

**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 28, 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 April 14, 2026, Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Shiba.

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 a Plan Commission report.

- 1A. **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 in Morton Grove, IL.**

VI. PLAN COMMISSION REPORTS (continued)

- a. Ms. Heidorn she was pleased to present this case, which is a request for approval of a preliminary plat of subdivision and a special use permit to authorize the construction and operation of warehousing and light manufacturing uses at 11-acre properties at 8125-45 River Drive and 8120-40 Lehigh Avenue, all within the office/research/manufacturing district.
- b. The Applicant, Kurv Industrial, formerly known as Bridge Industrial, is seeking authorization to construct a 210,000 square foot facility to house the operations of BBJ La Tavola, (BBJ) a linen and events rental business currently based in Niles, along with a second unknown tenant.
- c. On June 3, 2025, the application was reviewed by the Appearance Commission and was recommended for approval. On June 5, 2025, the Traffic Safety Commission also recommended approval of the project as presented. The Applicant initially brought their request for approval to the Plan Commission at a public hearing on June 17, 2025. Due to concerns with the application, the Commission continued the case to a second public hearing on July 29, 2025, at which time the Commissioners voted to table the item to a future date to allow the Applicants to respond to comments.
- d. On March 12, 2026, the Plan Commission reviewed the revised application. Based on Commission discussion and concerns raised, the motion to recommend approval of the application failed by a vote of 3-3.
- e. Since the March 12 Commission meeting, and in response to the comments received, the Applicant has worked with staff to make significant changes to the building map and to revise the application to propose only one tenant under the Special Use Permit, BBJ La Tavola. A revised site plan and summary of changes was included in each Board member's meeting packet.
- f. Ms. Heidorn said that Kurv and BBJ are present this evening and are requesting Board action to remand the revised project back to the Plan Commission for reconsideration. If the Mayor and Trustees are amenable, the Applicants would also welcome the opportunity to provide a brief presentation outlining the proposed changes. Ms. Heidorn said she would be happy to answer any questions at this time. If there are none, she said, and if the Board is amenable, she would turn it over to the Applicants.

Mayor Witko asked if any members of the Board had any questions for Ms. Heidorn.

- g. Trustee Shiba asked, "Once the facility is up and operational, are we going to have any issues with traffic?" adding, "I'd hate to have a developer come in and build something and then we ask them to make changes because their facility interferes somehow with something already there. Have we dotted those i's and crossed those t's?" Ms. Heidorn responded, "Yes. The significant change here is the Special Use Permit being assigned specifically to BBJ. They have made representations, done traffic and parking impact studies, and reduced the number of box trucks and daily truck trips. The operations of their business would have to be aligned with the representations before the Plan Commission." She added, "In the future, if BBJ were to vacate the site, any future user would have to be in keeping with the conditions of the Special Use Permit, along the lines of BBJ's operations, or the future user would have to be a less intense use."

