



**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
June 23, 2026, 7:00 PM**

**RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: www.mortongroveil.org/stream. If an Executive Session is placed on the agenda, the meeting shall commence at 6:00 p.m. and the time between 6:00 p.m. and 7:00 p.m. shall be used for the Executive Session per 1-5-7:A of the Village of Morton Grove Municipal Code. If the Agenda does not include an Executive Session, the meeting will begin at 7:00 p.m.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes**
 - a. Regular Meeting – June 9, 2026
- 5. Public Hearings – None**
- 6. Special Reports**
 - a. Presentation Honoring District Chief Dan Gallagher on his Retirement
 - b. Swearing in of Firefighter Joseph Zanca by Fire & Police Commission Chairperson Mike Simkins
- 7. Residents' Comments (agenda items only)**
- 8. President's Report – Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee**
- 9. Clerk's Report – Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township**
- 10. Staff Report**

- a. **Village Administrator**
- b. **Corporation Counsel**

11. Reports by Trustees

- a. **Trustee Khan** – *Finance Department, Appearance Commission, (Trustee Travis)*
- b. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*
 - 1) **Resolution 26-37:** Authorizing the Sale of Surplus Village Fire Apparatus
- c. **Trustee Shiba** – *Building Department, Environment & Natural Resources Commission, Legal Department, IT Department, Sawmill Station TIF (Trustee White)*
- d. **Trustee Thill** – *Public Works Department, SWANCC (Solid Waste Agency of Northern Cook County), MG-Niles Water Commission, Traffic Safety Commission (Trustee Minx)*
 - 1) **Ordinance 26-12: (Introduced June 9, 2026, Second Reading)** Amending Title 5 Chapter 13, Article F, Section 4 Entitled “Restricted Parking Streets” of the Municipal Code of the Village of Morton Grove
 - 2) **Resolution 26-38:** Authorizing a Contract with Hoerr Construction, Inc, of Goodfield, Illinois for the 2026 Sewer Lining Program
- e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, Niles Township Government (Trustee Khan)*
- f. **Trustee White** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board, Lincoln/Lehigh TIF (Trustee Shiba)*
 - 1) **Ordinance 26-13: (Introduced June 9, 2026, Second Reading)** 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
 - 2) **Ordinance 26-14: (Introduced June 9, 2026, Second Reading Scheduled for July 14, 2026)** 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, Illinois

It is requested that Ordinance 26-14 be continued until July 14, 2026, for a Second Reading

12. Other Business

13. Presentation of Warrants –\$810,355.93

14. Residents' Comments

15. Adjournment

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
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 18th 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 4th to 8th 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	_____

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

Legislative Summary

Resolution 26-37

AUTHORIZING THE SALE OF SURPLUS VILLAGE FIRE APPARATUS

Introduced:	June 23, 2026
Purpose:	This Resolution will authorize the sale of one surplus fire apparatus on July 16, 2026, at a Joint Municipal Auction organized by the Northwest Municipal Conference
Background:	Ordinance 05-27 authorizes the Village to sell by Resolution of the Village Board obsolete or surplus vehicles and personal property that has an estimated value exceeding one thousand dollars (\$1,000.00), which is, in the opinion of the Finance Director and the Village Administrator, no longer necessary or useful to the Village. Pursuant to the recommendation by the Fire Department and Public Works Vehicle Maintenance Division it is determined the 2006 Smeal Sirius VIN 4P1CT02U3XA001224, designated Quint 4, is no longer useful for a variety of reasons included but not limited to age, cost of maintenance, parts availability and obsolescence, and is deemed to be surplus. The Village has sold surplus vehicles and equipment through the Northwest Municipal Conference's joint municipal surplus vehicle auctions in the past and has found this process to be cost-effective. The Village Administrator has recommended that the above-referenced Village vehicle be sold at the joint municipal auction of surplus vehicles conducted by the Northwest Municipal Conference in conjunction with America's Auto Auction Chicago, which is scheduled to take place in Crestwood, Illinois, on July 16, 2026. This Resolution will approve the sale of these surplus vehicles and equipment at the joint municipal auction organized by the Northwest Municipal Conference.
Departments Affected	Fire and Public Works Departments
Fiscal Impact:	Unknown
Source of Funds:	N/A
Workload Impact:	The Public Works Vehicle Maintenance Division and the Fire Department will oversee all logistics to complete the sale.
Administrator Recommendation:	Approval as presented.
Second Reading:	Not Required
Special Requirements	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Dennis Kennedy, Fire Chief

RESOLUTION 26-37

AUTHORIZING THE SALE OF SURPLUS VILLAGE FIRE APPARATUS

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

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

WHEREAS, on or about May 23, 2005, the Corporate Authorities adopted Ordinance 05-27 which provides "obsolete or surplus personal property which is, in the opinion of the Finance Director and the Village Administrator, is no longer necessary or useful to the Village, and that has an estimated value exceeding one thousand dollars (\$1,000.00) and all motor vehicles and real property of any value of the Village of Morton Grove shall be sold subject to approval by resolution of a simple majority of the Village Board of Trustees"; and

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

WHEREAS, the Fire Department and Public Works Vehicle Maintenance Division have determined that the 2006 Smeal Sirius, VIN 4P1CT02U3XA001224, designated Quint 4, has reached the end of its serviceable life and is no longer beneficial to maintain and operate; and

WHEREAS, the Village Administrator and Finance Director have deemed the vehicle to be no longer necessary or useful to the Village; and

WHEREAS, the Northwest Municipal Conference represents municipalities within Cook, Lake, McHenry, Kane and DuPage Counties and regularly organizes joint municipal auctions of surplus vehicles and equipment; and

WHEREAS, the Village has sold surplus municipal vehicles through the Northwest Municipal Conference's auctions in the past, and has found this process to be a cost-effective way to sell surplus vehicles; and

WHEREAS, the Village Administrator has recommended the above fire apparatus to be sold at the Northwest Municipal Conference joint municipal auction, in conjunction with America's Auto Auction Chicago.

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

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

SECTION 2: Pursuant to Ordinance 05-27 of the Village of Morton Grove, the Village President and Board of Trustees find the fire apparatus previously referenced no longer necessary or useful to the Village.

SECTION 3: The Village Administrator and his designees are hereby authorized to take all steps necessary to sell the 2006 Smeal Sirius fire apparatus at the Northwest Municipal Conference auction in conjunction with America's Auto Auction Chicago, scheduled for Tuesday, July 14, 2026, at 14001 S. Karlov Avenue, Crestwood, IL 60418, pursuant to the terms and conditions approved by the Village Administrator.

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

Passed this 23rd day of June 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Travis _____

Trustee Thill _____

Trustee White _____

Approved by me this 23rd day of June 2026.

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

Attested and Filed in my office this
24th day of June 2026.

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

Legislative Summary

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

Introduction:	June 9, 2026
Purpose:	To address confirmed challenges for residents to park on the public street near their property within special permit parking Zone 1 near Niles West High School.
Background:	Residents nearest 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 recommended 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. 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 to approve it as presented. The executing Ordinance has been slightly modified since the first reading to address minor errors within the Ordinance but the changes are not substantive. Village staff also identified some defects with parking restrictions in the Municipal Code. This ordinance eliminates the defects with no discernable effect on the ability for abutting residents to park in the street near their property.
Departs Affected	Department of Public Works
Fiscal Impact:	\$5,000 to modify approximately 150 sign panels
Source of Funds:	2026 General Account Numbers 02-50-17-56-3130 Street Sign Materials
Workload Impact:	The Department of Public Works will manage and implement the project as part of its normal work activities.
Administrator Recommendation	Approval as presented
Second Reading:	June 23, 2026
Special Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Chris Tomich, Village Engineer

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

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

WHEREAS, the Village has the policy of regularly reviewing and revising the Municipal Code as necessary to assure all provisions remain compliant with contemporary statutes relevant to current operations; and

WHEREAS, the Village received complaints from residents on Warren Street and Keeney Street near their intersections with Menard Avenue regarding on-street parking from those not living on their block or guests of residents on the block; and

WHEREAS, these streets are within Special Permit Parking Zone 1 (Zone 1) (see Exhibit “A”), a restricted parking area established prior to 1993 to discourage Niles West High School students and visitors from parking on nearby residential streets; and

WHEREAS, Village staff observed some vehicles with Zone 1 parking stickers were registered to distant properties within Zone 1 and many vehicles had guest passes; and

WHEREAS, Village staff investigated further and confirmed there have been multiple types of abuse with the use of guest passes; and

WHEREAS, Village staff has concluded the large area and many streets included in Zone 1 enable Niles West High School students and visitors to legally park on the streets nearest Niles West High School, which deprives these properties of reasonable access to on-street parking; and

WHEREAS, Village staff invited affected residents to two public information meetings in April 2026 to introduce the proposal of subdividing Zone 1 into three zones and to take feedback on this proposal; and

WHEREAS, the three zones are shown in Exhibit “B” as Zone 1, Zone 15, and Zone 16; and

WHEREAS, there is no change to the properties that are currently eligible for special permit parking, only that the parking zone will change for some residents; and

WHEREAS, more than 300 properties were notified about the two meetings, a total of seven people attended the two meetings, and the overall feedback received was supportive of subdividing Zone 1; and

WHEREAS, the Village established the Traffic Safety Commission to receive, review, and present recommendations to the President and Board of Trustees regarding requests or inquiries on matters involving traffic safety, including requests for parking restrictions; and

WHEREAS, Village staff submitted to the Traffic Safety Commission a request to subdivide the existing Zone 1 Special Permit Parking area into three smaller areas with no changes to restriction parameters; and

WHEREAS, the Traffic Safety Commission, at its meeting at 7:00 pm on May 7, 2026, at the Richard T. Flickinger Municipal Center, considered the above referenced request; and

WHEREAS, notification of the meeting was sent to residents whose parking restrictions were proposed to be shifted to the two new parking zones; and

WHEREAS, the Traffic Safety Commission recommended to approve as presented to the Commission; and

WHEREAS, Village staff identified defects in Title 5 Chapter 13, Section F entitled “Restricted Parking Streets” of the Municipal Code that are germane to revisions to Zone 1 parking restrictions; and

WHEREAS, Major Avenue (west side only) from just south of Warren Street to Cleveland Street and Reba Street from Marmora Avenue to Major Avenue have Zone 1 parking signage, but there is no such restriction in the code; and

WHEREAS, Ordinance 09-12, adopted June 2009, established Zone 1 parking restrictions on Crain Street from Marmora Avenue to Menard Avenue, but signs installed since around that same time indicate Zone 13 special permit parking zone; and

WHEREAS, it is practical and innocuous to amend the code to match the signage on this segment of Crain Street; and

WHEREAS, Ordinance 16-13, adopted May 2016, established Zone 13 parking restrictions on Narragansett Avenue between Hennings Court and Dempster Street, but Zone 13 parking restrictions were signed prior to its adoption; and

WHEREAS, it is practical and innocuous to amend the code to add Zone 14 for this segment of Narragansett Avenue.

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

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

SECTION 2: Title 5, Chapter 13, Article F, Section 4. entitled “RESTRICTED PARKING STREETS” of the Municipal Code is hereby amended to delete the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

1. There shall be no parking for more than one hour on the following streets between the hours indicated on weekdays when school is in session, except for vehicles displaying a zone 1 special parking permit or guest pass:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Central Avenue	From the centerline of Frontage Road to the centerline of Cleveland Street	West	8:00 A.M. to 3:00 P.M.
Central Avenue	From the centerline of Frontage Road to the centerline of Cleveland Street	East	8:00 A.M. to 3:00 P.M.
Cleveland	Marmora and Major	Both	8:00 A.M. to 3:00 P.M.
Crain Street	From the centerline of Marmora Avenue to the centerline of Menard Avenue	Both	8:00 A.M. to 3:00 P.M.
Frontage Road	From the centerline of Central Avenue to the centerline of Parkside Avenue	North	8:00 A.M. to 3:00 P.M.
Frontage Road	From a point 70 feet west of the centerline of Central Avenue to the centerline of Central Avenue	South	8:00 A.M. to 3:00 P.M.
Gross Point Road	Oakton and Reba	Both	8:00 A.M. to 3:00 P.M.
Keeney Street	From the centerline of Parkside Avenue to the centerline of Gross Point Road	Both	8:00 A.M. to 3:00 P.M.
Keeney Street	Gross Point Road and Long Avenue	Both	8:00 A.M. to 3:00 P.M.
Kirk Street	Central Avenue and Linder Avenue	Both	8:00 A.M. to 3:00 P.M.
Linder Avenue	Oakton Street and Kirk Street	Both	8:00 A.M. to 3:00 P.M.
Luna Avenue	Oakton Street and Reba Street	Both	8:00 A.M. to 3:00 P.M.
Luna Avenue	Mulford Street and Kirk Street	Both	8:00 A.M. to 3:00 P.M.
Luna Avenue	Oakton Street and Kirk Street	Both	8:00 A.M. to 3:00 P.M.
Marmora	Oakton and Cleveland	Both	8:00 A.M. to 3:00 P.M.
Menard Avenue	Oakton and Madison	Both	8:00 A.M. to 3:00 P.M.
Parkside Avenue	From the centerline of Frontage Road to the centerline of Cleveland Street	East	8:00 A.M. to 3:00 P.M.
Reba Court	Marmora and cul-de-sac	Both	8:00 A.M. to 3:00 P.M.
Warren Street	Gross Point and Long	Both	8:00 A.M. to 3:00 P.M.

