdivision,” which proposes the consolidation of two (2) lots. The property is currently occupied by two office buildings with approximately 150,000 gross square feet. The applicant is seeking the subdivision to combine the two existing lots to create one lot of record. The subdivision would enable the Bridge Development to utilize existing public water and sewer infrastructure that is routed between the two parcels. To the extent such facilities are not adequate to service the proposed development, the applicant will make the necessary and appropriate upgrades.



**Proposed Preliminary Plat of Subdivision**

## Development Controls

The proposed project does not meet all of the applicable dimensional and off-street parking requirements for light industrial, distribution, and warehousing uses in the M-O/R Office/Research Manufacturing District. Applicable requirements and the project's compliance are outlined in the following table:

<b>M-O/R District Dimensional Controls</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Front Setback</b> (12-4-4:F)	Min. 25 ft.	Lehigh Avenue: 25 ft. River Drive (west): Approx. 135 ft.	<i>Compliant</i>
<b>Side Yard Abutting a Public Street Setback</b> (12-4-4:F)	Min. 25 ft.	River Drive (north) Street: 146 ft. Park Avenue: 95.5 ft.	<i>Compliant</i>
<b>Building Height</b> (12-4-4:F)	Max. 40 ft.	Max. height 43 ft. from grade; Max. 41 ft. from finish floor elevation; Rooftop mechanicals to be screened	<b>Noncompliant – Waiver of 3 ft. needed to permit a maximum height of 43 ft. in addition to rooftop-mounted mechanicals</b>
<b>Floor Area Ratio</b> (12-4-4:F)	Max. 1.8	0.42	<i>Compliant</i>
<b>Location of Surface Parking</b> (12-5-7:A.3.j)	Not in front of buildings facing a public street	Street side yard facing River Drive; Street side yard facing Park Avenue; Front yard facing Lehigh Avenue	<b>Noncompliant – Waiver needed to permit parking in a street side yard</b>
<b>Off-Street Parking</b> (12-7-3:l, 12-5-7:A.2.b)	Varies by use dependent on gross floor area or employee counts	317 spaces	<b>Business Compliance Certificate Review Required</b>
<b>Loading Berth Location</b> (12-7-4:A)	Located on the same zoning lot; No portion of the vehicle shall project into a street, alley, access drive or parking area; Shall not be located within twenty five feet (25') of the nearest point of intersection of any two (2) streets; No loading berth shall be located in a required front yard or side yard.	19 loading berths located in a street side yard; Setback approx. 95.5 ft. from Park Avenue	<b>Noncompliant – Waiver needed to locate loading 19 berths in a street side yard location</b>
<b>Loading Berth Size</b> (12-7-4:B)	At least twelve feet (12') wide by at least fifty feet (50') in length, exclusive of aisle and maneuvering space with vertical clearance of at least fifteen feet (15').	12' wide min.; 60' long; Approx. 16 ft.	<i>Compliant</i>
<b>Loading Berth Access</b> (12-7-4:C)	Adjacent paved area, other than street or public way, to provide for all required truck maneuvering; vehicular access to provide for safe traffic movements	Large contiguous truck court per Truck Turn Exhibit	<i>Compliant</i>

## Building Design

The applicant provided elevations and renderings of the proposed expansion. Sample imagery of the proposed façade materials are provided below. The applicant is proposing the construction of an insulated precast concrete building that uses concrete color variation to imitate articulation and integrates brick treatments, aluminum fascia, and additional windows. Emphasis has been placed the Lehigh Avenue frontage and the corners of the building, with the longer north and south facades being more industrial in character.

All components of the addition would have a flat roof with total height ranging from 40 ft. to 43 ft. from grade. The applicant is designing the building to have a 40-foot height from finish floor (as opposed to grade) with overall building height varying due to changes in grade across the large site. In discussion with the Appearance Commission, the applicant indicated that rooftop mechanicals are not included in the proposed height and would be screened using attached metal screen walls.

A rendering of the previously proposed southeast corner that served as the primary customer and employee entrance is also provided below. The rendering has not been updated to reflect the new building orientation, but the updated elevations and statements from the applicant indicate the northeast corner of the newly proposed concept would be very similar in treatment.

**Bird-Friendly Building Design**

The subject property is located near the St. Paul Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, Staff recommend requiring bird strike film or glazing as a condition of approval. Recently approved projects near the forest preserve have installed 2x2 dot pattern window film in alignment with bird-friendly design guidelines contained in the “Bird-Friendly Building Design” manual of the *American Bird Conservancy* (2015, [https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide\\_2015.pdf](https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf)). Per discussion with the Appearance Commission, the inclusion of bird-friendly treatments to the high threat façade areas like glass has been included as a condition of approval for the Plan Commission’s consideration.



**Proposed Elevations**



**Rendering of Proposed Primary Employee/Customer Entrance (Initial Proposal)**

**Stormwater & Utilities**

Kimley-Horn Associates, Inc. submitted a preliminary Stormwater Management memorandum that describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. The on-site detention is proposed to be provided in a detention basin that will stretch along the west side of the site. Storm inlets and sewers throughout the site would convey runoff to the detention basin. A preliminary review by the Village Engineer indicates that the report adequately illustrates the

feasibility of meeting the Village's stormwater management requirements. The analysis will be refined as the development moves into the permit process.

### **Street Lighting**

The Village requires street lighting for new development. Street lighting exists along River Drive and Park Avenue, but does not exist along Lehigh Avenue. The Village is developing a project to install street lighting in the right-of-way along Lehigh Avenue from just south of Main Street to Lincoln Avenue. *The Special Use Permit should include a condition to require street lighting along Lehigh Avenue constructed by the developer according to the requirements of the Village. Alternatively, the Village may be amendable to extending the limits of the Village-led lighting project to include the Lehigh Avenue frontage of the Bridge Industrial development, if the developer were to agree to pay for the associated cost of the street lighting.*

### **Public Sidewalks**

Public sidewalk exists along Lehigh Avenue, but not along River Drive or Park Avenue frontages of the subject property. In the previous proposal in response to Staff comments, the applicant proposed providing pedestrian access along the length of the proposed southern parking lot. The revised proposal includes a similar sidewalk along the length of the north façade with a sidewalk from River Drive on the west to the Lehigh Avenue sidewalk on the east.

The Village can require sidewalks be installed in select locations in a subdivision with larger lots such as the subject property. The Metra Station has been reconstructed and expanded and transit-oriented development is being encouraged surrounding the station. Metra parking extends to the segment of Lehigh Avenue adjacent the subject property. Village plans also support the policy of increasing pedestrian accommodations and access to transit along the Lehigh Avenue corridor. Staff has also received input from multiple representatives of tenants at the existing North Grove Corporate Park facility indicating a desire for better accommodations for disabled workers and better access to the bus route at Oakton Street. Staff recognize that there may be concerns regarding establishing sidewalks in areas with truck access, such as the south edge of the subject property.

The site plan shows a differing sidewalk configuration with gaps between building entrances on the north façade. Staff believe the continuous sidewalk shown in the more detailed landscape plan and civil drawings reflects the intended sidewalk proposal.

***The applicant should speak to the proposed sidewalk alignment at the subject property.***

### **Landscape Design**

The applicant submitted a landscape plan prepared by Kathryn Talty Landscape Architecture. With the proposed demolition of the existing North Grove Corporate Park to make way for a new structure and related parking, much of the landscaping internal to the subject property would be removed and replaced. Overall, the proposed landscape plan includes 142,053 sq. ft. of greenspace which is 29.7% of the site. This exceeds the Village's require of 15% for industrial lots.

The Interior landscaping trees and parkway tree plantings will require waivers, however the landscape plan features extensive perimeter landscaping well in excess of Village requirements. The applicant has noted that utility locations inhibit the ability to plant trees in the parkway and they are proposing tree plantings in adjacent perimeter planting areas. The Village Engineer has confirmed that each right of way that surrounds the subject property has a water main and that a tree planting on private property adjacent to right of way would be desirable to minimize maintenance costs and lower risk to the Village.

### **Tree Preservation**

A tree survey submitted by the applicant identifies 128 existing trees on the subject property, 60 of which are considered to be protected trees which are non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's recently approved Tree Ordinance (Ord. 24-28). The landscape plan proposes the preservation of 44 of the 128 existing trees including preserving eight (8) protected trees. As such, a total of 52 replacement trees are required to be identified. The applicant has identified 86 shade trees and 131 evergreen trees for a total of 217 trees to meet Village requirements.

Interior landscaping trees and parkway tree plantings will require waivers, however the landscape plan features extensive perimeter landscaping well in excess of Village requirements. Overall, there are 261 trees proposed to planted or preserved on the subject property. The combined total number of trees required for the parkway, interior landscaping, loading berth screening, and replacement trees is only 234.

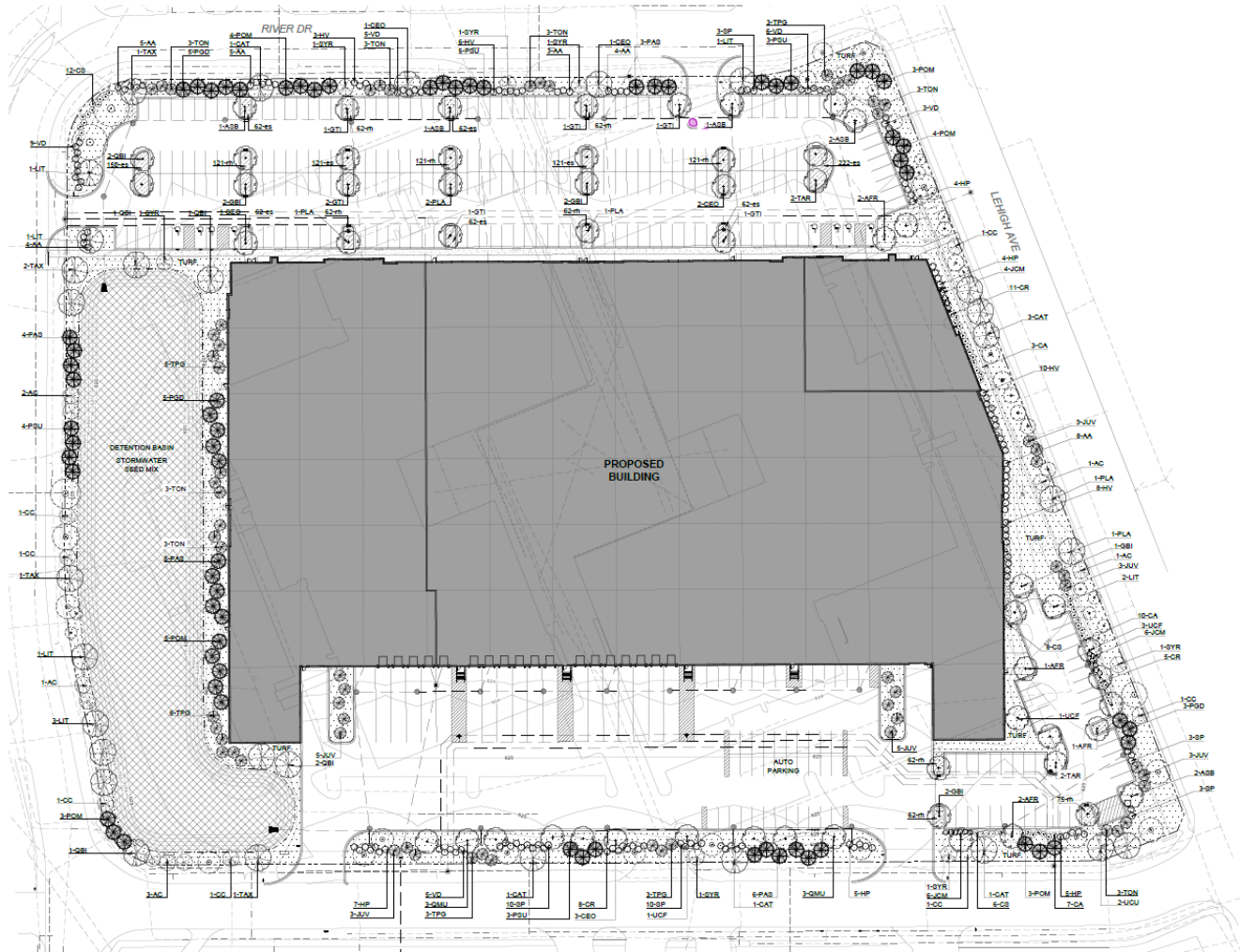
While replacement trees are proposed, the Appearance Commission noted concerns with the loss of established trees on the

site and the applicant has indicated that they will review the tree preservation plan to identify what additional trees could be saved. **The applicant should speak to efforts made to protect large, established and non-nuisance trees.**

**Lack of Truck Court Parking Landscaping**

As discussed in greater detail in the Traffic and Parking Impact section of this report, the Applicant is proposing a parking area consisting of 47 spaces that is devoid of interior parking lot landscaping. That proposed design requires a waiver from Section 12-11-4:B.3 of the Village Code. Overall, the project achieves 6.4% interior greenspace within the proposed parking lots and truck court, and is approximately 897 sq. ft. short of meeting the 7% requirement of Section 12-11-4:B. Providing the required truck court landscaped parking lot islands and end caps would likely ensure the project meets Village Code.

M-O/R DISTRICT DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
<b>General Landscaping Requirements</b>			
<b>Landscaping Required</b> (12-11-1:B.1.C)	15% of industrial lot (71,694 sq. ft.)	122,672 sq. ft. greenspace (25.7%)	<i>Compliant</i>
<b>Trees in Public Parkways</b> (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (2,749 linear feet with 69 trees req.)	1 – Applicant notes utility locations as limitation	<b>Noncompliant – Waiver needed to allow 68 fewer parkway trees.</b>
<b>Interior Landscaping in Parking Lots</b> (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (10,409 sq. ft.).	9,512 sq. ft. interior greenspace (6.4%)	<b>Noncompliant – Waiver of 0.6% needed to allow interior greenspace of 6.4%.</b>
<b>Trees in Parking Lots</b> (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. Landscaping dividing strips with or without walkways shall be used to subdivide parking areas into parking bays. Each parking bay shall have a maximum of twenty (20) spaces in an uninterrupted row. (104 trees req.)	104 trees; Max. 18 cars per row	<b>Noncompliant – Waiver needed to allow 48 fewer shade trees. Waiver needed for lack of interior landscaping in truck court area.</b>
<b>Landscaping Adjacent to Public ROW - Sidewalks &amp; Streets</b> (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	<b>Lehigh Ave.:</b> 25 ft. min.  <b>Park Ave.:</b> 25 ft. min.  <b>River Dr - West:</b> Approx. 10 ft. min.  <b>River Dr - North:</b> 15 ft. min.	<i>Compliant</i>
<b>Tree Preservation Requirements</b>			
<b>Trees Preservation</b> (12-11-7:C)	Unless otherwise provided by this section, tree replacement or a fee-in-lieu shall be required for the removal as follows: Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property. Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4.	<b>Protected Trees Preserved:</b> 8 <b>Protected Trees Removed:</b> 52 <b>Replacement Trees (not incl. parkway and parking lot deficit):</b> 79	<i>Compliant</i>
<b>Screening Requirements</b>			
<b>Screening of Loading Area</b> (12-11-4:B.1)	For all paved ground surface areas adjacent to alleys not screened by buildings, screening shall be required at five feet (5') in height.	Two 15 ft. by 60 ft. islands each planted with 5 Eastern Red Cedar evergreen trees at 8 ft. tall	<i>Compliant</i>



**Proposed Landscape Plan**

**On-site Lighting**

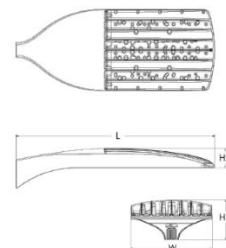
The applicant submitted a photometric plan showing levels of illumination along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. Per discussion with the Appearance Commission, the applicant has indicated that the fixtures proposed in the submitted lighting plan will be configured as full cutoff fixtures with color temperature of 4,000 K (degrees Kelvin).

