

**MINUTES OF THE APRIL 21, 2026
MEETING OF THE MORTON GROVE PLAN COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

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

Commissioners Present: Kintner, Liston, Mohr, Stein and Wiedeman-Stone

Commissioners Absent: Ingram and Hussaini with notice

Village Staff Present: Zoe Heidorn, Director of Community and Economic Development
Anne Ryder Kirchner, Planner/Zoning Administrator
James English, Building and Inspectional Services
Rick Dobrowski, Fire Prevention Bureau Coordinator

Trustees Present: Minx, Thill and White

Chairman Kintner described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board. Chairman Kintner acknowledged there were 5 Commissioners present.

A motion to approve the minutes of the March 12, 2026 meeting was made by Commissioner Liston and was seconded by Commissioner Mohr. Chairman Kintner called for the vote.

Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	abstain
Commissioner Wiedeman-Stone	voting	abstain
Chairman Kintner	voting	aye

Motion passed (3-0).

CASE: PC 25-11

APPLICANT: Madina Homes, LLC

LOCATION: 6037 Lincoln Avenue

PETITION: Requesting approval a Preliminary Plat of Subdivision to create eight (8) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings as part of a Planned Unit Development (PUD) with waivers to Sections 12-2-5, 12-2-6, 12-3-5, 12-4-2, and 12-8-4 for lot width, lot area, lot standards, floor area ratio, front yard, impervious lot and rear yard coverage, driveway setback and open accessory parking space setback.

Ms. Heidorn said that Sebastian Tibu, on behalf of Tibu Builders and Madina Homes LLC, is requesting approval of a Preliminary Plat of Subdivision and Planned Unit Development for the property at 6037 Lincoln Avenue to create eight lots of record for the development of a four-unit townhome development on the north portion of the property and five single-family detached homes on the south portion of the property. The applicant is seeking variations for lot width, lot area, lot standards, floor area ratio, front yard, impervious lot and rear yard coverage, driveway setback, and open accessory parking space setback. The case was previously considered by the Plan Commission in October 2025 following unanimous recommendations of approval by the Appearance Commission and Traffic Safety Commission. At the October Plan Commission meeting, the Commissioners, members of the public, and staff raised concerns with drainage on the property, missing application materials, and overall project design, and the Commissioners voted to table the case until a later date.

Ms. Heidorn said that in early 2026, in response to the comments issued at the October Commission meetings, the applicant submitted a lighting plan dated May 2020, a landscaping plan depicting trees that were previously removed, a summary of changes relating to comments issued by the Village Engineer, specifically relating to a two-foot additional separation between the water main and storm sewer and a 15-foot separation between Lots 4 and 5 for the storm sewer. Revised engineering plans and a plat of subdivision were also submitted, but no significant changes were noted by staff.

Ms. Heidorn said that staff has concerns with the applicant's plans to dedicate the proposed cul-de-sac to the Village, placement of the underground detention system at a relatively higher elevation on the site, and the proposed lighting levels along the west lot line abutting a single-family residence.

Chairman Kintner asked about the variation required for Outlot B. Ms. Heidorn explained the request for waivers due to the use of the lot as a parking area. She said that the lot is to be used as a dedicated guest parking area, and that it could not be developed in any other manner.

The lot coverage variations requested for the townhomes were discussed, and it was noted that the development will have underground stormwater detention. Ms. Heidorn said that staff would prefer that the detention area be located at the lowest elevation on the property. She said that the current design could present future problems with stormwater drainage and detention.

There was discussion regarding lighting levels at the west property line adjacent to the townhome development, which should approach zero. Ms. Heidorn confirmed that there were high foot-candle levels along the lot line that were not yet addressed by the applicant.

Chairman Kintner asked how the maintenance of the cul-de-sac would be formalized. Ms. Heidorn said that a public access easement and maintenance agreement would be established to provide the Village with the right but not the responsibility to maintain the cul-de-sac area. Discussion ensued regarding the future landscape and building designs for the single-family lots. Ms. Heidorn clarified that the future designs for the five single-family homes on the lots will all need to be reviewed by the Appearance Commission.

The Commissioners discussed the tree removals performed on the property by a prior owner. Ms. Heidorn said that a tree preservation ordinance has been adopted since the original plan for this property was approved under a PUD and subdivision ordinance. The tree replacement plan for the development will include a requirement for ten new trees to offset the prior removals.

Discussion ensued regarding the R-2 and R-3 residential zoning districts and the allowed development types therein.

