



Village of Morton Grove
Economic Development Commission (EDC) Meeting
Agenda & Meeting Notice

Monday, June 8, 2026 - 7:00 P.M.

2nd Floor Scanlon Conference Room
Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

I. **Call to Order**

II. **Approval of Draft Minutes**

April 13, 2026

III. **Project Updates**

Underway

- 8500-50 Lehigh Avenue
- 6724 Dempster Street
- 8120-40 Lehigh Avenue/8125-45 River Drive

Actively Marketing

- 8800 Waukegan Road - 1.01 acres, vacant land in Sawmill Station TIF District, may be assembled with property at 6950 Dempster for improved access
- 8700 Waukegan Road - 2.66 acres, vacant land in Sawmill Station TIF District
- Sawmill Station - Amazon Fresh (6939 Dempster Street) - 35,000 sq. ft. grocery for sale or lease
- Sawmill Station - Outlot - 37,000 sq. ft. vacant commercial pad for sale
- 6015-49 Dempster Street - Multi-tenant commercial property in Dempster Street TIF District
- 5945 Dempster Street - 14,300 sq. ft. commercial for sale/lease (former CVS) in Dempster Street TIF District
- 5800-14 Dempster Street - 2.13 acres improved multi-tenant commercial in Dempster Street TIF District
- 5747 Dempster Street - 35,000 sq. ft. mostly vacant retail space (not listed) in Dempster Street TIF District
- 6301 Oakton Street - Menards outlot west of River Drive (not listed)
- 8400 Lehigh Avenue - 1.83 acres, 4 parcels in Lincoln/Lehigh TIF District

IV. **Dempster Plan Corridor Update**: Last Community Workshop **Wednesday, June 17, at 5:30 p.m.** (Civic Center)

V. **Facade Improvement Program**

VI. **Other Business**

VII. **Public Comments**

VIII. **Adjournment**

MINUTES OF THE APRIL 13, 2026
MEETING OF THE MORTON GROVE ECONOMIC DEVELOPMENT COMMISSION (EDC)
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Economic Development Commission was called to order at 7:05 p.m. Secretary Zoe Heidorn called the roll.

Commissioners Present: Hardegree, Khounani, Khan, Laliwala, Mathew, O'Connor, Pandit

Commissioners Absent: Chairperson Fernandez with notice, Mohammed

Village Staff Present: Zoe Heidorn, Director of Community and Economic Development

Village Trustees Present: Keith White

A motion to approve the draft minutes of the February 9, 2026, meeting was made by Commissioner Pandit and was seconded by Chairperson Khounani. All present at the February 9, 2026, meeting voted in favor to approve the minutes. Motion passed.

Ms. Heidorn provided an update on the various projects.

Ms. Heidorn provided an update on active development projects, including:

- 8500-50 Lehigh Avenue: 60-unit mixed-use development by B3 (in RDA negotiations)
- Metra Station: Lease development for cafe tenant
- 6724 Dempster Street: Future commercial user (in RDA negotiations)
- 8120-40 Lehigh Avenue: Bridge Development & BBJ La Tavola (in entitlement)

Commissioner O'Connor said that one of her favorite bagel restaurants, The Bagel, is leasing a mixed-use development's ground floor in Glenview. The Commissioners discussed potential restaurant and café uses at the future mixed-use development at 8500-50 Lehigh Avenue. Ms. Heidorn said that the developer was in discussions with a handful of restaurants.

The Commissioners discussed potential grocers for the property at Menard and Dempster and the former Amazon Fresh location. Commissioner Pandit said that Jerry's Fresh Market is out of space in Niles and is looking to relocate. He said that the Amazon Fresh site would be a good place for them. Ms. Heidorn said that Jerry's was already on her outreach list, and that this was good news. Trustee White said that he heard they had tried to build a second-floor addition, but that didn't pan out.

Commissioners Laliwala and Mathew said that Amazon Fresh would be a great fit for Jerry's. Ms. Heidorn discussed the asking price for the property and the value of the current Amazon Fresh lease, along with the substantial property tax bill for the site. She said that the owner, CPI, is in the process of appealing the taxes, which the Village was understanding of. The Commissioners continued to discuss the potential grocery sites and the ownership of the property at Menard and Dempster, which is semi-vacant.

Commissioner Mathew asked about the status of the property at 8700 Waukegan Road. Ms. Heidorn said that the site is currently being used by Napleton Honda for off-site parking, but the Village provided notice today that the temporary use allowed during construction must end. The rent being received by the owner will discontinue, providing a good opportunity to reconnect with the owner.