SECTION 3: Title 5, Chapter 13, Article F, Section 4. entitled “RESTRICTED PARKING

STREETS” of the Municipal Code is hereby amended to add the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

1. There shall be no parking for more than one hour on the following streets between the hours indicated on weekdays when school is in session, except for vehicles displaying a zone 1 special parking permit or guest pass, provided no more than two (2) passes shall be issued to each household:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Major Avenue	125 feet south of Warren Street centerline and 164 feet south of Reba Street centerline	West	8:00 A.M. to 3:00 P.M.
Marmora Avenue	Oakton Street and 164 feet south of Reba Street centerline	East	8:00 A.M. to 3:00 P.M.
Marmora Avenue	Oakton Street and 343 feet south of Reba Court centerline	West	8:00 A.M. to 3:00 P.M.
Menard Avenue	Oakton Street and 164 feet south of Reba Street centerline	Both	8:00 A.M. to 3:00 P.M.

SECTION 4: Title 5, Chapter 13, Article F, Section 4. entitled “RESTRICTED PARKING

STREETS” of the Municipal Code is hereby amended to delete the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

13. There shall be no parking on the following streets between the hours indicated, except for vehicles displaying a zone 12 special parking permit or a zone 13 special parking pass, provided no more than two (2) passes shall be issued to each household or no more than the certain number of passes shall be issue to each business that may be determined by the Village Administrator:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Narragansett Avenue	The centerline of Hennings Court and the centerline of Dempster Street	East	All days and at all times

Narragansett Avenue	The centerline of Hennings Court and the centerline of West Dempster Street	3-hour parking from 6 A.M. to 4 P.M., except for Saturdays, Sundays and holidays
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SECTION 5: Title 5, Chapter 13, Article F, Section 4. entitled “RESTRICTED PARKING STREETS” of the Municipal Code is hereby amended to add the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

13. There shall be no parking on the following streets between the hours indicated, except for vehicles displaying a zone 13 special parking permit or guest pass, provided no more than two (2) passes shall be issued to each household:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Crain Street	Marmora Avenue and Menard Avenue	Both	8:00 A.M. to 3:00 P.M.

SECTION 6: Title 5, Chapter 13, Article F, Section 4. entitled “RESTRICTED PARKING STREETS” of the Municipal Code is hereby amended to add the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

14. There shall be no parking on the following streets between the hours indicated, except for vehicles displaying a zone 14 special parking permit or guest pass, provided no more than two (2) passes shall be issued to each household or no more than the certain number of passes shall be issue to each business that may be determined by the Village Administrator:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Narragansett Avenue	The centerline of Hennings Court and the centerline of Dempster Street	East	All days and at all times
Narragansett Avenue	The centerline of Hennings Court and the centerline of Dempster Street	West	3-hour parking from 6 A.M. to 4 P.M., except for Saturdays, Sundays and holidays

SECTION 7: Title 5, Chapter 13, Article F, Section 4. entitled “RESTRICTED PARKING STREETS” of the Municipal Code is hereby amended to add the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

15. There shall be no parking for more than one hour on the following streets between the hours indicated on weekdays when school is in session, except for vehicles displaying a zone 15 special parking permit or guest pass, provided no more than two (2) passes shall be issued to each household:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Cleveland Street	Marmora Avenue and Major Avenue	Both	8:00 A.M. to 3:00 P.M.
Major Avenue	164 feet south of Reba Street centerline and Cleveland Street	West	8:00 A.M. to 3:00 P.M.
Marmora Avenue	164 feet south of Reba Street centerline and Cleveland Street	East	8:00 A.M. to 3:00 P.M.
Marmora Avenue	343 feet south of Reba Court centerline and Cleveland Street	West	8:00 A.M. to 3:00 P.M.
Menard Avenue	164 feet south of Reba Street centerline and Madison Street	Both	8:00 A.M. to 3:00 P.M.
Reba Street	Marmora Avenue and Major Avenue	Both	8:00 A.M. to 3:00 P.M.
Reba Court	Marmora Avenue and cul-de-sac	Both	8:00 A.M. to 3:00 P.M.

SECTION 8: Title 5, Chapter 13, Article F, Section 4. entitled "RESTRICTED PARKING STREETS" of the Municipal Code is hereby amended to add the following restrictions:

5-13F-4: There shall be no parking at the times listed below on any of the following streets; and the Director of Public Works or his designee shall place "no parking" signs in or at suitable places within the no parking zones herein established which specify the parking restrictions herein established:

A. Special Permit Parking:

16. There shall be no parking for more than one hour on the following streets between the hours indicated on weekdays when school is in session, except for vehicles displaying a zone 16 special parking permit or guest pass, provided no more than two (2) passes shall be issued to each household:

<u>Street</u>	<u>Between</u>	<u>Side of Street</u>	<u>Day and Time</u>
Central Avenue	Frontage Road and Cleveland Street	West	8:00 A.M. to 3:00 P.M.
Central Avenue	Frontage Road and Reba Street	East	8:00 A.M. to 3:00 P.M.
Frontage Road	Central Avenue and Parkside Avenue	North	8:00 A.M. to 3:00 P.M.

Frontage Road	70 feet west of Central Avenue centerline and Central Avenue	South	8:00 A.M. to 3:00 P.M.
Gross Point Road	Oakton Street and Reba Street	Both	8:00 A.M. to 3:00 P.M.
Keeney Street	Parkside Avenue and Long Avenue	Both	8:00 A.M. to 3:00 P.M.
Kirk Street	Central Avenue and Linder Avenue	Both	8:00 A.M. to 3:00 P.M.
Linder Avenue	Kirk Street and Reba Street	Both	8:00 A.M. to 3:00 P.M.
Luna Avenue	Mulford Street and Oakton Street	Both	8:00 A.M. to 3:00 P.M.
Parkside Avenue	Frontage Road and Cleveland Street	East	8:00 A.M. to 3:00 P.M.
Warren Street	Gross Point Road and Long Avenue	Both	8:00 A.M. to 3:00 P.M.

SECTION 9: The Director of Public Works and/or his designee is hereby authorized and directed to remove any conflicting signs and erect such signs as detailed in this Ordinance.

SECTION 10: This Ordinance shall be in full force and effect upon its approval and publication.

Passed this 23rd day of June 2026.

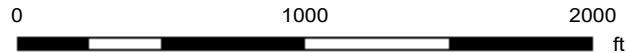
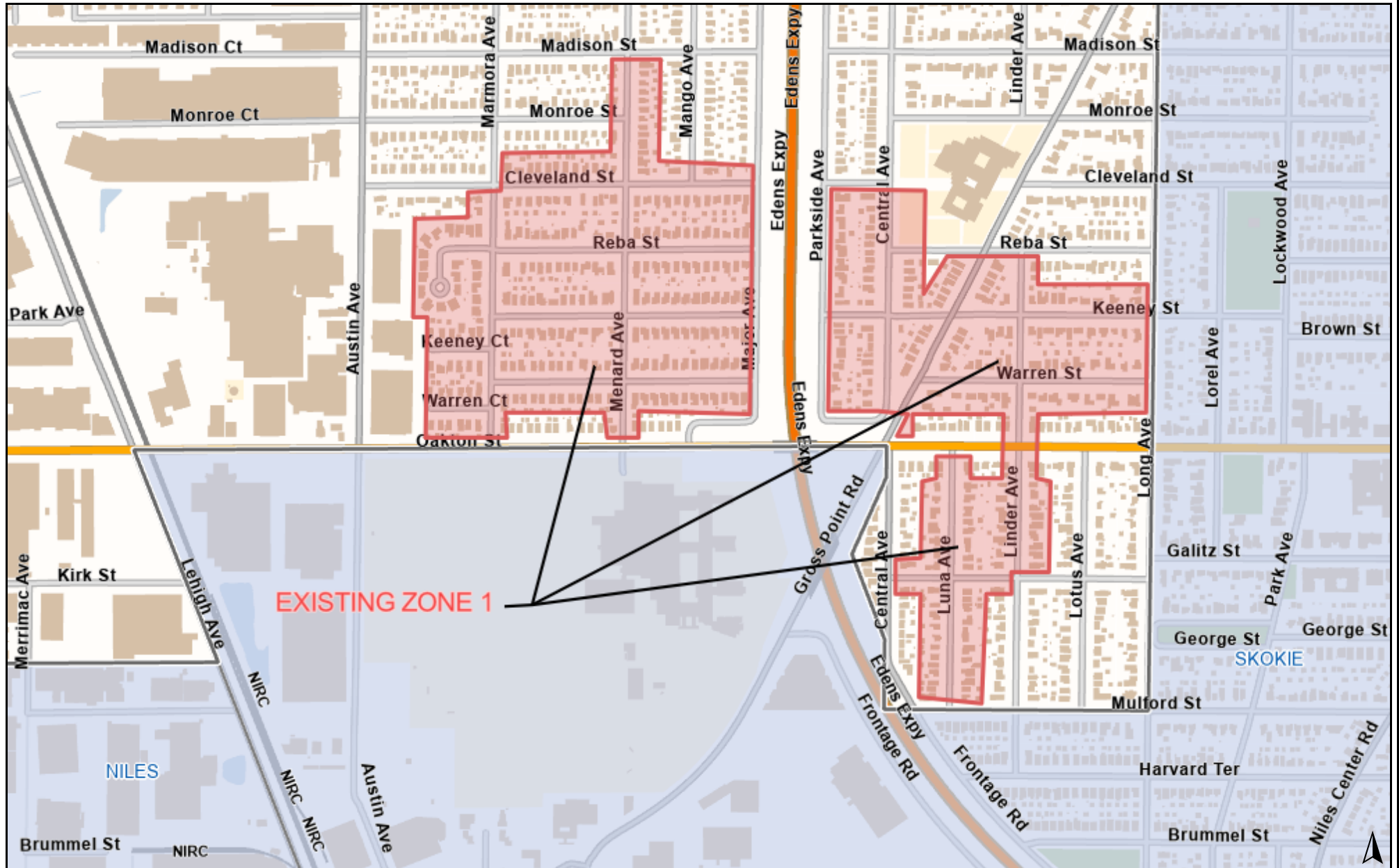
Trustee Khan _____
Trustee Minx _____
Trustee Shiba _____
Trustee Thill _____
Trustee Travis _____
Trustee White _____

Approved by me this 23rd day of June 2026.

