



**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
July 14, 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. **8125-45 River Drive and 8120-40 Lehigh Avenue request for Cook County Property Class 6b Tax Incentive** - Presented by Zoe Heidorn, Director of Community & Economic Development
7. **Plan Commission Reports** – Presented by Zoe Heidorn, Director of Community & Economic Development
 - a. **Case PC 25-11:** Request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 with select waivers for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois.

8. **Residents' Comments (agenda items only)**
9. **President's Report** – *Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee*
10. **Clerk's Report** – *Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township*
11. **Staff Report**
 - a. **Village Administrator**
 - b. **Corporation Counsel**
12. **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)*
 - 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. **Resolution 26-39:** Authorizing a Contract with Alliance Allied Inc. For Fire Station 4 Window Replacement Project
 2. **Resolution 26-40:** Authorizing the Purchase of Gasoline and Diesel Fuel from Al Warren Oil Company, Inc. Through the Suburban Purchasing Cooperative
 - 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 26-14: (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
 2. **Ordinance 26-15: (Introduced July 14, 2026, First Reading)** Approving a Special Use Permit for Municipal Buildings and Governmental Offices and Other

Facilities, a Minor Subdivision, and a Vacation for the Property Commonly Known as 6201 Dempster Street in Morton Grove, Illinois

3. **Resolution 26-41:** A Resolution Authorizing and Consenting to a Cook County Class 6b Property Tax Rate Incentive Designation for the Property Commonly Known as 8125-8145 River Drive and 8120-8140 Lehigh Avenue in Morton Grove, Illinois, and Identified as Property Index Numbers 10-20-303-001-0000 and 10-20-303-002-000
4. **Resolution 26-42:** Establishing a Moratorium on Considering New Applications for Cook County Class 6b Property Tax Rate Incentive Designation
5. **Resolution 26-43:** Authorizing an Agreement with Complimentary Cafe MGM LLC for the Lease of Retail Space at the Morton Grove Metra Station at 8501 Lehigh Avenue in Morton Grove, Illinois

13. **Other Business**

14. **Presentation of Warrants** –\$1,499,728.23

15. **Residents' Comments**

16. **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 23, 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, Ashur Shiba, John Thill, Connie Travis, and Keith White were present.

IV. **APPROVAL OF MINUTES**

Mayor Witko asked for a motion to approve the Minutes of the June 9, 2026 Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Khan.

Motion passed unanimously 6-0 via voice vote.

V. **PUBLIC HEARINGS**

NONE

VI. **SPECIAL REPORTS**

Mayor Witko called Fire Chief Dennis Kennedy to the podium.

1. **Presentation Honoring District Chief Dan Gallagher on his Retirement.**

- a. Chief Kennedy thanked Mayor Witko, the Board Members, and staff for allowing him some time on tonight's Agenda to honor District Chief Dan Gallagher, retiring after 28 years on the job. The chief said he'd had every intention of writing a little speech highlighting the many accomplishments and achievements of District Chief Gallagher's 28 years of service. But before he could, members of the Firefighters' Association asked if they could talk. Chief Kennedy said he could think of no better honor than having people Dan's worked with in his career here come up and speak. Before giving up the podium, Chief Kennedy thanked Dan personally. The chief and Dan had come up through the ranks together. Dan was even the interim Fire Chief for a while. Chief Kennedy said he's worked side by side with Dan and said he's going to miss Dan.
- b. Chief Kennedy then introduced Erik Miller and Tom Goodwin to speak on behalf of the Firefighters'

Association. Tom is the President of the Union and Erik is the Vice President.

VI.

SPECIAL REPORTS (continued)

- c. Lt. Goodwin spoke first and invited Dan to the podium. On behalf of the union, he offered his heartfelt thanks to Dan for everything he's done. Lt. Goodwin said the Vice President Miller is much better at this than he is, so he offered the podium to Lt. Miller.
- d. Erik congratulated Dan on his retirement, and said the MGFD is stronger because of Dan's many accomplishments and his dedication. He said the Department was grateful for Dan's leadership in the purchasing and building of several fire engines and ambulances; in working with the Village administration, the Building Department, and contractors during Station 4 and Station 5 renovations, for promoting fire department policy development, and for serving as interim fire chief. Erik added that the firefighters were also grateful for Dan's 14 years of service as union vice president. He said, "You consistently advocated for members and provided leadership during collective bargaining. Your career has been filled with many memorable moments, but none more profound than the time when you heard the faint whimper of a baby, which turned out to be a newborn, wrapped in a plastic bag, buried under a pile of towels. Your calm demeanor and quick thinking during a chaotic scene helped your crew locate and revive the infant, turning a tragedy into a miracle." Erik thanked Dan for serving as an officer, a mentor, and as a friend. He again congratulated Chief Dan on his retirement as the assemblage applauded him.

Mayor Witko thanked Dan, on behalf of the residents and businesses, for his dedication and service to Morton Grove, and wished him a happy retirement.

2. Swearing in of Firefighter Joseph Zanca by Fire & Police Commission Chairperson Mike Simkins

Mayor Witko introduced Fire and Police Commission Chairman Mike Simkins to swear in a new Morton Grove firefighter.

- a. At the podium, Mr. Simkins asked Joseph Zanca to join him and bring his guests. Joe announced that with him this evening is his grandmother, his father, his stepmom, and his fiancée. Mr. Simkins shared a brief summary of Joe's background:
- b. Joe began his employment with the Morton Grove Fire Department on March 30, 2026. Joe was born and raised on the north side of Chicago. He attended Notre Dame College Prep where he played football, wrestled, and ran track. Joe then attended DePaul University, where he dominated on the gridiron and earned a degree in History. After graduating, Joe was a professional football player, coach, and personal trainer. Joe is honored and excited to begin a new chapter and career with the Morton Grove Fire Department. He will give 100% effort and use his talents to serve the community of Morton Grove.
- c. Mr. Simkins performed the swearing-in, and Joe's fiancée pinned on his badge. Joe was warmly welcomed by the Board and assemblage.

VII.

RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)

NONE

VIII.

PRESIDENT'S REPORT

1. Mayor Witko said that, this year, the Village has been proactively engaging its federal and state officials for support on community projects. As part of this process, she traveled to Springfield with Trustees Travis and Shiba, Corporation Counsel Liston, and Village Administrator Meyer, to speak with the Village's elected officials. Earlier this month, the State of Illinois approved its Budget, and she was happy to report that, thanks to our elected officials, the Village was able to secure \$1.405 million for Morton Grove. She recognized and thanked the following elected officials for their support for our community:
 - a.
 - Senator Villavalam, Senator Fine, and Representative Gong-Gershowitz combined to secure \$900,000 for the new Police Department and Village Hall
 - Representative Kelly helped provide \$355,000 for Opticom signals on traffic lights to help first responders travel throughout our community
 - Representative Cochrane procured \$150,000 in support of our Traffic Study for Lincoln and Menard.

She asked the community to join her in thanking these legislators for their continued support for Morton Grove.

2. Mayor Witko reminded everyone to come out next week for our annual Morton Grove Days Celebration. Starting Thursday, July 2 and continuing through Sunday, July 5, there is a packed schedule this year and fun for everyone!
 - a. Headliners include Buckle and Hi Infidelity on July 2; Face the Music followed by Rod Tuffcurls and the Bench Press on Friday, July 3; and Semple on Saturday, July 4. The carnival is open on July 5 and the food vendors will be available, but no beer garden and no live music. This is an opportunity for families to have one more day to enjoy the weather and the rides.
 - b. This year's event also includes our Fourth of July Parade, which kicks off at 2:30pm at Dempster and Central and ends at Dempster and Ferris. Fireworks will take place at dusk that night. To see the complete schedule, please visit the Village's website.
3. Mayor Witko noted that she has been fortunate enough to have served as Mayor of Morton Grove over the last year. She wanted to take an opportunity to recap what's been accomplished during her first year. Some highlights for her are the continued investment in the town's infrastructure with four major roadway resurfacing projects, and development of a capital improvement plan.

VIII. **PRESIDENT'S REPORT** (continued)

- a. She said other highlights include updates to the Village's Code, a focus on economic development, and creating a program to allow seniors to stay within their homes. Mayor Witko encouraged people to visit the Village's website or its social media sites tomorrow to see her letter to the community about the accomplishments made by the Village Board and staff over the last year.

IX. **CLERK'S REPORT**

Clerk Scanlon Harford had no formal report this evening.

X. **STAFF REPORTS**A. **Village Administrator:**

Mr. Meyer had announced that Village offices will be closed on Friday, July 3, in observance of Independence Day.

B. **Corporation Counsel:**

Corporation Counsel Liston had no formal report this evening.