Ms. Heidorn reviewed the Issues and Opportunities Workshop Summary with the Commissioners. At a February 9, 2026 workshop, the Commission identified Morton Grove's key strengths, including its regional location, strong and diverse community, parks, schools, infrastructure, and access to transit, while highlighting major concerns such as rising taxes and affordability, difficulty attracting full-service restaurants, aging infrastructure, lack of a downtown, and limited entertainment options. The top-ranked issues were increasing taxes and the failure to attract full-service

dining. To address these challenges, the Commissioners suggested actions such as offering business incentives, establishing a downtown, revitalizing vacant spaces, expanding recreation and entertainment options (especially for youth), improving marketing and the Village's image, enhancing traffic safety, and exploring ways to reduce the overall tax burden.

Commissioner O'Connor discussed her thoughts on why full-service restaurants aren't able to be successful in Morton Grove. Commissioner Laliwala said that there is a parking issue. Restaurants cannot be successful without adequate parking. Ms. Heidorn said that the Village acknowledges the issue. One approach is to build more parking, and another approach is to lower or eliminate the parking requirements for restaurants. She said that the Village is proposing an overlay district along Dempster Street as a recommendation of the Dempster Corridor Plan. Encouraging restaurants and other types of retail uses will be a principal goal of the overlay district, and staff would evaluate lowering parking requirements.

Ms. Heidorn also discussed the People Over Parking Act enacted by the State, which could have major implications for parking requirements along transit corridors like Dempster Street in Morton Grove. Commissioner Laliwala said that there are only a few restaurants in Morton Grove with good off-street parking, one being Las Fuentes. The other Commissioners agreed.

The Commissioners then discussed traffic and safety concerns in the Village. Commissioner Khounani talked about her concerns with the intersection of Shermer and Harlem, and their intersection with Church and Beckwith. The Commissioners discussed pedestrian and vehicular conflict points. Trustee White agreed that this intersection is one of the most dangerous in Morton Grove. Commissioner Mathew discussed the high cost of signaling an intersection. Ms. Heidorn said that this intersection has been reviewed by staff, and her understanding is that a signal is not warranted. However, she said that they could review additional pedestrian safety improvements, such as enhanced signage. Commissioner Pandit noted that he had seen questionable drivers at the intersection.

Ms. Heidorn talked about the process to submit comments about traffic and safety concerns to Village staff. She encouraged Commissioners to send her issues, then she would forward them to the Village Engineer and appropriate staff for review and consideration. Concerns may be addressed at a staff level, internal committee level, or brought to the Traffic Safety Commission. Commissioner Pandit suggested bringing concerns to a Village Board meeting, but Ms. Heidorn said that the Board would likely have staff follow up to address the concern to properly route and address the matter beginning at the staff level.

Commissioner O'Connor said that speeding along Lincoln Avenue is a particularly difficult issue. Ms. Heidorn said that there were temporary measures and selective enforcement measures they could look at and agreed that speeding is a problem on Lincoln Avenue and elsewhere. Commissioner O'Connor said that she would follow up with Ms. Heidorn about her concern directly.

Commissioner O'Connor asked about the property at the northwest corner of Fernald and Lincoln Avenues. Ms. Heidorn provided an update on the status of the property. She said that the Village has filed a lawsuit in Cook County Court and is seeking new ownership or an order of demolition.

The Commissioners discussed special events in Morton Grove and attracting visitors to the community. Commissioner Mathew discussed the 2025 tug of war event that he was part of. He said that the Village was not allowing the event to be held again in 2026, and that there were no appropriate indoor venues for it to be relocated to. He said that his organization sent flyers to the entire neighborhood in advance of the event and that no one called the Park District to complain. He did not understand why the event was being shut down. Ms. Heidorn said that she understood the Village received many noise complaints from residents in Morton Grove and even Niles. She said that the Village Administrator's decision was final, but that he could present new information or proposed changes for reconsideration. Ms. Heidorn suggested holding the event in the Forest Preserves. Commissioner Mathew said that the Forest Preserves are not a feasible location because of their strict weather and time restrictions.

Commissioner O'Connor stated that the Fourth of July decorations along Dempster Street should be improved, noting that the artificial flowers in the hanging baskets appear unattractive. The Commission discussed decorative treatments used in other communities. Commissioner O'Connor referenced the ivy installed along the bridge in Northfield as an attractive example. Commissioner Hardegree agreed that the decorations used in Northfield are visually appealing and effective.

Ms. Heidorn said that they are actively seeking businesses and community organizations to join the Village's Fourth of July Parade. Commissioner Hardegree asked if there are paid positions or unpaid positions available, and Ms. Heidorn responded that they are taking applications for both. There is a budget for the 2026 parade, but they're trying to control costs while providing a high-quality experience.

Hearing no further business or public comment, Commissioner Pandit moved to adjourn the meeting. The motion was seconded by Commissioner Mathew. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:02 p.m.

Minutes by: Zoe Heidorn