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

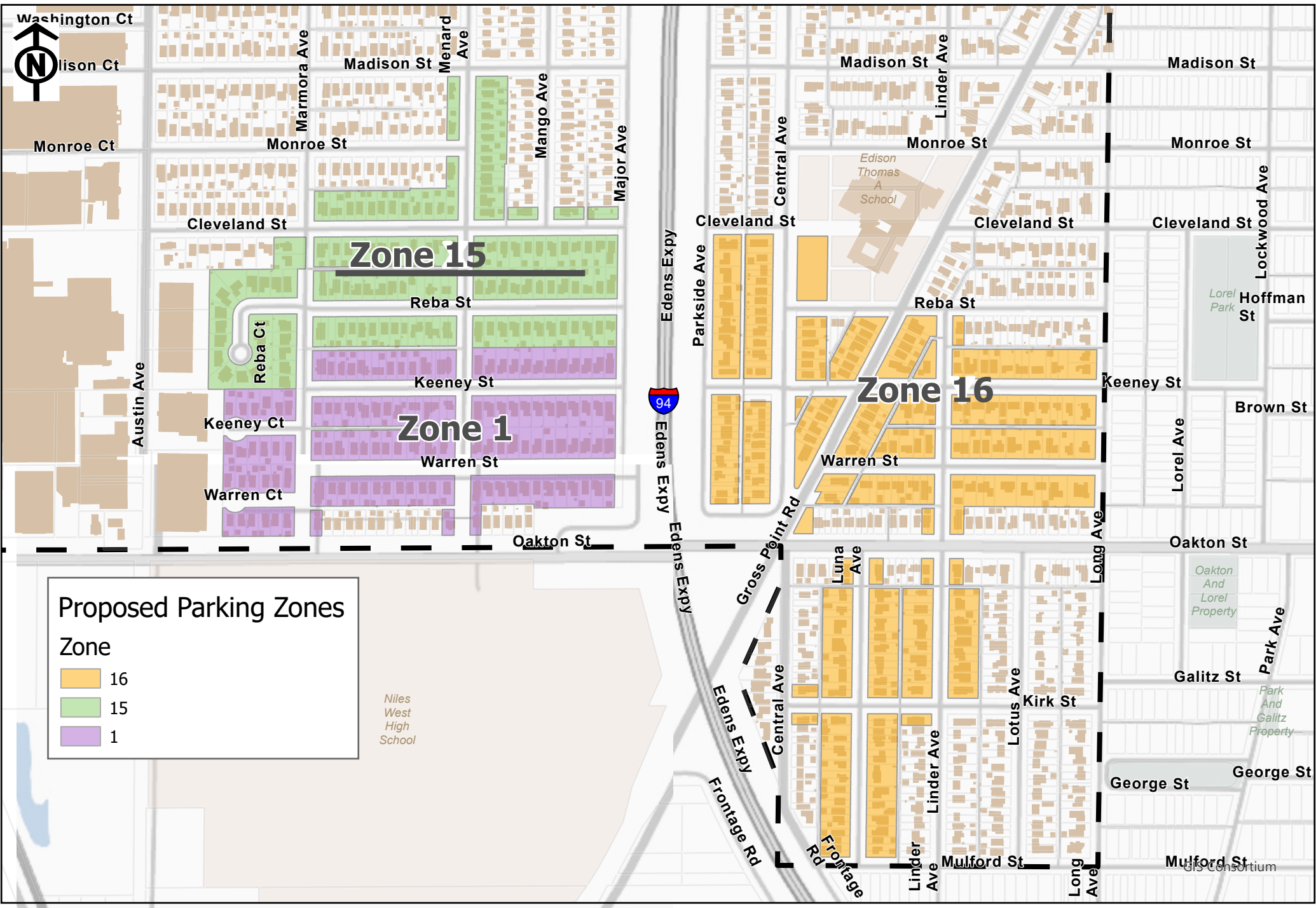
Attested and Filed in my office this 24th day of June 2026.

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



Print Date: 4/6/2026

Notes



Legislative Summary

Resolution 26-38

AUTHORIZING A CONTRACT WITH HOERR CONSTRUCTION, INC, OF GOODFIELD, ILLINOIS, FOR THE 2026 SEWER LINING PROGRAM

Introduction:	June 23, 2026
Purpose:	To authorize the Village Administrator to execute a contract with Hoerr Construction, Inc., of Goodfield, Illinois, for the 2026 Sewer Lining Program and to authorize contract change orders not to exceed ten percent (10%) of the original contract amount to address unforeseen project conditions.
Background:	The Village has an annual program to rehabilitate older sanitary, storm, and combined sewer pipes to improve flow capacity and eliminate groundwater infiltration and inflow in the Village's sewer infrastructure. The Village advertised for bids on the Village website on May 7, 2026. The bid opening was held on June 5, 2026, and three (3) bids were received, with Hoerr Construction, Inc., of Goodfield, Illinois, submitting the lowest responsible bid (see Exhibit A). The contract is based on estimated quantities and unit prices proposed by the contractor. The project must conform to the requirements of the Prevailing Wage Act. The Resolution also authorizes the Village Administrator to approve contract change orders not to exceed ten percent (10%) of the original contract amount, or \$39,720.00, to accommodate unforeseen conditions and necessary project modifications while maintaining the construction schedule.
Departs Affected	Public Works Department, Residents
Fiscal Impact:	\$397,200.00 —Base Contract Award \$39,720.00 —Contingency \$436,920.00 —Maximum Potential Contract Authorization
Source of Funds:	2026 Enterprise Fund Account Numbers 40-50-34-55-2290
Workload Impact:	The Public Works Department, as part of its normal work activities, will manage and implement the project.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

Submitted by	Charles L. Meyer, Village Administrator
Reviewed by	Hanna Sullivan, Director of Finance
Reviewed by	Teresa Hoffman Liston, Corporation Counsel
Reviewed by	Mike Lukich, Director of Public Works
Prepared by	Ricardo Garcia, Management Analyst

RESOLUTION 26-38

AUTHORIZING A CONTRACT WITH HOERR CONSTRUCTION, INC, OF GOODFIELD, ILLINOIS FOR THE 2026 SEWER LINING PROGRAM

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

WHEREAS, the Village has an annual program to rehabilitate older sanitary, storm, and combined sewer pipes for improved flow capacity and elimination of groundwater infiltration and inflow in the Village's sewer infrastructure; and

WHEREAS, the Public Works Department advertised on the Village website beginning May 7, 2026, inviting bids on the 2026 Sewer Lining Program; and

WHEREAS, three (3) bids were received, publicly opened and read at the Public Works Facility at 10:00 a.m. on June 5, 2026, with the bid results shown in (Exhibit A); and

WHEREAS, Hoerr Construction, Inc, of Goodfield, Illinois. submitted the lowest bid; and

WHEREAS, the lowest bid is \$397,200.00; and

WHEREAS, Hoerr Construction, Inc, of Goodfield, Illinois, has successfully completed similar projects for the Village; and

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

WHEREAS, funding for the above work for the lump sum amount of \$397,200.00 is available in the 2026 Adopted Budget Enterprise Account Numbers 40-50-34-55-2290.

WHEREAS, the Village Board considers it practical to authorize the Village Administrator to issue contract change orders not to exceed ten percent (10%) of the contract amount, or \$39,720.00, in order to accommodate unforeseen conditions, quantity adjustments, and other necessary modifications, maintain the project schedule, and facilitate the timely completion of the 2026 Sewer Lining Program; and
NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

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

SECTION 2: The Corporate Authorities accept the bid of Hoerr Construction, Inc, of Goodfield, Illinois 61742 in the amount of \$397,200.00.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Hoerr Construction, Inc., of Goodfield, Illinois, for the 2026 Sewer Lining Program in the amount of \$397,200.00.

SECTION 4: The Village Administrator is hereby authorized to approve contract change orders for the Project in an amount not to exceed ten percent (10%) of the original contract amount, or \$39,720.00, provided sufficient appropriated funds are available.

SECTION 5: The Village Administrator and Director of Public Works, or their designees, are authorized to take all steps necessary to implement the contract with Hoerr Construction, Inc., of Goodfield, Illinois.

SECTION 6: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 23rd day of June 2026

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 23rd day of June 2026

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

Attested and filed in my office this
24th day of June 2026

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

EXHIBIT A

Village of Morton Grove, Cook County, Illinois
2026 SEWER LINING PROGRAM

Bid Tabulation

Bid Opening: June 5 2026 - 10:00 AM

				Engineer's Estimate		Hoerr Construction, Inc. 1416 County Road 200 N Goodfield, IL 61742		Visu-Sewer of Illinois , LLC 6754 W 74th Street Bedford Park, IL 60638		Insituform Technologies USA, LLC 580 Goddard Avenue Chesterfield, MO 63005	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Cured-In-Place (CIPP) Sanitary Sewer, 8"	LF	8850	\$40.80	\$361,080.00	\$32.00	\$283,200.00	\$40.00	\$354,000.00	\$42.08	\$372,408.00
2	Cured-In-Place (CIPP) Sanitary Sewer, 10"	LF	2190	\$51.00	\$111,690.00	\$40.00	\$87,600.00	\$37.75	\$82,672.50	\$50.67	\$110,967.30
3	Reinstating Service Laterals	EA	256	\$122.40	\$31,334.40	\$100.00	\$25,600.00	\$10.00	\$2,560.00	\$95.00	\$24,320.00
4	Protruding Tap Removal	EA	2	\$255.00	\$510.00	\$400.00	\$800.00	\$300.00	\$600.00	\$185.00	\$370.00
CORRECTED TOTAL PROPOSAL AMOUNT				\$504,614.40		\$397,200.00		\$439,832.50		\$508,065.30	
AS-READ PROPOSAL AMOUNT						\$397,200.00		\$439,832.50		\$508,065.30	

Apparent Low Bidder: Hoerr Construction, Inc.
Apparent Low Bid Amount: \$397,200.00
Engineer's Estimate of Cost: \$504,614.40
Difference: -\$107,414.40



CONTRACTOR'S PROPOSAL

FOR

**VILLAGE OF MORTON GROVE
2026 SEWER LINING PROGRAM
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MORTON GROVE**

1. Proposal of HOERR CONSTRUCTION, INC.
(Name and address of bidder)
1416 County Road 200 N, Goodfield, IL 61742 for the improvements designated as the **2026 SEWER LINING PROGRAM**, consisting of furnishing all the materials, labor, equipment and incidentals required for The work included in this Contract shall consist of furnishing all the materials, labor, equipment, and incidentals required for sewer lining, approximately 8,850 feet of 8-inch, 2,190 feet of 10-inch sanitary sewer, 256 Service Laterals, and 2 Protruding Taps, and all other incidental work necessary to complete this improvement according to the Contract Documents.

The plans and specifications for the proposed improvement are those prepared by

OPERATIONS DIVISION
PUBLIC WORKS DEPARTMENT
VILLAGE OF MORTON GROVE
7840 N. Nagle Avenue, Morton Grove, Illinois 60053-2902

The undersigned declares that he will comply with the Contract Documents, including the General Provisions, Special Provisions and other documents contained in this Contract.

The undersigned agrees to complete all work and milestones as described in the Contract Documents. Failure to meet this schedule will incur liquidated damages in accordance with the Illinois Department of Transportation *Standard Specifications for Road and Bridge Construction*, Adopted January 1, 2026.

2. Accompanying this proposal is a cashier's check, certified check or bid bond, complying with the requirements of the Specifications, made payable to the Village of Morton Grove. The amount of the check or draft is five percent bid bond
(\$ 5% bid bond).

3. If this proposal is accepted and the undersigned shall fail to execute the Contract and Contract Bond as required, it is hereby agreed that the amount of the check, draft or bid bond substituted in lieu thereof, shall become the property of the Village of Morton Grove, and shall be considered as payment of damages due to delay and other causes suffered by the Village of Morton



Village of Morton Grove
2026 SEWER LINING PROGRAM

Grove because of the failure to execute said Contract and Contract Bond; otherwise said check, draft, or bid bond substituted in lieu thereof shall be returned to the undersigned.

4. Each pay item shall have a Unit Price and should have a Total Price.
5. The Unit Price shall govern if a Total Price is not shown, or if there is a discrepancy between the product of the Unit Price multiplied by the quantity and the Total Price as shown.
6. If a Unit Price is omitted, the Total Price will be divided by the quantity in order to establish a Unit Price.
7. A bid will be declared unacceptable if neither a Unit Price nor a Total Price is shown for any item.
8. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe any governmental officer or employee and/or agents or representatives of a government agency, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from bidding on this Contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.
9. The undersigned submits herewith his schedule of prices covering the work to be performed under this contract.



Village of Morton Grove
2026 SEWER LINING PROGRAM

(If a Corporation)

Attest: Max P. Hoerr
Secretary

Corporate Name HOERR CONSTRUCTION, INC.
Signed By Max P. Hoerr CEO
Name Title



Insert Names of Officers:

Business Address 1416 County Road 200N
Goodfield, IL 61742

President Andrew Hoerr
Secretary Max P. Hoerr
Treasurer Kurt Plattner

(If a Limited Liability Company)

Insert Names and Addresses of All Partners

Firm Name _____

Signed By _____

Business Address _____

(If a Partnership)

Insert Names and Addresses of All Partners

Firm Name _____

Signed By _____

Business Address _____

(If an Individual)

Signature of Bidder _____

Business Address _____



Village of Morton Grove
2026 SEWER LINING PROGRAM

PROPOSAL BID BOND

(Read Contract Documents for other acceptable forms for Bid Deposits)

Village of Morton Grove
Cook County, Illinois

2026 SEWER LINING PROGRAM

WE Hoerr Construction Inc. as PRINCIPAL, and West Bend Insurance Company as SURETY, are held jointly, severally and firmly bound unto the Village of Morton Grove (hereafter referred to as "Village") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the Village this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the Village acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the Village for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the Village determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the Village acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 21st day of May 2026

Principal

Hoerr Construction Inc.

(Company Name)

By: *Max P. Hoerr*

(Signature and Title)

By: _____

(Signature and Title)

(If PRINCIPLE is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

West Bend Insurance Company

(Name of Surety)

By: _____

(Signature of Attorney-in-Fact)

STATE OF ILLINOIS,

COUNTY OF Macon

I, Catherine L Ater

do hereby certify that

JD Morgason

(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this

21st

day of

May 2026

My commission expires

5-7-27



Catherine L Ater
(Notary Public)

Bond No. 2678376**POWER OF ATTORNEY**

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

J. D. Morgason

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest

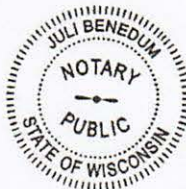
Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Julie Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 21st day of May, 2026.