XI. **TRUSTEES' REPORTS**A. **Trustee Khan:**

Trustee Khan had no formal report, but wanted to wish her colleagues on the Board and the community a happy Independence Day.

B. **Trustee Minx:**

1. Trustee Minx presented **Resolution 26-37, Authorizing the Sale of Village Fire Apparatus.**
 - a. She explained that 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 of the Fire Department and the Public Works Vehicle Maintenance Division, it is determined that the 2006 Smeal Sirius fire engine, designated Quint 4, is no longer useful for a variety of reasons including, but not limited to, age, cost of maintenance, parts availability, and obsolescence, and is deemed to be surplus.

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

B. **Trustee Minx:** (continued)

- b. Trustee Minx said the Village has sole surplus vehicles and equipment through the Northwest Municipal Conference's joint municipal vehicle auctions in the past and has found this process to be cost-effective. The Village Administrator has recommended that the Quint 4 be sold at the joint municipal vehicle auction conducted by the Northwest Municipal Conference in conjunction with America's Auto Auction Chicago, which is scheduled to take place in Crestwood, IL 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.

Trustee Minx moved to approve Resolution 26-37, seconded by Trustee Shiba.

Motion passes: 6 ayes, 0 nays.

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

2. Next, Trustee Minx reinforced what the mayor had said earlier by reminding the assemblage that Morton Grove Days starts on July 2 and ends on July 5, and features carnival rides and live entertainment. She said that parade participants are still welcome, so if you're able to join with your family and friends to walk, drive, or bike in the parade, please sign up on the Village's website.

C. **Trustee Shiba:**

Trustee Shiba 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.

D. **Trustee Thill:**

1. Trustee Thill presented **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.**

This is the second reading of this Ordinance.

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

D. Trustee Thill: (continued)

- a. Trustee Thill 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 moved to adopt Ordinance 26-12, seconded by Trustee Travis.

- d. Trustee Khan asked Mr. Meyer to explain the process the Village used in breaking the large parking zone into three smaller parking zones. He responded that the Zone 1 is the oldest parking zone in the Village and one of the largest. The Village provided notice to residents in that area making them aware of the change, and residents were allowed to provide feedback before the matter went to the Traffic Safety Commission.
- e. Trustee Khan asked how breaking the large zone into three smaller zones helps. Mr. Meyer said there are time limits built in because the police noticed that when students from the high school parked, their cars were often there longer than an hour. The police also noticed that people who didn't live in the area had access to guest passes and used them day in, day out. Also, often vehicles parked in the area displayed vehicle stickers from other municipalities.
- f. Mr. Meyer said the problem wasn't so much drop-offs at Menard, as it was homeowners complaining about not being able to park near their home or even on their block. As a courtesy, the Village provides residents who live in a zoned parking area a guest pass or two, so if they have visitors, the guests won't be ticketed. He said new language was going to be added to guest passes to emphasize that they are not transferrable to anyone else. He complimented the police department for doing a terrific job of running down all the instances where people were using guest passes they were not entitled to.
- g. Trustee Thill asked if the Village is going to start ticketing in that area, and he asked if the high school has been notified of these changes. Mr. Meyer responded yes, the police will begin ticketing, and yes, the school has been notified.

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

D. Trustee Thill: (continued)

- i. Trustee Minx commented that this area's parking problems have been around for a very long time. Part of the problem is that what the school charges for parking privileges is higher than most students want to pay. She said this seems to be a fair way of handling the problem. Trustee White agreed, noting that he was on the Traffic Safety Commission twenty years ago when this was a problem.

Mayor Witko called for the vote.

Motion passes: 6 ayes, 0 nays.

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

2. Next, Trustee Thill presented **Resolution 26-38, Authorizing a Contract with Hoerr Construction, Inc. of Goodfield, IL for the 2026 Sewer Lining Program.**
 - a. 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 its website in May, and three bids were received. The bids were opened on June 5, 2026, with Hoerr Construction, Inc. submitting the lowest responsible bid. The contract is based on estimated quantities and unit prices proposed by the contractor. This project must conform to the requirements of the Prevailing Wage Act.
 - b. This 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, to accommodate unforeseen conditions and necessary project modifications while maintaining the construct schedule. The fiscal impact of this Resolution is not to exceed \$436,820.00

Trustee Thill moved to approve Resolution 26-38, seconded by Trustee Travis.

Motion passed: 6 ayes, 0 nays.

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

3. Trustee Thill ended his report with two reminders: "Fly the Flag" and "Water the Newly-Planted Trees."

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

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.

F. Trustee White:

1. Trustee White presented **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. He explained that, in March of 2026, a partial building collapse occurred at a condominium building in the Village 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.

Trustee White moved to adopt Ordinance 26-13, seconded by Trustee Thill.

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

F. **Trustee White:** (continued)

Upon the vote, the **motion passed: 6 ayes, 0 nays.**

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

2. Trustee White noted that on tonight's Agenda was **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. Trustee White moved to postpone the second reading of this Ordinance to July 14, 2026. Trustee Khan seconded the motion.

Upon the vote, the **motion passes: 6 ayes, 0 nays.**

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

XII. **WARRANTS**

Trustee Khan presented the Warrant Register for June 23, 2026 in the amount of \$810,355.93. She moved to approve the Warrants as presented, seconded by Trustee Minx.

Motion passes: 6 ayes, 0 nays.

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

XIII. **OTHER BUSINESS**

NONE

XIV. **RESIDENTS' COMMENTS**

NONE

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 7:28 p.m.

PASSED this 14th day of July 2026.

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

APPROVED by me this 14th day of July 2026.

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

APPROVED and FILED in my office this 25th day of July 2026.

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

Minutes by Teresa Cousar

Legislative Summary

Resolution 26-39

AUTHORIZING A CONTRACT WITH ALLIANCE ALLIED INC FOR FIRE STATION 4 WINDOW REPLACEMENT PROJECT

Introduction:	July 14, 2026
Purpose:	To authorize the Village Administrator to execute a contract with Alliance Allied Inc. for Fire Station 4 Window Replacement Project.
Background:	The existing windows and glass-door entrance systems at Fire Station 4 have reached the end of their useful service life and require replacement to improve energy efficiency, weather resistance, aesthetics, and reduce long-term maintenance costs. The project includes the removal and replacement of existing windows and designated glass-door entrance systems while maintaining uninterrupted emergency operations at the 24-hour fire station. The project was publicly advertised on the Village website on June 8, 2026. Thirteen contractors obtained bid documents from the Village's website. A mandatory pre-bid meeting was held on June 12, 2026, with two contractors in attendance. Two sealed bids were publicly opened on June 24, 2026. Alliance Allied Inc. was determined to be the lowest responsible bidder in the amount of \$174,280.00 (Exhibit "A"). The contract documents allow for payment of twenty percent of contract total upon the Village receiving delivery of the windows. This resolution authorizes the Village Administrator to approve contingencies in an amount not to exceed \$24,999.00. This contract must meet the requirements of the Prevailing Wage Act.
Departs Affected	Department of Public Works and Fire Station 4 staff.
Fiscal Impact:	\$199,279.00
Source of Funds:	2026 Lehigh Ferris TIF Funds Account Numbers 15-10-79-57-1031
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:	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: Bill Burns, Superintendent

RESOLUTION 26-39

AUTHORIZING A CONTRACT WITH ALLIANCE ALLIED INC. FOR FIRE STATION 4 WINDOW REPLACEMENT PROJECT

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 Department of Public Works manages the Fire Station located at 6250 Lincoln Avenue, which serves as a twenty-four (24) hour emergency response facility; and

WHEREAS, the existing exterior windows and selected glass-door entrance systems at Fire Station 4 have reached the end of their useful service life and require replacement to improve energy efficiency, weather resistance, building security, and long-term maintenance; and

WHEREAS, on June 8, 2026, the Department of Public Works Facilities Division advertised a bid packet on the Village's website, soliciting bids to remove and replace the windows at Fire Station 4; and

WHEREAS, Thirteen (13) entities requested bid documents from the Village website; and

WHEREAS, a mandatory pre-bid meeting at 6250 Lincoln Avenue was conducted on June 12, 2026; and

WHEREAS, two (2) contractors attended the pre-bid meeting; and

WHEREAS, two (2) bids were received, publicly opened, and read at the Village of Morton Grove Village Hall at 10:00 A.M. on June 24, 2026, with the bid results shown below and in Exhibit "A"; and

<u>Firm</u>	<u>Location</u>	<u>Bid</u>
Alliance Allied Inc.	Bollingbrook, IL	\$174,280.00
Preferred Window and Door, Inc.	Lynwood, IL	\$208,840.00

WHEREAS, Alliance Allied Inc. located at 1448 Sage Dr., Bollingbrook, IL 60490, was determined to be the lowest responsible bidder in the amount of \$174,280.00; and

WHEREAS, the contract documents allow for payment of twenty percent of the contract total upon the Village receiving delivery of the windows; and

WHEREAS, the qualifications and availability of the low bidder have been verified; and

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

WHEREAS, funding for this project in the amount of \$174,280.00 is available in the 2026 adopted budget Account Numbers 15-10-79-57-1031.

