

**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  
JUNE 9, 2026**

**CALL TO ORDER**

- I. Village President Janine Witko convened the Regular Meeting of the Village Board at 7:00 p.m.
- II. in the Council Chambers of Village Hall and led the assemblage in the Pledge of Allegiance.
- III. Village Clerk Eileen Scanlon Harford called the roll. Trustees Saba Khan, Rita Minx, John Thill, and Connie Travis were present. Trustees Ashur Shiba and Keith White were absent with notice.

IV. **APPROVAL OF MINUTES**

Mayor Witko asked for a motion to approve the Minutes of the May 26, 2026 Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Thill.

**Motion passed unanimously (with two absent) via voice vote.**

V. **PUBLIC HEARINGS**

NONE

VI. **SPECIAL REPORTS**

1. **Case PC 25-06: Requesting Approval of a Preliminary Plat of Subdivision and a Special Use Permit for redevelopment to establish warehousing and light manufacturing uses at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, IL** presented by Zoe Heidorn, Director of Community and Economic Development.
  - a. Ms. Heidorn said it was her pleasure for the second time to present Case PC 25-06, a request for approval of a Plat of Subdivision and a Special Use Permit to authorize the construction and operation of a warehousing and light manufacturing facility at the approximately 11-acre property located at 8125–45 River Drive and 8120–40 Lehigh, all within the Office/Research/Manufacturing District.
  - b. She said, in 2025, Kurv Industrial, formerly known as Bridge Industrial, submitted an application seeking authorization to construct a 210-square foot facility intended to house the regional headquarters of BBJ La Tavola, an event linen rental company currently located in Niles, along with a second unidentified tenant. On June 3, 2025, the Appearance Commission reviewed the proposal and recommended approval, and on June 5, 2025, the Traffic Safety Commission also recommended approval as presented.

## VI.

**SPECIAL REPORTS** (continued)

- c. The Applicant first appeared before the Plan Commission on at a Public Hearing held on June 17, 2025, and July 29, 2025. Following discussion and public comments, the Commission voted to table the matter to allow the Applicant additional time to address the concerns that had been raised. In response, the Applicant revised the proposal and returned to the Plan Commission on March 12, 2026. However, following discussion regarding the scale of the development and the uncertainty around the second unknown tenant, the motion to recommend approval failed on a 3 to 3 vote.
  - d. Following the March meeting, the Applicant again revised the proposal, significantly reducing the building's overall mass, and modifying the project to include only one single tenant, BBJ La Tavola. After reviewing the revised concept at its April 18<sup>th</sup> meeting, the Village Board voted to remand the application back to the Plan Commission for further consideration, as is permitted under Title 12.
  - e. The revised plans were subsequently reviewed by the Chairpersons of the Appearance Commission and Traffic Safety Commission, both of whom waived the need for additional review by their full Commissions.
  - f. At its May 19 meeting, the Plan Commission reviewed the revised application materials which now propose an approximately 170,000-square foot building—a nearly 20% reduction in footprint by comparison to the previous proposal. Following discussion, the Commission voted unanimously (6-0) to recommend approval of the application subject to conditions related to site and building design as well as limitations on future truck traffic generated.
  - f. Ms. Heidorn said she would be glad to answer any questions, noting the Kurv Industrial is present this evening. She said BBJ Tavola's representatives were traveling but looked forward to attending the next Board Meeting.
  - h. Mayor Witko commented that this has really been a very thoughtful process, with many questions asked and answered. None of the Board members had any additional questions this evening.
2. **8125–45 River Drive and 8120–40 Lehigh Avenue request for Cook County Property Class 6b Tax Incentive** presented by Village Administrator Chuck Meyer.
- a. Mr. Meyer said that this is a request that would be considered and approved by a Resolution of the Village Board. Resolutions typically do not have two readings as do Ordinances. Since the Special Use Permit will have two readings, and in the interest of transparency, this will be presented twice. No action will be taken tonight, and this will be on the Agenda for formal consideration at the next Village Board meeting.
  - b. He explained a Class 6b is a 12-year property tax incentive designed to encourage industrial development. The Village has never passed a resolution in support of a Class 6b request. Industrial properties eligible for a Class 6b include new construction, substantial rehabilitation, or re-occupancy of “abandoned” property (vacant for 24 months). Industrial real estate is assessed at 25% market value. Properties with Class 6b classification are assessed at 10% market value in Years 1-10 (which is a 60% reduction); 15% market value in Year 11 (40% reduction); and 20% in Year 12 (20% reduction).