Commissioner Stein asked how single-family homes are reviewed and when the Appearance Commission review is required. Ms. Heidorn clarified the process for review of single-family homes through submission of a Design

Workbook. Based on the submitted information, staff could require Appearance Commission review if the style was determined to be inconsistent with the surrounding neighborhood.

Mr. Tibu of Tibu Builders was sworn in. Chairman Kintner reminded the applicant that it is their right to continue the case due to the number of Commissioners present. Ms. Heidorn explained that if the applicant sought a vote tonight, there are staff concerns that could warrant significant modifications and reapplication in the near future. Mr. Tibu said they would proceed. He said they would address the lighting concerns along the lot line.

Chairman Kintner further discussed the lighting, the orientation of the townhomes to the west lot line, storm water detention, and their need to be addressed.

Commissioner Mohr asked for the zoning district of the adjacent lot to the west. Ms. Heidorn confirmed that it is also in the R-3 District.

Chairman Kintner noted discrepancies with the cul-de-sac designs that need to be clarified. Commissioner Stein noted discrepancies with the townhome access drive and location of the storm water detention area. Commissioner Wiedeman-Stone said she also has concerns with the stormwater management design. She said that the community is facing unprecedented levels of flooding and therefore needs systems to be very well-designed to be sensitive to current conditions and accommodate future stormwater demands.

There was no public comment.

Commissioner Liston made a motion to recommend approval of a approval of a Preliminary Plat of Subdivision to create eight (8) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings as part of a Planned Unit Development (PUD) with waivers to Sections 12-2-5, 12-2-6, 12-3-5, 12-4-2, and 12-8-4 for lot width, lot area, lot standards, floor area ratio, front yard, impervious lot and rear yard coverage, driveway setback, open accessory parking space setback for the property commonly known as 6037 Lincoln Avenue in Morton Grove, Illinois (10-20-122-076-0000), subject to the following conditions:

1. Prior to Board approval of the preliminary plat of subdivision, the plat shall be updated to reflect that the common area serving the five (5) single-family residences, including the cul-de-sac, parkways, and sidewalks, shall be retained by the development as a common area and depicted as "Outlot C". The Village shall be provided a permanent access easement across Outlot C to establish the right, but not the obligation, to enter the property and provide Village services, subject to review and approval by the Village Administrator.
2. Prior to filing any Site Improvement Permit Application, the applicant shall submit a final landscaping plan and tree preservation plan that includes 10 replacement trees, subject to review and approval by the Village Administrator. In the event that no appropriate planting location for the required replacement trees can be identified on the subject property, the Village Administrator may approve alternative planting locations on private or public property, with preference given to locations closest in proximity to the development. Species of replacement trees shall be submitted to the Department of Public Works for review and approval.
3. Prior to filing any Building Permit Application for the development of Lots 1 through 5, final elevations, materials, and a landscape plan shall be submitted for review and approval by the Appearance Commission.
4. The site and buildings shall be developed and operated consistent with the plans and supporting documents in the application, amended, as necessary, to comply with conditions from the Traffic Safety Commission, Plan Commission and/or Village staff, identified in this report and/or presented at the Plan Commission public hearings.
5. Prior to filing any Site Improvement Permit Application, the applicant shall submit final engineering plans in accordance with Village requirements for review and approval by the Village Engineer and shall comply with all recommendations provided by the Village Engineer in the plan review comment form dated April 12, 2026.

6. Within one (1) year after receiving the approval of the preliminary plat by the Village Board of Trustees, or any such extension of time, the applicant shall submit a final plat substantially conforming to the approved preliminary plat, together with the supporting documentation
7. The subdivision shall be recorded in accordance with all materials submitted with the subdivision application and in accordance with the requirements of Title 12, Chapter 8.
8. Prior to filing any Building Permit Application for the development of Lot 6 and Outlot A, the 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 Director of Community and Economic Development and Chairperson of the Appearance Commission. 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 applicant will be required to file an application for an amendment to the Appearance Certificate.
9. Parking shall be prohibited within the cul-de-sac and access drive serving the townhome development and "No Parking" signs and "One Way" signs shall be installed, subject to review and approval by the Village Engineer.
10. Prior to filing any Site Improvement Permit Application, the applicant shall submit a snow removal/storage plan, for review and approval by the Village Engineer.
11. The applicant shall demonstrate that the firetruck turning exhibits comply with standards for firetruck analysis maintained by the Fire Department, and that the final site plan adequately accommodates the Department's fire truck data, subject to review by the Fire Prevention Bureau Coordinator.
12. Lighting along the subject property's lot lines shall measure as close to zero (0) foot candles as possible. All lighting on the subject property shall be directed away from surrounding properties and all lighting fixtures shall be of full cutoff design. Light shall be directed only within the subject property and shall not extend beyond the property line in any direction, except for minimal indirect reflection. Prior to submittal of a Building Permit Application, a revised photometric plan verifying compliance shall be submitted for review and approval by the Village Engineer.