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 Alliance Allied Inc. of 1448 Sage Drive, Bollingbrook, IL 60490 in the amount of \$174,280.00.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with Alliance Allied Inc for Fire Station 4 Window Replacement Project in the amount of \$174,280.00 and authorizes the Village Administrator to approve contingencies in an amount not to exceed \$24,999.00.

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 Alliance Allied Inc..

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

Passed this 14 day of July 2026

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

Approved by me this 14 day of July 2026

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

Attested and Filed in my office this
15 day of July 2026

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

Village of Morton Grove, Cook County, Illinois
Fire Station 4 Window Replacement Project

Bid Tabulation

Bid Opening: June 24, 2026 at 10:00 A.M.

				Engineer's Estimate		Alliance Allied Inc. 1448 Sage Dr. Bollingbrook, IL 60490		Prefferred Window and Door, Inc. 3280E. Lincoln Hwy. Lynwood, IL 60411	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Base Bid Item A	each	1	\$100,000.00	\$100,000.00	\$85,790.00	\$85,790.00	\$128,072.55	\$128,072.55
1	Base Bid Item A	each	1	\$100,000.00	\$100,000.00	\$88,490.00	\$88,490.00	\$80,767.45	\$80,767.45
CORRECTED TOTAL PROPOSAL AMOUNT				\$200,000.00		\$174,280.00		\$208,840.00	
AS-READ PROPOSAL AMOUNT									

Apparent Low Bidder:

Apparent Low Bid Amount:

Engineer's Estimate of Cost:

Difference:

Alliance Allied Inc.

\$174,280.00

\$200,000.00

-\$25,720.00

Legislative Summary

Resolution 26-40

AUTHORIZING THE PURCHASE OF GASOLINE AND DIESEL FUEL FROM AL WARREN OIL COMPANY, INC. THROUGH THE SUBURBAN PURCHASING COOPERATIVE

Introduced:	July 14, 2026
Purpose:	To authorize the purchase of gasoline and diesel fuel through the Northwest Municipal Conference's Suburban Purchasing Cooperative (SPC) from Al Warren Oil Company, Inc., for Village operations through July 5, 2027.
Background:	The Village of Morton Grove participates in the Northwest Municipal Conference's Suburban Purchasing Cooperative (SPC) joint purchasing program for the procurement of gasoline and diesel fuel. Through this cooperative purchasing program, participating municipalities receive competitively solicited pricing by leveraging the combined purchasing power of multiple local government agencies. In June 2024, the SPC awarded Contract #230 to Al Warren Oil Company, Inc. for the supply of gasoline and diesel fuel for the initial contract term of July 6, 2024, through July 5, 2025, with the right to extend for 3 additional one-year periods under the same terms and conditions. The SPC subsequently exercised its first and second one-year renewal options, extending the contract through July 5, 2027, under the same terms and conditions. This Resolution authorizes the Village to purchase gasoline and diesel fuel through Contract #230 with Al Warren Oil Company, Inc. through July 5, 2027.
Departs Affected	All Village Departments
Fiscal Impact:	\$350,300.00
Source of Funds:	02-50-27-56-1110, 40-50-33-56-1110, 02-30-14-55-4169, and 02-40-15-55-4169
Workload Impact:	The Public Works Department will manage this contract as part of its routine operations.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

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

RESOLUTION 26-40

AUTHORIZING THE PURCHASE OF GASOLINE AND DIESEL FUEL FROM AL WARREN OIL COMPANY, INC. THROUGH THE SUBURBAN PURCHASING COOPERATIVE

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, Village Departments routinely fuel Village-owned vehicles at the refueling station located at the Public Works Facility, 7840 Nagle Avenue; and

WHEREAS, to obtain competitively solicited pricing for gasoline and diesel fuel, the Village participates in the Suburban Purchasing Cooperative (SPC), a joint purchasing program administered by the Northwest Municipal Conference on behalf of participating local government agencies; and

WHEREAS, the Northwest Municipal Conference solicited a Request for Proposal under Contract #230 of the Suburban Purchasing Cooperative in June of 2024 (see Exhibit A); and **WHEREAS**, the current vendor selected is Al Warren Oil Company of Hammond, Indiana; and

WHEREAS, in June 2026, the Suburban Purchasing Cooperative approved the second one-year renewal of Contract #230, extending the contract through July 5, 2027(see Exhibit B), under the same terms and conditions as the original contract; and

WHEREAS, participation in the Suburban Purchasing Cooperative satisfies the Village's competitive procurement requirements by utilizing a competitively solicited cooperative purchasing contract; and

WHEREAS, the Village Board adopted the FY2026 Budget, which appropriated funds within General Ledger Accounts 02-50-27-56-1110, 40-50-33-56-1110, 02-30-14-55-4169, and 02-40-15-55-4169 for the purchase of gasoline and diesel fuel for Village operations.

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 Village Administrator is hereby authorized to purchase gasoline and diesel fuel from Al Warren Oil Company, Inc., under Contract #230 of the Suburban Purchasing Cooperative, through July 5, 2027, in accordance with the terms and conditions of the contract.

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

Passed this 14th day of July 2026

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

Approved by me this 14th day of July 2026

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

Approved and filed in my office this
15th day of July 2026

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

SPC RFP #230 PRICING

ESTIMATED UNIT QUANTIY 100,000

01 87 Octane-Deliveries UOM

OPIS Chicago Index Low Rack	<u>2.5930</u>	Gallon
Profit/Overhead	_____	Gallon
Total Cost/gallon (Net Taxes)	_____	Gallon

03 89 Octane-Deliveries

OPIS Chicago Index Low Rack	<u>2.7897</u>	Gallon
Profit/Overhead	_____	Gallon
Total Cost/gallon (Net Taxes)	_____	Gallon

05 93 Octane-Deliveries

OPIS Chicago Index Low Rack	<u>3.0591</u>	Gallon
Profit/Overhead	_____	Gallon
Total Cost/gallon (Net Taxes)	_____	Gallon

04 Grade #2 Diesel Fuel-Deliveries

OPIS Chicago Index Low Rack	<u>2.4405</u>	Gallon
Profit/Overhead	_____	Gallon
Total Cost/gallon (Net Taxes)	_____	Gallon

05 Winter Mixture, 30% & 70% Grad Deliveries

OPIS Chicago Index Low Rack	<u>2.4935</u>	Gallon
Profit/Overhead	_____	Gallon
Total Cost/gallon (Net Taxes)	_____	Gallon

06 Grade #1 Diesel Fuel-Deliveries

OPIS Chicago Index Low Rack	<u>2.6173</u>	Gallon
Profit/Overhead	_____	Gallon

AL WARREN OIL

<6,000 gallons		2,500 - 6,000 gallons		>2,500 gallons	
Unit Price	Extended Price	Extended		Extended	
		Unit Price	Price	Unit Price	Price
\$	\$	\$	\$	\$	\$
\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
\$ 2.6370	\$ 263,700.00	\$ 2.7030	\$270,300.00	\$ 2.7930	\$279,300.00
\$	\$	\$	\$	\$	\$
\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
\$ 2.8334	\$ 283,370.00	\$ 2.8997	\$289,970.00	\$ 2.9897	\$298,970.00
\$	\$	\$	\$	\$	\$
\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
\$ 3.1031	\$ 310,310.00	\$ 3.1691	\$316,910.00	\$ 3.2591	\$325,910.00
\$	\$	\$	\$	\$	\$
\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
\$ 2.4845	\$ 248,450.00	\$ 2.5505	\$255,050.00	\$ 0.2641	\$264,050.00
\$	\$	\$	\$	\$	\$
\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
\$ 2.5375	\$ 253,750.00	\$ 2.6035	\$260,350.00	\$ 2.6935	\$269,350.00
\$	\$	\$	\$	\$	\$
\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$

EXHIBIT A

Total Cost/gallon (Net Taxes)	_____	Gallon	\$ 2.6613	\$ 266,130.00	\$ 2.2727	\$272,730.00	\$ 2.8173	\$281,730.00
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*07 E75 Ethanol-Deliveries