Christopher C. Zwygart
Christopher C. Zwygart
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit <https://www.thesilverlining.com/annual-meeting> for details regarding the annual membership meeting and your voting rights.

VILLAGE OF MORTON GROVE DEPARTMENT OF PUBLIC WORKS

ADDENDUM NO. 1

RFB Title: 2026 Sewer Lining Program

Original Issue Date: May 07, 2026

Addendum Issue Date: May 14, 2026

NOTICE

This Addendum No. 1 is issued to all firms that have registered interest in the above-referenced Request for Bid (RFB). This Addendum forms a part of the solicitation documents and shall be incorporated in the proposer's submittal.

All other terms, conditions, and requirements of the RFB remain unchanged unless expressly modified herein.

SECTION A – REVISIONS TO CONTRACT DOCUMENTS

Item 1 – Revision to Contractor's Proposal (P-1)

Replace:

9,188 feet of 8-inch, 2,247 feet of 10-inch sanitary sewer

With:

8,850 feet of 8-inch, 2,190 feet of 10-inch sanitary sewer

Item 2 – Revision to Contractor's Proposal Form (P-3)

Replace:

SCHEDULE OF PRICES

(For completion information covering these items, see plans and specifications)

CODE	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
1	Cured-In-Place (CIPP) Sanitary Sewer, 8"	LF	8048		
2	Cured-In-Place (CIPP) Sanitary Sewer, 10"	LF	2247		

EXHIBIT A

3	Reinstating Service Laterals	EA	222		
4	Protruding Tap Removal	EA	2		
	ADDITIONAL PAY ITEM				
1	Cured-In-Place (CIPP) Sanitary Sewer, 8"	LF	1140		
2	Reinstating Service Laterals	EA	34		
3	Protruding Tap Removal	EA	0		
				Project Total =	

With:

SCHEDULE OF PRICES

(For completion information covering these items, see plans and specifications)

CODE	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST
1	Cured-In-Place (CIPP) Sanitary Sewer, 8"	LF	8,850		
2	Cured-In-Place (CIPP) Sanitary Sewer, 10"	LF	2,190		
3	Reinstating Service Laterals	EA	256		
4	Protruding Tap Removal	EA	2		
				Project Total =	

Item 3 – Revision to Index to Special Provisions (SP-1)

Replace:

3. Additional Pay Items 1-3:..... 3

With:

3. Reserved Right to Delete Work From Contract..... 3

Item 4 – Revision to Special Provisions (SP-2)

Replace:

2. PROJECT LOCATION

The work shall be performed in the following sewer segments within the Village of Morton Grove: Long Ave from MH 7800 Long to MH 7932 Long, Octavia Ave from MH Greenwood and Octavia to MH 8927 Octavia, Oconto Ave from MH Greenwood and Oconto to MH 8927 Oconto, Odell Ave from MH Greenwood and Odell to MH 8927 Odell, Oketo Ave from MH 8843 Oketo to MH 8927 Oketo, Long Ave from MH 7932 Long to MH 7935 Lotus, Oriole Ave from MH 8801 Oriole to MH 8901 Oriole, Oleander Ave from MH 8801 Oleander to MH 8901 Oleander, Olcott Ave from MH 8801 Olcott to MH 8927 Olcott, Church St from MH 9147 Oriole to MH 7947 Church, Beckwith Rd from MH 9247 Oriole to MH 9248 Shermer.

With:

2. PROJECT LOCATION

The work shall be performed in the following sewer segments within the Village of Morton Grove: Long Ave from MH 7800 Long to MH 7932 Long, Octavia Ave from MH Greenwood and Octavia to MH 8927 Octavia, Oconto Ave from MH Greenwood and Oconto to MH 8927 Oconto, Odell Ave from MH Greenwood and Odell to MH 8927 Odell, Oketo Ave from MH 8843 Oketo to MH 8927 Oketo, Long Ave from MH 7932 Long to MH 7935 Lotus, Oriole Ave from MH 8801 Oriole to MH 8901 Oriole, Oleander Ave from MH 8801 Oleander to MH 8901 Oleander, Olcott Ave from MH 8801 Olcott to MH 8927 Olcott, Church St from MH 9147 Oriole to MH 7947 Church, Beckwith Rd from MH 9247 Oriole to MH 9248 Shermer, **Oswego Ave from MH 8801 Oswego to MH 7508 Suffield**

Item 5 – Revision to Special Provisions (SP-2)

Replace:

3. Additional Pay Items 1-3:

Oswego Ave from MH 8801 Oswego to MH 7508 Suffield

With:

3. RESERVED RIGHT TO DELETE WORK FROM CONTRACT

The Village reserves the right to delete portions of the work from the Contract due to budgetary constraints, operational priorities, field conditions, or other considerations deemed in the best interests of the Village.

If the Village elects to reduce the scope of work, the first sewer segment to be removed from the Contract shall be:

Oswego Ave from MH 8801 Oswego to MH 7508 Suffield.

*Reference to General Provision number 36 (GP-20).

Item 6 – Revision to Special Provisions (SP-2)**4. Project Timing**

Replace:

COMPLETION DATE/WORKING DAYS: 25 WORKING DAYS

With:

COMPLETION DATE/WORKING DAYS: October 2, 2026

Item 7 – Addition to Project Drawings SHT-1 to SHT-12

SHT-1: Schedule of Quantities

No.	Street	Type	Size (in)	Length (LF)	Depth (ft)	Material	Services	Protrusions	Street Segment	Manholes
1	Long	Sanitary	8	1,050	8	Clay	25	1	MH 7800 Long to MH 7932 Long - E	7
2	Long	Sanitary	8	40	8	Clay	1	0	MH 7932 Long to MH 7935 Lotus	
3	Oconto	Sanitary	8	470		Clay	10	0	MH Greenwood and Oconto to 8927 Oconto	1

EXHIBIT A

No.	Street	Type	Size (in)	Length (LF)	Depth (ft)	Material	Services	Protrusions	Street Segment	Manholes
4	Odell	Sanitary	8	470		Clay	12	0	MH Greenwood and Odell to 8927 Odell	7
5	Oketo	Sanitary	8	470		Clay	10	0	MH 8843 Oketo to MH 8927 Oketo	1
6	Octavia	Sanitary	8	470		Clay	11	0	MH Greenwood and Octavia to MH 8927 Octavia	1
7	Oriole	Sanitary	8	670		Clay	22	0	MH 8801 Oriole to MH 8901 Oriole	2
8	Oleander	Sanitary	8	670		Clay	22	0	MH 8801 Oleander to MH 8901 Oleander	2
9	Olcott	Sanitary	8	990	8	Clay	28	0	MH 8801 Olcott to MH 8927 Olcott	3
10	Church	Sanitary	8	2,450		Clay	59	1	MH 9147 Oriole to MH 7947 Church	8
11	Beckwith	Sanitary	10	2,190		Clay	22	0	MH 9247 Oriole to MH 9248 Shermer	8

EXHIBIT A

No.	Street	Type	Size (in)	Length (LF)	Depth (ft)	Material	Services	Protrusions	Street Segment	Manholes
12	Oswego	Sanitary	8	1,100		Clay	34	0	MH 8801 Oswego to MH 7508 Suffield	4
Totals				11,040			256	2		

SECTION B – CONFIRMATION



SIGNATURE

5/18/20

DATE

DAVID STEFFEN, ESTIMATOR

HOERR CONSTRUCTION, INC.

END OF ADDENDUM NO. 1

VILLAGE OF MORTON GROVE DEPARTMENT OF PUBLIC WORKS

ADDENDUM NO. 2

RFB Title: 2026 Sewer Lining Program

Original Issue Date: May 7, 2026

Addendum Issue Date: May 19, 2026

NOTICE

This Addendum No. 2 is issued to all firms that have registered interest in the above-referenced Request for Bid (RFB). This Addendum forms a part of the solicitation documents and shall be incorporated in the proposer's submittal.

All other terms, conditions, and requirements of the RFB remain unchanged unless expressly modified herein.

SECTION A – CLARIFICATION TO BID DOCUMENTS

Item 1 – REVISION TO PROJECT DRAWINGS

The Village has identified the need to revise the project drawings to include the information necessary to submit complete proposals. Revised project drawings to be included in **Addendum No. 3**.

Item 2 – REVISED BID OPENING DATE

The bid opening date has been postponed to Friday, June 5, 2026, at 10 am.

SECTION B – CONFIRMATION



SIGNATURE

DAVID STEFFEN, ESTIMATOR

5/20/26

DATE

HOERR CONSTRUCTION, INC.

END OF ADDENDUM NO. 2

VILLAGE OF MORTON GROVE
DEPARTMENT OF PUBLIC WORKS

ADDENDUM NO. 3

RFB Title: 2026 Sewer Lining Program

Original Issue Date: May 7, 2026

Addendum Issue Date: May 22, 2026

NOTICE

This Addendum No. 3 is issued to all firms that have registered interest in the above-referenced Request for Bid (RFB). This Addendum forms a part of the solicitation documents and shall be incorporated in the proposer's submittal.

All other terms, conditions, and requirements of the RFB remain unchanged unless expressly modified herein.

SECTION A – CLARIFICATION TO BID DOCUMENTS

Item 1 – REVISION TO PROJECT DRAWINGS

Replace:

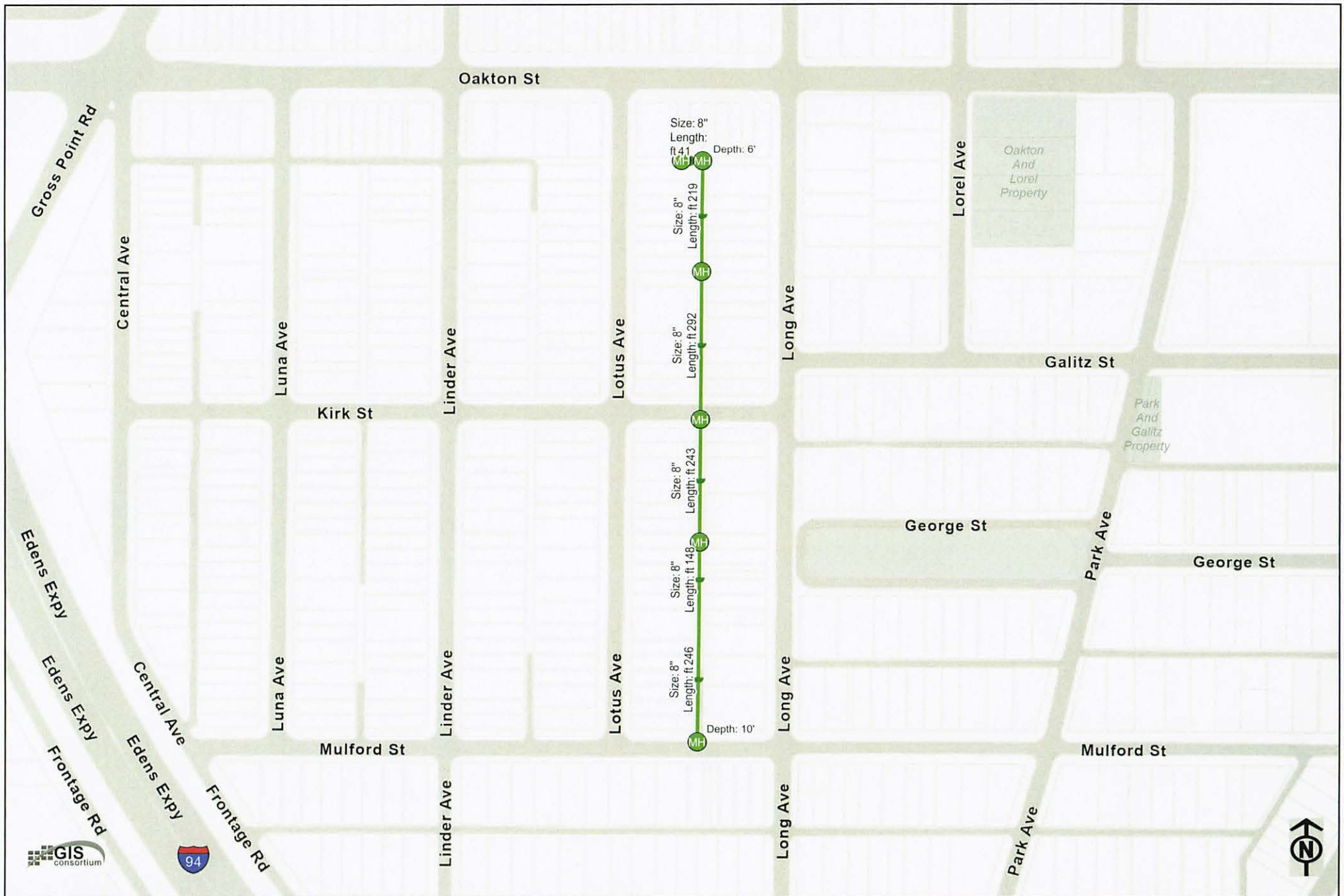
SHT-1 to SHT-12

With updated SHT-1 to SHT-12:

EXHIBIT A

SHT No.	Street Name	Type	Size (in)	Length (LF)	Depth (ft)	Material	Services	Protrusions	Street Segment	Manholes (MH)
2	Long	Sanitary	8	1,050	see map	Clay	25	1	MH 7800 Long to MH 7932 Long - E	6
2	Long	Sanitary	8	40	see map	Clay	1	0	MH 7932 Long to MH 7935 Lotus	
3	Oconto	Sanitary	8	470	see map	Clay	10	0	MH Greenwood and Oconto to 8927 Oconto	3
4	Odell	Sanitary	8	470	see map	Clay	12	0	MH Greenwood and Odell to 8927 Odell	3
5	Oketo	Sanitary	8	470	see map	Clay	10	0	MH 8843 Oketo to MH 8927 Oketo	3
6	Octavia	Sanitary	8	470	see map	Clay	11	0	MH Greenwood and Octavia to MH 8927 Octavia	3
7	Oriole	Sanitary	8	670	see map	Clay	22	0	MH 8801 Oriole to MH 8901 Oriole	4
8	Oleander	Sanitary	8	670	see map	Clay	22	0	MH 8801 Oleander to MH 8901 Oleander	4
9	Olcott	Sanitary	8	990	see map	Clay	28	0	MH 8801 Olcott to MH 8927 Olcott	5
10	Church	Sanitary	8	2,450	see map	Clay	59	1	MH 9147 Oriole to MH 7947 Church	11
11	Beckwith	Sanitary	10	2,190	see map	Clay	22	0	MH 9247 Oriole to MH 9248 Shermer	10
12	Oswego	Sanitary	8	1,100	see map	Clay	34	0	MH 8801 Oswego to MH 7508 Suffield	6
Totals				11,040			256	2		

EXHIBIT A



RR25
GIS
consortium

8831 8837 8843 8901 8907 8911 8915 8919 8923 8927 8902 8908 8912 8916 8920 8924 8928

Odell Ave

8901 8907 8911 8915 8919 8923 8927 8902 8908 8912 8916 8920 8924 8928

Octavia Ave

8901 8907 8911 8915 8919 8923 8927 8902 8908 8912 8916 8920 8924 8928

Size: 8"
Length: ft 236

Oconto Ave

Size: 8"
Length: ft 239

Depth: 10' Village Plaza

Depth: 7'