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

Commissioner Liston	voting	no
Commissioner Mohr	voting	no
Commissioner Stein	voting	no
Commissioner Wiedeman-Stone	voting	no
Chairman Kintner	voting	no

Motion failed (5-0).

CASE: PC 26-03

APPLICANT: Mohsin Basha on behalf of Prime Logic Distributors, LLC

LOCATION: 6220-6222 Madison Court

PETITION: Requesting approval of a Special Use Permit for the operation of a warehouse and distribution center all within a M-2 General Manufacturing District, pursuant to Section 12-4-4:E.

Chairman Kintner noted that two Commissioners would be abstaining from the vote for this case. There would not be the required quorum for a vote on the case at this meeting.

Commissioner Liston made a motion to continue Case PC 26-03 to the May 19, 2026 meeting. Commissioner Stein seconded the motion. Chairman Kintner called for the vote.

Commissioner Liston	voting	aye
Commissioner Mohr	voting	abstain
Commissioner Stein	voting	aye
Commissioner Wiedeman-Stone	voting	abstain
Chairman Kintner	voting	aye

Motion to continue (3-0)

CASE: PC 26-05

APPLICANT: David Clatch on behalf of Poko Loko School Inc.

LOCATION: 5633 Dempster Street

PETITION: Requesting approval of an amendment to a Special Use Permit to allow the expansion of an existing daycare facility and a waiver to Section 12-2-6:G to allow a detached accessory structure within a required side yard within a C-1 General Retail Commercial District, pursuant to Section 12-4-3:D.

Ms. Heidorn stated that David Clatch on behalf of Poko Loko School Inc. is requesting an amendment to a Special Use Permit granted and amended under Ordinances 14-07, 17-25, 25-03, and 26-05 to allow for the construction of a storage building to complement current daycare facility operations, with a waiver to Section 12-2-6:G to allow the detached accessory structure within a required side yard at the property commonly known as 5633 Dempster Street.

Ms. Heidorn explained that the daycare facility's expansion to 5633 Dempster was approved by Ordinance 25-03. At the time, a storage building was contemplated on the subject property, but no plans were submitted. This request will approve plans for and authorize construction of the accessory storage building. On April 2, the Appearance Commission reviewed the case and voted unanimously (6-0) to recommend approval of the application. The applicant has since proposed changes to the exterior finish to address comments issued by the Commission. The review by the Traffic Safety Commission was waived.

Chairman Kintner noted there is a side set back waiver, but otherwise it is compliant. The previously approved playground and parking area was discussed in relation to the proposed storage building.

Mr. David Clatch was sworn in. He described the storage use of the proposed building. He noted that since the Appearance Commission meeting, the structure will now be clad in all brick and not concrete split face block. He said that he worked with his contractor to determine that this was an improved exterior material with respect to durability, maintenance, and aesthetics.

Chairman Kintner asked if there is a door from the playground into the structure. The applicant and Commissioners reviewed the plans and confirmed there will not be a door from the playground. There was no public comment.

Commissioner Liston made a motion to recommend approval of Case PC 26-05, a request for an amendment to a Special Use Permit to allow the expansion of an existing daycare facility and a waiver to Section 12-2-6:G to allow a detached accessory structure within a required side yard at the property commonly known as 5633 Dempster Street in Morton Grove, Illinois (PIN 10-20-204-007-0000; 10-20-204-008-0000), subject to the following conditions:

1. Prior to filing any Building Permit Application, the applicant shall provide the Village with site plan, elevation, landscaping, and lighting specifications for review and approval. Site plan, elevation, landscaping, and lighting specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or 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. The storage structure shall be sprinklered and monitored by a fire alarm, subject to review and approval by the Fire Prevention Bureau Coordinator.

Commissioner Wiedeman-Stone seconded the motion, Chairman Kintner called for the vote.

Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Commissioner Wiedeman-Stone	voting	aye
Chairman Kintner	voting	aye

Motion to approve (5-0)

There was no further business.

Commissioner Liston moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Wiedeman-Stone.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:22 p.m.

Minutes by: Anne Kirchner