## VI.

**SPECIAL REPORTS** (continued)

- c. Mr. Meyer reiterated that the Village has never passed a resolution in support of a Class 6b. In the past seven years, two formal applications were received and both were turned down by staff. As well, multiple inquiries have been made, all turned down by staff. Mr. Meyer said the Village is very cognizant of the implications of a Class 6b and is very deliberate in its consideration of a Class 6b request. The Village does not want to create a potential burden on other taxpayers, and they look very carefully at projects that would merit this type of investment. Cook County requires a local resolution or ordinance in support of a Class 6b request, and the 6b classification is finalized when construction is completed. Mr. Meyer noted that that provides an incentive to see the project completed. The tax savings are redistributed among all properties within the taxing districts. He said that the Class 6b application would be reviewed by the Village's TIF consultant, the Johnson Research Group, to evaluate appropriateness and to substantiate the request.
- d. There are a number of other municipalities that have supported Class 6b use in the last couple of years, including Skokie, Niles, Des Plaines, Northbrook, Wheeling, Mount Prospect, Arlington Hts., Schiller Park, and Schaumburg.
- e. Mr. Meyer said the subject property, 8125–45 River Drive and 8120–40 Lehigh Avenue, is an 11-acre property zoned Office/Research Manufacturing (M-O/R). It is improved with two office buildings and vacancy of over 75% is reported. The site had 11 tenants in 2017, but has only two currently. In 2017, it was rezoned M-O/R to allow more non-industrial uses, such as physical and occupational therapy, offices, recreation, etc. However, the proposals the Village has received are for uses such as adult daycare and speculative industrial, recreational, and tax-exempt uses.
- f. Mr. Meyer said Ms. Heidorn had covered this very well, but to reiterate, this is now a proposed build-to-suit project—a 169,698-square foot building, and a \$30.8M project, featuring a single tenant (BBJ La Tavola) relocating from its regional headquarters in Niles. Its operations will include a showroom, office, linen fabrication, laundering, equipment rentals, and interior storage. This will be a significant tenant capital improvement investment. Additionally, there will be environmental remediation and public infrastructure improvements.
- g. Since this is the first time the Village Board is considering this type of request, he had the Village's consultant take a look at what the impact on property taxes would be over the next 12 years. The current tax bill is \$1,060,202; however, there is an appeal in progress due to the 75% vacancy, which could possibly reduce the tax bill by 41%. The consultant looked at two scenarios: if the building were to become reoccupied (which is unlikely), the 2027–2038 tax bill would be \$1.1M–\$1.4M, or \$14.6M total over 12 years; if the building remains at 75%+ vacancy and the assessment for vacancy is granted, the 2027–2038 tax bill would be \$633,560–\$852,068, or \$8.7M total over 12 years. With redevelopment and Class b, the total over 12 years would be \$9.7M.
- h. An important part of this request is verifying the need for the Class 6b incentive. The Village's consultant reported that, for this \$30.8M project, without the 6b, the 2027–2038 tax bill would be \$1.5M–\$2.1M, or \$21.2M over the 12 years; with the 6b, the 2027–2038 tax bill would be \$614,000–\$1.7M, or \$9.7M over the 12 years. That's an \$11.5M difference in property taxes. The consultant concluded that this project would not occur without Class 6b incentive.

## VI.

**SPECIAL REPORTS** (continued)

- i. Mr. Meyer said, when the Village is being asked to make a significant investment, there is a need to determine if the investment will be worth it. Mr. Meyer said that staff wholeheartedly thinks it will be worth it. Project benefits include \$30M+ in new industrial investment; 250+ new jobs in the Village; local tax generation by BBJ La Tavola of approximately \$40,000+ to the Village annually; reconstruction of Park Avenue at the developer's expense; significant contribution to the Lehigh Avenue lighting project; environmental remediation of property; over 260 trees preserved and/or planted; LEED designed and certified building; and new stormwater detention infrastructure and capacity. The estimated impact to the property taxes of neighbors is estimated to be slight—on a \$500,000 home, taxes would increase by \$4.15.
- j. In summary, Mr. Meyer said, “but for” the Class 6b incentive, this project could not occur based on internal rate of return. It facilitates \$30M+ in new investment and provides predictability in tax base, land use, and occupancy. It adds assessed value to the tax base, reducing tax burden on other properties over time. This is a targeted (i.e., specific project) incentive tool (versus a TIF district); it maintains the competitiveness of the Village's industrial area. Applications are considered on a case-by-case basis. Mr. Meyer said that staff works with internal 6b review policy, but is also recommending a moratorium on Class 6b applications to allow time to prepare a Board-approved policy of review and approval. He would like to have a draft policy for the Board's review at the next Village Board meeting.