VI. PLAN COMMISSION REPORTS (continued)

- h. Trustee Shiba asked, with all the changes that have been made, is this sufficient for them to operate? Ms. Heidorn said, yes, they have noted that it is sufficient.
- i. Mayor Witko asked, “If BBJ were to leave the development in 5 or 10 years, what can the Village do to ensure the site doesn’t become a huge distribution center?” Ms. Heidorn said basically the Village would use its UDC as it applies in Manufacturing Districts, as well as Special Use Permits to limit things such as truck intensities, distribution, warehousing, and manufacturing. Staff has the discretion to determine if that type of use should be considered a permitted use or a Special Use. For future users, and this would be provided in the recommendations for approval, there are more specific guidelines dealing with, for example, truck counts permitted by right, and even if a future user would come in with less than the current truck counts, staff would have the ability to require a Special Use Permit, especially if they determine there are other impacts associated with the requested use. She said it was her understanding, after conversations with Bridge, that this is not the type of site that could be used for a traditional distributor.
- j. Trustee Thill wanted to clarify that none of the trucks leaving the site would be allowed to go northbound on Lehigh. Ms. Heidorn said that’s correct. She noted that Kurv and BBJ have provided a truck routing plan that would direct trucks onto River to use the signalized intersection at River and Oakton. That includes semis.
- k. Trustee Minx said, based on the letter in the Board packet, it indicated that the change in the building area is almost a 20% decrease, the office area a 1.5% decrease, and the parking area a 16.1% decrease. She said they had asked for the height to be 43 feet, but it appears the interior height is going to be 40 feet. She asked Ms. Heidorn to speak to that and explain how it’s measured. Ms. Heidorn said this was a topic of much discussion. What was originally proposed was a height of 40 feet measured from the finished floor. She noted that it is an 11-acre site and the grade does vary. At some points, it would be 43 feet above grade. At others, less than 40 feet. They have now proposed a compliant, less-than-40-foot-height-from-grade across the board.
- l. Trustee Minx asked, other than consolidating parcels, what else makes this require a Special Use rather than a permitted use? Ms. Heidorn replied that staff was requiring that this be a special use, basically to be able to go through this process. Staff had questions about traffic impacts, future use of the site, etc., just as does the Board. Because of the scale of the development and the scale of the operations, and to be able to provide controls that would protect the Village now and in the future, the special use permit process seemed appropriate.
- m. Trustee Minx said she also had questions about the 6B tax classification status. Ms. Heidorn said that’s not within the scope of the special use permit or plat of subdivision request.
- n. Trustee Thill asked if any revenue would be brought into the Village from this development, other than property taxes. Ms. Heidorn said yes, BBJ provided information to staff today indicating that, in 2025, they had revenue from sales tax for the Village of Niles in the amount of \$42,000.00. They anticipate that it will go up to \$50,000 once they’re operating in Morton Grove.
- 1B. Mayor Witko then invited the Applicants to come forward to do their presentation to the Board.

VI.

PLAN COMMISSION REPORTS (continued)

- a. Curt Pascoe, Executive Vice President of Development with Kurv Industrial, who assured the Board that Kurv Industrial is Bridge Industrial, rebranded. The team the Village has been working with remains the same. He said the design of the proposed development has been influenced by staff feedback and Metro on Main. He said real brick (not painted) will be used. The building will be LEED certified and will include bird-friendly glass on the windows.
- b. The site plan shows a single-tenant building for BBJ La Tavola. Mr. Pascoe said his team is hoping that the Board action taken tonight will be to remand the project back to the Plan Commission for reconsideration. Mr. Pascoe said, as mentioned during the Plan Commission hearings, BBJ is looking to consolidate multiple locations from Niles. Their operations include a showroom/office, linen fabrication, laundering, equipment rentals, and interior storage of rented products. These unique operations will require new construction and a long-term commitment.
- c. Mr. Pascoe went over the changes to the proposed project made subsequent to the last review by the Plan Commission on March 12, 2026. Those changes include: a single-tenant development; a reduction in size from 210,870 square feet to 169,698 square feet; an increase in the western building setback from 110 feet to over 200 feet; greenspace that exceeds what is required by Code; tree planting that exceeds Code; building height reduced to 40 feet to be compliant with the Code; a reduced dock count (19); a modern truck court to eliminate trucks stacking on the road; and an agreed number of maximum daily truck traffic.
- d. Mr. Pascoe said the benefits of this development to the community would be economic, infrastructure-related, and sustainability/green space-related.
 - ❖ Economic benefits would include 250+ jobs, \$38 million in a top-tier business investment; a development that will generate sales tax while preventing long-term vacancy and decline.
 - ❖ Infrastructure benefits are the environmental remediation of the site, the inclusion of stormwater management and detention where none currently exists; the reconstruction of the Park Avenue roadway; and the contribution to Lehigh lighting and pedestrian upgrades.
 - ❖ Sustainability/green space benefits include over 260 trees preserved and planted (which exceed Village Code requirements); a bird-friendly building design, a building that is LEED designed and certified; energy-efficient building systems; and a project that exceeds the Village's green space requirements.
- e. Mr. Pascoe then introduced Greg Sullivan, CEO of BBJ La Tavola.
- f. Mr. Sullivan explained that BBJ is looking to consolidate its operations all under one roof, to become more efficient as an organization. He said they do have a large facility in Napa, CA, and similarly, they'd like to have a centralized location in Morton Grove. He said he's been the CEO for the past 10 years, and acknowledged that BBJ La Tavola is one of the most recognized and influential textile brands in the global event industry. He recounted the difficulties in moving, especially some of the larger systems they have, and assured the Board that, once they're here, they won't be leaving any time soon. He reiterated that he'd like this building to be a headquarters for the operations in the Midwest area.