Per Section 12-4-3:B.5, the lighting of parking and loading areas shall be a minimum of one foot-candle on the surface. In response to Staff comments and Plan Commission discussion, the applicant has revised the proposed lighting plan to address low-level concerns near building entrances and in parking lots. The revised photometric plan also confirms light levels of less than one foot-candle (1 ft-c) along all property lines. The applicant also revised the lighting plan such that all wall-mounted lighting would be installed at a height equal to or less than 25 feet which is the maximum permitted height for pole-mounted site lighting. Bollard with integrated LED lights are also proposed for the walkway leading from the primary entrance at the northeast corner to the Lehigh Avenue sidewalk.



**Specifications**

- EPA:** 1.06 ft<sup>2</sup> (0.10 m<sup>2</sup>)
- Length:** 40.59" (103.1 cm)
- Width:** 16.76" (42.6 cm)
- Height H1:** 8.11" (20.6 cm)
- Height H2:** 3.96" (10.1 cm)
- Weight:** 46 lbs (20.9 kg)



**Proposed Light Pole Fixtures**  
 (Source: Lithonia)

### **Traffic and Parking Impact**

A traffic impact study was prepared by KLOA, Inc. and is included in the hearing packet for Case PC 25-06. The study demonstrates that the projected future traffic can be successfully accommodated on the surrounding roadway network and intersection controls. The study also demonstrates that parking is adequate with the potential to create additional parking in a landbank area if needed. The report pertaining to the previously proposed larger 227,600-square-foot building with 34 truck loading berths was presented to the Traffic Safety Commission (TSC) on June 5, 2025. Since the previously proposed building received unanimous approval from the TSC with no additional comments, the TSC chair agreed to review the revised report without meeting with the full commission, and issued no comments on the revised application.

### ***Roadway Capacity***

Capacity analyses were conducted for each intersection surrounding the proposed development as well as for the intersections along Oakton Street that would provide the primary route leading to Lehigh Avenue and River Drive access points. Following discussion with the Plan Commission, the analysis was revised to account for traffic projected to be generated by proposed development along Lehigh Avenue. Per the Traffic Impact Study, the signalized intersections of Oakton Street with Lehigh Avenue and River Drive have sufficient reserve capacity to accommodate site-generated traffic, as do the River Drive and Park Avenue segments serving the project.

### ***Truck Volume***

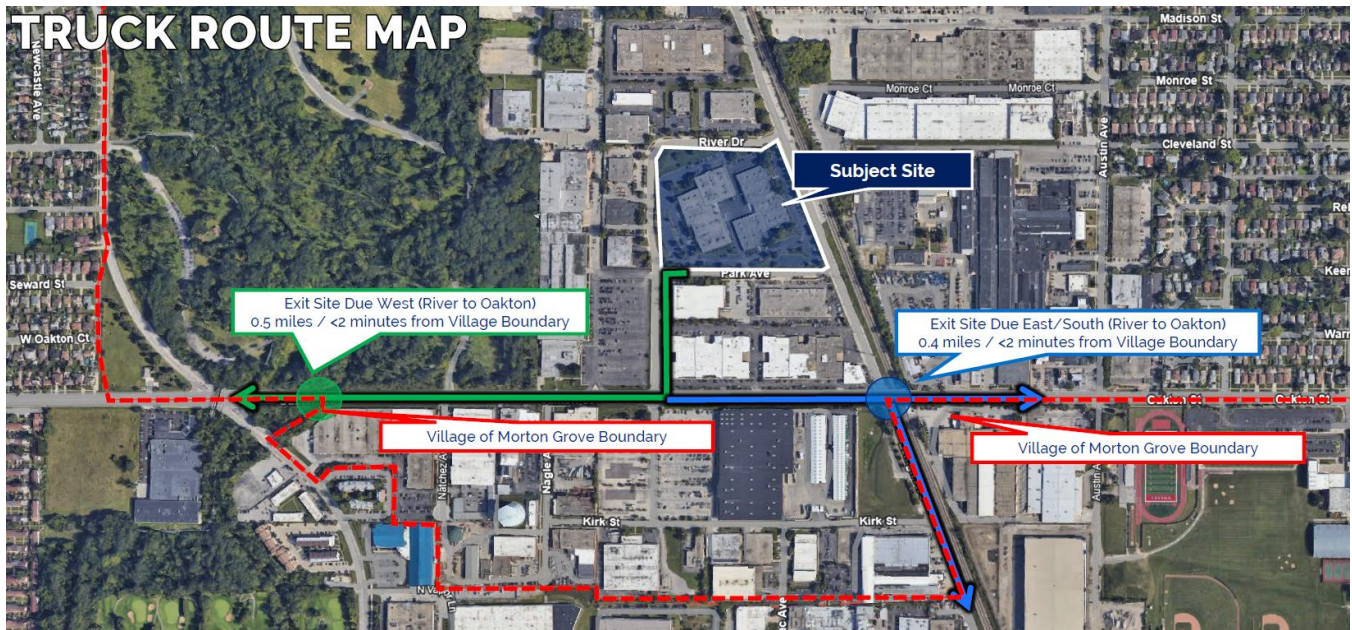
The larger speculative industrial building with 34 loading berths initially proposed by the Applicant would have been capable of generating up to 410 truck trips per day. While approximately 25% of the proposed building does not have an identified tenant, the requested Special Use Permit would approve the operation of BBJ La Tavola, a linen and party rental business, within the other 75% of the proposed building. The current proposal includes 19 loading berths. Based on the operations of BBJ and industry standards for use of remaining vacant space by a future potential warehouse use, the proposed project would generate a maximum of 70 truck trips per day.

In discussion with Staff, BBJ has indicated that the majority of their truck trips will be tied to use of the company's eight (8) box trucks for deliveries. Current semi-truck traffic for BBJ is estimated at five to six inbound deliveries of material per week and one to two outbound deliveries via UPS. While BJJ hopes to increase its operations over time, it is anticipated that box trucks will continue to make up the majority of projected daily truck trips.

### ***Semi-truck Turning Movements***

Kimley-Horn and Associates, Inc. provided a truck turning diagram and fire truck turning diagram that were not included or referenced in the Traffic Impact Study. Turning path exhibits do not show any conflict with existing curbs or on-street parking stalls, and turning paths are contained within their respective lanes. The turning path exhibits depict an eastbound truck turning into the western entrance on Park Avenue, as well as the eastern entrance on Park Avenue. There is no westbound truck turning path exhibit as the Village has requested that truck traffic be routed from the south along River Drive to Park Avenue. The applicant provided the truck route map below in response to this request as well as a truck routing signage plan.

The Traffic Impact Study also states that "Truck traffic will be prohibited from entering or exiting the business park from Lehigh Avenue. All trucks will enter and exit via the signalized intersection of River Drive and Oakton Street. Truck traffic will be prohibited from travelling Lehigh Avenue as truck traffic is restricted on Lincoln Avenue."



Proposed Truck Routing Map

### **Park Avenue Reconstruction**

Park Avenue is in poor condition and in need of replacement. Projected truck volumes will exacerbate the poor roadway condition. Previously the applicant had verbally agreed to replacing the entire length of Park Avenue as part of the proposed development. In recognition of the reduction in proposed daily truck trips from 354 to 70, the applicant has requested that only a portion of Park Avenue be replaced as part of the development, with the Village repaving the remainder. Staff are working with the applicant to determine the potential cost of the Park Avenue replacement, so an agreeable compromise can be reached. *As a condition of approval, Staff recommends that reconstruction of Park Avenue pavement, or a portion thereof, be required at no cost to the Village.*

### **Snow and Garbage Removal**

The Traffic Impact Study does not describe snow and garbage removal and garbage handling processes. *Staff recommends that as a condition of approval, the applicant should be required to submit a description of snow removal, garbage collection, and courier services to be submitted for review and approval by the Village.*

### **Parking Demand**

The existing North Grove Corporate Park has approximately 146,000 sq. ft. of leasable area split between two buildings, and is served by approximately 450 parking spaces. The proposed project would have a footprint of 198,000 and be served by 317 parking spaces.

As part of the Traffic Impact Study, KLOA, Inc. also provided an analysis of on-site parking demand and capacity. Based on reported business operations for BBJ, the peak demand for parking generated by the primary tenant BBJ would be 243 spaces. The remaining 54,000 sq. ft. of the proposed industrial building, would be occupied by a light manufacturing or warehouse use, and based on industry standards from the Institute of Transportation Engineers, the peak demand for parking generated by such a user would be 50 spaces. The combined peak parking for the development would be 293 parking spaces and a total of 317 parking spaces are proposed.

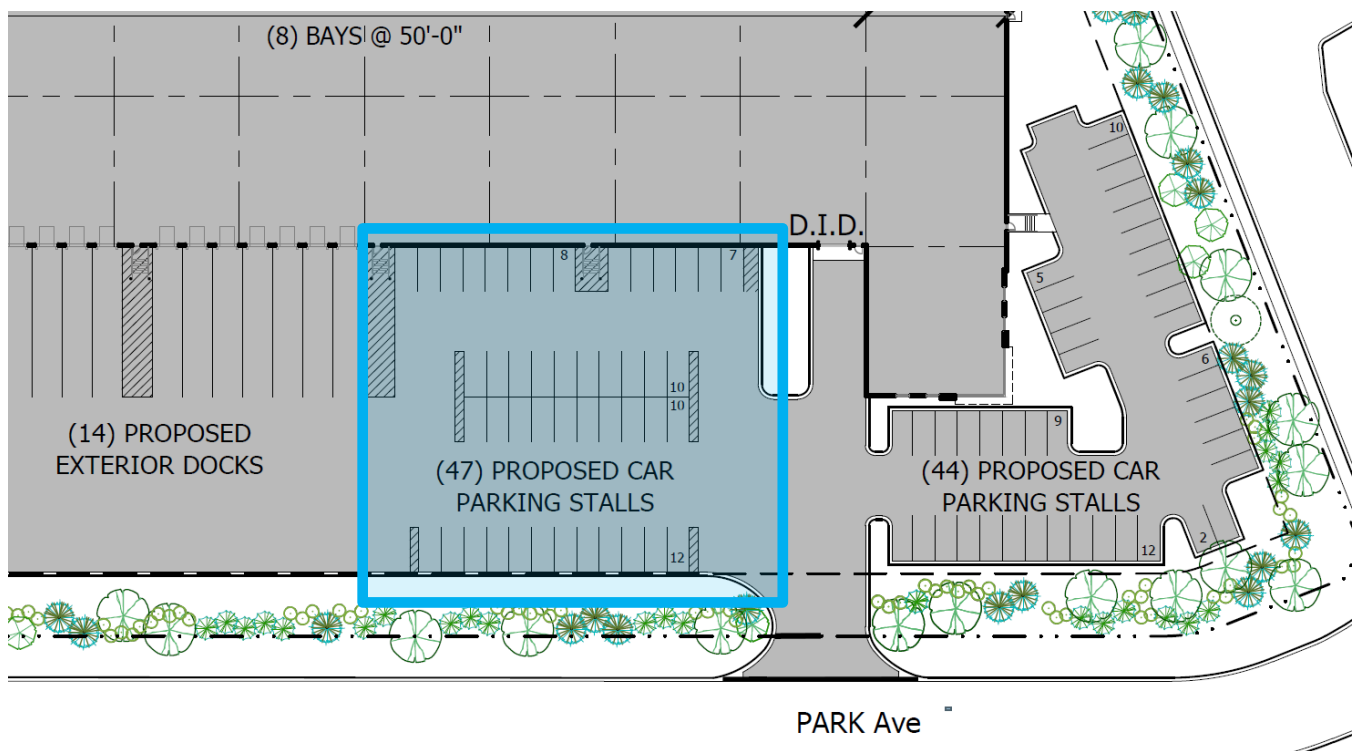
Per Section 12-7-3:1 of the Village Code, the parking requirements for light manufacturing uses are based on employee counts, while warehousing parking requirements are based on either gross floor area or employee count depending which is greater. If the employee count requirement is ignored, based on one (1) space per 1,000 sq. ft. of warehouse gross floor area, the proposed warehouse footprint of 186,470 square feet would require 186 spaces. The building also includes 24,400 sq. ft. of office space that would require one (1) space per 250 sq. ft., or 98 space. This would result in a combined total parking requirement of 284 spaces.

KLOA, Inc. concludes the analysis by stating that, “proposed parking supply is greater than the projected peak parking demand of the development based on operator information, Village Code, and ITE trip generation rates. As such, the proposed 317 spaces projected to adequately accommodate the parking demand of the proposed development.”

### **Truck Court Parking**

Forty-seven (47) parking spaces are proposed for an area adjacent to the proposed truck court. Fifteen (15) of those spaces would be located along the south façade of the building, while 20 would be on interior aisles, and 12 would be along the south property edge. The parking in this area does not include required interior parking lot landscaping. Specifically, parking lot islands should be provided on each end of a parking aisle, and the applicant is proposing to stripe these areas instead. Staff believe this is to avoid conflicts with semi-trucks navigating the space to travel from the east Park Avenue entrance to the loading berths. Staff has concerns with including the proposed interior parking aisles and southern parking aisle (32 spaces) in the parking total for the development given that parked vehicles could be conflict with future truck movements.

If not including the truck court spaces in the total, the proposed parking provided would total 285 spaces which is one (1) space greater than the 284 spaces required by Village Code, but eight (8) spaces fewer than the peak demand cited in the Traffic Impact Study. Based on the truck turning path exhibits, it appears that some spots could be removed to meet landscaping requirements, and better protect parked vehicles, thereby preserving the needed parking and meeting the demand stated in the Traffic Impact Study. **The applicant should speak to the parking configuration in the truck court and potential modifications to meet Code requirements.**



**Detail of Proposed Site Plan showing Truck Court Parking Area (BLUE)**

### **Warehouse and Distribution Center Administrator Review**

Currently, warehouse and distribution centers within all Manufacturing Zoning districts are subject to review by the Village Administrator to ensure they are not a nuisance. In considering future uses at the subject property, Staff recommends retaining the Village’s ability to review and approve tenants as part of the Business Compliance Certificate zoning review. Retaining this review and approval process, will ensure that proposed tenants would not generate significant noise, odors, vibrations, or heavy truck traffic volumes. If the Village Administrator does not believe that the proposed use would be in keeping with the representations made during this Special Use Permit approval process, particularly as it relates to truck volume, then they could require additional information such as an updated traffic impact study related specifically to the proposed tenant, or require an amendment to the previously Special Use Permit.

Staff met with the Applicant to discuss specific language regarding future truck volume and zoning compliance for future users. After several revisions, Village Administration and the Applicant have agreed to the language below (formatted as bullet points to assist with review) which could be included in a future ordinance approving the Special Use Permit and is provided as a recommended condition of approval for the Plan Commission to include in a potential motion.

- *As part of zoning review for any future Business Compliance Certificate application for the Subject Property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as “Permitted/Special” in Section 12-4-4:E, as amended, within the M-O/R zoning district. **[NOTE: This statement affirms that existing zoning controls will remain in place for all other uses other than BBJ La Tavola, the use permitted as part of the proposed special use permit.]***
- *Such use review shall ensure that the proposed uses at the Subject Property collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. **[NOTE: This statement limits the overall truck trip volume to 70, regardless of tenant.]***
- *Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. **[NOTE: This statement ensures no one use can generate a disproportionate share of truck traffic.]***
- *If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. **[NOTE: This language echoes existing code language and reaffirms existing zoning compliance procedures.]***
- *All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit. **[NOTE: This statement ensures parking will be sufficient for the development regardless of future use.]***

It should also be noted that the Village defines a truck as any trucks, tractors, truck-trailers, and industrial and commercial vehicles in excess of one-and-a-half (1½) tons capacity. *It is also recommended that such a definition be included in any potential future ordinance approving the requested Special Use Permit.*

### **Discussion**

Following a public hearing with the Plan Commission on July 29, 2025, the Applicant engaged in numerous discussions with Staff regarding comments and concerns raised during the public hearing, in public comment, and in discussion with individual members of the Village Board. The Applicant submitted a revised site plan for Staff review in January 2026, and after receiving positive feedback, submitted a complete set of revised application materials in February 2026.