Mr. Meyer said he'd be happy to answer any questions.

- k. Trustee Thill asked Mr. Meyer to explain the difference between a targeted project, like this, and a TIF District. Mr. Meyer said a TIF district is a preset geographical area where property taxes are frozen at a certain level for a period of time, usually 21 years. Any increases in the tax base would go to the TIF. A Class 6b is a 12-year tax incentive on a specific project. Trustee Thill asked if the Village was going to have other taxing bodies weigh in on this decision. Mr. Meyer said no, this is the Village's resolution, no one else's. Trustee Thill said, if everything is approved at the next meeting, what would the potential start date be? Mr. Meyer said he knows the parties are very interested in moving forward, the sooner the better.

## VII.

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

- 1. **Mike Tracy, 8110–8120 River Drive**, had several questions. He asked what is meant by “taxing district.” Is it the industrial area or the entire town? He said the industrial area is already taxed at the highest tax rate of the neighboring municipalities. Mr. Tracy wanted to know who's going to “pick up the difference” if the new tenant is paying a reduced amount of taxes. Who's going to pay the school districts for the tax money they won't be getting? He said the average home in Morton Grove is about 65 years old. The building under discussion is only about 35 years old. He said, granted, maybe offices aren't the trend anymore, but there are other types of uses for that building. He said there would be ways to turn the area into a small industrial complex. Mr. Tracy said he wasn't “keen” on the white elephant proposed to be built there, and he was definitely not keen on handing someone a big tax break.

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

- a. **Rob Busam, 8810–8120 River Drive**, said he'd like to take a "big picture" approach to this project. He pointed out the \$11.5M tax difference—that's not an insignificant number. The project will not happen without the Class 6b, and he too wondered why the Village was willing to make this concession. It is a significant project and taxing bodies will be directly affected by this for the next 12 years. The #1 argument against the 6b is that it is an unfair shift in the tax burden. He also wondered, when hearing "...savings will be distributed..." to whom would the savings be distributed? Homeowners? School districts? He'd like to hear more clarification around that.
- b. Mr. Busam said that this plan shows no optimism for Morton Grove. The Village is laying down 12 years of taxes, with an option for renewal. He strongly felt that, at some point in the next 12 years, something else could come in and be a better fit, a tech company, perhaps, or a medical company. He said he thought the numbers presented tonight appeared to be seen through very "rosy glasses." To forfeit 12 years of taxes and say "nothing else can be done here" and "this is our only option" doesn't speak well for Morton Grove.

VIII. **PRESIDENT'S REPORT**

1. Mayor Witko asked Ms. Jerika Gill to come to the podium. The mayor also acknowledged that the Director of the Niles Township District for Special Education (NTDSE), Tarin Kendrik, and the Co-Principal of the Julia S. Molloy Education Center, Marie Sheedy, were present this evening.
- a. Mayor Witko said that the Village of Morton Grove is home to the NTDSE and the Julia S. Molloy Education Center. Molloy provides high-quality professional learning opportunities for residents in Morton Grove and across the North Shore, and the NTDSE is home to teachers and professionals who improve the lives of our community's youth every day. Jerika Gill teaches fourth through eighth grade students at Molloy and helps them develop skill-building that changes her students' trajectories for the better.
- b. Golden Apple inspires, develops, and supports teacher and school leader excellence, especially in schools of need. It also honors outstanding teachers and school leaders. Golden Apple received 600 nominations for 4<sup>th</sup> to 8<sup>th</sup> grade teachers in 2026, and selected Jerika Gill to receive the Golden Apple Award for Excellence in Teaching. She was recognized for her service to her students and for serving as a mentor to her fellow staff members.
- c. Mayor Witko proclaimed and congratulated Jerika Gill for the Golden Apple Award for Excellence in Teaching, and urged all citizens to join her in thanking Jerika Gill and her fellow educators for their tireless efforts.

Ms. Gill thanked the Board for this recognition and said she is honored by this award.

IX. **CLERK'S REPORT**

Clerk Scanlon 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.

XI.

**TRUSTEES' REPORTS**

A. Trustee Khan:

Trustee Khan commented on something from the Minutes of the May 26 Board meeting, from which she had been absent with notice. Her comment was regarding Case PC 26-05. The case had gone before the Appearance Commission, Traffic Safety Commission, and the Plan Commission, and each Commission had recommended approval. The case, involving the Poko Loko Daycare Center, had been approved by the Village Board at its May 26 meeting. Trustee Khan noted that one of the Appearance Commissioners was a stakeholder in the property that was voted on and should have recused himself from the case. Trustee Khan said she felt it behooved her to let the Mayor and her colleagues on the Board know this, and suggested that this was something to be more cognizant of in the future.