VI. PLAN COMMISSION REPORTS (continued)

- g. Mayor Witko noted that BBJ has submitted a Letter of Intent to the Village, but there's no lease as of yet. She was concerned about approving the project only to learn the proposed tenant doesn't have a lease. Ms. Heidorn said that a signed lease could definitely be one of the conditions of the Special Use Permit.
- h. Mayor Witko asked Mr. Sullivan why the facility would need 19 truck bays with only 8 box trucks. He said the some of the bays can be used for other things, such as the compactors for recycling materials, and for staging the box trucks. Mr. Sullivan said, "The opportunity to stage the box trucks before they go out in the morning is important to us."
- i. Mayor Witko's last question to Mr. Sullivan was about the building height. She said that it seems that the building height is a concern, and asked him if he would be willing to reduce the height somewhat. Mr. Sullivan said that the height was needed for them to be able to store all their material. He said right now, they have to throw away material that still has some life in it and could be repurposed, but because they don't have adequate space to store it, they have to get rid of it. There are also seasonal items that need to be stored. He intimated that building height wasn't necessarily a deal breaker, but the height is, for the reasons he stated, important to them.
- j. Trustee Minx thanked Mr. Sullivan and Mr. Pascoe for coming out tonight and addressing the Board. She said that not all the Trustees attend the Plan Commission meetings, so they learned a lot tonight.

Mayor Witko asked Village Administrator Chuck Meyer to speak to next steps.

- k. Mr. Meyer said the Board basically has three options: they can affirm the Plan Commission's denial of the project or override the Commission and approve this project, or it can remand the project back to the Commission for reconsideration. Mayor Witko asked the Board members if they had comments on this.
- l. Trustee Minx said, having lived a long time in Morton Grove, she has seen errors in judgment over the years made by past Village Board members. She remembered a Board in the 1950's deciding not to expand the Village, although other towns were expanding rapidly at the time. It was a missed opportunity that left Morton Grove land-locked. Trustee Minx felt that, having a new business that's willing to work with staff and the Board, and is looking to come in and be here for 10 to 20 to 30 years, and is prepared to take on the remediation of the site (which will be a costly endeavor) was an opportunity the Board should consider very carefully. She felt that, if the Village does its due diligence, this project could be a win-win for the community.
- m. Mayor Witko said it's true the Kurv Industrial and BBJ La Tavola have made huge compromises, considering the project they had first come in with.
- n. Trustee Shiba said, "It's a beautiful building, and you'll be generating revenue and bringing jobs to Morton Grove. You're investing in us, and we're investing in you." Mr. Sullivan, the CEO, said, "We are the lightest manufacturing use you'll ever see."

VI. PLAN COMMISSION REPORTS (continued)

- o. Mayor Witko asked if any Board members had anything else to say before she opened this up to residents' comments.
- p. Trustee Thill complimented the Applicants on the compromising that they've done, and also on the presentation this evening.
- q. Trustee Khan complimented the Applicants on doing a wonderful job of providing information, but noted that some residents still had concerns. She asked Mr. Meyer if the Board had to pick one of the three options now, or if they should wait till after residents have had a chance to speak. Mr. Meyer responded that either way was fine, just so long as a decision is made before the end of tonight's meeting. Mayor Witko said she would rather listen to the residents first before making a decision. Trustee Khan agreed.