In response to comments and discussion, the Applicant made several changes to their proposal including:

- Reorienting the building, so that the truck court is located on the south and minimizing truck traffic on Lehigh or River
- Reducing truck bays to 19 (down from an initially proposed 34)
- Agreeing to a maximum of 70 truck trips (35 inbound, 35 outbound) per day total across all tenants (down from 400+ previously)
- Seeking only Special Use Permit for a primary tenant, BBJ La Tavola (a linen and party rental business potentially consolidating multiple Niles operations to this single site)
- Adding office space to the northeast corner of the building, while maintaining the overall footprint of 198,000 sq. ft., to accommodate BBJ

The Applicant is now seeking a special use permit to specifically allow BBJ La Tavola to locate their regional headquarters at the proposed development while maintaining a similar footprint for the proposed building. As requested, BBJ La Tavola would be approved as a tenant to occupy approximately 145,000 sq. ft. (plus an additional 12,200 sq. ft. of office space on a new mezzanine), and any potential second tenant for the remaining 55,000 sq. ft. would need to be permitted as-of-right or approved as a special use as like any other new business. The Village would maintain the underlying M-O/R Office/Research Manufacturing District zoning control for future users.

In response to the applicant's proposed changes, Staff has prepared various conditions of approval should the Plan Commission recommend approval of the application. These include:

- Revising truck volume limits to be stated in a potential future ordinance approving the Special Use Permit.
- Defining the process for confirming zoning compliance for future potential tenants that echoes existing protocols established within the Village Code.
- Including a truck route map as an application exhibit requiring that trucks be routed to the River Drive and Oakton Street intersection to limit congestion and wear to Lehigh Avenue, and limit impacts to other businesses on River Drive.
- Requiring an LOI from the proposed long-term tenant, BBJ La Tavola.

### **Commission Review**

#### ***Appearance Commission***

On June 3, 2025, the Appearance Commission reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06. At the conclusion of the discussion, the Appearance Commission recommended approval (4-0-2) of the application with recommended conditions. The Staff Report to the Appearance Commission has been included as "**Attachment A**." The Appearance Commission chairperson indicated that a review of the revised smaller building proposal was not required since landscaping and elevations remained consistent with the previous proposal.

#### ***Traffic Safety Commission***

On June 5, 2025, the Traffic Safety Commission (TSC) reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06 and the related Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (6-0) to recommend approval of the application. The TSC Chairman reviewed the current proposal and issued no additional comments (see "**Attachment B**").

### **Departmental Review**

The proposed project was reviewed by several department representatives and their comments are summarized below (see "**Attachment C**").

- **Building Department:** Location of solid waste containers for all tenants [needed].
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated March 4, 2026 regarding:
  - Lack of snow and garbage removal details
  - A parking supply count discrepancy where one site plan figure notes 311 spaces, while all other content notes 317 spaces
  - Anticipated hours of operation and the potential for a condition on future operations
  - The need for additional details regarding whether Park Avenue access drives would physically restrict access from the east (Lehigh Avenue)
  - A request to update the traffic study to assess increasing truck traffic at surrounding intersections
  - Lack of dimensions on select parking areas to confirm all drive aisles and spaces meet Village requirements
  - The need for additional details regarding the proposed stormwater detention and related to traffic safety Village Code requirements.
  - Impacts to Park Avenue pavement condition.
  - The need for street lighting along Lehigh Avenue and public sidewalks in line with Village requirements.
  - Confirmation of an adequate illustration of stormwater feasibility and need for refinement during permit review.

- Concerns regarding assumptions used in the lighting analysis and related planning, and the need for further refinement.

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

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
3. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*

4. *The development shall adhere to bird-friendly design guidelines contained in the “Bird-Friendly Building Design” manual of the American Bird Conservancy (2015, [https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide\\_2015.pdf](https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf)) where practicable, subject to review and approval by the Community Development Administrator. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
5. *The Business Compliance Certificates issued for all existing and future businesses to be located at 8125-45 River Drive and 8120-40 Lehigh Avenue shall include conditions related to parking to ensure that no combination of uses results in a demand for parking in excess of the parking provided on-site at the subject property.*
6. *As part of zoning review for any future Business Compliance Certificate application for the Subject Property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as “Permitted/Special” in Section 12-4-4:E, as amended, within the M-O/R zoning district. Such use review shall ensure that the proposed uses at the Subject Property collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding seventy (70) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.*
7. *Prior to filing any Building Permit Application, the owner/applicant shall submit a description of how snow removal, garbage collection, and courier services will be provided to the subject property, subject to review and approval by the Village Engineer.*
8. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a revised site and utility plans that indicates the proposed location of street lighting along Lehigh Avenue frontage, or engage in an agreement with the Village to reimburse the Village for the installation of street lighting, subject to review and approval by the Village Engineer.*
9. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with revised site and utility plans for the reconstruction of pavement along Park Avenue, or engage in an agreement with the Village to reimburse the Village for the pavement reconstruction, subject to review and approval by the Village Engineer.*
10. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a letter of intent (LOI) from BBJ La Tavola, subject to review by the Village Administrator. If the Village Administrator determines that the proposed use is not consistent with the representations made by the Applicant during the Special Use Permit approval process, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit.*
11. *The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated March 4, 2026, by strict or alternative compliance, subject to their approval.*

**Attachment E**

Final Plans and Supporting Documents for PC 25-06

1. *Subdivision Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
2. *Subdivision Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
3. *Written Authorization for Subdivision Application from Property Owner, CRE NORTH GROVE CP I & II LLC, dated April 30, 2025*
4. *Preliminary Plat of Subdivision, submitted by Midwest RE Acquisitions, LLC, revised June 27, 2025*
5. *Special Use Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
6. *Legal Description, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
7. *Special Use Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
8. *Project Narrative, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
9. *Letter of Intent for BBJ La Tavola, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
10. *Site Plan on Aerial Image, submitted by Midwest RE Acquisitions, LLC, dated February 20, 2026*
11. *Site Plan, submitted by Midwest RE Acquisitions, LLC, dated February 20, 2026*
12. *Detailed Landscape Plans, prepared by Kathryn Talty Landscape Architecture, revised March 3, 2026*
13. *Signage Plan, prepared by Parvin-Clauss Sign Company, revised February 18, 2026*
14. *Preliminary Engineering Plans, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
15. *Building Elevations, prepared by Cornerstone Architects, Ltd., revised February 20, 2026*
16. *Building Materials Palette, prepared by Cornerstone Architects, Ltd., dated May 2, 2025*
17. *Stormwater Management Memo, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
18. *Traffic Impact Study, prepared by KLOA, Inc., dated February 20, 2026*
19. *Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
20. *Fire Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
21. *Truck Route Map and Signage Plan, submitted by Midwest RE Acquisitions, LLC, received November 14, 2025*

**Attachment E on file with the Department of Community & Economic Development**



Kurv Industrial  
 9525 West Bryn Mawr Avenue Suite 700  
 Rosemont, IL 60018

April 23, 2026

Village of Morton Grove  
 6101 Capulina Ave  
 Morton Grove, IL 60053

To Whom it May Concern:

Please see attached color site plan of the reduced building. A summary of changes and community benefits is below. We request that these materials be forwarded to the Village Board with the hope they will remand the updated plan to Plan Commission for further consideration.

**Changes Proposed Since Plan Commission**

- Single-tenant development
- Project reduced from 210,870 SF to 169,698 SF
  - Approx. 20% reduction
- Western building setback increased to over 200'
- Significant setback from western neighbors
- Greenspace increased further beyond Village code requirement of 15%
- Building height is 40 feet from finished floor elevation
  - Height is 43 feet as measured by Village Code
- Docks face south with reduced dock count (19)
- Modern truck court eliminates trucks stacking on road
- Agreed maximum daily truck traffic

**Summarized Table of Changes**

	Current Development	Plan Commission Proposal	Updated Proposal	Change
Building Area	146,000 SF	210,870 SF	169,698 SF	-19.5%
Office Area	Unknown	24,400 SF	24,000 SF	-1.6%
Tenants	Multiple	2	1 (BBJ)	-1
Docks	4	19	19	0
Overhead Doors	3	2	2	0
Car Parking	480 spaces	317 spaces	266 spaces	-16.1%
Floor Area Ratio	0.3	0.44	0.35	-0.09

## Community Benefits

The project transforms an obsolete office property into a modern, job-generating facility while delivering above-code landscaping, infrastructure investment, environmental improvements, and controlled operations, creating a long-term asset for the Village.

- Economic Benefits
  - 250+ living wage jobs and employee spending at Morton Grove businesses
  - \$38 million in top-tier business investment
  - Prevents long-term vacancy and decline
  - BBJ generates local sales tax (Tangible Personal Property Tax, State law effective 1/1/2025)
- Infrastructure Benefits
  - Environmental remediation (comprehensive NFR from IEPA)
  - Stormwater management & detention (none exists currently)
  - Reconstruction of Park Avenue roadway
  - Contribution to Lehigh lighting and pedestrian upgrades
- Sustainability / Green Space Benefits
  - Over 260 trees preserved and planted (exceeds Village Code requirements)
  - Bird-friendly building design (bird strike prevention treatments due to proximity to forest preserve)
  - LEED designed and certified
  - Energy efficient building systems

Sincerely,

A handwritten signature in black ink, appearing to read "C. Pascoe", with a long horizontal line extending to the right.

Curt Pascoe | Executive Vice President, Development  
**Kurv Industrial (formerly Bridge Industrial)**

*In March 2026 Bridge Industrial unveiled its new name as Kurv Industrial. The new name reflects the firm's 25-year track record of disciplined investment and development across the industrial real estate sector.*

*The firm will continue to maintain its organizational structure, leadership, and strategy.*



**DATA:**

SITE AREA: \_\_\_\_\_ ±477,960 SQ.FT.  
 \_\_\_\_\_ ±11.0 ACRES

BUILDING AREA (GROSS): \_\_\_\_\_ ±169,698 SQ.FT.

EXTERIOR DOCKS: \_\_\_\_\_ 19 DOCKS

DRIVE-IN-DOORS: \_\_\_\_\_ 2 DOORS

CAR PARKING: \_\_\_\_\_ 266 CARS

CLEAR HEIGHT: \_\_\_\_\_ 36 FEET

F.A.R.: \_\_\_\_\_ .35

1 SITE PLAN  
 SCALE: 1" = 60'-0"



# MORTON GROVE POLICE DEPARTMENT

## MEMORANDUM

To: Officer Michael Zachacki  
From: Chief Michael Weitzel  
Subject: 2025 Officer of the Year  
Date: February 3, 2026

Ofc. Zachacki,

It is my pleasure to announce that you have been selected as the 2025 Morton Grove Police Department's Officer of the Year. Cmdr. Eimer summarized some of your exceptional contributions to our agency below.

*Ofc. Zachacki performs many duties in addition to his job as a Patrol Officer. His specialty is the NORTAF Major Crash Assistance Team (MCAT). MCAT is a vital task force whose investigations have a major impact on Morton Grove and many of our surrounding communities. As a result of his hard work and dedication to MCAT, Ofc. Zachacki has been appointed to be their Crash Team Leader, responsible for supervising the reconstructionist and crash specialists, reviewing and proofreading all reconstruction reports, organizing crash investigation training, and tracking and disseminating callout statistics.*

*Ofc. Zachacki is typically designated as the Lead Investigator for all the high-profile and complex MCAT cases, such as the 2024 Mother's Day crash in Glenview. His investigation into the Glenview triple-fatal case from January 2025 was requested by two organizations to be presented at their upcoming 2026 conferences (Illinois Division International Association for Identification and Illinois Association of Technical Accident Investigators).*

*Ofc. Zachacki is an ACTAR-accredited accident reconstructionist. ACTAR (The Accreditation Commission for Traffic Accident Reconstruction) is a prestigious, selective, and internationally recognized accreditation. The exam is very difficult and has been attempted by numerous officers and industry professionals, including officers from our neighboring agencies, without success. There has been only one other person in Illinois to gain accreditation since 2022, bringing the total number in Illinois to only 41.*

*Ofc. Zachacki was the Illinois Association of Technical Accident Investigators (IATAI) Member of the Year. In October of 2025, he was re-elected to his second term as IATAI Secretary. He manages and maintains*



*the IATAI website and Google Workspace platform, and in October he assisted with coordinating a 5-day training class and conference for IATAI which was attended by over 90 industry professionals.*

*Ofc. Zachacki is a Certified Vehicle System Forensic Technician, Examiner, and Operator, and in March of 2025 he became a Crash Data Retrieval Trainer Mentor.*

*Ofc. Zachacki responded to 15 MCAT activations in 2025. He was the lead investigator for six cases, spending over 1,200 hours reconstructing the crashes and writing the extremely detailed and complicated reports. He also served warrants and downloaded black box data for other agencies. In 2025, he assisted Maywood PD in seeking reckless homicide charges, assisted Skokie PD with the analysis of black box data for a crash with injuries where one driver later died, assisted Northbrook PD with the analysis of black box data for a crash that resulted in the Eden's Spur to be closed for 6 hours, and downloaded and analyzed black box data for a MGPD DUI crash case with pending charges.*

*The importance of Ofc. Zachacki's work with MCAT cannot be understated. The cases that he investigates are high profile, politically sensitive, and of great consequence. His exhaustive investigations and reports are used to provide answers, determine fault, exonerate the innocent, compensate victims, and bring closure to families and communities.*

*As if that wasn't enough, Ofc. Zachacki does all this while being a full-time Patrol Officer, a Field Training Officer, an Assistant UAS Program Coordinator, a CPR instructor, and a Backup Evidence Custodian. He volunteered for the Special Olympics Illinois Polar Plunge, the Special Olympics Illinois Plane Pull, and he presented our drone program and crash investigation to the MGPD Explorers. He has also assisted supervisors with many projects, including video presentations for the Village, and the Traffic Safety Challenge applications.*

*Ofc. Zachacki is one of the hardest working and accomplished officers in the Morton Grove Police Department. He is also possibly the best Accident Investigator in the State of Illinois. The impact of his work affects not only Morton Grove, but many other communities as well. All of Law Enforcement benefits from specialists like him, who are willing to exceed expectations and devote an incredible amount of time and effort to their craft. We at the Morton Grove Police Department are extremely fortunate to have Ofc. Zachacki as a member of our team.*

Please know that I have seen how diligently you have discharged your duties over the course of the last calendar year. You are hereby commended for your unwavering commitment to public safety and tireless efforts that have made a significant impact on our community. For these reasons you have been chosen as the 2025 Officer of the Year. Please accept my



congratulations on this achievement, and I look forward to your future contributions to the success of our agency.

Congratulations,

Michael Weitzel  
Chief of Police



# MORTON GROVE POLICE DEPARTMENT

## MEMORANDUM

To: Officer Michael Zachacki  
From: Chief Michael Weitzel  
Subject: Meritorious Service Award  
Date: 04-28-2026

Officer Michael Zachacki has demonstrated sustained, exemplary service through his assignment to the North Regional Major Crimes Task Force (NORTAF) Major Crash Assistance Team (MCAT), a multi-jurisdictional team that provides crash investigation and reconstruction support to member agencies involved in serious and fatal motor vehicle crashes. Upon assignment to this entity, Officer Zachacki quickly established himself as a highly skilled crash reconstructionist, providing critical investigative support in complex and high liability incidents.

Over the course of his tenure, Officer Zachacki has been responsible for conducting and leading the bulk of crash reconstruction work for serious incidents across member agencies. His expertise has directly contributed to accurate case outcomes, successful prosecutions, and the overall integrity of investigations involving significant injury and loss of life.

In recognition of his leadership, technical expertise, and consistent performance, Officer Zachacki was promoted to Team Leader, where he began to play a critical role in coordinating investigations and supporting team operations.