B. Trustee Minx:

Trustee Minx had no formal report, but reminded the assemblage that Morton Grove Days starts on July 2 and ends on July 5. She said that more parade participants are needed and would be very welcome. Fees for participation in this year's parade have been waived.

C. Trustee Shiba:

Trustee Shiba was absent — no formal report this evening.

XI.

**TRUSTEES' REPORTS** (continued)

D. Trustee Thill:

1. Trustee Thill presented for a first reading **Ordinance 26-12, Amending Title 5, Chapter 13, Article F, Section 4 Entitled "Restricted Parking Streets" of the Municipal Code of the Village of Morton Grove.**
  - a. He explained that residents nearest to Niles West High School have asked the Village to address the large amount of on-street parking in their area. Village staff has confirmed a problem with on-street parking by the school's students and visitors and has recommended breaking the large parking zone into three smaller parking zones. No change is recommend for the properties that are currently eligible for special permit parking with residents continuing to be able to park on their own block, only that the parking zone will change for some residents.
  - b. Two public information meetings were held to introduce the proposed solution and solicit feedback from affected residents. The Traffic Safety Commission reviewed the proposal and recommended approval as presented.
  - c. Village staff also identified some defects with parking restrictions in the Municipal Code. This resolution eliminates those defects with no discernable effect on the ability for abutting residents to park in the street near their property.

The fiscal impact of this Ordinance would be \$5,000 to modify approximately 150 sign panels.

Trustee Thill said, as this is a first reading, no action will be taken this evening.

E. Trustee Travis:

1. As Trustee Shiba's backup, Trustee Travis announced the upcoming 2026 Greener Morton Grove Award Program. Sponsored by the Village's Environment and Natural Resources Commission (ENRC), this program encourages and invites residents and local businesses to participate in making meaningful efforts that support a cleaner, healthier, and more sustainable community. Winners will be announced at the 2026 Morton Grove Sustainability Expo on Saturday, September 19. Please visit the Village's website to sign up today.
2. On behalf of the Community Relations Commission (CRC), 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 print out a map of garage sale locations.
3. Trustee Travis announced that the Community Relations Commission has begun accepting submissions for the summer 2026 photo contest. The contest will run until September 1, with winning photos being acknowledged at a future Board meeting and being displayed at Village Hall. The contest invites residents to capture the spirit of what makes the Village special.

XI. TRUSTEES' REPORTS (continued)E. Trustee Travis: (continued)

4. Trustee Travis said the distribution of Adopt-a-Planter materials happened this past Saturday and everything went smoothly. She thanked Public Works for their assistance, and also thanked the following CRC Commissioners for helping out: Rosemary Aliota, Peggy Borg, Janice Cha, Kristie Chalabi, Ginny Chin Yin Lo, and Laurie Katz.

F. Trustee White:

1. In the absence of Trustee White, Village Administrator Chuck Meyer presented for a first reading **Ordinance 26-13, Amending Title 1, Chapter 11, Section 4, Entitled "Fees for Specific Permits, Licenses, Certificates, and Services" and Title 10, Chapter 5, Entitled "Property Maintenance Regulations" to Establish a Structural Integrity Inspection Program for Select Multi-Family Residences.**
  - a. Mr. Meyer explained that, in March of 2026, a partial building collapse occurred at a condominium building in Morton Grove that resulted in the long-term displacement of its residents. Multi-family residential buildings in Morton Grove and other communities are aging, and due to deferred maintenance, may have structural deficiencies that pose a safety risk to residents and the general public. The 2026 incident suggested a local need for additional oversight of structural integrity and property maintenance for larger multi-family residential buildings to prevent similar incidents. Other communities and states have passed similar structural integrity programs to address the same issue, which served as models for the Village's proposed program.
  - b. Village staff has prepared a memorandum outlining its proposal to establish a Structural Integrity Inspection Program for select multi-family residential buildings ("Program"). Specifically, the Program would apply to multi-family residential buildings with ten (10) or more residents or three (3) or more stories. The Program is largely based on the State of Florida program established in the wake of the Surfside, FL condominium building collapse in 2021. The proposed Program requires periodic, proactive assessments of building structural systems by qualified professionals, at the expense of the building owner(s), to identify potential deficiencies before they pose a safety risk. The Program is designed to enhance resident safety, preserve building integrity, and support building owners in maintaining compliance with applicable code through early detection and timely remediation of structural deficiencies.
  - c. Under the proposed Program, the first structural integrity report for covered buildings greater than 30 years in age will be due July 1, 2027. Staff will begin communicating the new Program requirements to covered building owners upon Ordinance adoption to provide adequate time for owners and associations to plan accordingly for their required third-party inspections.
  - d. Mr. Meyer said no action will be taken on this ordinance this evening as it is a first read, but he would be happy to answer any questions the Board may have.