8840-8846

Harlem Ave

Harlem Ave

8825 8829 8833 7153 7149 7145 7139 8834 8830 8826

Greenwood Ave

7152 7148 7144 8917 8921 8925 8929 8933 8937 8938 8934 8942 8946 8950 8954

Shermer Rd

8900 8918 8922 8926 8930 8934 8938 8942 8946 8950 8954

Fire Station 5

8901 8911 8915 8919 8923 8925 8927 8931 8935 8939 8943 8947 8949

Shermer Rd

8901 8911 8915 8919 8923 8925 8927 8931 8935 8939 8943 8947 8949

Enfield

7125 7121 7124 7120

7121

SHT-3
Scale: 1:2,000



Village of Morton Grove 2026 Sewer Lining Program

SHT-4

Scale: 1:2,000

EXHIBIT A



EXHIBIT A



EXHIBIT A





Village of Morton Grove
2026 Sewer Lining Program



SHT-8

Scale: 1:2,000

EXHIBIT A

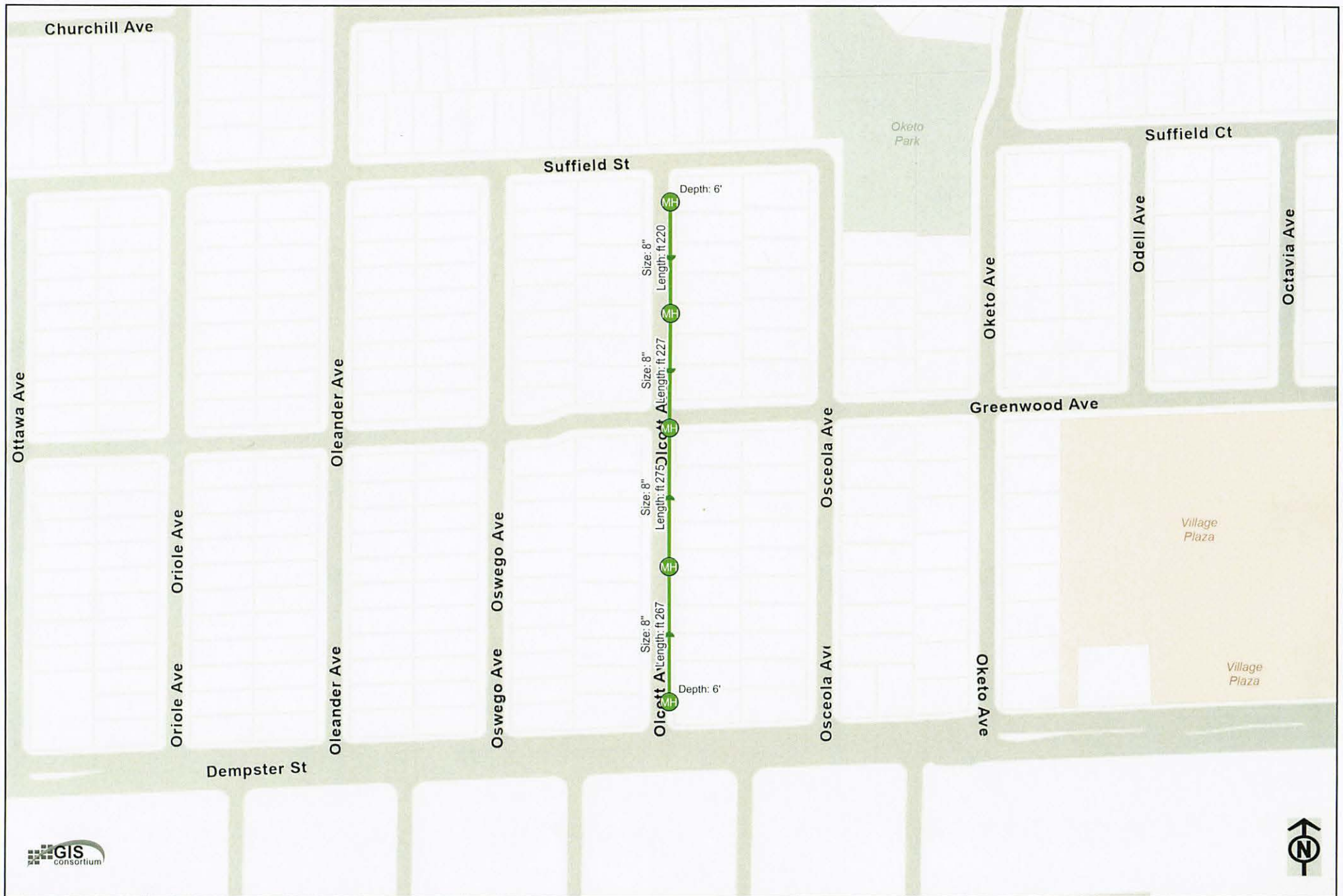


EXHIBIT A

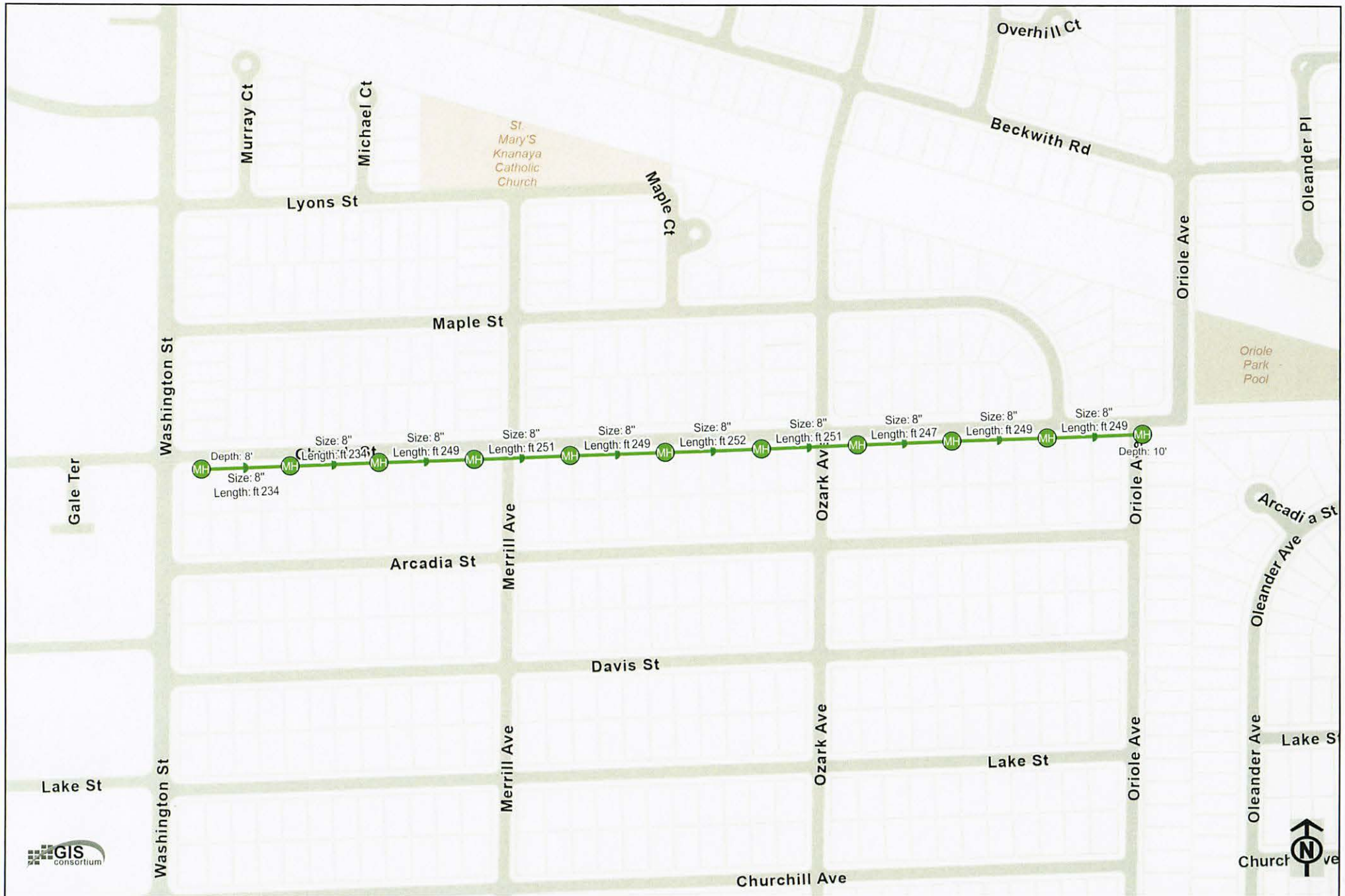


EXHIBIT A

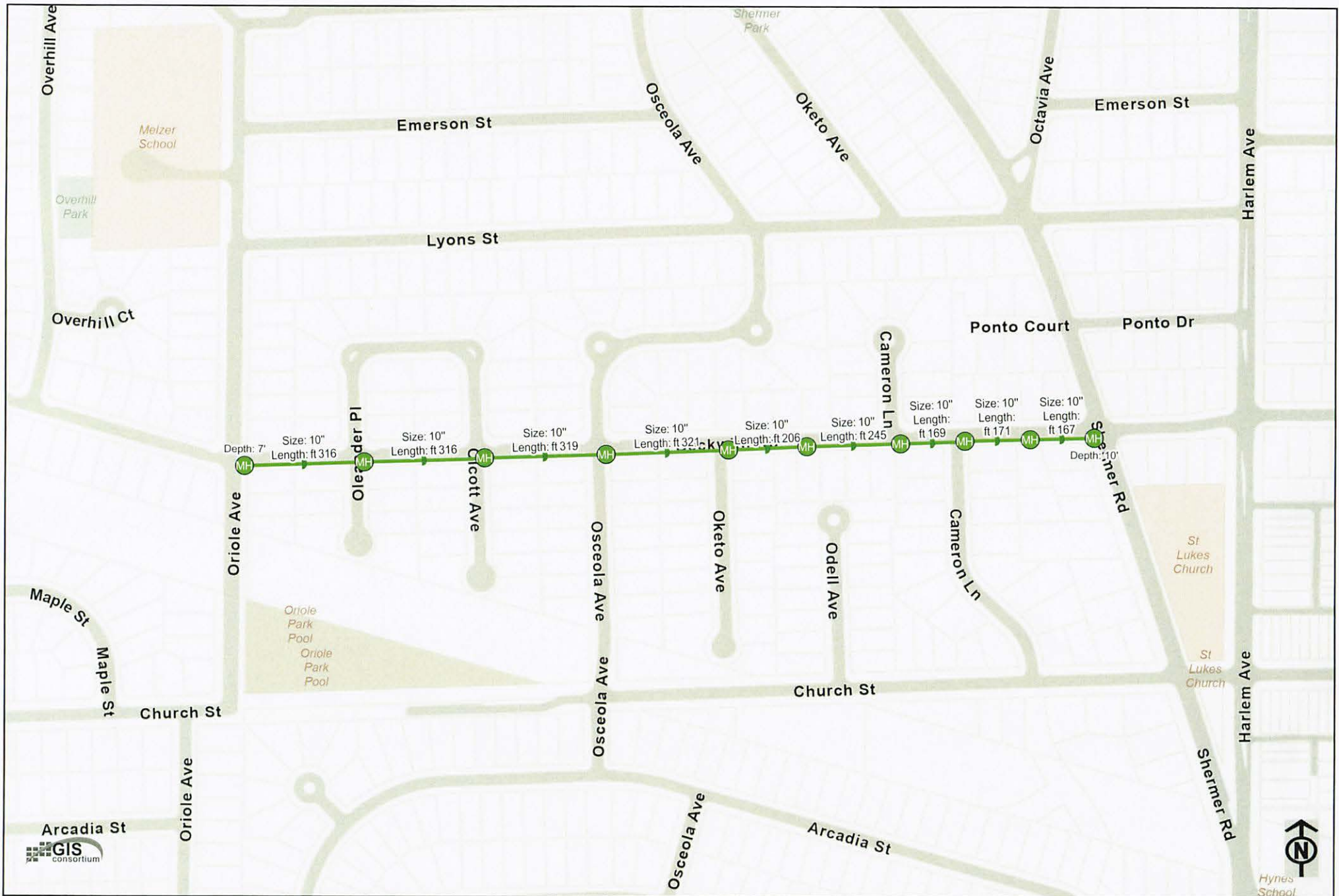
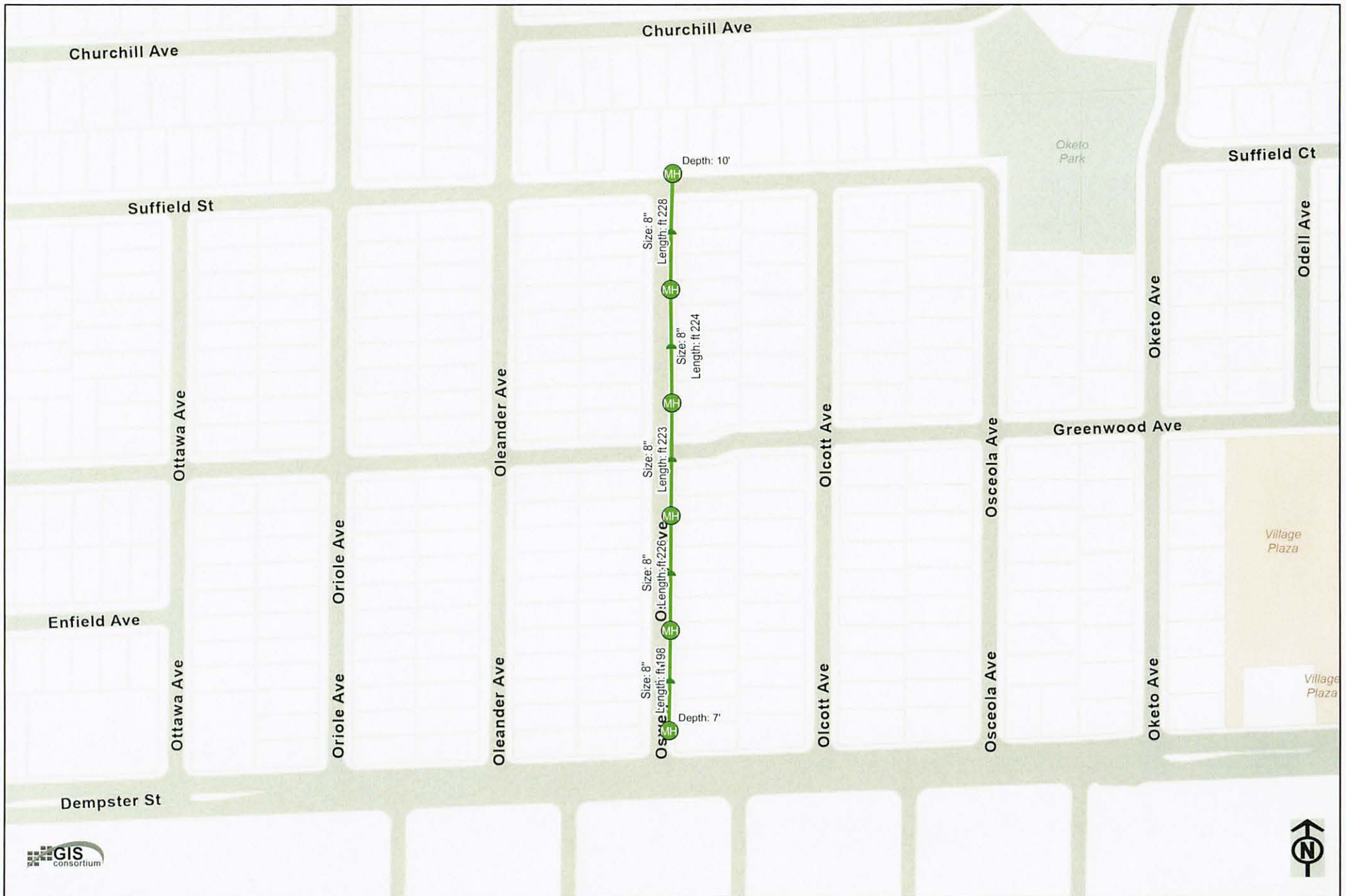


EXHIBIT A



Village of Morton Grove 2026 Sewer Lining Program

SHT-12

Scale: 1:3,000

SECTION B – CONFIRMATION



SIGNATURE

6/2/26

DATE

DAVID STEFFEN, ESTIMATOR

HOERR CONSTRUCTION, INC.

END OF ADDENDUM NO. 3

Legislative Summary

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

Introduction:	June 9, 2026
Purpose:	To amend Section 1-11-4 and Chapter 10-5 of the Village Code to establish a Structural Integrity Inspection Program for select multi-family residences.
Background:	In March 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 future 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. Village staff has prepared a memorandum attached as “Exhibit A” 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 residents 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, Florida, 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 maintain compliance with applicable codes through early detection and timely remediation of structural deficiencies. 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.
Dept. Affected	Department of Community & Economic Development, Administration
Fiscal Impact:	None
Source of Funds:	Not Applicable
Workload Impact:	The enforcement of this ordinance will be performed by the Department of Community & Economic Development as part of their normal operations.
Administrator Recommendation	Approval as presented
Second Reading:	June 23, 2026
Special Requirements:	None

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

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

WHEREAS, the Village President and Board of Trustees are committed to protecting the health, safety, and welfare of the Village and its residents by establishing and enforcing property maintenance regulations in the Village of Morton Grove; and

WHEREAS, multi-family residential buildings in the Village of Morton Grove and in communities across the country are aging and, due to deferred maintenance, may have structural deficiencies that pose a safety risk to residents and the general public; and

WHEREAS, in March 2026, a multi-family residential building in Morton Grove experienced a partial building collapse due to structural deficiencies caused by deferred maintenance that resulted in the long-term displacement of its residents, suggesting a need for additional Village oversight of structural integrity and property maintenance for larger multi-family residential buildings to prevent future similar incidents; and

WHEREAS, Village staff has prepared a memorandum attached hereto as “Exhibit A” outlining its proposal to establish a Structural Integrity Inspection Program for select multi-family residences (the “Program”) based on similar programs established in Illinois and across the country that would require periodic, proactive assessments of building structural systems by qualified professionals to identify potential deficiencies before they pose a safety risk; and

WHEREAS, the Program is designed to enhance resident safety, preserve building integrity, and support property owners in maintaining compliance with applicable codes through early detection and timely remediation of structural deficiencies; and

WHEREAS, Village staff recommend amendments to Section 1-11-4 and Chapter 10-5 to establish a Structural Integrity Inspection Program for select multi-family residential buildings, require annual registration of affected buildings, and allow the Village to assess a nominal fee for registration in the Program.

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

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

SECTION 2: Title 1, Chapter 11, Section 4, entitled “Fees for Specific Permits, Licenses, Certificates, and Services,” is hereby amended to add the following fee, inserted in order of ascending section:

1-11-4: Fees for Specific Permits, Licenses, Certificates, and Services

Section	Description	Fee	Unit or Description
10-5-7	Registration of Multi-Family Covered Building	\$110.00	/Year

SECTION 3: Title 10, Chapter 5, entitled “Property Maintenance Regulations,” is hereby amended to add a new Section 7 entitled “10-5-7: Structural Integrity Inspections for Multi-Family Residences” to read as follows:

10-5-7: Structural Integrity Inspections for Multi-Family Residences

- A. Purpose: The structural integrity inspection program for qualifying multi-family residential buildings within the Village is intended to protect public health, safety, and welfare. The Village finds that multi-family residential buildings are subject to age-related deterioration and structural deficiencies that may not be readily apparent through ordinary observation. Accordingly, this program is established to help ensure that such buildings are properly maintained and remain safe for continued occupancy and use throughout their service life.
- B. Definitions. For the purpose of this section, whenever any of the following words, terms, or definitions are used herein, they shall have the meanings ascribed to them in this subsection. Where terms are not specifically defined, they shall have the meaning defined in this title or, if none, the ordinarily accepted meanings such as the context implies.

COVERED BUILDING: A multi-family residential building, or portion thereof under a single roof or within a single integrated structure, that contains ten (10) or more dwelling units or is three (3) or more stories in height, regardless of rental or ownership status.

COVERED BUILDING OWNER: The person or entity responsible for the ownership, operation, maintenance, or control of a covered building, including, but not limited to, an individual property owner, condominium association, cooperative association, homeowners’ association, or any other legal entity having ownership or responsibility for the building.

DWELLING UNIT: A group of rooms which are arranged, designed, used, or intended for use exclusively as living quarters for one family and which include bathroom and kitchen facilities.

STRUCTURAL INTEGRITY INSPECTION: An inspection of a building by a licensed architect or engineer authorized to practice in the State of Illinois, encompassing load-bearing walls, primary

structural members and systems, exterior walls, balconies, facade components, and exposed structural elements, conducted for the purpose of: (i) attesting to the life safety and adequacy of the building's structural components; and (ii) determining, to the extent reasonably possible, the general structural condition of the building as it affects the safety of its occupants and the public, including identification of any necessary maintenance, repair, or replacement of any structural component of the building.

SUBSTANTIAL STRUCTURAL DETERIORATION: Substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the inspection determines that such surface imperfections are a sign of substantial structural deterioration.

- C. **Applicability:** This section shall apply to all covered buildings as herein defined. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.
- D. **Registration Required for Covered Buildings:** The Covered Building Owner shall register the Covered Building annually with the Department of Community and Economic Development on or before December 31 of each year. The registration shall include current ownership information, emergency contact information, and any changes to the building owner's contact information occurring since the previous registration. A registration fee in an amount established by Section 1-11-4 shall accompany the annual registration.
- E. **Structural Integrity Inspections Required for Covered Buildings:**
 - a. **Initial and Recurring Structural Integrity Inspections.** The covered building owner shall have a structural integrity inspection performed by December 31 of the year in which the building reaches thirty (30) years of age, based on the date the certificate of occupancy for the building was issued, and every ten (10) years thereafter. The complete inspection report shall be filed with the Department of Community and Economic Development no later than January 31 of the following year. Where no certificate of occupancy can be located, the building's age shall be determined by the earliest available building permit, tax record, or other official documentation acceptable to the Village.
 - b. **Responsibility.** The covered building owner shall be responsible for arranging the structural integrity inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The covered building owner is responsible for all costs associated with the structural integrity inspection.
 - c. **Inspection Deadline for Existing Buildings.** If a structural integrity inspection is required under this section and the building's certificate of occupancy was issued on or before December 31, 1997, the building's initial structural integrity inspection must be performed on or before July 1, 2027. Thereafter, structural integrity inspections shall be performed every ten (10) years in accordance with subsection (a).
 - d. **Inspection Phases.** A structural integrity inspection consists of two phases:
 - i. **Phase One.** For phase one of the structural integrity inspection, a licensed architect or engineer authorized to practice in the State of Illinois shall perform a visual examination of habitable and nonhabitable areas of the building, including the major structural components of a building, and provide a written assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the

inspection, as provided in paragraph (ii), is not required. An architect or engineer who completes a phase one structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).