Effective June 1, 2026, Officer Zachacki will assume the role of Operations Supervisor for NORTAF MCAT, serving as the second in command of the team. In this capacity, he will oversee operational deployments, coordinate investigative resources, and ensure the highest standards of reconstruction practices are maintained across the team.

Officer Zachacki's contributions to NORTAF MCAT reflect an exceptional level of skill, diligence, productivity, judgment, and responsibility. He has consistently performed at a level well above expectations, taking on a leadership role in complex, high-stakes investigations that require advanced technical knowledge and sound judgment.



His ability to manage large scale, multi-agency crash scenes, mentor other reconstructionists, and ensure thorough and accurate investigative outcomes will continue to enhance the efficiency and effectiveness of the team. His work has not only benefited his home agency but will continue to provide critical support to numerous regional partners.

As Operations Supervisor, I am confident that Officer Zachacki will continue to demonstrate outstanding leadership, accountability, and commitment to excellence, ensuring that the team operates at the highest professional standard while maintaining readiness to respond to the most serious incidents.

Officer Zachacki's sustained performance, technical expertise, and leadership embody the highest ideals of law enforcement service and make him exceptionally deserving of the Meritorious Service Award.

CC: Personnel Files



# MORTON GROVE POLICE DEPARTMENT

## MEMORANDUM

To: Community Service Officer Marvin Moreno  
From: Chief Michael Weitzel  
Subject: 2025 Civilian Employee of the Year  
Date: February 3, 2026

CSO Moreno,

It is my pleasure to announce that you have been selected as the Morton Grove Police Department's Civilian Employee of the Year. SSM Siau has summarized some of your many contributions to our agency below.

*Community Service Officer Marvin Moreno joined the Morton Grove Police Department in 2003, and for the last 22 years, he has become an invaluable member of the organization. Marvin's commitment and professionalism have been evident in the multitude of duties that he bears responsibility for.*

*CSO Moreno was nominated for Civilian Employee of the Year because he has been an extremely dependable employee and consistently goes above and beyond what is expected. He is always available and willing to work when the Department needs coverage, and he regularly steps up and offers help before even being asked.*

*In 2025, CSO Moreno took 27 extra shifts and worked 9 shifts for special events and details, which shows his commitment to supporting the Department and helping wherever he can.*

*He has also played a big role in helping with FOIA requests by completing over 62.5 hours of evidence redaction in Evidence.com in 2025. This work takes time, patience, and attention to detail, and he has been a huge help in keeping up with the workload.*

*In addition to the above, CSO Moreno is always willing to help his coworkers and offer assistance without complaint. Overall, he is a reliable employee who consistently steps up, works hard, and makes a difference in the Department.*



Thank you, Marvin, for your outstanding contributions to the Morton Grove Police Department. I am grateful to have you as a member of our team, and I look forward to our continued success in the future.

Congratulations,

Michael Weitzel  
Chief of Police

# Proclamation

## Village of Morton Grove

WHEREAS, since 1960, National Public Works Week has been celebrated throughout the United States and Canada during the third week of May to educate the public on the importance of public works in their daily lives; and

WHEREAS, the theme of National Public Works Week for 2026 is “Rooted in Service, Powered by Community” highlighting three cornerstone ideals that motivate public works professionals and give them their sense of purpose; and

WHEREAS, public works professionals often never meet those whose lives they have positively impacted, because when things are going right, no one knows public works is there. Yet, with or without fanfare, public works is ever-present, working in the background to advance quality of life for all; and

WHEREAS, the Morton Grove Department of Public Works maintains a well-trained staff of 38 full-time employees who serve as the backbone of all Village maintenance services. The department comprises five divisions: Water and Sewer, Streets, Vehicle Maintenance, Engineering, Facilities Maintenance, and the Forestry Section; and

WHEREAS, our Public Works professionals are responsible for the planning, development, operation, and maintenance of the Village’s public works systems, including storm and sanitary sewers, water mains, streets, bridges, streetlights, traffic signals, public buildings, public fleets, trees, solid waste collection, and recycling which are essential to meeting the needs of our residents; and

WHEREAS, the members of the Village of Morton Grove Department of Public Works are dedicated to ensuring an excellent quality of life for our residents by keeping Morton Grove a safe, sustainable, and resilient community; and

WHEREAS, the Village Board and Village residents are extremely proud of the men and women of our Department of Public Works and are grateful for their collective and individual efforts to improve the quality of life in Morton Grove.

NOW, THEREFORE, I, Janine Witko, Mayor of the Village of Morton Grove, do hereby proclaim the week of May 17 - 23, 2026, as

### **NATIONAL PUBLIC WORKS WEEK**

FURTHER, I urge all citizens to join the Village Board and me in paying tribute to our public works professionals and in recognizing the substantial contributions they make to protect our health and safety and to advance our quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the Village of Morton Grove.

---

Janine Witko, Village President

# **Proclamation**

## **Village of Morton Grove**

WHEREAS, International Compost Awareness Week (ICAW) is the largest and most comprehensive education initiative of the compost industry and celebrated worldwide annually during the first full week of May; and

WHEREAS, International Compost Awareness Week is designed to promote the benefits of composting and compost itself for effective resource management, soil health, and plant growth; and

WHEREAS, composting returns organic resources to the soil, promotes water conservation during extreme drought and flooding conditions, reduces water consumption and non-point pollution, stores carbon in soils reducing climate impacts, and is a proven method of decreasing the dependence on chemical fertilizers and decreasing erosion; and

WHEREAS, organic materials make up approximately 30% of the material going to landfills and composting is one of the primary methods to reach waste diversion goals; and

WHEREAS, materials such as yard trimmings, vegetable cuttings, biosolids, food scraps, are all composted and converted into compost; and

WHEREAS, composting creates green jobs and infrastructure for cities and states that implement composting programs; and

WHEREAS, this year's theme is "Compost! Feed the Soils that Feeds Us," The 2026 theme was chosen with the goal of highlighting composting in all kinds of communities at any scale – from backyard home composting, to community composting, to large-scale facilities, to all those who recognize the many benefits of using compost on our soils. Composting is essential in developing a sustainable resource management plan for any community. Composting empowers communities to manage their own waste, create job opportunities, and support healthy soils with locally made compost.

NOW, THEREFORE, I, Janine Witko, Mayor of the Village of Morton Grove, do hereby proclaim the week of May 3 – 9, 2026 as

### **INTERNATIONAL COMPOST AWARENESS WEEK**

in the Village of Morton Grove and I encourage our residents and businesses to explore the benefits of composting.

FURTHER, I urge all citizens to explore a composting service such as Groot and WasteNot for all organic waste including landscape trimmings and food scraps and do their part to create a more sustainable planet.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the Village of Morton Grove.

---

Janine Witko, Village President

## Legislative Summary

<b>Ordinance 26-10</b>
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**AMENDING TITLE 1 CHAPTER 4 SECTION 2 ENTITLED  
“MONETARY PENALTIES AND FINES FOR SPECIFIC VIOLATIONS AND OFFENSES” OF THE  
MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE**

<b>Introduced:</b>	April 28, 2026
<b>Purpose:</b>	To amend Title 1, Chapter 4, Section 2 of the Morton Grove Municipal Code to update the penalty schedule for certain parking fines
<b>Background:</b>	This Ordinance will amend Title 1, Chapter 4, Section 2 of the Code to include specific penalties for violations of the Village Code related to parking offenses. In reviewing the Village’s standard fines, it was found that the Village’s minimum fine amount between \$20 to \$30 was low compared to neighboring communities. Additionally, it was found that the Village’s standard maximum fine was high at \$750 compared to neighboring communities. To standardize fines, a recommended fine schedule for certain fines would be a minimum fine of \$75 and maximum fine of \$150.
<b>Programs, Departments or Groups Affected</b>	Administration, Finance, and Police
<b>Fiscal Impact:</b>	Minimal
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	Staff will implement these revisions as part of its normal duties.
<b>Administrator Recommendation:</b>	Approval as presented.
<b>Second Reading:</b>	May 12, 2026
<b>Special Considerations or Requirements:</b>	None

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

## **ORDINANCE 26-10**

### **AMENDING TITLE 1 CHAPTER 4 SECTION 2 ENTITLED “MONETARY PENALTIES AND FINES FOR SPECIFIC VIOLATIONS AND OFFENSES” OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE**

**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 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

**WHEREAS**, on May 12, 2008 pursuant to Ordinance 08-22, the Village Board amended the Village Code to provide a comprehensive fine schedule for violations of the Village’s Municipal Code in one location so fines can be easily referenced by the Adjudication Hearing Officer, Courts and the public, and annually reviewed by Village staff as part of the budget process. The comprehensive fine schedule is now set forth in Title 1, Chapter 4 of the Code; and

**WHEREAS**, the Village routinely reviews fines to determine if the fines are appropriate based on the offenses; and

**WHEREAS**, the Village has determined that certain parking fines need to be updated; and

**WHEREAS**, it is necessary to amend Section 1-4-2 of the Village Code to revise fines and penalties for certain offenses.

**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:** The Corporate Authorities do hereby incorporate the foregoing **WHEREAS** clauses into this Ordinance as though fully set forth herein thereby making the findings as hereinabove set forth.

**SECTION 2:** Title 1, Chapter 4, Section 2, entitled “MONETARY PENALTIES AND FINES FOR SPECIFIC VIOLATIONS AND OFFENSES,” of the Municipal Code of the Village of Morton Grove is hereby amended as follows:

- A. The following rows in the penalty schedule pertaining to Title 5, Chapter 4, Section 10, Subsection 1D are hereby modified as follows:

<b>Code Section</b>	<b>Description of Violation</b>	<b>Penalty</b>
5-9-1A	Violations of prohibited parking	\$75.00 - \$150.00
5-9-1B	Violations of prohibited parking	\$75.00 - \$150.00
5-9-2	Violations of restricted time parking	\$75.00 - \$150.00
5-9-3	Violations of commercial and recreational parking	\$75.00 - \$150.00
5-9-4	Violations of restricted parking areas	\$75.00 - \$150.00
5-9-5	Violations of parking restrictions, limitations	\$75.00 - \$150.00
5-9-6	Violations of loading zones	\$75.00 - \$150.00
5-9-9	Violations of municipal parking zones	\$75.00 - \$150.00
5-9-10	Violations of electronic fare collection devices	\$75.00 - \$150.00
5-12-5	Violation of snow removal section 5-12-1 of this code	\$75.00 - \$150.00
5-12-5	Violation of snow removal section 5-12-4 of this code	\$75.00 - \$150.00
5-13F-1	Violations of no parking streets	\$75.00 - \$150.00
5-13F-2	Violations of no parking during certain hours	\$75.00 - \$150.00
5-13F-3	Violations of time limit parking zones	\$75.00 - \$150.00
5-13F-4	Violations of restricted parking streets	\$75.00 - \$150.00

5-13G-1	Violations of snow route streets	\$75.00 - \$150.00
5-13L-1	Violations of no truck parking	\$75.00 - \$150.00
5-13L-2	Violations of no commercial vehicle parking	\$75.00 - \$150.00
5-13M-1	Violations of parking zones for buses	\$75.00 - \$150.00
5-14-2	Violations of Operation of Electric Bicycles, Electric Scooters, Non-Highway Vehicles, and Toy Vehicles	\$75.00 - \$150.00

**SECTION 3:** The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions, shall remain in full force and effect.

**SECTION 4:** In the event this ordinance or any Code amendment herein conflicts with any statute, ordinance, or resolution or part thereof, the amendments in this ordinance shall be controlling and shall supersede all other statutes, ordinances, or resolutions but only to the extent of such conflict. Except as amended in this ordinance, all chapters and sections of the Village of Morton Grove Village Code are hereby restated, readopted, and shall remain in full force and effect.

**SECTION 5:** 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 12th day of May 2026.

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Shiba \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee White \_\_\_\_\_

Approved by me this 12<sup>th</sup> day of May 2026.

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

Attested and Filed in my office this  
13th day of May 2026.

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

## Legislative Summary

<b>Resolution 26-30</b>
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### **AUTHORIZATION TO EXECUTE A REPAIR AGREEMENT WITH 312 TRUCK REPAIR & BODY PAINTING OF CHICAGO, ILLINOIS**

<b>Introduction:</b>	April 28, 2026
<b>Purpose:</b>	This resolution will allow the Village Administrator and the Fire Chief to execute a repair agreement to repair and repaint the apparatus body on Fire Engine 5.
<b>Background:</b>	In order to provide continued reliable service, Fire Engine 5, a 2015 Smeal/Spartan Chassis, is in need of body repairs and refinishing. Fire Department personnel distributed a request for proposals to numerous contractors and received two quotes for the scope of work defined. 312 Truck Repair & Body Painting, Chicago, IL supplied the lowest cost alternative, required qualifications, and reputable references. The funds were allocated in the 2026 Capital Outlay Budget for these repairs. The Fire Department intends to maintain and utilize this 2015 Fire Engine for a minimum of 10 years of additional service.
<b>Departs Affected</b>	Fire
<b>Fiscal Impact:</b>	\$40,675.45
<b>Source of Funds:</b>	Capital Outlay Fund GL# 02-40-15-57-2030 Motor Vehicles
<b>Workload Impact:</b>	Fire Department staff, along with Public Works Vehicle Maintenance Division staff, will execute all necessary logistics to complete this project.
<b>Administrator Recommendation</b>	Approval as presented
<b>Second Reading:</b>	Not Required
<b>Special Requirements:</b>	None

## **RESOLUTION 26-30**

### **AUTHORIZATION TO EXECUTE A REPAIR AGREEMENT WITH 312 TRUCK REPAIR & BODY PAINTING OF CHICAGO, ILLINOIS**

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

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

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

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

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

**WHEREAS**, Engine 5 is a 2015 Smeal/Spartan, currently in frontline service, and will become the reserve Engine 4R upon delivery of the new E-One, anticipated to be delivered later this year; and

**WHEREAS**, the Village of Morton Grove has identified the need to refurbish Engine 5 to provide reliable service for a minimum of 10 additional years; and

**WHEREAS**, the Fire Department distributed a request for proposals/quotes including scope of work outlined to repair and refinish the body and doors on Engine 5; and

**WHEREAS**, two proposals were received upon the request, and

**WHEREAS**, 312 Truck Repair & Body Painting of Chicago, IL in the amount of \$36,977.45 was the lowest estimated price, and met all of the qualifications, including insurance and references; and

**WHEREAS**, the 2026 Village of Morton Grove adopted budget allocated funds for this project within the Capital Outlay Fund GL# 02-40-15-57-2030 Motor Vehicles to fund this project at the estimated cost of \$36,977.45; and

**WHEREAS**, due to the complexity of this refurbishment, a change order allowance of 10% or \$3,698.00 for a total allocation of \$40,675.45 is authorized, if necessary, if unforeseen additional repairs are identified.

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

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

**SECTION 2:** The Village Administrator and Fire Chief are authorized to sign an agreement with 312 Truck Repair & Body Painting of Chicago, IL, consistent with its proposal in an amount not to exceed \$40,675.45 to supply all materials and labor to repair/refinish the apparatus body of fire engine 5, the 2015 Smeal/Spartan Chassis.

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

Passed this 28th day of April 2026.

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Shiba \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Thill \_\_\_\_\_

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

Date: 4/8/26

Company Name: 312 Truck Body Repair Painting

Company Address: 10938 S. Torrence

Ave. Chicago, IL 60617

Representative: Matthew Shreve

Email Address: mat1@312truck.com / shop@312truck.com

The Village of Morton Grove Illinois ("Village") is soliciting proposals from qualified Contractor(s) to provide services related to corrosion repair, bodywork, and refinishing a 2015 Smeal/Spartan fire engine. This is a Request for Proposals (RFP), **NOT** a competitive bid process.

### **Background**

The scope of work to be performed/provided by the successful proposer will include all components listed in Exhibit A.