VII. RESIDENTS' COMMENTS (PROPOSED INDUSTRIAL PARK PROJECT ONLY)

Mayor Witko opened residents' comments, but only for anyone who wanted to speak about the proposed industrial park project.

- a. **Mazhar Khan, 8542 Mango**, had several questions, including one about accessibility for disabled visitors, but Mayor Witko cautioned him that this was only an opportunity to comment, not to ask questions or have a conversation. She said that, if the Board decides to remand this case back to the Plan Commission, the time and place to ask his questions would be at the Commission's public hearing.
- b. **Robert Busam**, who is partners with **Mike Tracy of Design Installation Systems, Inc.**, said he had sent the Board members a copy of a packet of comments and questions he had originally sent to the Plan Commission. He said he likes to think of himself as "heavily invested" in Morton Grove, as he has done business here for the last 30 years and owns, with Mr. Tracy, several residential buildings.
- c. Mr. Busam said he sees this project as having two elements: a financial element, and a zoning/"neighborhood" element. The financial element is obtaining the 6B approval; without that, Mr. Busam said, this project won't happen. Mayor Witko said we're not talking about the 6B now. Mr. Busam said it does need to be considered. With an approved 6B tax classification, the Village could likely lose \$7.2 million in property taxes over a decade. It's something to keep in mind.
- d. Regarding the neighborhood element, this project changes the face of the community. Mr. Busam said he's not quite sure why 19 truck bays are needed for 6 to 8 box trucks. He wondered how this would end up looking over the long term—no one has seen a storage plan yet, and having compactors in the bays doesn't seem sound. He felt this project was trying to squeeze a big box into an area where it doesn't fit. They are reducing parking spaces for employees plus visitor or clients. Mr. Busam felt that some of the "benefits to the community" had been overstated. They had said 250+ jobs would come to the Village. But he felt that the people who work for BBJ now only need to move five blocks to still have their jobs. This is not particularly a boon for the Village.

VII. RESIDENTS' COMMENTS (PROPOSED INDUSTRIAL PARK PROJECT ONLY) (continued)

- e. Mr. Busam said, being neighbors of the current building, he thought they looked fine and felt the Village should continue to collect property taxes and wait for a better option. He said he really doesn't feel a building of the size proposed is appropriate for this neighborhood.
- f. **Mike Tracy, 8110 River**, said he's been through six mayors; Mayor Witko is number 7. He felt he was a good custodian of the properties he owns; he's heavily invested in Morton Grove, and he's been doing this for a while, so he knows what he's talking about. Mr. Tracy said there are no signed agreements yet for this property. Traffic studies have been done and suddenly 100 semi trips is reduced to three—that didn't make sense. He's seen (and sent pictures) of semis trying to turn left on River or on Park Avenue—it's impossible for them to make the turn. There's really no place for them to turn around, especially if they happen to go north on Lehigh. Mr. Tracy felt strongly that not enough thought had been put into repurposing the buildings. He said that he's a builder, so he understands about investing for growth. He said if anyone would have asked him his opinion, he would have shared it. He had thoughts about making one of the two existing buildings 40 feet high, but leaving the other building alone. The loading docks are already there, right in between the two buildings. He concluded by stating that he doesn't think the project as proposed is appropriate for that area; he's against it and he's going to fight it.

Mayor Witko asked if anyone else would like to comment.

- g. **Nathan Richter**, representing the current owners of the site, said that the building was acquired in 2017. The owners have actively pursued getting the building stable. This site is not functional as an office site. He said he was in favor of the proposed redevelopment project. He felt it was not only realistic, but would be an asset to the Village.

There being nothing further, Mayor Witko asked for a motion from the Board. Trustee Minx moved to remand this case back to the Plan Commission for reconsideration. Trustee Thill seconded the motion.

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>

- h. Mayor Witko said this means there will now be another Public Hearing on this project. She thanked the Applicants for their time this evening.

VII. RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)

NONE

VIII.