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

F. Trustee White: (continued)

- e. Trustee Thill asked Mr. Meyer if there's any update on the building that suffered the partial collapse in March. He responded that the building is still unoccupied. Discussions are ongoing between the insurance company and the Homeowner's Association.
- 2. Next, Mr. Meyer introduced **Ordinance 26-14, Approving a Preliminary Plat of Subdivision and Special Use Permit with associated waivers for a Warehouse and Light Manufacturing Use at the Property Commonly Known as 8125–8145 River Drive and 8120–8140 Lehigh Avenue in Morton Grove, IL.**
  - a. He explained the Applicant, Midwest RE Acquisitions, had submitted Special Use and Subdivision applications ("Application") seeking approval to redevelop the approximately 11-acre North Grove Corporate Park property located at 8125-45 River Drive and 8120-40 Lehigh Avenue in the Village. The site is currently improved with two office buildings. The Applicant initially proposed a 227,600-square foot industrial building with 34 loading berths in 2025, but revised the proposal multiple times in response to comments from staff, the Plan Commission, and the public.
  - b. The current proposal consists of a 169,698-square foot single-tenant industrial building to be occupied by BBJ La Tavola, a linen rental and fabrication business with regional headquarters in Niles. The project includes approximately 24,000 square feet of office space, 226 off-street parking spaces, additional landscaping and tree plantings, reduced truck traffic generation, and a building height that complies with the Village's 40-foot maximum.
  - c. In June of 2025, both the Appearance Commission and the Traffic Safety Commission reviewed the initially proposed 227,600 square foot building concept, and both entities recommended approval of the application with conditions. The Application was first presented to the Plan Commission in June of 2025, with multiple continuances to allow for additional review, revisions, and public input.
  - d. Following the submission of revised application materials in February of 2026, the Plan Commission considered the updated proposal at its March 12, 2026 meeting and voted 3-3 to recommend approval of the application, resulting in no recommendation for approval to the Village Board. The Applicant presented additional modification to the Village Board on April 28, 2026, and requested the case be remanded back to the Plan Commission for further consideration. At a public hearing held on May 19, 2026, the Plan Commission voted unanimously to recommend approval of the Application and the revised plans, with conditions relating to truck traffic generation, final design, and infrastructure improvements.

Again, as this is a first reading of this Ordinance, no action will be taken this evening.

XII.

**WARRANTS**

Trustee Khan presented the Warrant Register for June 9, 2026 in the amount of \$417,166.33. She moved to approve the Warrants as presented, seconded by Trustee Minx.

**Motion passes: 4 ayes, 0 nays, 2 absent.**

Tr. Khan     aye  
Tr. Thill     aye

Tr. Minx     aye  
Tr. Travis   aye

Tr. Shiba     absent  
Tr. White     absent

XIII.

**OTHER BUSINESS**

NONE

XIV.

**RESIDENTS' COMMENTS**

1. **Mike Tracy** asked how often the building inspections would take place. Would it be every year? Every five years? He noted that it's a costly process, estimating \$4,000 to \$5,000 for an engineer's report. Mr. Meyer responded that inspections would be every 10 years.

XV.

**ADJOURNMENT**

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

**Motion passes unanimously via voice vote.**

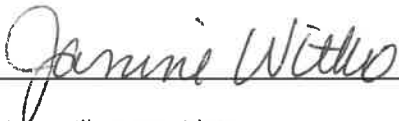
The meeting adjourned at 7:40 p.m.

PASSED this 23rd day of June 2026.

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

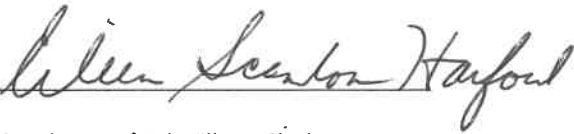
*aye*  
*aye*  
*aye*  
*aye*  
*aye*  
*aye*

APPROVED by me this 23rd day of June 2026.



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

APPROVED and FILED in my office this 24th day of June 2026.



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

Minutes by Teresa Cousar