### **Minimum Scope of Services to be Offered**

All Proposals shall:

Secure and maintain insurance:

The Contractor shall be required to purchase and maintain the following insurance during the life of the Agreement. The policy shall contain a provision that the Insurance carrier must provide thirty (30) days written notice to the Village before any cancellation of coverages becomes effective. The insurance requirements are a minimum expectation at the time of submitting the RFP. By submitting an RFP, the bidder acknowledges it is their responsibility to procure the appropriate insurance coverage and limits consistent with this section. The Village has the right to make amendments to the insurance requirements at the time of the agreement that are reflective of the scope of the work being performed. The bidder agrees to provide insurance coverage with limits of not less than set forth below:

### **COMMERCIAL GENERAL LIABILITY INSURANCE**

1. The minimum best insurance rating of the insurer issuing this policy shall be A-1. Coverage on an occurrence basis that insures against claims for bodily injury (including death), property damage and personal and advertising injury arising out of or in connection with any Services under the Agreement,

whether such operations or services are by the Contractor or a subcontractor. The minimum limits of liability for this insurance is as follows:

- a. \$1,000,000 combined single limit - each occurrence
- b. \$1,000,000 personal and advertising injury;
- c. \$2,000,000 combined single limit - general aggregate;
- d. \$1,000,000 combined single limit - products/completed operations aggregate; and
- e. Statutory limits for any necessary Workers Compensation insurance.

This insurance shall include coverage for all of the following:

- a. General aggregate limit shall apply per project;
  - b. Liability arising from premises and operations;
  - c. Liability arising from the actions of independent contractors;
  - d. Liability arising from the explosion, collapse and underground hazards;
2. Indemnify, defend and hold harmless the Village, its officials, employees, agents, representatives and attorneys, in both their official and individual capacities, from and against any and all injuries, deaths, claims, losses, damages, suits, demands, actions and causes of actions, expenses, fees, including attorneys' fees, and costs which may accrue against the Village in consequence of Contractor's services or omissions, or resulting from the parties' agreement.

**Responding to this Request for Proposal:**

All proposals shall be delivered in email format before 5:00 pm on or before April 17<sup>th</sup>, 2026 to:

Dan Gallagher, Fire District Chief  
dgallagher@mortongroveil.org

All Proposals shall include:

- A. The Proposer will provide a detailed proposal for work to be performed including total cost estimate.
- B. The proposer will provide an estimated timeline for completion.

The Village reserves the right to reject all proposals or select the best contractor for this work and consideration will be given to both price, qualifications, experience, references and operational service record. Once the preferred proposal is selected, the Village staff and the Proposer will have 14 days to negotiate a draft contract which shall be subject to approval by the Village Board.

Questions should be emailed to dgallagher@mortongroveil.org before 5:00 pm on April 16, 2026.

Sincerely,

*Dennis Kennedy*

Dennis Kennedy, Fire Chief

## **Exhibit A**

### **Repaint and Graphics to Match New Unit (See attached Picture)**

Change Color on Roll Up Doors Cab - Black, Body - Red

### **Disassemble - Parts/Equipment**

Remove all lighting, glass, and hardware on cab and fire body.

Remove ROM door tracks, curtains, and headers.

Remove all graphics.

Prep all panels for refinish

Mask off areas of repair.

Base / Clear color of new scheme.

Wet sand and buff finish

Install all lighting, glass, and hardware.

Replace all (10) ROM door tracks, curtains, and headers to color match body.

### **Graphics - Striping - Lettering**

Replace all graphics with matching new graphic scheme. Includes chevron on front and rear.

### **Body wash - Clean - Detail**

Remove any dirt, debris, solvents, with proper cleaning agent for the paint finish on the exterior of the apparatus. Clean out the interior of the chassis cab and body compartments if they were exposed to airborne particles in the body shop. Vacuum out the seats of the chassis cab, door panels, and the dash areas if needed. Clean the window glass on both inside and outside of the vehicle.

2015 Smeal/Spartan (Old Engine to be refinished to match new)



New Engine (Work to match this scheme)





**M2997 MAACO CHICAGO**

Workfile ID: dc197a46  
Federal ID: 99-1771811

10938 S. TORRENCE AVE, CHICAGO, IL 60617  
Phone: (773) 221-8800

**Preliminary Estimate**

**Customer: Morton Grove Fire Department**

Written By: Matthew Shreve

Insured: Morton Grove Fire Department

Policy #:

Claim #:

Type of Loss:  
Point of Impact:

Date of Loss:

Days to Repair: 0

**Owner:**  
Morton Grove Fire Department  
6250 Lincoln Ave.  
Morton Grove, IL 60053  
(815) 382-7812 Cell  
(847) 470-5226 Business

**Inspection Location:**  
M2997 MAACO CHICAGO  
10938 S. TORRENCE AVE  
CHICAGO, IL 60617  
Repair Facility  
(773) 221-8800 Business

**Insurance Company:**  
SELF PAY

**VEHICLE**

**SPARTAN FIRE APPATARUS**

VIN: 4S7AT2D91FC079362  
License:  
State:

Interior Color:  
Exterior Color:  
Production Date:

Mileage In:  
Mileage Out:  
Condition:

Vehicle Out:  
  
Job #: SHO  
ORDER#145  
000

**Preliminary Estimate**

**Customer: Morton Grove Fire Department**

SPARTAN FIRE APPATARUS

35	#		DETAIL & WASH INTERIOR/EXTERIOR	1		2.0	
36	#		***** ADD-ONS *****	1			
37	#	Subl	Hazardous waste removal	1	35.00	X	
38	#	Repl	Cover Truck	1	30.00		0.5
39	#	Refn	Color tint / color match				0.5
40	#	Repl	Corrosion protection primer	1	25.00		1.0
41	**	Repl	A/M Clean & re-tape	1	25.00		1.0
42	#	Repl	Hardware/Bolts/Hucks	1	225.00		
<b>SUBTOTALS</b>					<b>15,583.70</b>		<b>116.0</b>
							<b>38.5</b>

**ESTIMATE TOTALS**

Category	Basis		Rate	Cost \$
Parts				5,305.00
Body Labor	116.0 hrs	@	\$ 125.00 /hr	14,500.00
Paint Labor	38.5 hrs	@	\$ 125.00 /hr	4,812.50
Paint Supplies	38.5 hrs	@	\$ 45.00 /hr	1,732.50
Body Supplies	46.5 hrs	@	\$ 7.50 /hr	348.75
Miscellaneous				10,278.70
<b>Subtotal</b>				<b>36,977.45</b>
<b>Grand Total</b>				<b>36,977.45</b>



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# PROPOSAL FOR REPAINT AND **GRAPHICS REFINISHING**

*2015 Smeal/Spartan Fire Engine*  
**Morton Grove Fire Department**

Submitted By

**312 Truck Repair & Body Painting**

10938 S. Torrence Avenue | Chicago, IL 60617

773-221-8800 | Shop@312truck.com | 312truck.com

Matt Shreve, Sales Manager | Matt@312truck.com | 219-644-9171

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*April 10, 2026*



### **Graphics and Lettering**

- Per request graphics to be provided by Strypes Plus More, Inc to the specifications of Morton Grove Fire Department
- 312 Truck will install all striping, lettering, unit numbers, warning graphics, and front and rear chevrons to match the new Morton Grove apparatus

### **Final Detailing**

- Wash and detail the exterior of the apparatus
- Clean any interior areas exposed during the refinishing process
- Vacuum cab interior
- Clean all interior and exterior glass surfaces

### **Facility & Qualifications**

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312 Truck Repair & Body Painting offers the following capabilities for this project:

- 20,000 square foot repair and refinishing facility
- Two paint booths capable of accommodating fire apparatus and Class 8 vehicles
- In-house graphics design and installation
- All disassembly and reassembly performed in-house
- Experience refinishing fire apparatus, garbage trucks, concrete trucks, RVs, and semi tractors
- Fast turnaround and dedicated project management throughout the repair process
- I-CAR certified repair facility
- All painters and technicians are manufacturer paint-certified and maintain relevant industry certifications
- Sherwin-Williams Genesis premium basecoat/clearcoat paint system used for all refinishing work
- Paint materials and procedures applied in accordance with manufacturer specifications

Additional qualifications that strengthen this proposal:

- Over 40 years in the paint and collision repair business
  - Family-owned and operated organization with 15 locations throughout the United States
  - Extensive specialization in heavy-duty, fleet, and municipal vehicle refinishing
  - More than 200 heavy truck and fleet refinishing projects completed annually
  - References and photographs from similar fire apparatus and municipal fleet projects available upon request
  - Fenced facility with indoor 24/7 security monitoring
- 
- Ability to provide progress photographs and regular project status updates
  - All work performed indoors in a climate-controlled environment
  - Additional OEM, paint manufacturer, and equipment certifications available upon request



**Frank Scalora**

FScarola@elementcorp.com

Element Fleet Management — Amazon, Nationwide Fleet Management Company

**Joshua Allen**

Joshua.Allen@wheels.com

Wheels Fleet Management — Amazon, Nationwide Fleet Management Company

**Acceptance**

---

Thank you for the opportunity to submit this proposal. 312 Truck Repair & Body Painting appreciates the opportunity to partner with the Morton Grove Fire Department on this project.

*Respectfully submitted,*

**Matt Shreve**

Sales Manager

312 Truck Repair & Body Painting

## Facility





Incredibly Close ❁ Amazingly Open

Office of the Fire Chief

Date: 4/8/2026\_\_\_\_\_

Company Name: Fire Service Inc.\_\_\_\_\_

Company Address: 9545 N. Industrial Dr.  
St. John, IN 46373\_\_\_\_\_

Representative: Brandon Ricci\_\_\_\_\_

Email Address: bricci@fireserviceinc.com

The Village of Morton Grove Illinois ("Village") is soliciting proposals from qualified Contractor(s) to provide services related to corrosion repair, bodywork, and refinishing a 2015 Smeal/Spartan fire engine. This is a Request for Proposals (RFP), **NOT** a competitive bid process.

**Background**

The scope of work to be performed/provided by the successful proposer will include all components listed in Exhibit A.

**Minimum Scope of Services to be Offered**

All Proposals shall:

Secure and maintain insurance:

The Contractor shall be required to purchase and maintain the following insurance during the life of the Agreement. The policy shall contain a provision that the Insurance carrier must provide thirty (30) days written notice to the Village before any cancellation of coverages becomes effective. The insurance requirements are a minimum expectation at the time of submitting the RFP. By submitting an RFP, the bidder acknowledges it is their responsibility to procure the appropriate insurance coverage and limits consistent with this section. The Village has the right to make amendments to the insurance requirements at the time of the agreement that are reflective of the scope of the work being performed. The bidder agrees to provide insurance coverage with limits of not less than set forth below:

**COMMERCIAL GENERAL LIABILITY INSURANCE**

- 1. The minimum best insurance rating of the insurer issuing this policy shall be A-1. Coverage on an occurrence basis that insures against claims for bodily injury (including death), property damage and personal and advertising injury arising out of or in connection with any Services under the Agreement,

whether such operations or services are by the Contractor or a subcontractor. The minimum limits of liability for this insurance is as follows:

- a. \$1,000,000 combined single limit - each occurrence
- b. \$1,000,000 personal and advertising injury;
- c. \$2,000,000 combined single limit - general aggregate;
- d. \$1,000,000 combined single limit - products/completed operations aggregate; and
- e. Statutory limits for any necessary Workers Compensation insurance.

This insurance shall include coverage for all of the following:

- a. General aggregate limit shall apply per project;
  - b. Liability arising from premises and operations;
  - c. Liability arising from the actions of independent contractors;
  - d. Liability arising from the explosion, collapse and underground hazards;
2. Indemnify, defend and hold harmless the Village, its officials, employees, agents, representatives and attorneys, in both their official and individual capacities, from and against any and all injuries, deaths, claims, losses, damages, suits, demands, actions and causes of actions, expenses, fees, including attorneys' fees, and costs which may accrue against the Village in consequence of Contractor's services or omissions, or resulting from the parties' agreement.

**Responding to this Request for Proposal:**

All proposals shall be delivered in email format before 5:00 pm on or before April 17<sup>th</sup>, 2026 to:

Dan Gallagher, Fire District Chief  
dgallagher@mortongroveil.org

All Proposals shall include:

- A. The Proposer will provide a detailed proposal for work to be performed including total cost estimate.
- B. The proposer will provide an estimated timeline for completion.

The Village reserves the right to reject all proposals or select the best contractor for this work and consideration will be given to both price, qualifications, experience, references and operational service record. Once the preferred proposal is selected, the Village staff and the Proposer will have 14 days to negotiate a draft contract which shall be subject to approval by the Village Board.

Questions should be emailed to dgallagher@mortongroveil.org before 5:00 pm on April 16, 2026.

Sincerely,  
*Dennis Kennedy*  
Dennis Kennedy, Fire Chief

## **Exhibit A**

### **Repaint and Graphics to Match New Unit (See attached Picture)**

Change Color on Roll Up Doors Cab - Black, Body - Red

### **Disassemble - Parts/Equipment**

Remove all lighting, glass, and hardware on cab and fire body.

Remove ROM door tracks, curtains, and headers.

Remove all graphics.

Prep all panels for refinish

Mask off areas of repair.

Base / Clear color of new scheme.

Wet sand and buff finish

Install all lighting, glass, and hardware.

Replace all (10) ROM door tracks, curtains, and headers to color match body.

### **Graphics - Striping - Lettering**

Replace all graphics with matching new graphic scheme. Includes chevron on front and rear.

### **Body wash - Clean - Detail**

Remove any dirt, debris, solvents, with proper cleaning agent for the paint finish on the exterior of the apparatus. Clean out the interior of the chassis cab and body compartments if they were exposed to airborne particles in the body shop. Vacuum out the seats of the chassis cab, door panels, and the dash areas if needed. Clean the window glass on both inside and outside of the vehicle.

New Engine (Work to match this scheme)



2015 Smeal/Spartan (Old Engine to be refinished to match new)



Estimate: STB-15017

4/14/2026

Repaint and Graphics To Match New Unit

Morton Grove Fire Dept. Village of

Morton Grove Fire Dept. Village of

6101 Capulina

Morton Grove, IL 60053

dkennedy@mortongrovel.org

Purchase Order



Fire Service, Inc. - St. John Body

9545 North Industrial Drive

Saint John, IN 46373

bricci@fireserviceinc.com

219-365-7157

Unit

Unit: E 5 (4377) VIN: 437AT2D91FC079362 2015 Spartan Gladiator Current Usage: 0 Miles

Description	Quantity	Rate	Amount
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**INFORMATION**

**Morton Grove Fire Dept.**

Engine 5	0	\$185.00	\$0.00
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**Repaint and Graphics To Match New Unit**

**Change Color on Roll Up Doors Cab - Black, Body - Red**

<b>Subtotal</b>			<b>\$0.00</b>
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**Disassemble - Parts/Equipment**

Remove all lighting, glass, and hardware on cab and fire body.

24	\$185.00	\$4,440.00
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Remove ROM door tracks, curtains, and headers.

Remove all graphics.

<b>Subtotal</b>		<b>\$4,440.00</b>
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**Body Shop - Body Work**

Prep all panels for refinish.

55	\$185.00	\$10,175.00
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<b>Subtotal</b>		<b>\$10,175.00</b>
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**Body Shop - Masking - Paint Finish**

Mask off areas of repair.

55	\$185.00	\$10,175.00
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Base / Clear color of new scheme.

Wet sand and buff finish.

<b>Subtotal</b>		<b>\$10,175.00</b>
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**Assemble - Parts/Equipment**

Install all lighting, glass, and hardware.

24	\$185.00	\$4,440.00
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Install ROM door tracks, curtains, and headers.

ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$3,542.77	\$3,542.77
R2 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,120.03	\$2,120.03
L1 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,730.51	\$2,730.51
R1 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,551.72	\$2,551.72
L3 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,737.81	\$2,737.81
R3 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,737.81	\$2,737.81
T1 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,315.56	\$2,315.56
L2 ROM Door Tracks, Curtains, and Header - PAINTED_SHUTTERS	1	\$2,525.04	\$2,525.04
Freight Estimate -	1	\$750.00	\$750.00
<b>Subtotal</b>		<b>\$26,451.25</b>	

**Graphics - Striping - Lettering**

Replace all graphics with matching new graphic scheme. Includes chevron on front and rear.

0	\$185.00	\$0.00
---	----------	--------

Sublet - Graphics - A	1	\$8,630.65	\$8,630.65
<b>Subtotal</b>		<b>\$8,630.65</b>	

**Body wash - Clean - Detail**

Remove any dirt, debris, solvents, with proper cleaning agent for the paint finish on the exterior of the apparatus. Clean out the interior of the chassis cab and body compartments if they were exposed to airborne particles in the body shop. Vacuum out the seats of the chassis cab, door panels, and the dash areas if needed. Clean the window glass on both inside and outside of the vehicle.

2	\$185.00	\$370.00
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<b>Subtotal</b>		<b>\$370.00</b>
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Paint Supplies	1.00	\$4,500.00	\$4,500.00
Hazardous Waste	1.00	\$40.00	\$40.00

Description	Quantity	Rate	Amount
		Shop Supplies	\$0.00
		Labor	\$29,800.00
		Parts	\$30,641.90
		Subtotal	\$64,781.90
		Total	\$64,781.90

\*: Core charge not included in total. You will be charged for any core that is not in returnable condition. This charge may be applied on a separate invoice.

The details and the estimate for the repairs provided above are based on our first inspection and do not constitute a guarantee that no further work or parts will be required. The estimate is not a guarantee of the final price of the repairs. The total bill of work and final price will be as per the details available on completion of the repairs. Other terms and conditions as applicable. If you authorize us to perform the above repairs, either verbally or in writing, you agree to pay in full for the work performed and parts required.

Customer Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

A 3% fee will be assessed for credit card payments. A 2% per month finance charge will be assessed on all past due invoices. For questions regarding your account, email [fsLar@freservoiceinc.com](mailto:fsLar@freservoiceinc.com) or call 219-365-7167

Legislative Summary

Resolution 26-31

**AUTHORIZING A CONTRACT AMENDMENT WITH AMERICAN SURVEYING AND  
ENGINEERING P.C. FOR LAND ACQUISITION SERVICES FOR OAKTON STREET  
PEDESTRIAN FACILITY**

<b>Introduction:</b>	April 28, 2026
<b>Purpose:</b>	To authorize the Village Administrator to finalize negotiation and execute a contract amendment with American Surveying and Engineering P.C. for Oakton Street Pedestrian Facility land acquisition services
<b>Background:</b>	<p>The Villages of Morton Grove, Niles, and Skokie have partnered to construct a shared use path along Caldwell Avenue and Oakton Street. A safety enhancement to the path is to construct a short portion of the path on a permanent easement on private property at 7901 Caldwell Avenue. A boundary has been developed, the value of the permanent easement has been appraised, and the negotiation phase has begun with the property owner. The property owner has requested changes to the alignment, so the boundary must be formally revised, the value re-appraised, and terms renegotiated.</p> <p>The Villages have agreed that Morton Grove would lead the land acquisition phase and to equally share land acquisition costs, so two-thirds of the cost is reimbursable.</p>
<b>Departs Affected</b>	Department of Public Works
<b>Fiscal Impact:</b>	\$10,811.84, of which \$7,207.89 is reimbursable
<b>Source of Funds:</b>	2026 Capital Projects Fund Account Number 30-50-60-55-2140
<b>Workload Impact:</b>	The Department of Public Works will manage and implement the project as part of its normal work activities.
<b>Administrator Recommendation</b>	Approval as presented
<b>Second Reading:</b>	Not Required
<b>Special Requirements:</b>	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 26-31**

### **AUTHORIZING A CONTRACT AMENDMENT WITH AMERICAN SURVEYING AND ENGINEERING P.C. FOR LAND ACQUISITION SERVICES FOR OAKTON STREET PEDESTRIAN FACILITY**

**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 partnership of the Villages of Morton Grove, Niles, and Skokie have constructed a shared use path along Caldwell Avenue and Oakton Street; and

**WHEREAS**, the constructed path is routed along a narrow public sidewalk on one bridge on Caldwell Avenue and another bridge on Oakton Street, both over the North Branch Chicago River; and

**WHEREAS**, the ultimate plan for the shared use path is along a safer route on private property at 7901 Caldwell Avenue; and

**WHEREAS**, a permanent easement is required to obtain the rights to construct those improvements on private property; and

**WHEREAS**, the Village executed an agreement on January 16, 2023, with American Surveying and Engineering P.C. in the amount of \$14,637.00 to provide professional land acquisition services to acquire a permanent easement at 7940 Caldwell Avenue in support of the designed improvements; and

**WHEREAS**, the work is in the formal negotiation phase; and

**WHEREAS**, an appraised value of the permanent easement is \$47,490.00; and

**WHEREAS**, the owner of 7901 Caldwell Avenue has requested the shared use path be realigned to reduce the impact on the property; and

**WHEREAS**, additional work to revise the boundary of, update the appraisal, and renegotiate the easement will need to be completed to comply with the property owner's request; and

**WHEREAS**, American Surveying and Engineering P.C. submitted a supplemental scope of work and fee in the amount of \$10,811.84 for the additional work, which is included in Exhibit "A"; and

**WHEREAS**, Resolution 22-21, approved April 11, 2022, authorizes an intergovernmental agreement among the Villages of Morton Grove, Niles, and Skokie to equally participate in the cost of land acquisition services, among other responsibilities; and

**WHEREAS**, funding for the land acquisition and engineering services for the lump sum amount of \$100,000 is available in the 2026 Adopted Budget Capital Projects Account Number 30-50-60-55-2140.

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

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

**SECTION 2:** The Village Administrator is hereby authorized to finalize negotiation and execute a contract amendment with American Surveying and Engineering P.C. for Oakton Street Pedestrian Facility Land Acquisition Services in the amount of \$10,811.84.

**SECTION 3:** The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract with American Surveying and Engineering P.C. and collect equal shares of the cost from the Villages of Niles and Skokie.

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

Passed this 28<sup>th</sup> day of April 2026

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Shiba \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee White \_\_\_\_\_

Approved by me this 28<sup>th</sup> day of April 2026

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

Attested and Filed in my office this  
29<sup>th</sup> day of April 2026

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

## Exhibit "A"



January 30, 2026

Chris Tomich, P.E.  
Village Engineer  
Village of Morton Grove

**RE: Request for Proposal – Oakton Street Pedestrian Facility Land Acquisition Services (ASE No. 221102 - Supplement)**

Dear Mr. Tomich:

We offer to perform a Plat of Highway revisions, Appraisal, Appraisal Review, and Negotiations in accordance with the accompanying scope of work (SOW).

ASE offers to perform the work for a lump sum fee of **\$10,811.84.**

Thank you for giving us the opportunity to quote this work.

Sincerely,

**American Surveying & Engineering, Ltd.**

Coventine Fidis, President/CEO

Visit our website at: [www.americansurvey.com](http://www.americansurvey.com)

120 N. LaSalle Street \* Suite3350 \* Chicago, IL 60602 \* 312-277-2000 \* FAX 312-277-2002  
P.O. Box 8 \* 841 N. Galena Ave. \* Dixon, IL 61021 \* 815-288-6231 \* FAX 815-288-6277  
1548 Bond Street. \* Suite 100 \* Naperville, IL 60563 \*630-897-4105 \* FAX 630-897-4121

## Exhibit "A"

# Scope of Work



**AMERICAN**  
SURVEYING & ENGINEERING, LTD.

## PROJECT SUMMARY

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Project Name: Oakton Street Pedestrian Facility

ASE Proposal No.: 221102 (Supplement)

Owner: Morton Grove

Date: January 30, 2026

Agent: Morton Grove

Revision Date

Project Description – ASE will perform revisions to the existing Plat of Highways and Legal Description, and provide additional Land Acquisition Appraisal, Review Appraisal, and Negotiation services for a parcel impacted by improvements on this project.

Project Location – The parcel is the 7901 Caldwell, LLC Property in Morton Grove.

## GENERAL CONDITIONS AND SCOPE ASSUMPTIONS

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1. All professional services will be performed to the appropriate Minimum Standards of Practice and Section 1270.56, Minimum Standards of Practice for surveys in Illinois.
2. All previous and relevant survey information, such as horizontal and vertical control, existing aerial photography, Right-of-Way plans, construction plans, Plats-of-Highway and Surveys will be furnished to ASE, at no cost, prior to commencement of field operations.
3. Owner/Agent will provide a Letter of Introduction to facilitate field operations.
4. Hazardous Waste sites designated as requiring protective equipment "Class D" or greater will not be entered unless provided for otherwise in the Scope of Work Tasks. ASE does not engage in the cleanup, handling, or disposal of biological waste, regulated medical waste, or sharps.
5. American Surveying & Engineering is not a signatory to any organized labor agreements. We will not provide services in any capacity where labor disputes may exist. We will not be responsible for costs or delays associated with labor disputes relevant to work on this project.
6. Field work performed on this project is subject to the vagaries of weather. If weather impairs our ability to perform any specified professional services, we will contact the Owner/Agent to determine changes in schedule or cost. No additional work will be performed until the owner/agent has reviewed and approved a revised cost or schedule.
7. Work will commence at a mutually agreed-upon date.
8. This SOW shall become part of the contract between Owner/Agent and ASE.
9. Title commitments will be supplied by others at no additional cost to ASE.

## PROPOSED TASKS

---

1. Administration
  - 1.1. Meetings with Client. In-house meetings. Progress reports, scheduling, invoicing, etc.
  - 1.2. Technical direction of staff.
  - 1.3. Project Management

## **Exhibit "A"**

2. Plat of Highways & Legal Description Revision – Due to design revisions requested by the affected property owner, the temporary easement shown on the current Plat of Highways and the corresponding legal description will be revised based on these changes as provided to ASE.
  - 2.1. Revise Plat and & Legal Description.
3. Appraisal Update
  - 3.1. Document collection and property visit.
  - 3.2. Data analysis and review.
  - 3.3. Prepare updated Appraisal Report.
  - 3.4. Does not include expert witness or court exhibits for condemnation proceedings.
  - 3.5. Professional service support and coordination time.
4. Appraisal Review
  - 4.1. Perform Appraisal Review in accordance with IDOT Land Acquisition Policies & Procedures.
  - 4.2. Professional service support and coordination time.
5. Negotiations
  - 5.1. Assemble and review title, plat, appraisal, contract plans, and conveyance documents.
  - 5.2. Prepare Introductory Letter in the name of the Village of Morton Grove.
  - 5.3. Schedule and conduct a meeting with the property owner to present the Offer to Purchase, appraisal, and proper conveyance documents.
  - 5.4. Negotiate with the owner, communicate owner concerns to the city/county with an eye on settlement. If no progress is made after 3 contacts with the owner, a 60-day letter will be recommended, with negotiations continuing during the 60-day period.
  - 5.5. Present any counteroffers to the county.
  - 5.6. Prepare and send a 60-day letter if necessary.
  - 5.7. Obtain IDOT certification.
  - 5.8. Maintain Negotiator's Log.
6. QA/QC
  - 6.1. Review contract and prepare QA/QC plan.
  - 6.2. Periodically review the project for compliance.
  - 6.3. Finalize compliance and prepare written report.

## **DELIVERABLES**

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1. Revised Plat of Highways & Legal Description.
2. Completed Appraisal Dossier.
3. Completed Review Appraisal Dossier.
4. Negotiator's Log and closing documents or recommendation for condemnation.

## **ITEMS TO BE SUPPLIED BY OTHERS**

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1. Record plans, including any previous survey information (if available).

## **Exhibit "A"**

2. All pertinent site information, including, but not limited to previous horizontal and vertical survey control survey information, existing aerial photography, Construction plans, and plats, will be furnished to ASE, at no cost to ASE, prior to commencement of field operations.
3. Permission and access to closed or locked areas requiring access to complete the survey.
4. Letter of Introduction and written authorization for access to the subject property for ASE's services on the subject site.

## Legislative Summary

<b>Resolution 26-32</b>
-------------------------

### **AUTHORIZING A CONTRACT WITH GOLDEN FENCE, INC. OF MCHENRY, ILLINOIS FOR THE DEPARTMENT OF PUBLIC WORKS SECURITY FENCE PROJECT**

<b>Introduction:</b>	April 28, 2026
<b>Purpose:</b>	To authorize the Village Administrator to execute a contract with Golden Fence, Inc., of McHenry, Illinois, for the Public Works Security Fence Project.
<b>Background:</b>	<p>The Department of Public Works facility at 7840 Nagle Avenue is used to store equipment and materials for building and maintaining the Village of Morton Grove’s essential physical infrastructure system and for providing vital services to its residents. The Public Works Maintenance and Storage Yard serves as a storage area for these items. Following the site investigation of the existing perimeter chain-link fence, which secures the equipment and materials within the maintenance and storage area, Public Works staff determined that the fence is beyond repair and has reached the end of its useful service life. On March 4, 2026, the Department of Public Works - Facilities Division advertised a bid packet on the Village’s website, soliciting bids to remove and replace the perimeter chain link fence securing the Public Works maintenance and storage area. Two (2) sealed bids were received, publicly opened, and read aloud on March 18, 2026, at the Morton Grove Village Hall. Golden Fence, Inc., of 1405 North Dr., McHenry, IL 60050, submitted the low bid of \$42,000.00 with the bid results shown in Exhibit “A”. The bid submitted by Golden Fence contained technical errors that did not affect the decision-making process. This resolution authorizes the Village Administrator to execute a contract with Golden Fence Inc., in the amount not to exceed \$50,400.00, including a contingency of \$8,400.00 to support the potential need for changes to the fence design for unforeseen conditions encountered during installation of the security fence.</p> <p>and provide vital services to its residents</p> <p>This contract must conform to the requirements of the Prevailing Wage Act.</p>
<b>Departs Affected:</b>	Department of Public Works
<b>Fiscal Impact:</b>	\$42,000.00
<b>Source of Funds:</b>	2026 General Funds Account Numbers 02-80-24-57-1032
<b>Workload Impact:</b>	The Department of Public Works will manage and implement the project as part of its routine operations.
<b>Administrator Recommendation</b>	Approval as presented
<b>Second Reading:</b>	Not Required
<b>Special Requirements:</b>	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: Bill Burns, Superintendent

## **RESOLUTION 26-32**

### **AUTHORIZING A CONTRACT WITH GOLDEN FENCE, INC. OF MCHENRY, ILLINOIS FOR THE DEPARTMENT OF PUBLIC WORKS SECURITY FENCE PROJECT**

**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 facility at 7840 Nagle Avenue is used to store equipment and materials used to build and maintain the Village of Morton Grove's essential physical infrastructure system and to provide vital services to its residents; and

**WHEREAS**, following the site investigation of the existing perimeter chain-link fence, securing the equipment and materials within the maintenance and storage area, Public Works staff determined that the condition of the perimeter fence is beyond repair and has reached the end of its useful service life; and

**WHEREAS**, on March 4, 2026, the Department of Public Works Facilities Division advertised a bid packet on the Village's website, soliciting bids to remove and replace the perimeter chain link fence securing the Public Works facility, maintenance, and storage area; and

**WHEREAS**, twenty-seven (27) entities requested bid documents from the Village website; and

**WHEREAS**, a mandatory pre-bid meeting at the Public Works facility was conducted with prospective bidders on March 10, 2026; and

**WHEREAS**, six (6) contractors attended the pre-bid meeting; and

**WHEREAS**, two (2) bids were received, publicly opened, and read at the Village of Morton Grove Village Hall at 10 a.m. on March 18, 2026, with the bid results shown in Exhibit "A"; and

**WHEREAS**, Golden Fence, Inc., located at 1405 North Dr., McHenry, IL 60050, submitted the low bid in the amount of \$42,000.00; and

**WHEREAS**, Golden Fence, Inc. has performed fence repairs and fence replacement for the Village of Morton Grove in the past and is qualified for this project; and

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

**WHEREAS**, funding for this project is budgeted and available in the amount of \$65,000.00 in the 2026 Adopted Budget General Ledger Numbers 02-80-24-57-1032.