PRESIDENT'S REPORT

1. Mayor Witko invited Police Chief Mike Weitzel to the podium for some departmental recognition.
 - a. Chief Weitzel thanked the Board for the opportunity to share this recognition, noting that the MGPD formally presents these awards to their employees at their February department meeting. Chief Weitzel said he appreciated the chance to highlight these individuals before the Board and the community so their outstanding achievements can be recognized more broadly. He said, this evening, he would be presenting the Morton Grove Police Department's awards for the 2025 Civilian Employee of the Year and the 2025 Officer of the Year. He then invited Community Service Officer Marven Moreno to the podium.
 - b. He said that CSO Moreno has been selected as the MGPD's Civilian Employee of the Year and called out comments about his many contributions to the Department from CSO Moreno's supervisor.
 - c. "CSO Moreno joined the MGPD in 2003 and, for the last 22 years, has become an invaluable part of our organization. He was nominated for this honor because he has been an extremely dependable employee, one who consistently goes above and beyond what is expected. He regularly steps up and offers help before even being asked. In 2025, CSO Moreno took 27 extra shifts and worked nine shifts for special events, demonstrating his commitment to supporting the Department and helping whenever he can. He also plays a big role in helping the MGPD respond to FOIA requests, with 62.5 hours of evidence redaction in 2025. This work takes time, patience, and attention to detail, and CSO Moreno has been a huge help in keeping up with the workload. He is a reliable employee who consistently works hard, steps up, and makes a difference in the Department."
 - d. Chief Weitzel said he concurred with the remarks of CSO Moreno's supervisor, and is very grateful that Moreno is a part of the MGPD team. Mayor Witko called him "an unsung hero," as the Board congratulated and thanked him.
2. Next, Chief Weitzel asked the Morton Grove Police Department's "2025 Officer of the Year," Officer Michael Zachacki to join him at the podium. He also asked the Board's indulgence in calling Lt. Jeff Gordon from the Lincolnwood Police Department to the podium for a special announcement.
 - a. Chief Weitzel said, "Lt. Gordon is the Commander of the Major Crash Assistance Team (MCAT) under the umbrella of NORTAF (North Regional Major Crimes Task Force). MCAT is an indispensable unit that allows us to investigate serious traffic accidents involving fatalities or great bodily harm." Chief Weitzel said there have been a number of these types of accidents over the last few years, adding that these cases could not have been solved, nor the guilty held accountable, if not for Jeff and his team. Chief Weitzel said the reason he asked Jeff to come to the podium is because Mike Zachacki has been serving as a Team Leader on the MCAT team. Mike is an expert crash reconstructionist—quite possibly the best in the State—and Jeff asked the chief about a month ago to make Mike available to be their Operations Supervisor, which is the #2 position on the team and carries with it tremendous responsibility. This will also give Mike an opportunity to make even more of an impact on regional law enforcement agencies. Chief Weitzel said he would be remiss if he didn't acknowledge and thank Sgt. Dan Keeler from the Evanston Police Department who is also present tonight and who has been serving as the Operations Supervisor for the past 11 years.

VIII.

PRESIDENT'S REPORT (continued)

- b. Chief Weitzel said Mike's watch commander, Eric Eimer, had summarized some of Mike's exceptional contributions to the MGPD: "Mike performs many duties in addition to his job as a Patrol Officer. His specialty is the NORTAF MCAT, a vital task force whose investigations have a major impact on Morton Grove and many of our surrounding communities. He's been responsible for conducting and leading the bulk of crash reconstruction work for serious accidents 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, effective June 1, 2026, will assume the role of Operations Supervisor for NORTAF MCAT, serving as the second in command on 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.
- c. Officer 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-fata 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)."
- d. Officer Zachacki has been accredited by ACTAR (the Accreditation Commission for Traffic Accident Reconstruction) as an accident reconstructionist. ACTAR is a prestigious, selective, and internationally recognized accreditation. The exam is very difficult and has been attempted by numerous officers and industry professional, including officers from our neighboring agencies, without success. There has only been other person in Illinois to gain accreditation since 2022, bringing the total number in Illinois to only 41.
- e. Officer Zachacki was the Illinois Association of Technical Accident Investigators (IATAI) Member of the Year. In October of 2025, he was reelected 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 five-day training class and conference for IATAI which was attended by over 90 industry professionals. He is a Certified Vehicle System Forensic Technician, Examiner, and Operator, and in March 2025, he became a Crash Data Retrieval Trainer Mentor.
- f. Mike responded to 15 MCAT activations in 2025 and was the lead investigator of 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, such as Maywood and Skokie. Chief Weitzel said "The importance of Officer Zachacki's work with MCAT cannot be understated. The cases 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."
- g. Chief Weitzel said Mike 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 Plus, the Special Olympics Illinois Plane Pull, and he presents the MGPD's drone program and crash investigation to the MGPD Explorers. He also