OPIS Chicago Index Low Rack	<u>2.1721</u>	Gallon	\$	\$	\$	\$	\$	\$
Profit/Overhead	_____	Gallon	\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
Total Cost/gallon (Net Taxes)	_____	Gallon	\$ 2.2152	\$ 221,520.00	\$ 2.2812	\$228,120.00	\$ 2.3712	\$237,120.00

*No OPIS price shown
used OPIS Low E-85 & 2.1561
OPIS Low-E-65 2.1863
4.3424 /2 = \$2.1712

08 E85 Ethanol-Deliveries

OPIS Chicago Index Low Rack	<u>2.1561</u>	Gallon	\$	\$	\$	\$	\$	\$
Profit/Overhead	_____	Gallon	\$ 0.0440	\$	\$ 0.1100	\$	\$ 0.2000	\$
Total Cost/gallon (Net Taxes)	_____	Gallon	\$ 2.2001	\$ 220,010.00	\$ 2.2661	\$226,610.00	\$ 2.3561	\$235,610.00

TOTAL



EXHIBIT A

A Joint Purchasing Program For Local Government Agencies

June 25, 2024

Mr. Arnie Berg
Al Warren Oil Co., Inc.
1646 Summer Street
Hammond, IN 46320

Dear Ms. Okon,

This letter is to inform you that the Suburban Purchasing Cooperative (SPC) Governing Board has approved the award of the 2024 Gasoline (87, 89, & 92 Octane), Diesel Fuel, Ethanol 75 & 85 and B20 Bio Diesel Fuel Contract (#230) to Al Warren Oil Co., Inc. based on your responsible, responsive bid in compliance with all bid specification requirements.

With acceptance of this contract, Al Warren Oil Co., Inc. agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

The duration of the contract is Contract shall be July 6, 2024 through July 5, 2025. The SPC reserves the right to extend the contract for (3) three additional (1) one-year periods under the same terms and conditions of the original contract.

Al Warren Oil Co., Inc., Hammond, IN will handle all billing.

Al Warren Oil Co., Inc. shall remit to the NWMC Purchasing Manager on a quarterly basis, an amount equal to 0.5 % of the total dollar volume for the quarter. Contractor must furnish a report of purchases made from the contract by the last of the month following the end of each fiscal quarter:

Quarter 1 – May, June, July, due August 31

Quarter 2 – August, September, October, due November 30

Quarter 3 – November, December, January, due February 28

Quarter 4 – February, March, April, due May 31

This report is to be submitted to the NWMC Purchasing Director in Excel via email to edayan@nwmc-cog.org, and mailed to 1600 East Golf Road, Suite 0700, Des Plaines, Illinois 60016 and shall include the following information: ordering municipality, date of order, date of delivery, item descriptions, total quantity delivered, item price (including mark-up and applicable taxes), total order extended price, and total volume for the quarter.

**DuPage Mayors &
Managers Conference**
1220 Oak Brook Road
Oak Brook, IL 60523
Suzette Quintell
Phone: (630) 571-0480
Fax: (630) 571-0484

**Northwest Municipal
Conference**
1600 East Golf Rd., Suite 0700
Des Plaines, IL 60016
Ellen Dayan, CPPB
Phone: (847) 296-9200
Fax: (847) 296-9207

**South Suburban Mayors
And Managers Association**
1904 West 174th Street
East Hazel Crest, IL 60429
Kristi DeLaurentiis
Phone: (708) 206-1155
Fax: (708) 206-1133

**Will County
Governmental League**
3180 Theodore Street, Suite 101
Joliet, IL 60435
Cherie Belom
Phone: (815) 729-3535
Fax: (815) 729-3536

EXHIBIT A

The SPC looks forward to a productive year working with Al Warren Oil Co., Inc. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention.

Sincerely,

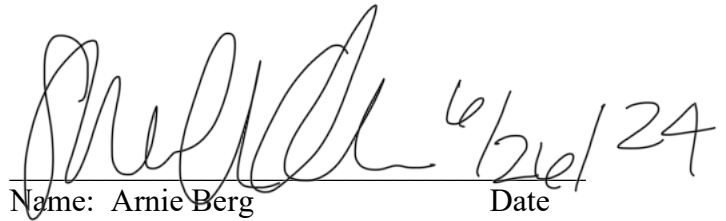


Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference



06/25/2024

Name: Ellen Dayan
Northwest Municipal Conference



Name: Arnie Berg
Al Warren Oil Co., Inc.

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EXHIBIT B



A Joint Purchasing Program For Local Government Agencies

May 12, 2025

Mr. Arnie Berg
Al Warren Oil Co., Inc.
1646 Summer Street
Hammond, IN 46320

Dear Mr. Berg,

This letter is to inform you that the Suburban Purchasing Cooperative (SPC) Governing Board has approved the first of three (3) available one-year contract extensions of the 2025 Gasoline (87, 89, & 92 Octane), Diesel Fuel, Ethanol 75 & 85 and B20 Bio Diesel Fuel Contract (#230) to Al Warren Oil Co., Inc. from July 6, 2025 through July 5, 2026. The SPC reserves the right to extend the contract for two (2) additional one-year periods under the same terms and conditions as the original contract.

With acceptance of this contract, Al Warren Oil Co., Inc. agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

Al Warren Oil Co., Inc., Hammond, IN will handle all billing.

Al Warren Oil Co., Inc. shall remit to the NWMC Purchasing Manager on a quarterly basis, an amount equal to 0.5 % of the total dollar volume for the quarter. Contractor must furnish a report of purchases made from the contract by the last of the month following the end of each fiscal quarter:

Quarter 1 – May, June, July, due August 31

Quarter 2 – August, September, October, due November 30

Quarter 3 – November, December, January, due February 28

Quarter 4 – February, March, April, due May 31

This report is to be submitted to the NWMC Purchasing Director in Excel via email to edayan@nwmccog.org, and mailed to 1600 East Golf Road, Suite 0700, Des Plaines, Illinois 60016 and shall include the following information: ordering municipality, date of order, date of delivery, item descriptions, total quantity delivered, item price (including mark-up and applicable taxes), total order extended price, and total volume for the quarter.

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EXHIBIT B

The SPC looks forward to a productive year working with Al Warren Oil Co., Inc. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention.

Sincerely,



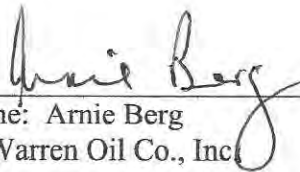
Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference



05/12/2025

Name: Ellen Dayan
Northwest Municipal Conference

Date



5/13/25

Name: Arnie Berg
Al Warren Oil Co., Inc.

Date

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EXHIBIT B



A Joint Purchasing Program For Local Government Agencies

June 16, 2026

Mr. Arnie Berg
Al Warren Oil Co., Inc.
1646 Summer Street
Hammond, IN 46320

Dear Mr. Berg,

This letter is to inform you that the Suburban Purchasing Cooperative (SPC) Governing Board has approved the second of three (3) available one-year contract extensions of the 2025 Gasoline (87, 89, & 92 Octane), Diesel Fuel, Ethanol 75 & 85 and B20 Bio Diesel Fuel Contract (#230) to Al Warren Oil Co., Inc. from July 6, 2026 through July 5, 2027. The SPC reserves the right to extend the contract for two (2) additional one-year periods under the same terms and conditions as the original contract.

With acceptance of this contract, Al Warren Oil Co., Inc. agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

Al Warren Oil Co., Inc., Hammond, IN will handle all billing.

Al Warren Oil Co., Inc. shall remit to the NWMC Purchasing Manager on a quarterly basis, an amount equal to 0.5 % of the total dollar volume for the quarter. Contractor must furnish a report of purchases made from the contract by the last of the month following the end of each fiscal quarter:

Quarter 1 – May, June, July, due August 31
Quarter 2 – August, September, October, due November 30
Quarter 3 – November, December, January, due February 28
Quarter 4 – February, March, April, due May 31

This report is to be submitted to the NWMC Purchasing Director in Excel via email to edayan@nwmc-cog.org, and mailed to 1600 East Golf Road, Suite 0700, Des Plaines, Illinois 60016 and shall include the following information: ordering municipality, date of order, date of delivery, item descriptions, total quantity delivered, item price (including mark-up and applicable taxes), total order extended price, and total volume for the quarter.

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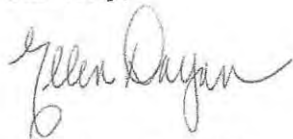
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EXHIBIT B

The SPC looks forward to a productive year working with Al Warren Oil Co., Inc. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention.

Sincerely,



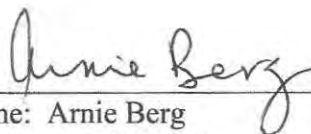
Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference



06/16/2026

Name: Ellen Dayan
Northwest Municipal Conference

Date



6/16/26

Name: Arnie Berg
Al Warren Oil Co., Inc.