**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 Golden Fence, Inc., of 1405 North Dr., McHenry, IL 60050 in the amount of \$42,000.00.

**SECTION 3:** The Village Administrator is hereby authorized to execute a contract with Golden Fence, Inc. for the Department of Public Works Security Fence Project in the amount of \$50,400.00 to provide a contingency of \$8,400.00 to support the potential need for changes to the fence design for unforeseen conditions encountered during installation of the security fence.

**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 Golden Fence, Inc.

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

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

# Exhibit "A"

Village of Morton Grove, Cook County, Illinois  
 Public Works Security Fence  
 Bid Tabulation  
 Bid Opening: March 18, 2026 at 10:00 AM

				Engineer's Estimate		Golden Fenc, Inc. 1405 North Dr. McHenry, IL, 60050		KW Fence Company 736 Goddard Avenue Chesterfield, MO 63005	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Removal of existing fence	Item	1	\$10,000.00	\$10,000.00		\$42,000.00		\$5,430.00
2	Installation of new fence in accordance with Technical Specific	Item	1	\$44,000.00	\$44,000.00		\$0.00		\$39,096.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$54,000.00		\$42,000.00		\$44,526.00
AS-READ PROPOSAL AMOUNT									

**Apparent Low Bidder: Golden Fenc, Inc.**  
**Apparent Low Bid Amount: \$42,000.00**  
**Engineer's Estimate of Cost: \$54,000.00**  
**Difference: -\$12,000.00**

## 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

<b>Introduction:</b>	April 14, 2026
<b>Purpose:</b>	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.
<b>Background:</b>	<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>
<b>Programs, Dept’s, Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Special Use Permit amendment will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	April 28, 2026
<b>Special Considerations or Requirements:</b>	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 28<sup>th</sup> day of April 2026.

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Shiba \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee White \_\_\_\_\_

Approved by me this 28<sup>th</sup> day of April 2026.

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

Attested and Filed in my office this 29<sup>th</sup> day of April 2026.

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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.

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### **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

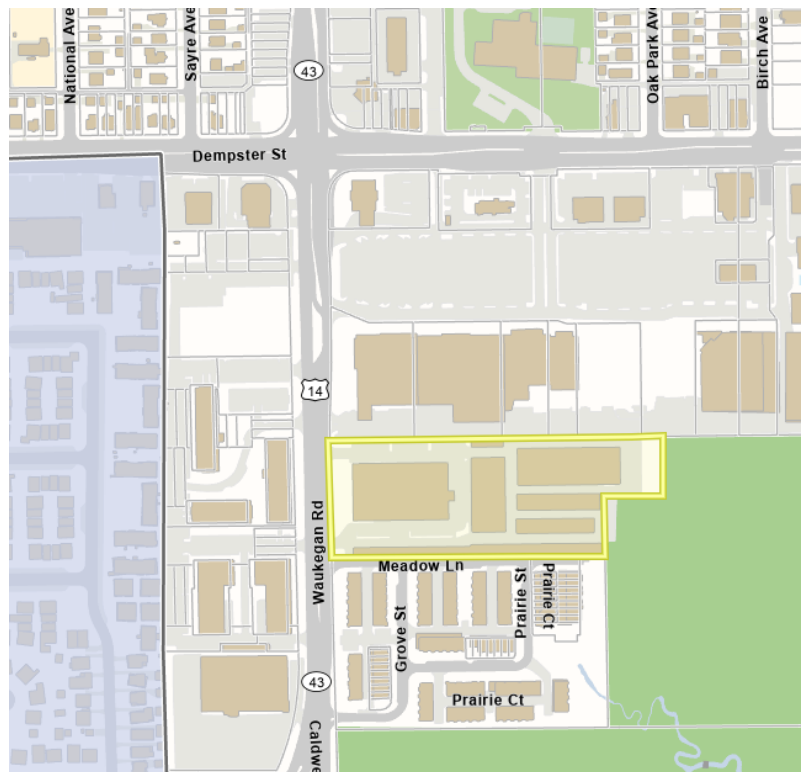
### Application Summary

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

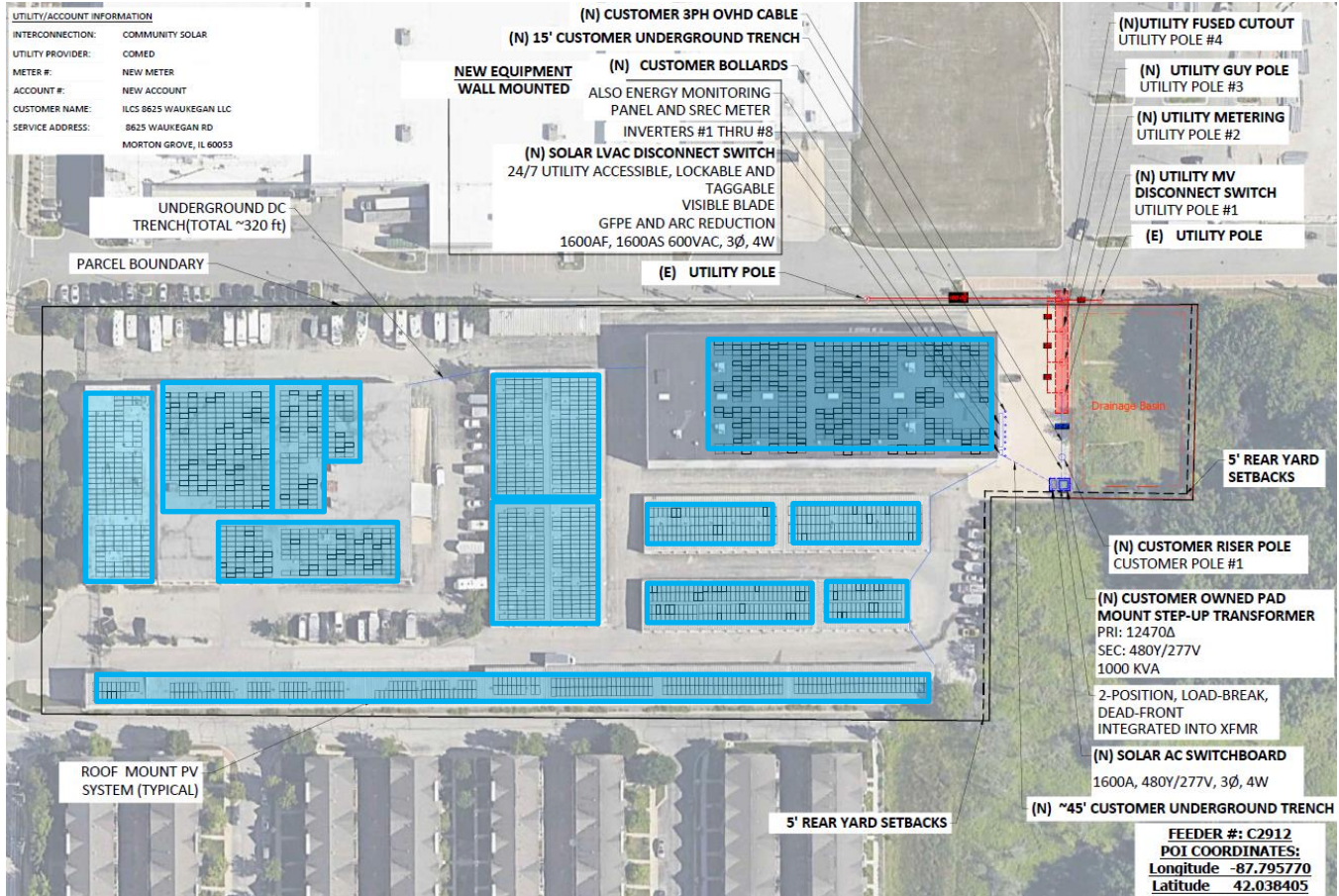
The subject property consists of one (1) parcel occupied by the existing Public Storage facility at 8625 Waukegan Road in Morton Grove, Illinois. The parcel is approximately 285,305.21 sq. ft. and zoned C-1 General Commercial. All surrounding properties to the north, south, and west across Waukegan Road 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.



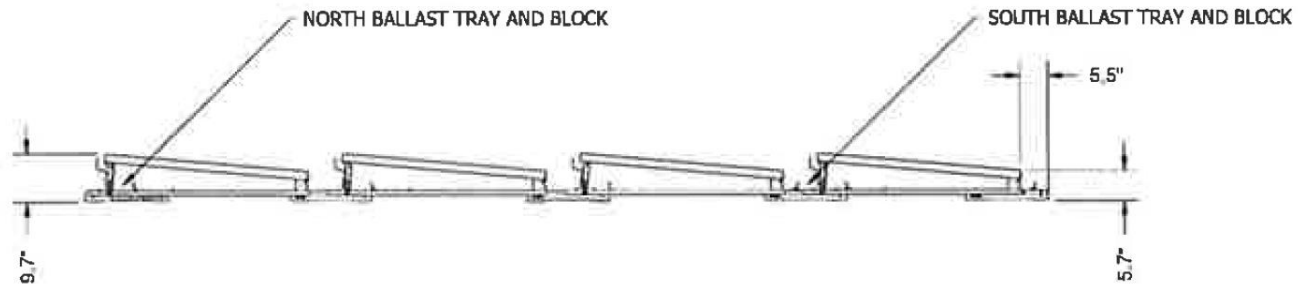
**Subject Property Location Map**

**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.

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## 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**

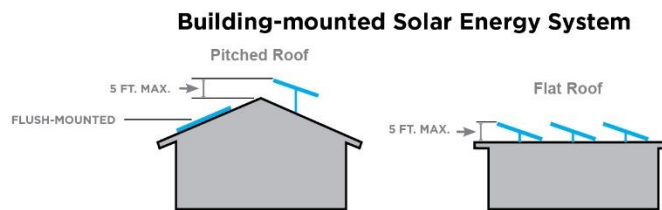
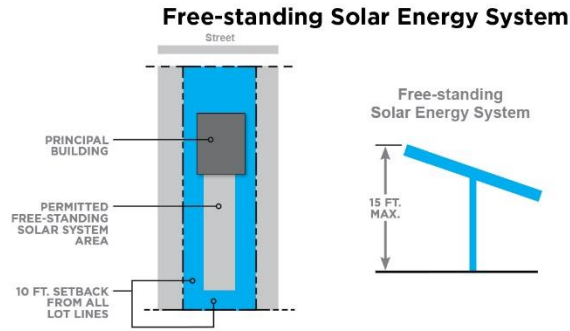
1. Location: Systems are permitted in the rear and side yards only, but may not be located in a required side yard. All parts of a freestanding system shall be located within the buildable area of a parcel.
2. Maximum Height: Maximum height shall be fifteen feet (15') measured from the grade at the base 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



[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.

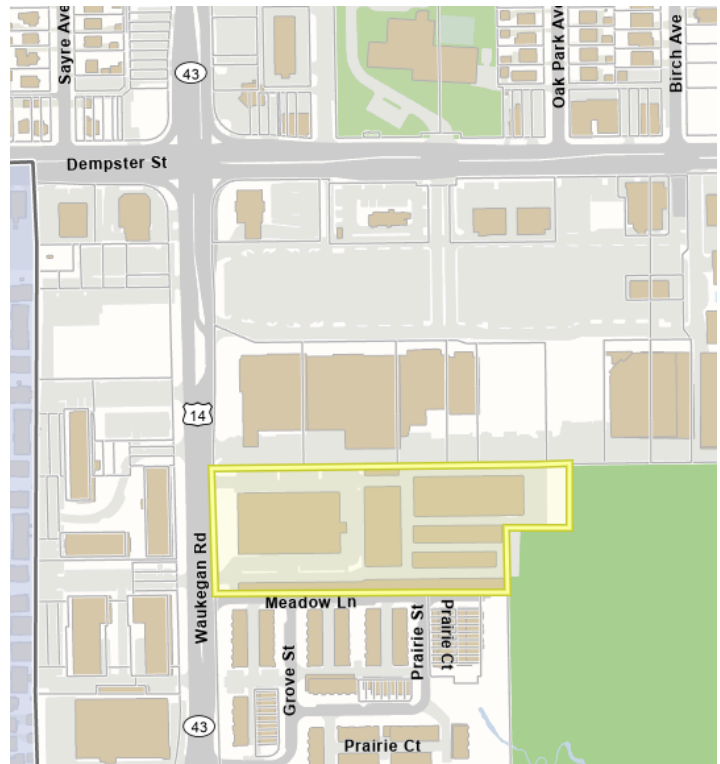
### Application Summary

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

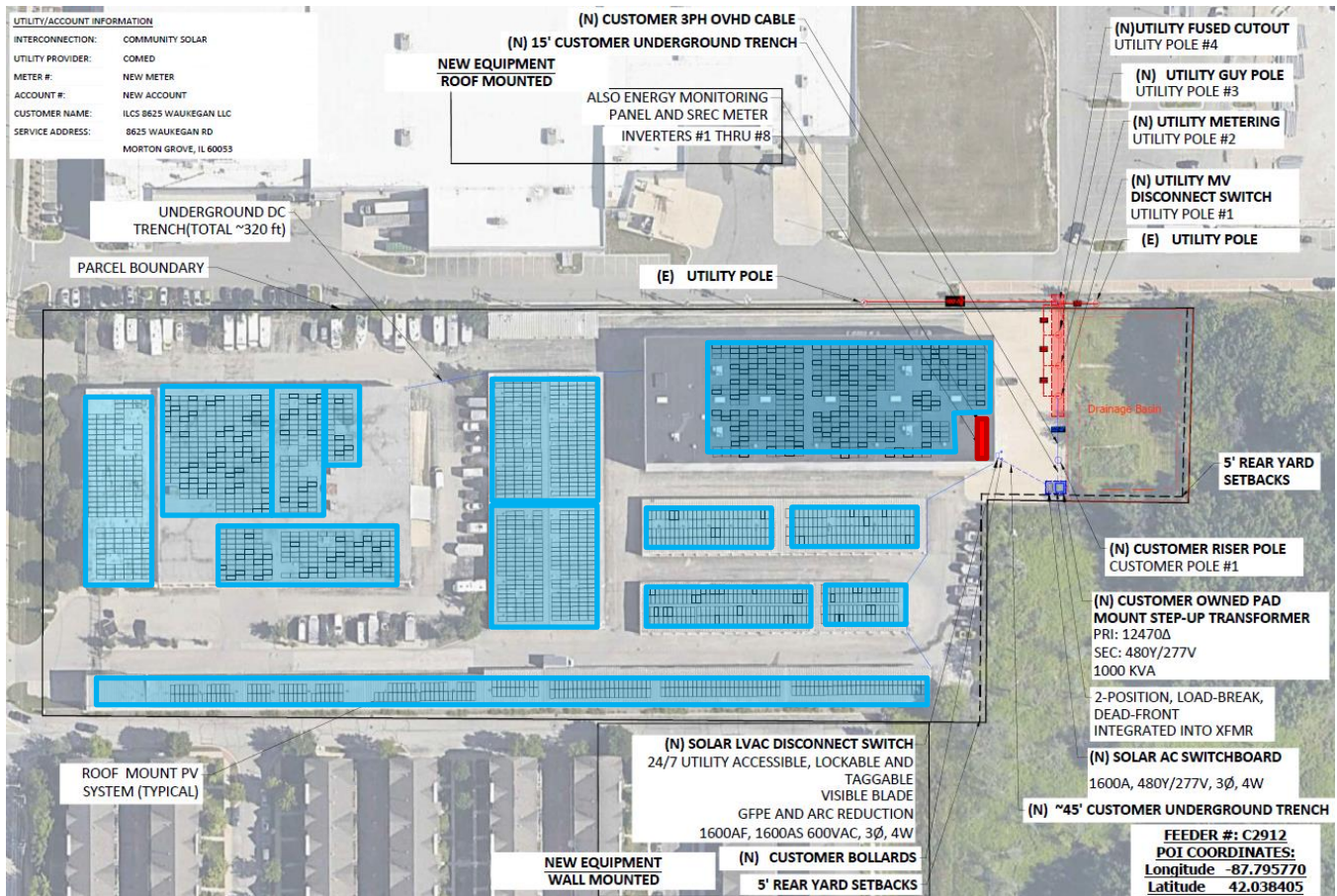
The subject property consists of one (1) parcel occupied by the existing Public Storage facility at 8625 Waukegan Road in Morton Grove, Illinois. The parcel is approximately 285,305.21 sq. ft. and zoned C-1 General Commercial. All surrounding properties to the north, south, and west across Waukegan Road 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.