VIII.

PRESIDENT'S REPORT (continued)

assists supervisors with many projects, including video presentations for the Village and the Traffic Safety Challenge applications.

- h. Chief Weitzel said, "Officer 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 MGPD are extremely fortunate to have Officer Zachacki as a member of our team." Chief Weitzel continued, "I've seen how diligently you have discharged your duties over the course of the last calendar year, and I commend you for your unwavering commitment to public safety and your tireless efforts that have made a significant impact on our community. Please accept my congratulations on this achievement, and I look forward to your future contributions to the success of our agency."
3. Next, **Mayor Witko proclaimed the week of May 17–23, 2026 as National Public Works Week** in the Village. She said that, since 1960, National Public Works Week has been celebrated throughout the US and Canada during the third week of May to educate the public on the importance of public works in their daily lives. The theme for 2026 National Public Works Week is "Rooted in Service, Powered by Community," highlighting three cornerstone ideals that motivate public works professionals and give them their sense of purpose. 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.
 - a. Mayor Witko said 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 is comprised of five divisions: Water and Sewer, Streets, Vehicle Maintenance, Engineering, Facilities Maintenance, and the Forestry division. 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, street lights, traffic signals, public buildings, public fleets, trees, solid waste collection, and recycling—all of which are essential to meeting the needs of our residents. The Public Works Department staff is dedicated to ensuring an excellent quality of life for our residents by keeping Morton Grove a safe, sustainable, and resilient community.
 - b. Mayor Witko said the Village Board and Village residents are extremely proud of the members of the Public Works Department and are very grateful for their collective and individual efforts to improve the quality of life in Morton Grove. She urged all citizens to join her and the Village Board 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.
4. **Mayor Witko then proclaimed the week of May 3–9 as International Compost Awareness Week.**

VIII.

PRESIDENT'S REPORT (continued)

- a. Mayor Witko noted that International Compost Awareness Week (ICAW) is the largest and most comprehensive education initiative of the compost industry and is celebrated worldwide annually during the first full week of May. ICAW is designed to promote the benefits of composting and compost itself for effective resource management, soil health, and plant growth.
 - b. 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. 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. Materials such as yard trimmings, vegetable cuttings, biosolids, and food scraps, are all composted and converted into compost. Further, composting creates green jobs and infrastructure for cities and states that implement composting programs.
 - c. Mayor Witko noted this year's theme is "Compost! Feed the Soils that Feeds Us" 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. It empowers communities to manage their own waste, create job opportunities, and support healthy soils with locally made compost. The mayor urged all Morton Grove residents to explore the benefits of composting, and to check out composting services such as Groot and WasteNot for all organic waste, including landscape trimmings and food scraps, and to do their part to create a more sustainable planet.
5. Mayor Witko announced that American Legion Post 134 will be holding their annual Memorial Day Ceremony on Sunday, May 24, 2026, at 1:30 pm. Please join us as we honor our veterans at the Civic Center, located at 6140 Dempster Street, next month.
 6. Mayor Witko said the Village is very fortunate to have excellent programs for our community youth through Scouting America. The Scouts are strong supporters of providing character development and leadership training to more than a million young people between the ages of 5 and 21 years. They are also present in school districts throughout our community. To learn more, please visit www.scouting.org.
 7. Lastly, Mayor Witko noted that, after the Village Board meeting two weeks ago, she, Trustees Shiba and Travis, and staff traveled to Springfield to meet with legislators and State Officials to advocate on behalf of Morton Grove and our residents. Mayor Witko said the Morton Grove contingent was able to meet with several legislators and elected officials and advocated for the needs of Morton Grove, including our new Police Department and Village Hall.