Date

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Legislative Summary

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, ILLINOIS

Introduction:	June 9, 2026
Purpose:	To approve a Preliminary Plat of Subdivision for a minor subdivision and a Special Use Permit for a warehouse and light manufacturing use and authorizing the construction of a 169,698-square-foot industrial building at the property commonly known as 8125-8145 River Drive and 8120-8140 Lehigh Avenue.
Background:	Midwest RE Acquisitions, LLC (“Applicant”), submitted Special Use and Subdivision Applications (“Application”) seeking approval to redevelop the approximately 11-acre portion of the North Grove Corporate Park property located at 8120-8140 Lehigh Avenue and 8125-8145 River Drive in Morton Grove, Illinois. 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. The current proposal consists of a 169,698-square-foot single-tenant industrial building to be occupied exclusively 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, 266 off-street parking spaces, additional landscaping and tree plantings, limited truck traffic generation, and a building height compliant with the Village’s 40-foot maximum. On June 3, 2025, the Appearance Commission reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06 and recommended approval (4-2) of the application with recommended conditions. The Appearance Commission Chairperson waived full Commission review of the revised building proposal because the landscaping and elevations remain consistent with the previous proposal. On June 5, 2025, the Traffic Safety Commission (TSC) reviewed the initially proposed 227,600-square-foot building concept and the related Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (6-0) to recommend approval of the application. The TSC Chairperson reviewed the current proposal, issued no comments, and waived review by the full Commission. The Application was first presented to the Plan Commission in June 2025 and continued multiple times to allow for additional review, revisions, and public input. Following submission of revised application materials in February 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 of approval to the Village Board. The Applicant presented additional modifications to the Village Board on April 28, 2026, and requested that the case be remanded to the Plan Commission for further consideration. At a public hearing held on May 19, 2026, the Plan Commission voted unanimously (6-0) to recommend approval of the Application and the revised plans, with conditions relating to truck traffic generation, final design, and infrastructure improvements.
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Subdivision and Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	July 14, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Prepared by: Zoe Heidorn, Director of Community and Economic Development

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, ILLINOIS

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, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 8125-8145 River Drive and 8120-8140 Lehigh Avenue, legally described in “**Exhibit A**”, attached hereto and made a part of this Ordinance, is a 10.97-acre site comprising two lots located within an M-O/R Office/Research Manufacturing District (“Subject Property”);

WHEREAS, the Subject Property is currently improved with two single-story office buildings; and

WHEREAS, a subdivision to combine the two existing lots to create one lot of record, defined as a “minor subdivision” under Section 12-17-1 of the Unified Development Code, will support redevelopment of the Subject Property; and

WHEREAS, “Light Manufacturing” and “Warehouse” may be considered by the Village Administrator to be Special Uses in the M-O/R Office/Research Manufacturing District pursuant to Section 12-4-4:E of the Unified Development Code, based on the Village Administrator’s review of a proposed use’s projected noise, odor, vibration, or truck traffic impacts; and

WHEREAS, Midwest RE Acquisitions, LLC (“Applicant”) filed complete applications to the Village’s Plan Commission under case PC 25-06 requesting approval of (i) a preliminary plat of subdivision, prepared by Kimley-Horn and Associates, Inc. and dated June 27, 2025, a copy of which is attached hereto and made a part hereof and marked as “**Exhibit B**” (the “Preliminary Plat of Subdivision” and (ii) a Special Use Permit (collectively, the “Application”) for a consolidation of the Subject Property into one lot and, as currently proposed, the development of an industrial structure with accessory loading berths, and accessory surface parking spaces (“Project”); and

WHEREAS, because the proposed subdivision does not result in more than two buildable lots, it is defined as a minor subdivision by Section 12-17-1. Pursuant to Section 12-8-3:A.2, provided the final plat of subdivision is deemed consistent with the Preliminary Plat of Subdivision and is submitted within one (1) year of the Village Board of Trustees’ approval of the Preliminary Plat of

Subdivision and the subdivision is a minor subdivision, the final plat of subdivision may be approved administratively; and

WHEREAS, in order to authorize the Project as presented, the Application includes requests for waivers to Sections 10-10-7 for proposed monument signage, 12-2-6 for location of open accessory parking, 12-11-1 for trees required in the public right of way, and 12-11-4 for parking lot landscaping; and

WHEREAS, pursuant Section 12-16-4:C, the Plan Commission may recommend conditions and restrictions related to the construction, location, and operation of a special use as part of its recommendation for approval; and

WHEREAS, the Application was submitted to the Appearance Commission, Traffic Safety Commission, Plan Commission, and Village Board of Trustees for review and approval pursuant to Section 12-16-4 of the Unified Development Code; and

WHEREAS, on June 3, 2025, the Appearance Commission reviewed the Application, approved an Appearance Certificate for the proposed improvements and recommended approval of the Application with conditions; and

WHEREAS, on June 5, 2025, the Traffic Safety Commission reviewed the Application, including the plans and traffic and parking study, and recommended approval with comments; and

WHEREAS, pursuant to the applicable provisions of the Unified Development Code, public notice for a public hearing on the Application to be held on June 17, 2025, was published in the Morton Grove Champion, a newspaper of general circulation in the Village of Morton Grove, on May 29, 2025, written notification was sent to property owners within 250 feet of the subject property on May 29, 2025, and a sign was posted on the Subject Property on May 29, 2025, as required by ordinance; and

WHEREAS, at the June 17, 2025, Plan Commission meeting, a public hearing was held whereby the Applicant presented the Project to include an approximately 227,600-square-foot industrial structure with 35 loading berths and up to 273 accessory surface parking spaces, at which time all concerned parties were given the opportunity to be present and express their views for the consideration of the Plan Commission; and

WHEREAS, due to concerns with completeness of the submitted traffic and parking impact study, the Commission voted to continue the Application to the July 29, 2025, meeting of the Plan Commission, at which time all concerned parties were given the opportunity to be present and express their views for the consideration of the Plan Commission and, after reviewing the Application, the Plan

Commissioners voted to table the Application to a future date to allow the Applicant to respond to comments; and

WHEREAS, the Applicant subsequently worked with Village staff to modify the Project plans to respond to comments issued by the Plan Commission and the general public; and

WHEREAS, pursuant to the applicable provisions of the Unified Development Code, public notice for a public hearing on the Application to be held on March 12, 2026, was published in the Morton Grove Champion, a newspaper of general circulation in the Village of Morton Grove, on February 19, 2026, written notification was sent to property owners within 250 feet of the subject property on February 19, 2026, and a sign was posted on the Subject Property on February 19, 2026, as required by ordinance; and

WHEREAS, the Appearance Commission Chairperson and Traffic Safety Commission Chairperson determined that review of the revised Project plans by their respective commissions was not necessary due to the insignificant impact of the plan revisions from an appearance or traffic safety perspective, as authorized by Section 12-16-4:2; and

WHEREAS, at a public hearing during the March 12, 2026, Plan Commission meeting, the Applicant presented the Project to include an approximately 210,870-square-foot industrial structure with 35 loading berths and 317 accessory surface parking spaces, and at which time all concerned parties were given the opportunity to be present and express their views for the consideration of the Plan Commission; and

WHEREAS, the Village's Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Subdivision established in Section 12-16-4:D.3 and the Standards for Special Use established in Section 12-16-4:C.5, and voted 3 to 3 on a motion to recommend approval of the Application, resulting in no recommendation for approval; and

WHEREAS, the Plan Commission's report was forwarded to the Corporate Authorities for consideration at a meeting on April 28, 2026, at which time the Applicant presented a revised Project site plan that significantly reduced the industrial structure size and requested that the Application be remanded to the Plan Commission for further consideration; and

WHEREAS, at the April 28, 2026, meeting, the Corporate Authorities voted to remand the Application back to the Plan Commission for further consideration at a regularly scheduled meeting on May 19, 2026; and

WHEREAS, at the May 19, 2026, Plan Commission public hearing, for which no additional public notice was required because the matter remained a continuation of the original duly noticed

public hearing process for the Application, the Applicant presented the Project to include an approximately 169,698-square-foot industrial structure with 19 loading berths and 266 accessory surface parking spaces to be constructed as a build-to-suit development for BBJ La Tavola (“Tenant”), a table linen and event equipment rental company that proposes to occupy the Project as the sole tenant, relocating their regional headquarters from Niles, Illinois, to Morton Grove, including approximately 255 full-time jobs.