- ii. Phase Two. A phase two of the structural integrity inspection must be performed if any substantial structural deterioration is identified during phase one and must specifically address each area of deterioration identified in the phase one inspection. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).
 - iii. Immediate Reporting. Any licensed architect or engineer that has conducted an inspection at a covered property and observes any conditions classified as dangerous or unsafe shall report such conditions to the Department of Community and Economic Development in writing within five (5) business days of the inspection.
- e. Inspection Reports. Upon completion of a phase one or phase two structural integrity inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report and an inspection report summary form, on a form issued or approved by the Village, providing a summary of, at minimum, the material findings and recommendations contained in the inspection report to the covered building owner and the Department of Community and Economic Development. The inspection report and inspection report form must meet all of the following criteria:
 - i. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
 - ii. Indicate the manner and type of inspection forming the basis for the inspection report.
 - iii. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
 - iv. State whether dangerous building conditions as defined by the International Property Maintenance Code as adopted and amended were observed.
 - v. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - vi. Identify and describe any items requiring further inspection.
- f. Report Distribution. The covered building owner shall distribute a copy of the inspection report to all individual unit owners and residents of the covered building by mail, personal delivery, or electronic transmission and must post a copy of the inspection report in a conspicuous place on the property.
- g. Repairs Required. If an inspection report required under this section recommends any repairs for

substantial structural deterioration, the covered building owner shall commence all such repairs within three hundred and sixty-five (365) days of the date of the inspection report and shall complete all such repairs within three hundred and sixty-five (365) days of the date the repairs were commenced unless an extension is provided in writing by the Village Administrator. If the covered building owner fails to commence the required repairs or provide satisfactory proof to the Department of Community and Economic Development that such repairs have commenced within the prescribed timeframe, the covered building owner shall be deemed in violation of this section, and the Village shall initiate proceedings to declare the covered building a dangerous building pursuant to Section 10-5-4.

- h. Village Authority. Nothing in this subsection shall be construed to limit or restrict the Village's authority to declare a covered building a dangerous building at an earlier time based upon the findings of a submitted inspection report or upon observed or documented conditions at the property.
- F. Notice. Upon determining that a covered building is subject to a structural integrity inspection, the Village shall provide written notice to the covered building owner by certified mail on or before August 1 of the year the inspection is due. Failure to provide such notice shall not relieve the covered building owner of the obligation to obtain and file the required inspection. Compliance with this section is mandatory and it is the responsibility of the covered building owner to determine applicability and ensure timely compliance regardless of receipt of notice.
- G. Records. The Village shall maintain complete, orderly, and detailed files and records of all structural integrity inspection reports completed and required under this section. Inspection reports shall be made available for public inspection upon request.
- H. Penalties.
 - 1. Generally. Any covered building owner or person who violates any provision of this section shall be subject to the penalties set forth herein, which are independent of and in addition to any other remedy available to the Village under this Code. Any building found to be of such a nature or extent as to constitute a dangerous, unsafe, or hazardous condition may also be subject to dangerous building proceedings authorized pursuant to Section 10-5-4 and any other enforcement actions of this Code, in addition to the penalties provided herein.
 - 2. Failure to Complete Inspection. A covered building owner who fails to obtain a structural integrity inspection by the required deadline shall be subject to a fine of not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00) per day for each month the inspection remains uncompleted. Each month shall constitute a separate and distinct offense.
 - 3. Failure to File Inspection Report. A covered building owner who fails to file a completed inspection report by the required deadline shall be subject to a fine of not less than two hundred and fifty dollars (\$250.00) nor more than five hundred dollars (\$500.00) per day for each month the report remains unfiled. Each month shall constitute a separate and distinct offense.
 - 4. Failure to Commence Required Repairs. A covered building owner who fails to commence repairs required by an inspection report within the timeframe required shall be subject to a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00) per day until satisfactory proof of commencement of repairs has been submitted to the Department of Community and Economic Development. Each month shall constitute a separate and distinct offense.

SECTION 4: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 5: The terms and conditions of this Ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 6: Except as to code amendments set forth in this Ordinance, all chapters and sections of the *Morton Grove Village Code* shall remain in full force and effect.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

Passed this 23rd day of June 2026

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

Approved by me this 23rd day of June 2026

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

Attested and Filed in my office this
24th day of June 2026

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

EXHIBIT A

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT



To: Village President and Board of Trustees

From: Zoe Heidorn, Director of Community & Economic Development

Date: June 2, 2026

Re: Structural Integrity Inspection Program

Proposal to amend Title 1 and Title 10 of the Morton Grove Municipal Code to establish a mandatory three-year rolling inspection cycle and Village reporting for multi-family residential structures with twenty (20) or more dwelling units

Introduction

In response to the recent structural emergency and resulting displacement of residents at the condominium building at 5935 Lincoln Avenue in March 2026, the Village of Morton Grove is evaluating the establishment of a Structural Integrity Inspection Program for multi-family buildings. This initiative would introduce periodic, proactive assessments of building structural systems by qualified professionals to identify potential deficiencies before they pose a safety risk. The program is intended to enhance resident safety, preserve building integrity, and support property owners in maintaining compliance with applicable codes through early detection and timely remediation of structural deficiencies.

This memo outlines the key components of the proposed Structural Integrity Inspection Program, as well as the necessary amendments to the Municipal Code to establish enforcement authority, define inspection requirements, and ensure ongoing compliance.

Existing Conditions

The table below summarizes existing larger multi-family residential properties in the Village, identifying larger buildings and complexes that may be relevant for inclusion in a Structural Integrity Inspection Program. In total, the table includes 15 properties comprising a mix of condominium and apartment developments, ranging in size from 28 to 320 dwelling units. The Village also contains a limited number of smaller multi-family and townhome developments, but none are of sufficient size or height to warrant structural integrity review beyond what would typically be applied to a single-family residence.

# Units	# Structures	Address	Building Name	Year Constructed
28	1	5935 Lincoln Avenue	Coventree Condominiums	1979
28	1	6020 Lincoln Avenue	Grove House Condominiums	1972
32	1	5501 Lincoln Avenue	Lincoln Terrace	1974
48	3	8500-8506 Waukegan Road	8500-8506 Waukegan Road	1960
55	1	6401-6411 Lincoln Avenue	Morton House Condominiums	1994
56	1	9016 Waukegan Road	Morton Grove Senior Apartments	1979
61	1	8630-8650 Ferris Avenue	Ferris Point Condominiums	1973
82	1	6400 Lincoln Avenue	Homestead of Morton Grove	2012
98	2	8600-8610 Waukegan	Grove Manor Condominiums	1975
99	1	5500 Lincoln Avenue	Lotus Condominiums	1977
104	2	7710-7730 Dempster Street	Twin Manors Condominiums	1976
117	2	5506-5510 Lincoln Avenue	Edens Point Condominiums	1977
160	3	8620-8640 Waukegan Road	Morton Grove Estates Condominiums	1974
250	1	6701 Dempster Street	Residences at Sawmill Station	2021
320	4	8400-8440 Callie Avenue	Woodlands of Morton Grove	2002

Morton Grove's multi-family inventory reflects a range of housing types, including condominiums, senior housing, and larger-scale apartment developments. Most properties consist of a single structure, but several larger developments are composed of multiple buildings within a single complex. This dataset provides a baseline understanding of the Village's multi-family

housing stock and helps inform the scope and applicability of a potential inspection program.

Existing Regulation

- Under Section 10-5-1 of the Municipal Code, the Village adopts the **International Property Maintenance Code (2018)**, which serves as the mechanism for addressing existing building conditions. However, without reporting or awareness of conditions within a multi-family building, the Village cannot effectively enforce requirements or require corrective action.
- The **Illinois Condominium Property Act** does not contain any provision requiring regular or periodic inspections of a condominium building of any size. Regulation of structural and aesthetic conditions generally falls to individual municipalities through local building codes and ordinances. This means all meaningful periodic inspection programs come from local action.

Other Community Approaches

Recent structural integrity regulations for multi-family residential developments have been driven by aging buildings, deferred maintenance, and high-profile failures, including the 2021 condominium collapse in Surfside, Florida. In response, states and municipalities have adopted requirements for periodic inspections and long-term reserve planning to ensure adequate funding for the maintenance and repair of residential buildings. These programs typically focus on multi-story or higher-density properties, reflecting their greater life-safety risk and long-term maintenance needs.

Several states have adopted recurring structural integrity inspection programs for multi-family and higher-risk residential buildings, generally in response to aging housing stock and catastrophic failure incidents. Across the state regulations summarized in the table below, the common policy direction is a shift from reactive code enforcement to mandatory, cyclical structural assessments, reserve planning requirements, use of licensed professionals, standardized reporting, and enforceable repair timelines.

State Regulation	Relevance
Florida SB 4-D (2022) / SB 154 (2023)	The Post-Surfside Milestone Inspection Law requires structural inspections for condominium and co-op buildings 3+ stories at 30 years of age (25 years in coastal areas), with periodic inspections every 10 years, along with reserve funding requirements.
Florida HB 913 / SB 948 (2025)	This law builds on the post-Surfside law by refining inspection requirements, strengthening reporting on structural inspections, enhancing conflict-of-interest rules for engineers and architects, requiring local enforcement agencies to report inspections and repairs, and expanding compliance obligations for condominium associations and managers.
California SB 721 (2018)	The Balcony Inspection Bill requires 6-year periodic inspections of elevated exterior elements on 3+ unit apartment buildings using licensed professionals.
California SB 326 (2020)	This law requires condominium associations with 3+ units to conduct periodic inspections of exterior elevated elements by a licensed professional at least every 9 years, with inspection results incorporated into reserve planning and repair obligations.
New Jersey S2760/A4384	The New Jersey Structural Integrity Bill establishes a recurring structural safety inspection program for certain mid-rise and high-rise residential buildings. Facades must be inspected every five years and a structural inspection must be conducted every 10 years.

In Illinois, several communities have adopted regulations establishing periodic inspection programs. The City of Chicago's facade ordinance, adopted in 1996, is one of the most developed models in Illinois. Under the City program, a periodic inspection must be performed by or under the direct supervision of an architect or structural engineer licensed in Illinois. The inspector must prepare a signed and sealed written report classifying the building as (1) unsafe and imminently hazardous, (2) safe with a repair and maintenance program; or (3) safe. Chicago also requires inspections of exposed metal structures, including fire escapes, water tank supports, antenna towers, canopies, metal cornices, sign supports, and flagpoles by a licensed design professional every five (5) years. Below is a summary of existing periodic inspection programs in Illinois.

Community	Trigger	Scope	Frequency	Inspector
Chicago	All buildings over 80 ft. or 7 stories	Exterior facade	4, 8, or 12 years by building type	Licensed IL architect or structural engineer
Evanston	All rentals	Full interior and exterior	1, 3, or 5 years by violation history	Municipal inspector
Elgin	All rentals	Exterior, common areas, and 20% of units	1 or 3 years by compliance	Municipal inspector

Joliet	All rentals	All units	Scheduled	Municipal inspector
Mount Prospect	All rentals	Structural, common area, mechanical, and 20% units	5 years	Municipal inspector
Urbana	All rentals	Full interior and exterior	3 or 5 years by inspection type	Municipal inspector
Riverside	3+ unit buildings	Full interior and exterior	3 years	Municipal inspector
Unincorporated Cook County	4+ unit rentals	Full interior and exterior	Annual	County inspector

Across state and local examples, there is a consistent shift toward proactive, recurring structural and building condition inspections, particularly for larger multi-family and higher-risk residential buildings, to identify deterioration early, support long-term capital planning, and reduce the likelihood of catastrophic structural failures.

Inspection Fees

- The **City of Evanston** requires rental properties to register with the City. A new registration costs \$200 plus \$12 per unit. Annual renewal costs \$12 per unit. For routine inspections, the cost is \$50 per unit. Violations cited during a routine inspection will be re-inspected to verify that the violations have been corrected. The first reinspection will not be assessed an inspection fee. However, if the cited violations have not been corrected and additional reinspections are required, then an inspection fee will apply to subsequent reinspections.

Proposed Village Regulation

Based on the above regulatory examples and Morton Grove's unique local conditions and needs, Village staff identifies the following objectives for the proposed Structural Integrity Inspection Program for multi-family buildings.

- Protect the health, safety, and welfare of residents, visitors, and the public from structural failures in large multi-family buildings.
- Establish a systematic, documented inspection and reporting cycle for covered properties.
- Create a Village record of structural condition assessments for each covered building.
- Ensure timely correction of identified structural deficiencies.
- Promote long-term capital planning and reserve funding adequate to maintain structural integrity.
- Mitigate Village liability exposure from catastrophic structural failures.