IX.

CLERK'S REPORT

Clerk Harford had no formal report this evening.

X.

STAFF REPORTSA. Village Administrator:

1. Mr. Meyer presented for a first reading **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.**
 - a. He explained that this Ordinance will amend Title 1, Chapter 4, Section 2 of the Code, to include specific penalties for violations of the Code related to parking offenses. In reviewing the Village's standard fines, it was found that the Village's minimum fine amount (ranging from \$20 to \$30) was low compared to neighboring communities. Additionally, it was found that the Village's standard maximum fine was high (\$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. As this is the first reading of this Ordinance, no action will be taken tonight.
2. Mr. Meyer announced that, thanks to the hard work of Zoe Heidorn and Boyle Wong, we now have a Morton Grove Days store up and running on Red BubbleUp. The store features merchandise with the Morton Grove Days 250 logo, such as t-shirts, stickers, hats, pins, and more. All proceeds from the store will go directly to the Morton Grove Days 501(c)3 account. Visit MGDays.redbubble.com.

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI.

TRUSTEES' REPORTSA. Trustee Khan:

Trustee Khan had no formal report this evening.

B. Trustee Minx:

1. Trustee Minx presented **Resolution 06-30, Authorization to Execute a Repair Agreement with 312 Truck Repair & Body Painting of Chicago, IL.**
 - a. She explained that, 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

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

B. Trustee Minx: (continued)

- b. Request for Proposals to numerous contractors and received two quotes for the scope of work defined. 312 Truck Repair & Body Painting of Chicago supplied the lowest cost alternative, with 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. The fiscal impact of this Resolution is \$40,675.45.

Trustee Minx moved to approve Resolution 26-30, seconded by Trustee Shiba.

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>

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 26-31, Authorizing a Contract Amendment with American Surveying and Engineering P.C. for Land Acquisition Services for Oakton Street Pedestrian Facility.**
 - a. This Resolution authorizes 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. 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 negotiated.
 - c. 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.

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

D. **Trustee Thill:** (continued)

The fiscal impact of this Resolution is \$10,811.84, of which \$7,207.89 is reimbursable.

Trustee Thill moved to approve Resolution 26-31, seconded by Trustee Travis.

Motion passes: 6 ayes, 0 nays.

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

2. **Resolution 26-32, Authorizing a Contract with Golden Fence, Inc. of McHenry, Illinois for the Department of Public Works Security Fence Project.**

- a. The 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 life. On March 4, 2026, the Public Works' Facilities Division advertised a bid packet on the Village's website, soliciting bids to remove and replace the perimeter chain-link securing the maintenance and storage area. Two sealed bids were received. The low bidder was Golden Fence, Inc. of McHenry, IL in the amount of \$42,000.00. The bid contained technical errors that did not affect the contract with Golden Fence, Inc. in an amount not to exceed \$50,400, including a contingency of \$8,400.00 to support the potential need for changes to the fence design for unseen conditions that may be encountered during installation of the security fence. This contract must conform to the requirements of the Prevailing Wage Act. The fiscal impact of this Resolution is \$42,000.00

Trustee Thill moved, seconded by Trustee Keith White, to approve Resolution 26-32.

Motion passes: 6 ayes, 0 nays.

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

3. Trustee Thill encouraged all residents to join the Village on Saturday, May 9, from 9am to noon at the Public Works building, 7840 Nagle Avenue, for an electronics recycling event. All you need to do is bring your ID to prove that you are a Morton Grove or SWANCC community resident, put your electronics in your car, and drive to the Public Works facility. There, staff will guide you through the process and remove unwanted electronics from your vehicle. Common items include phones, computer monitors, and TVs. Visit the Village's website for more information.