WHEREAS, the Plan Commission heard the Applicant’s presentation on the Project revisions and further reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration of the Plan Commission. The Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Subdivision established in Section 12-16-4:D.3 and the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code and voted unanimously (6-0) to recommend approval of the Preliminary Plat of Subdivision and the Application, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated June 2, 2026, which was presented to the Village Board on June 9, 2026, and a copy of that report is contained in “**Exhibit C**”, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village’s Unified Development Code, the Corporate Authorities have determined that the proposed Preliminary Plat of Subdivision and the Application should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

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. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Preliminary Plat of Subdivision and Special Use Permit. The Corporate Authorities hereby approve the Preliminary Plat of Subdivision and grant a Special Use Permit to allow the construction of an approximately 169,698-square-foot industrial structure and authorize select waivers, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of the Subject Property, their successors and assigns. The Special Use Permit approval shall include the following waivers:

- A. Waiver to Section 12-2-6:G for location of open accessory parking;
- B. Waiver to Section 12-11-1:B for required tree plantings in the public right of way;
- C. Waiver to Section 12-11-4:B for parking lot landscaping and trees; and
- D. Waiver to Section 10-10-7:G for monument signage.

SECTION 3. Conditions. The Preliminary Plat of Subdivision and Special Use Permit shall be subject to the following conditions:

- A. The site, improvements, and building, including building footprint, shall be improved and operated consistently with the plans and supporting documents and modifications as finalized and specifically approved in writing by the Village Administrator or his designee, including:
 - 1. Subdivision Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025;
 - 2. Subdivision Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025;
 - 3. Written Authorization for Subdivision Application from Property Owner, CRE NORTH GROVE CP I & II LLC, dated April 30, 2025;
 - 4. Preliminary Plat of Subdivision, submitted by Midwest RE Acquisitions, LLC, revised June 27, 2025;
 - 5. Special Use Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025, as updated through the Plan Commission review process;
 - 6. Legal Description, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025;
 - 7. Special Use Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026;
 - 8. Project Narrative, submitted by Midwest RE Acquisitions, LLC, received May 7, 2026;
 - 9. Letter of Intent for BBJ La Tavola, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026;
 - 10. Site Plan on Aerial Image, prepared by Nelson, submitted by Midwest RE Acquisitions, LLC, dated April 6, 2026;
 - 11. Site Plan, prepared by Nelson submitted by Midwest RE Acquisitions, LLC, dated April 6, 2026;
 - 12. Conceptual Rendering, prepared by uglydog: branding design advertising, dated

April 27, 2026;

13. Proposed Elevations, prepared by Nelson, submitted by Midwest RE Acquisitions, LLC, dated May 6, 2026;
14. Signage Plan, prepared by Parvin-Clauss Sign Company, dated May 7, 2026;
15. Landscape Plans, prepared by Kathryn Talty Landscape Architecture, revised May 7, 2026;
16. Preliminary Engineering Plans, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10, 11;
18. Stormwater Management Memo, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10, 11;
19. Building Height Exhibit, prepared by Kimley-Horn Associates, Inc., dated February 20, 2026, and received on May 7, 2026;
20. Traffic Impact Study, prepared by KLOA, Inc., dated May 5, 2026;
21. Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10, 11;
22. Fire Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10, 11; and
23. Truck Route Map and Signage Plan, submitted by Midwest RE Acquisitions, LLC, received November 14, 2025 – to be updated to conform to Item #14.

Any material change to the site or building or tenant may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permit.

- B. The Subject Property shall be developed and operated consistently with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearing before the Plan Commission on May 19, 2026. Any material inconsistencies in development or operation, as determined by the Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permit.
- C. Prior to or concurrently with the filing of a building permit application, the Applicant shall provide the Village with updated preliminary engineering plans and a stormwater management memorandum that conform to the final approved site plan for the approximately 169,698-square-foot building prepared by Nelson for Kurv Industrial dated April 6, 2026 (SP-16, 2 sheets). Any material deviation or discrepancy between

- the submitted materials and the final approved site plan may require modification of the submitted materials and/or amendment to the Special Use Permit, as deemed appropriate by the Village Administrator.
- D. Prior to or concurrently with the filing of a building permit application, the Applicant shall provide the Village with final elevations and material specifications for review and approval by the Director of Community and Economic Development and the Appearance Commission Chairperson. The final elevations and materials shall be consistent with the approved elevations prepared by Nelson and dated May 6, 2026. If such final elevations are deemed by the Director of Community and Economic Development to be inconsistent with the approved plans or if materials are deemed by the Director of Community and Economic Development to be of a lower quality than the approved materials, then the Applicant shall revise the plans to bring them into conformity with the approved elevations and materials or shall file an application for an amendment to the Appearance Certificate.
- E. Prior to or concurrently with the filing of a building permit application, the Applicant shall provide the Village with a final landscape plan, tree preservation plan, and signage plan for review and approval by the Director of Community and Economic Development. The final landscape plan (including selections, locations, and sizes), tree preservation plan, and signage plan shall be consistent with the approved plans listed in Section 2.A,. If such plans are deemed to be inconsistent with the approved plans or of a lower quality than the approved plans, then the Applicant shall revise the plans to bring them into substantial conformity with the approved plans or shall file an application for an amendment to the Appearance Certificate.
- F. Prior to or concurrently with the filing of a building permit application, the Applicant shall provide the Village with updated truck turning diagrams reflecting the scope of the Project and depicting maneuvering through the Subject Property's interior-drive aisles and through the nearest intersections, as deemed appropriate by the Director of Community and Economic Development, for a semi-truck and fire truck based on standard measurements provided by the Village, subject to review and approval by the Village Engineer, Fire Prevention Bureau Coordinator, and Director of Community and Economic Development. Any deficiencies in the turning path diagrams may require minor modification to the final approved site plan or amendment to the Special Use Permit as deemed appropriate by the Village Administrator.

- G. Any illuminated signs at the Subject Property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).
- H. All rooftop mechanical appurtenances must be located a minimum of twenty feet (20') from the exterior building walls in order to minimize the visibility of rooftop equipment and improve the overall appearance of the building. The design and screening of all rooftop mechanical equipment shall be subject to review and approval by the Director of Community and Economic Development and the Appearance Commission Chairperson.
- I. The Project shall adhere to the bird-friendly design measures depicted in the approved Project plans and Application materials. To the extent practicable, such measures shall be consistent with the recommendations contained in the *Bird-Friendly Building Design* manual published by the American Bird Conservancy (2015), as determined by the Director of Community and Economic Development. Mirrored glass or reflective coatings shall not be permitted. The use of inconspicuous window films incorporating simple dot or line patterns, as shown in the approved plans, shall be maintained unless otherwise approved in writing by the Director of Community and Economic Development.
- J. The Special User Permit is granted to the Applicant for the purposes of development of the Subject Property and to BBJ La Tavola as the sole tenant of the Subject Property for the purposes of operation of a light manufacturing and warehouse use. The development rights and approvals granted pursuant hereto shall bind and inure to the benefit of the Applicant. The rights and approval to operate a light manufacturing and warehouse use shall be personal and exclusive to BBJ La Tavola and shall not be assigned or transferred without prior approval by the Village Board of Trustees. As part of zoning review for any future compliance certificate application for a tenant or user of the Subject Property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as "Permitted/Special" in Section 12-4-4:E, as amended, within the M-O/R zoning district. Such use review shall ensure that the proposed uses at the subject property collectively do not generate truck traffic volumes exceeding fifty-two (52) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding fifty-two (52) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be

considered a permitted use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.

- K. Prior to or concurrently with the filing of a building permit application, the Applicant shall submit a description of how snow removal, garbage collection, and courier services will be provided to the subject property, subject to review and approval by the Village Engineer.
- L. Pursuant to Section 12-8-2:C.3, the Application was reviewed by the Village Engineer, who recommended that street lighting within the public right-of-way along Lehigh Avenue abutting the Subject Property (“Lehigh Avenue Lighting”) be required as a public improvement to support the Project. Prior to or concurrently with the filing of a building permit application, the Applicant shall make a payment of One Hundred Thousand Dollars and No Cents (\$100,000.00) to the Village for the Village’s design and installation of the Lehigh Avenue Lighting and related public right of way improvements. Pursuant to Section 12-8-2:C.3, the Application was reviewed by the Village Engineer. Based on the projected traffic impacts of the Project and the existing condition of the Park Avenue roadway pavement, the Village Engineer recommended that the Applicant reconstruct the Park Avenue pavement. Prior to or concurrently with the filing of a building permit application, the Applicant shall provide the Village with revised site and utility plans for the reconstruction of (1) pavement on Park Avenue between the east side of River Drive and the west side of Lehigh Avenue and (2) up to 230 linear feet of curb and gutter on the north and south sides of Park Avenue between the east side of River Drive and the west side of Lehigh Avenue subject to the approval of the Building Commissioner (collectively, the “Park Avenue Improvements”). The Applicant shall be responsible for the completion of the Park Avenue Improvements

prior to the issuance of any certificate of occupancy for the Project, which satisfactory completion shall be determined by the Village Engineer and Village Administrator.