Following a review of municipal codes and state law establishing similar periodic inspection programs, staff has prepared draft ordinance language incorporating provisions and terminology derived from multiple jurisdictions, incorporating provisions and definitions drawn from multiple jurisdictions, with primary reliance on the State of Florida's structural integrity inspection framework as a model for inspection scope, reporting standards, and compliance timelines.

The proposed ordinance establishes a new Section 10-5-7, "Structural Integrity Inspections for Multi-Family Residences," within Chapter 10-5, Property Maintenance Regulations. The intent of the amendment is to create a consistent, enforceable inspection program for qualifying multi-family residential buildings to identify and address structural deficiencies associated with building age, deferred maintenance, and long-term wear, thereby protecting public health, safety, and welfare.

Staff recommends amending Chapter 10-5, Property Maintenance Regulations, to establish a new Section 10-5-7, entitled "Structural Integrity Inspections for Multi-Family Residences," to read as follows:

10-5-7: Structural Integrity Inspections for Multi-Family Residences

- A. **Purpose:** The structural integrity inspection program for qualifying multi-family residential buildings within the Village is intended to protect public health, safety, and welfare. The Village finds that multi-family residential buildings are subject to age-related deterioration and structural deficiencies that may not be readily apparent through ordinary observation. Accordingly, this program is established to help ensure that such buildings are properly maintained and remain safe for continued occupancy and use throughout their service life.
- B. **Definitions.** For the purpose of this section, whenever any of the following words, terms, or definitions are used herein, they shall have the meanings ascribed to them in this subsection. Where terms are not specifically defined,

they shall have the meaning defined in this title or, if none, the ordinarily accepted meanings such as the context implies.

COVERED BUILDING: A multi-family residential building, or portion thereof under a single roof or within a single integrated structure, that contains ten (10) or more dwelling units or is three (3) or more stories in height, regardless of rental or ownership status.

COVERED BUILDING OWNER: The person or entity responsible for the ownership, operation, maintenance, or control of a covered building, including, but not limited to, an individual property owner, condominium association, cooperative association, homeowners' association, or any other legal entity having ownership or responsibility for the building.

DWELLING UNIT: A group of rooms which are arranged, designed, used, or intended for use exclusively as living quarters for one family and which include bathroom and kitchen facilities.

STRUCTURAL INTEGRITY INSPECTION: An inspection of a building by a licensed architect or engineer authorized to practice in the State of Illinois, encompassing load-bearing walls, primary structural members and systems, exterior walls, balconies, facade components, and exposed structural elements, conducted for the purpose of: (i) attesting to the life safety and adequacy of the building's structural components; and (ii) determining, to the extent reasonably possible, the general structural condition of the building as it affects the safety of its occupants and the public, including identification of any necessary maintenance, repair, or replacement of any structural component of the building.

SUBSTANTIAL STRUCTURAL DETERIORATION: Substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the inspection determines that such surface imperfections are a sign of substantial structural deterioration.

- C. **Applicability:** This section shall apply to all covered buildings as herein defined. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.
- D. **Registration Required for Covered Buildings:** The Covered Building Owner shall register the Covered Building annually with the Department of Community and Economic Development on or before December 31 of each year. The registration shall include current ownership information, emergency contact information, and any changes to the building owner's contact information occurring since the previous registration. A registration fee in an amount established by Section 1-11-4 shall accompany the annual registration.
- E. **Structural Integrity Inspections Required for Covered Buildings:**
 - a. **Initial and Recurring Structural Integrity Inspections.** The covered building owner shall have a structural integrity inspection performed by December 31 of the year in which the building reaches thirty (30) years of age, based on the date the certificate of occupancy for the building was issued, and every ten (10) years thereafter. The complete inspection report shall be filed with the Department of Community and Economic Development no later than January 31 of the following year. Where no certificate of occupancy can be located, the building's age shall be determined by the earliest available building permit, tax record, or other official documentation acceptable to the Village.
 - b. **Responsibility.** The covered building owner shall be responsible for arranging the structural integrity inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The covered building owner is responsible for all costs associated with the structural integrity inspection.

- c. Inspection Deadline for Existing Buildings. If a structural integrity inspection is required under this section and the building's certificate of occupancy was issued on or before December 31, 1997, the building's initial structural integrity inspection must be performed on or before July 1, 2027. Thereafter, structural integrity inspections shall be performed every ten (10) years in accordance with subsection (a).
- d. Inspection Phases. A structural integrity inspection consists of two phases:
 - i. Phase One. For phase one of the structural integrity inspection, a licensed architect or engineer authorized to practice in the State of Illinois shall perform a visual examination of habitable and nonhabitable areas of the building, including the major structural components of a building, and provide a written assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (ii), is not required. An architect or engineer who completes a phase one structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).
 - ii. Phase Two. A phase two of the structural integrity inspection must be performed if any substantial structural deterioration is identified during phase one and must specifically address each area of deterioration identified in the phase one inspection. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).
 - iii. Immediate Reporting. Any licensed architect or engineer that has conducted an inspection at a covered property and observes any conditions classified as dangerous or unsafe shall report such conditions to the Department of Community and Economic Development in writing within five (5) business days of the inspection.
- e. Inspection Reports. Upon completion of a phase one or phase two structural integrity inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report and an inspection report summary form, on a form issued or approved by the Village, providing a summary of, at minimum, the material findings and recommendations contained in the inspection report to the covered building owner and the Department of Community and Economic Development. The inspection report and inspection report form must meet all of the following criteria:
 - i. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
 - ii. Indicate the manner and type of inspection forming the basis for the inspection report.
 - iii. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
 - iv. State whether dangerous building conditions as defined by the International Property Maintenance Code as adopted and amended were observed.

- v. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - vi. Identify and describe any items requiring further inspection.
- f. Report Distribution. The covered building owner shall distribute a copy of the inspection report to all individual unit owners and residents of the covered building by mail, personal delivery, or electronic transmission and must post a copy of the inspection report in a conspicuous place on the property.
 - g. Repairs Required. If an inspection report required under this section recommends any repairs for substantial structural deterioration, the covered building owner shall commence all such repairs within three hundred and sixty-five (365) days of the date of the inspection report and shall complete all such repairs within three hundred and sixty-five (365) days of the date the repairs were commenced unless an extension is provided in writing by the Village Administrator. If the covered building owner fails to commence the required repairs or provide satisfactory proof to the Department of Community and Economic Development that such repairs have commenced within the prescribed timeframe, the covered building owner shall be deemed in violation of this section, and the Village shall initiate proceedings to declare the covered building a dangerous building pursuant to Section 10-5-4.
 - h. Village Authority. Nothing in this subsection shall be construed to limit or restrict the Village's authority to declare a covered building a dangerous building at an earlier time based upon the findings of a submitted inspection report or upon observed or documented conditions at the property.
- F. Notice. Upon determining that a covered building is subject to a structural integrity inspection, the Village shall provide written notice to the covered building owner by certified mail on or before August 1 of the year the inspection is due. Failure to provide such notice shall not relieve the covered building owner of the obligation to obtain and file the required inspection. Compliance with this section is mandatory and it is the responsibility of the covered building owner to determine applicability and ensure timely compliance regardless of receipt of notice.
- G. Records. The Village shall maintain complete, orderly, and detailed files and records of all structural integrity inspection reports completed and required under this section. Inspection reports shall be made available for public inspection upon request.
- H. Penalties.
- 1. Generally. Any covered building owner or person who violates any provision of this section shall be subject to the penalties set forth herein, which are independent of and in addition to any other remedy available to the Village under this Code. Any building found to be of such a nature or extent as to constitute a dangerous, unsafe, or hazardous condition may also be subject to dangerous building proceedings authorized pursuant to Section 10-5-4 and any other enforcement actions of this Code, in addition to the penalties provided herein.
 - 2. Failure to Complete Inspection. A covered building owner who fails to obtain a structural integrity inspection by the required deadline shall be subject to a fine of not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00) per day for each month the inspection remains uncompleted. Each month shall constitute a separate and distinct offense.
 - 3. Failure to File Inspection Report. A covered building owner who fails to file a completed inspection report by the required deadline shall be subject to a fine of not less than two hundred and fifty dollars (\$250.00) nor more than five hundred dollars (\$500.00) per day for each month the report remains unfiled. Each month shall constitute a separate and distinct offense.

4. Failure to Commence Required Repairs. A covered building owner who fails to commence repairs required by an inspection report within the timeframe required shall be subject to a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00) per day until satisfactory proof of commencement of repairs has been submitted to the Department of Community and Economic Development. Each month shall constitute a separate and distinct offense.

Staff recommends establishing an annual covered building registration fee of \$110 within Section 1-11-4 of the Village Code. The proposed fee is intended to offset administrative costs associated with processing registrations, maintaining records, monitoring compliance, and conducting related enforcement activities. The recommended amount is generally consistent with similar annual registration fees established by the Village for ongoing regulatory programs.

1-11-4: Fees for Specific Permits, Licenses, Certificates, and Services

Section	Description	Fee	Unit or Description
10-5-7	Registration of Multi-Family Covered Building	\$110.00	/Year

Structural Integrity Inspection Report Summary Form

Staff has prepared a draft Structural Integrity Inspection Report Summary Form for review by the Village Board. The proposed form is intended to provide a standardized summary of key findings and recommendations from required phase one and phase two structural integrity inspections and to facilitate consistent reporting, recordkeeping, and enforcement administration by the Department of Community and Economic Development. The draft form is provided as "Attachment A."

Structural Integrity Inspection Report Summary Form



Incredibly Close ✨ Amazingly Open

Covered Building Address:			
Inspector Firm or Individual Name:			
Inspector Phone:		Inspector Email:	
Inspection Commencement Date:		Inspection Completion Date:	
Type of Inspection:	☐ Phase One ☐ Phase Two ☐ Limited/Targeted Inspection		
Licensed Architect/Engineer Name:			
License Number:			
I am qualified to practice in the discipline in which I am hereby signing:	Signature	Date	

This Report Summary has been prepared by the above listed licensed professional and based upon the minimum structural integrity inspection requirements as set forth in Section 10-5-7 of the Morton Grove Municipal Code and reflects the findings of the accompanying sealed inspection report. To the best of my knowledge and ability, this Report Summary represents an accurate appraisal of the present condition of the covered building, based upon careful evaluation of observed conditions, to the extent reasonably possible.

Seal

Description of Covered Building			
Covered Building Owner Name:			
Covered Building Owner Address:			
Covered Building Owner Phone:		Owner Email:	
Property Index Number(s):			
Description, Construction Type:			
Number of Dwelling Units:		Number of Stories:	
Special Features:			

Summary of Findings	
Substantial Structural Deterioration:	☐ Not Observed ☐ Observed
Describe if observed:	
Dangerous or Unsafe Building Conditions (2018 IPMC):	☐ Not Observed ☐ Observed
Describe if observed:	
Repairs/Remediation Recommended:	☐ Not Recommended ☐ Recommended
Describe if recommended:	
Items Requiring Further Inspection:	

Required Inspection Items		☐ Check to confirm item inspected and indicate condition of each				
Item	Inspected	Condition			Substantial Structural Deterioration Observed	
General Building Life Safety Condition	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
General Building Structural Condition	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Load-Bearing Walls	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Primary Structural Members & Systems	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Exterior Walls	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Balconies, Decks, & Elevated Exterior Elements	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Facade Components & Attachment Systems	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Exposed Structural Components	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Foundation & Substructure Elements	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Roof Structural System	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Comments:						

Detailed Summary
If Substantial Structural Deterioration observed (indicate "NA" if not applicable):
Location(s) of Substantial Structural Deterioration:
Structural elements affected:
Description of condition (cracking, spalling, corrosion, deflection, settlement, failure, etc.):
Extent and severity (localized / moderate / widespread / critical):
Professional judgment of structural impact (within reasonable professional probability based on inspection scope):
Recommended corrective actions / repairs:
If Dangerous Building Conditions based on 2018 IMPC observed (indicate "NA" if not applicable):
Location(s) of condition(s):
Type(s) of condition(s) (structural instability, falling hazard, collapse risk, etc.):

Immediate risk assessment:
Recommended immediate actions:
Remedial or preventive repairs recommended (non-substantial structural issues) (indicate "NA" if not applicable):
Condition(s) requiring repair or maintenance:
Recommended corrective action (non-structural or preventive in nature):
Priority level (routine maintenance / recommended repair / monitor condition):
If items are recommended to be further inspected (indicate "NA" if not applicable):
Area(s) or system(s) requiring further evaluation:
Reason further inspection is necessary (limited access, concealed conditions, uncertainty, testing required, etc.):