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

E. Trustee Travis:

Trustee Travis reminded the assemblage to mark their calendars for the Community Garage Sale, which will be held from Friday, June 12 to Sunday, June 14. Visit the Village's website to sign up.

Trustee Travis announced that it's time to register to adopt a planter to help beautify the Waukegan Road and Dempster Street corridors. Participants will be able to pick up their planters on June 6 at Village Hall from 9:00 am to 11:00 am. There are still planters available. Registration ends on Friday, May 22. To register, please visit the Village's website.

Trustee Travis noted that the Police Department is supporting the Special Olympics Illinois this year through its annual "Cop on a Rooftop" promotion. Please join us at the Dunkin Donuts at 9480 Waukegan Road on the morning of Friday, May 15 for a chance to meet with our police and support this great cause.

F. Trustee White:

Trustee White had two ordinances under his report this evening. This is the second reading for each of these Ordinances.

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.**
 - a. He explained that SLDIL Portfolio LLC and Opal Energy Group, LLC, on behalf of Public Storage, Inc. (together, the Applicants) had submitted a complete Special Use Permit application to the Dept. of Community and Economic Development seeking authorization to install roof-mounted community solar energy collection systems for the sale of energy generated at the property at 8625 Waukegan Road, and a behind-the-meter solar energy collection system to supply the on-site user with energy to conduct operations. At a public hearing on January 20, 2025, the Plan Commission unanimously recommended approval with conditions. Thereafter the Village learned that the Application did not include all the roof-mounted solar energy systems proposed to be installed at the subject property. The Applicants submitted an amended application to include all roof-mounted solar energy systems proposed to be installed at the subject property, including a community solar energy collection system for the sale of energy generated at the subject property, and a behind-the-meter solar energy collection system to supply the on-site public storage facility with energy to conduct their operations. The Plan Commission held another public meeting in March 2026 where the updated application was reviewed. Based on the Application, staff report, and testimony provided at the public hearing, the Plan Commission voted unanimously to recommend approval of the amendment to the Special Use Permit with conditions relating to final design and permitting.

Trustee White moved to adopt Ordinance 26-08, seconded by Trustee Thill.

XI. TRUSTEES' REPORTS (continued)

F. Trustee White: (continued)

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. **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.**

Trustee White explained that Matthew and Melissa Davito (the Applicants) had submitted a complete Special Use Permit application requesting approval to construct a new 816-square foot detached garage, concrete driveway, and patio at 9230 Newcastle Avenue. Previously, in 2025, they had submitted a Special Use Permit application requesting approval of a 960-square foot garage. At that time, the Plan Commission voted to recommend denial of that application. Subsequently, the Applicants submitted a new application wherein the height and floor area of the proposed structure has been reduced. According to the Unified Development Code, accessory structures are limited to a maximum floor area of 750 square feet unless a Special Use Permit has been obtained. The Applicants are also seeking approval of a waiver to exceed the maximum impermeable rear yard coverage of 50%, to allow rear yard coverage of 54.8%. At its public hearing on March 12, 2026, the Plan Commission voted unanimously to recommend approval of the Special Use Permit, with conditions relating to final design and permitting.

Trustee White moved to adopt Ordinance 26-09, 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>

XII. WARRANTS

Trustee Khan presented the Warrant Register for April 28, 2026, in the amount of \$762,411.34. 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

Jeffrey Ray, the new Executive Director of the Morton Grove Public Library, appeared before the Board to introduce himself. He was warmly welcomed and thanked for stopping in.

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 8:12 p.m.

PASSED this 12th day of May 2026.

Trustee Khan	<u>aye</u>
Trustee Minx	<u>aye</u>
Trustee Shiba	<u>aye</u>
Trustee Thill	<u>aye</u>
Trustee Travis	<u>aye</u>
Trustee White	<u>aye</u>

APPROVED by me this 12th day of May 2026.

Janine Witko

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

APPROVED and FILED in my office this 13th day of May 2026.

Eileen Scanlon Harford

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

Minutes by Teresa Cousar