- M. Prior to or concurrently with the filing of a building permit application, the Applicant shall provide the Village with evidence of a signed lease agreement between the Applicant and BBJ La Tavola, which evidence may include a lease cover page and executed signature pages. If requested, the Applicant shall make the full lease available to the Village Administrator for an in-camera inspection.
- N. The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated March 4, 2026, by strict or alternative compliance, subject to their approval.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Preliminary Plat of Subdivision and Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Preliminary Plat of Subdivision and Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED this 14th day of July 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 14th day of July 2026.

Janine Witko, Village President

Village of Morton Grove
Cook County, Illinois

APPROVED and FILED in my office this 15th day of July 2026.

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

EXHIBIT A	Legal Description, 8125-45 River Drive and 8120-40 Lehigh Avenue
EXHIBIT B	Plat of Subdivision, prepared by Kimley-Horn Associates, dated June 27, 2025
EXHIBIT C	Plan Commission Report for PC 25-06, dated June 2, 2026

EXHIBIT A

**8125-45 RIVER DRIVE AND 8120-40 LEHIGH AVENUE,
MORTON GROVE, ILLINOIS 60053**

LEGAL DESCRIPTION:

PARCEL 1: LOT 11 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY. ILLINOIS.

PARCEL 2: LOT 10 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY. ILLINOIS.

PARCEL 3: EASEMENT FOR STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 10 IN NORTH GROVE CORPORATE PARK, AFORESAID.

PARCEL 4: EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 11 IN NORTH GROVE CORPORATE PARK AFORESAID.

PARCEL 5: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 5 FEET OF LOT 10 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID. FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

PARCEL 6: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 OVER THE WEST 35 FEET OF LOT 11 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID. FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-303-001-0000

10-20-303-002-0000

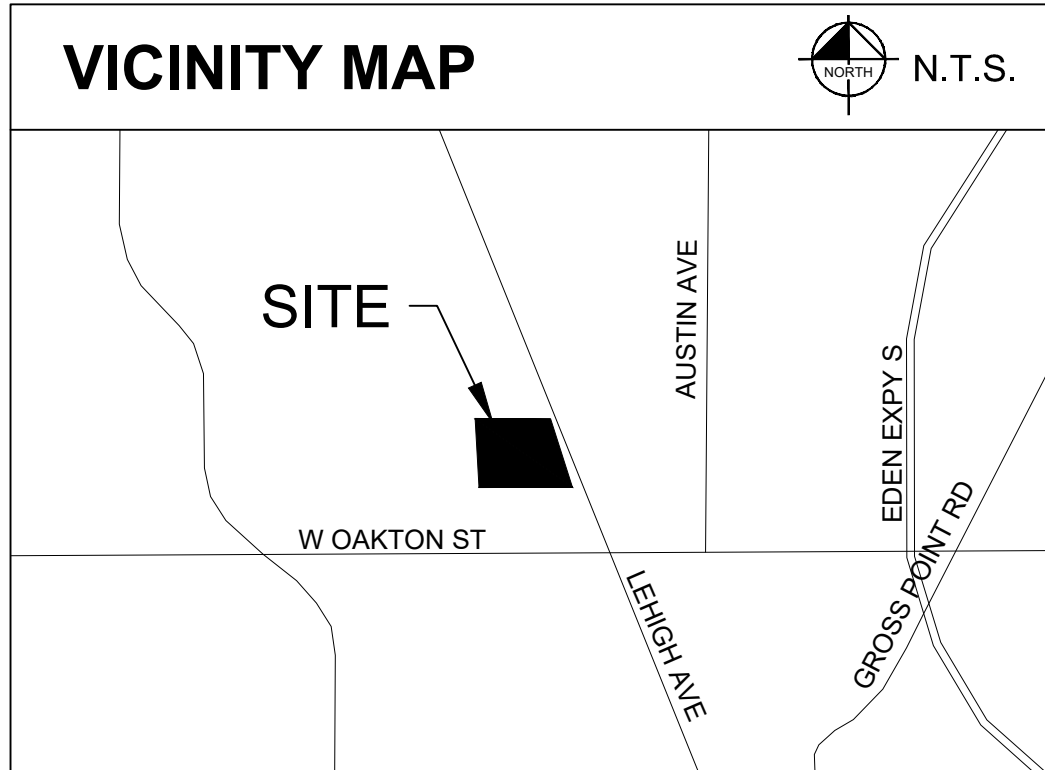
EXHIBIT B

**PLAT OF SUBDIVISION
PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.**

Dated June 27, 2025

PIN: 10-20-303-001
10-20-303-002

VICINITY MAP



HATCH LEGEND



BUILDING OUTLINE AREA

CONCRETE AREA

ASPHALT PAVEMENT AREA

LINE TYPE LEGEND

	SANITARY SEWER LINE
	STORM SEWER LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	GAS LINE
	COMM. LINE

LEGEND

	UTILITY POLE W/ LIGHT		FIBER OPTIC HAND HOLE
	WATER VALVE		TELECOM PEDESTAL
	STORM CULVERT		GAS UTILITY MARKER
	FOUND IRON ROD		LIGHT POLE
	GUY WIRE ANCHOR		FIRE HYDRANT
	SIGN POST		CABLE TV PEDESTAL
	WATER UTILITY MARKER		FOUND RAIL ROAD SPIKE
	SURVEY BENCHMARK		FOUND IRON PIPE
	UTILITY POLE		TREE (DECIDUOUS)
	TELECOM MANHOLE		

SURVEY PREPARED FOR / OWNER:

BRIDGE INDUSTRIAL
9525 W. BRYN MAWR AVE. SUITE 700
ROSEMONT, IL 60018

SITE AREA:

ACREAGE: 10.97 AC.
SF.: 477,960 SF.

EXISTING PARKING: 440 SPACES (15 HANDICAP)

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°11'44"	467.00'	123.85'	S07°10'21"E	123.49'
C2	8°28'25"	533.00'	78.83'	S10°04'33"E	78.75'
C3	84°09'03"	50.00'	73.44'	S48°10'28"E	67.01'
C4	21°16'47"	67.00'	24.88'	N79°06'37"E	24.74'
C5	21°15'12"	133.00'	49.33'	S79°02'46"W	49.05'
C6	89°14'51"	57.00'	88.79'	S45°02'57"W	80.08'

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17031C0243J, for Cook County, Illinois and incorporated areas, dated August 19, 2008 this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

REFERENCE DATUM

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 626.70'
NORTHWEST BOLT ON FIRE HYDRANT ON NORTHEAST CORNER OF RIVER DRIVE AND PARK AVENUE INTERSECTION.