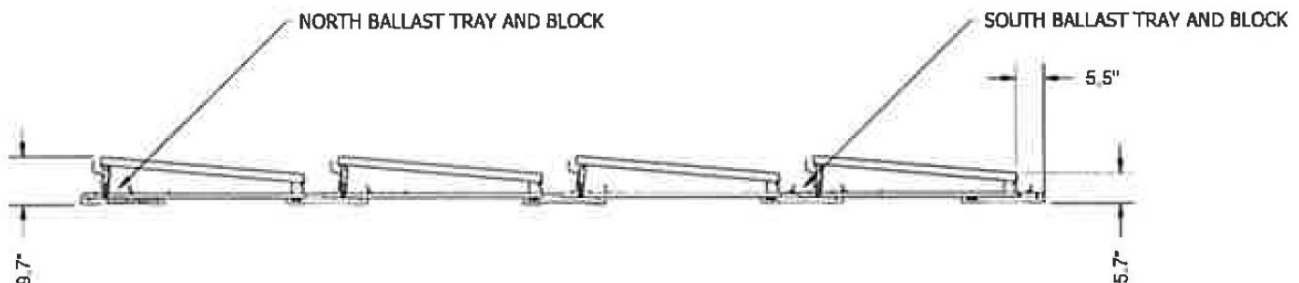
**Project Overview**

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.

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## 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.

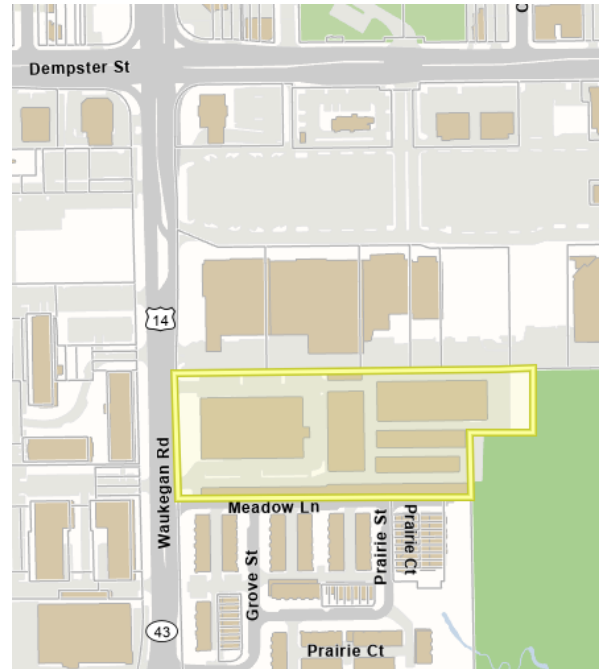
The Special Use Permit (Ord. 04-21) must be amended to accommodate both projects. If approved under a Special Use Permit amendment, both projects would need to provide decommissioning plans that would be reviewed independent of one another by the Village Administrator. Building permit applications would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

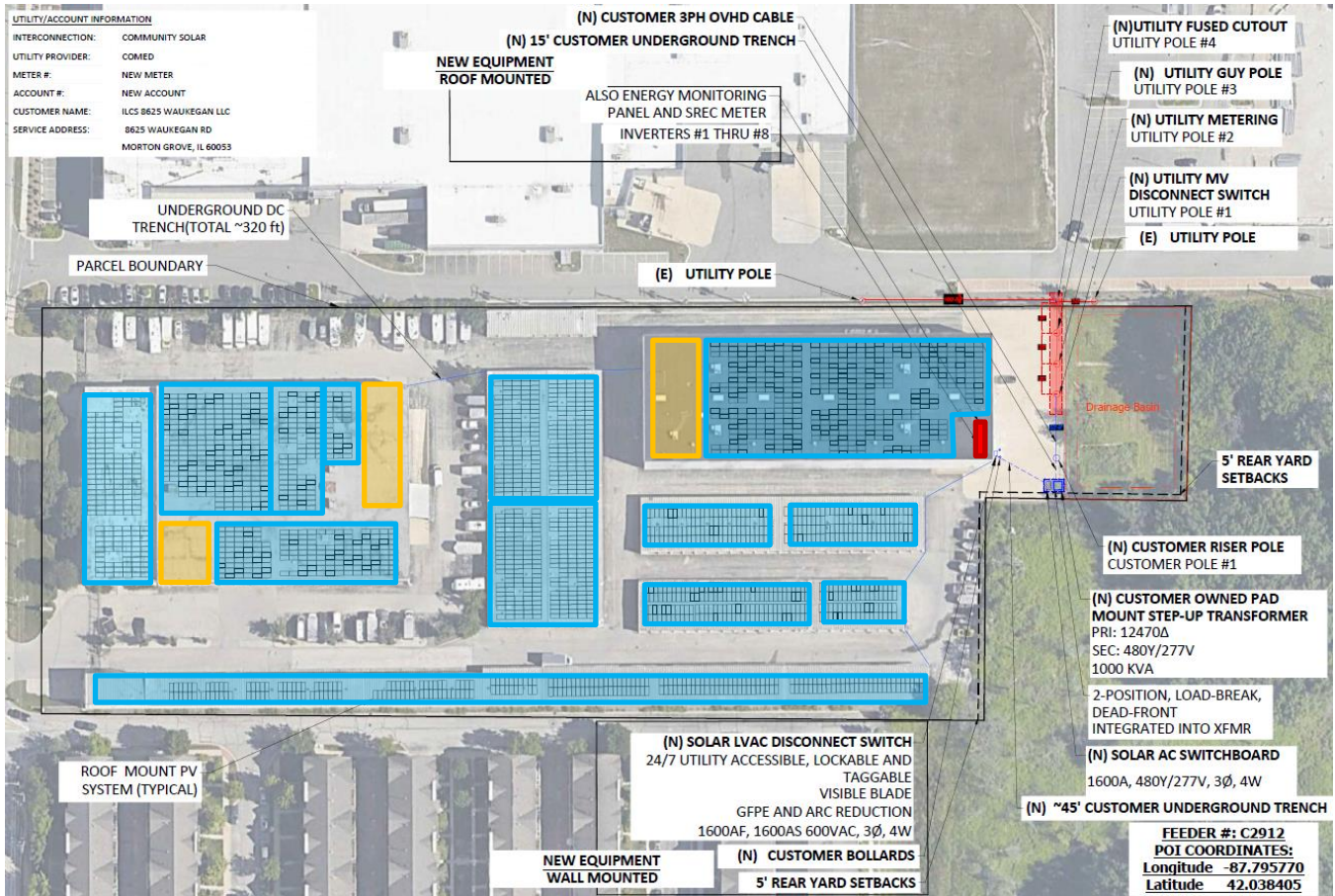
Solar Landscape, a renewable energy development company located in Asbury Park, NJ, proposes to develop a community solar project at the subject property. The project consists of roof mounted solar panels and will be installed on the existing Public Storage building located on the property. The total 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.



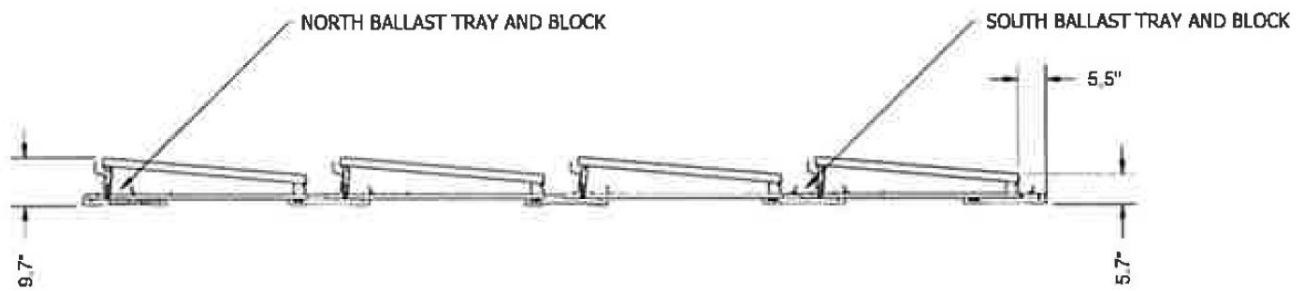
**Subject Property Location Map**

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.

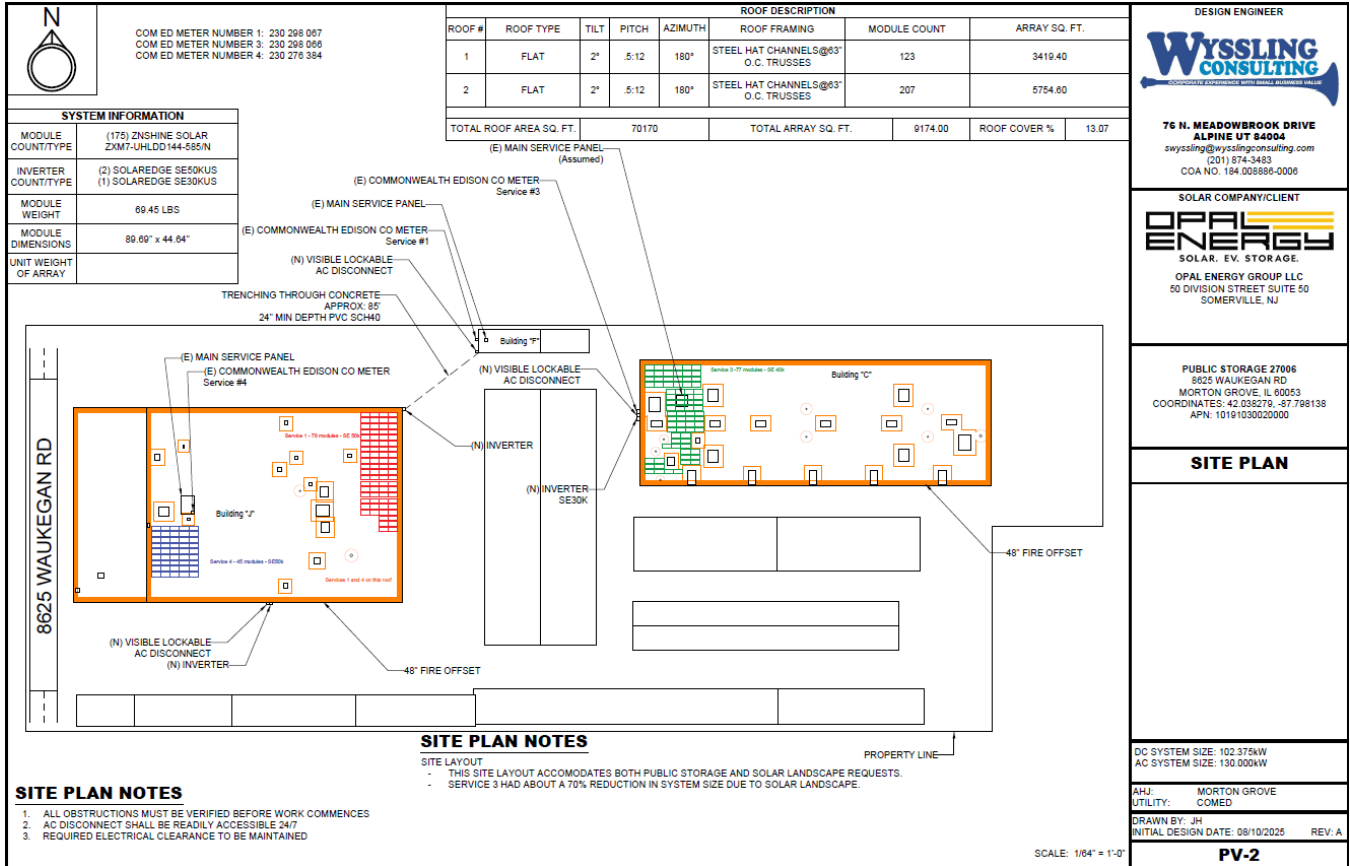
Solar Landscape is also proposing the installation of three (3) utility poles, a transformer, and a switchboard in the northeast corner of the site. That area is screened from public view by privacy fencing and the subject property buildings to the west. The utility poles would be visible from the Sawmill 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)**



**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.
- **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, 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.
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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 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**

<b>Introduction:</b>	April 14, 2026
<b>Purpose:</b>	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.
<b>Background:</b>	<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>
<b>Programs, Dept's, Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	April 28, 2026
<b>Special Considerations or Requirements:</b>	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 28<sup>th</sup> day of April 2026.

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Shiba \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee White \_\_\_\_\_

Approved by me this 28<sup>th</sup> day of April 2026.

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

Attested and Filed in my office this 29<sup>th</sup> day of April 2026.

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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.**

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### **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

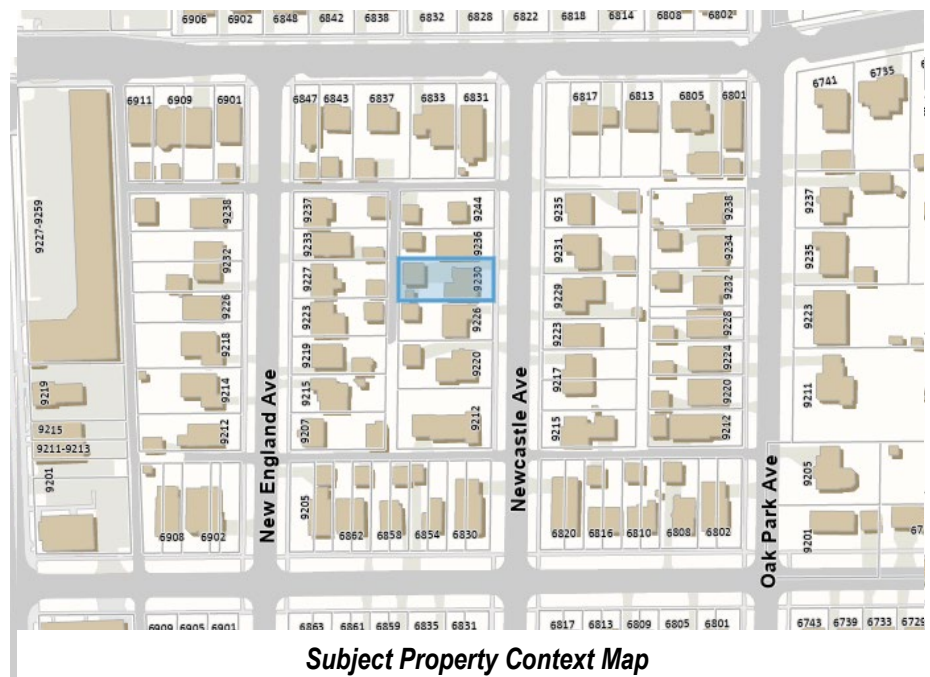
The Village of Morton Grove provided public notice for the February 17, 2026, for the Plan Commission public hearing for PC 26-02 in accordance with Unified Development Code requirements. The Morton Grove Champion published a public notice on January 29, 2026. The Village mailed letters on January 29, 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.



**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:

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

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