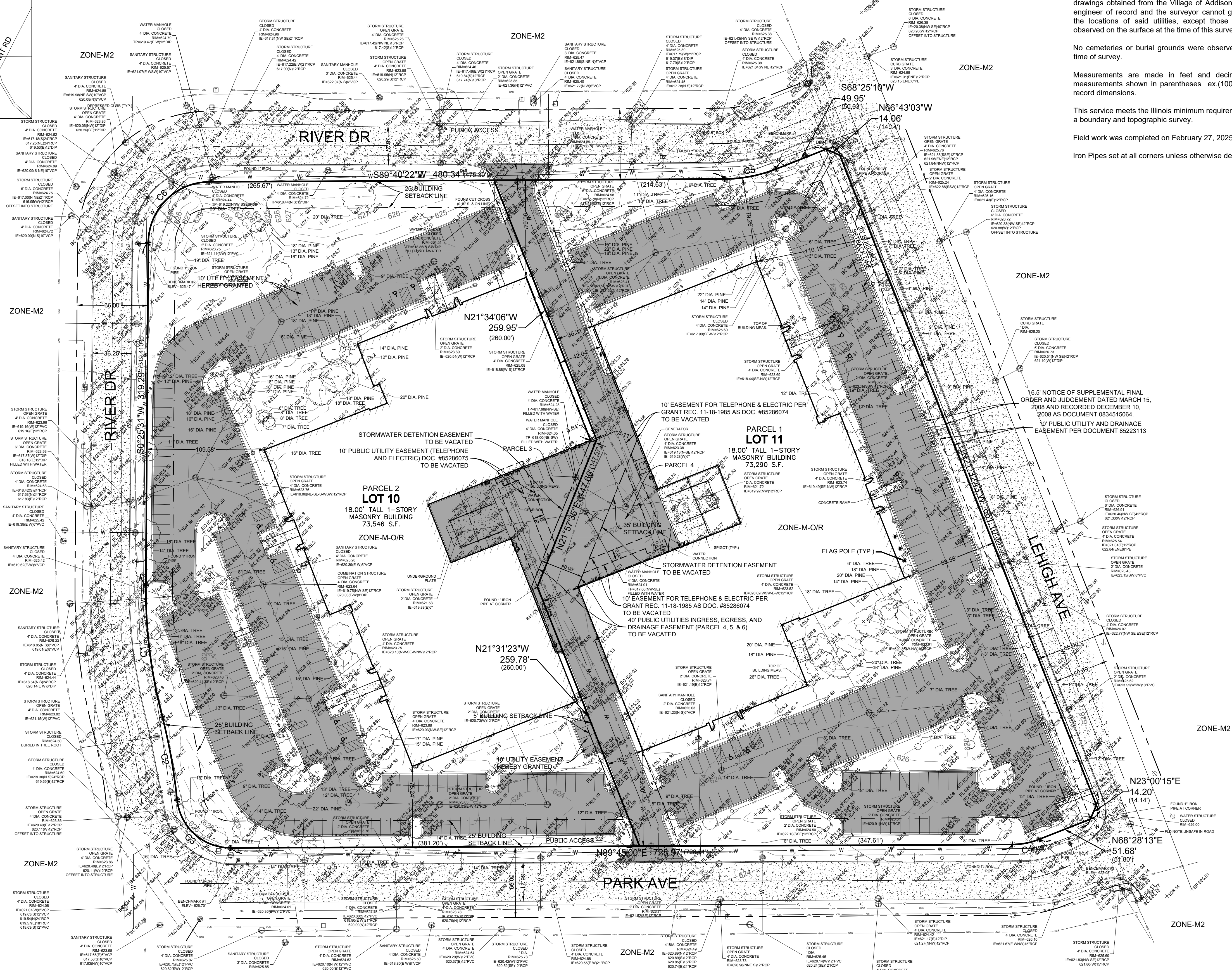
BENCHMARK #2 ELEVATION = 625.47'
EAST BOLT ON FIRE HYDRANT ON SOUTHEAST CORNER OF RIVER DRIVE NORTH WEST CORNER OF SITE.

BENCHMARK #3 ELEVATION = 627.08'
NORTHEAST BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF LEHIGH AVENUE AND PARK AVENUE INTERSECTION.

BENCHMARK #4 ELEVATION = 627.23'
SOUTHWEST TAG BOLT OF FIRE HYDRANT ON SOUTHWEST SIDE OF RIVER DRIVE AND LEHIGH AVENUE INTERSECTION.

PRELIMINARY PLAT OF SUBDIVISION NORTH GROVE CORPORATE PARK 1ST RESUBDIVISION

OF
LOTS 10 AND 11 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY, ILLINOIS.



SURVEY NOTES:

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

Underground utilities shown hereon are from record drawings obtained from the Village of Addison and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

No cemeteries or burial grounds were observed at the time of survey.

Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.

This service meets the Illinois minimum requirements for a boundary and topographic survey.

Field work was completed on February 27, 2025.

Iron Pipes set at all corners unless otherwise denoted.

PARCEL 1:
LOT 11 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY, ILLINOIS.

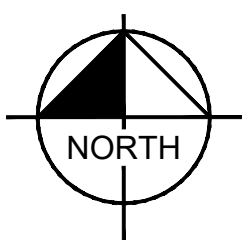
PARCEL 3:
EASEMENT FOR STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 10 IN NORTH GROVE CORPORATE PARK, AFORESAID.

PARCEL 4:
EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 11 IN NORTH GROVE CORPORATE PARK, AFORESAID.

PARCEL 5:
PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 5 FEET OF LOT 10 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

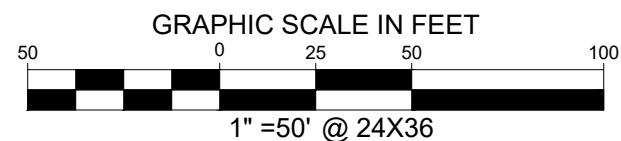
PARCEL 6:
PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 OVER THE WEST 35 FEET OF LOT 11 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

SHEET 1: BOUNDARY AND EXISTING TOPOGRAPHIC CONDITIONS



BASEIS OF BEARINGS

All bearings shown are based on grid north of the Illinois Coordinate System of 1983, East Zone (1201), North American Datum of 1983.



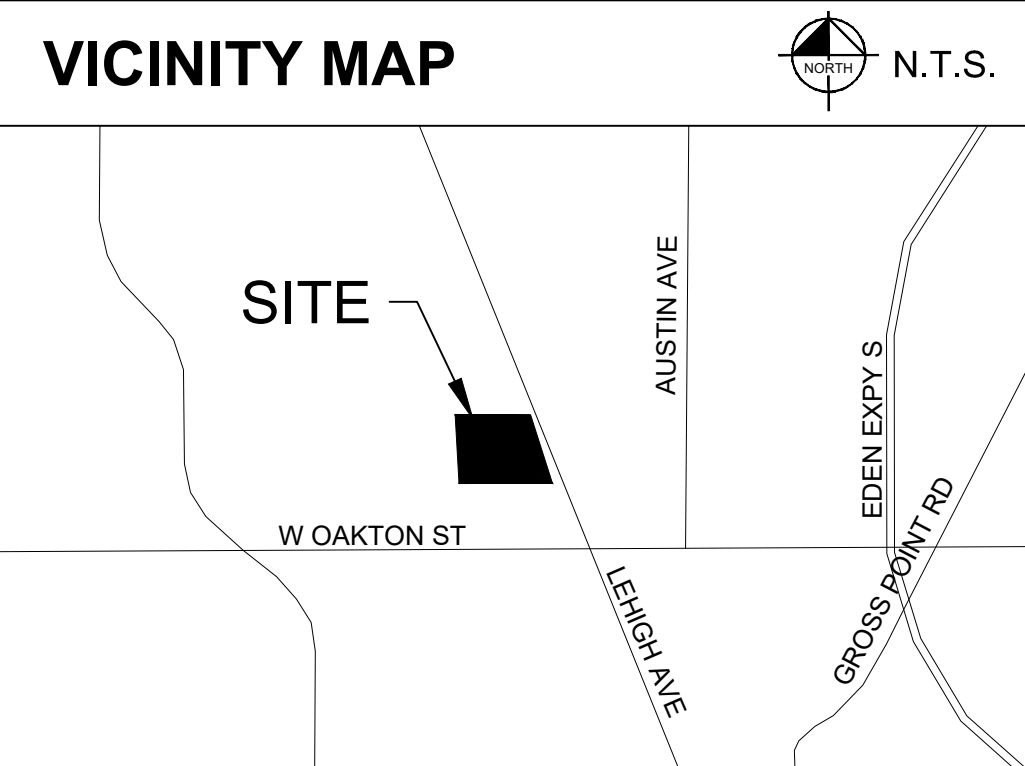
No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road Suite 600
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
Fax No. (630) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	BAS	MGJ	02/20/26	268915000	1 OF 2

PIN: 10-20-303-001
10-20-303-002



HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA

LINE TYPE LEGEND

	SANITARY SEWER LINE
	STORM SEWER LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	GAS LINE
	COMM. LINE

LEGEND

	UTILITY POLE W/ LIGHT		FIBER OPTIC HAND HOLE
	WATER VALVE		TELECOM. PEDESTAL
	STORM CULVERT		GAS UTILITY MARKER
	FOUND IRON ROD		LIGHT POLE
	GUY WIRE ANCHOR		FIRE HYDRANT
	SIGN POST		CABLE TV PEDESTAL
	WATER UTILITY MARKER		FOUND RAIL ROAD SPIKE
	SURVEY BENCHMARK		FOUND IRON PIPE
	UTILITY POLE		TREE (DECIDUOUS)
	TELECOM MANHOLE		

SURVEY PREPARED FOR / OWNER:

BRIDGE INDUSTRIAL
9525 W. BRYN MAWR AVE. SUITE 700
ROSEMONT, IL 60018

SITE AREA:

ACREAGE: 10.97 AC.
SF.: 477,960 SF.

PROPOSED PARKING SUMMARY	
STANDARD AUTO PARKING SPACES	305
FUTURE STANDARD AUTO PARKING SPACES	0
ACCESSIBLE PARKING SPACES	8
FUTURE ACCESSIBLE PARKING SPACES	0
TOTAL AUTO PARKING SPACES	313
FUTURE TOTAL AUTO PARKING SPACES	0
TOTAL TRUCK DOCK SPACES	19

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	15°11'44"	467.00'	123.85'	S07°10'21"E 123.49'
C2	8°28'25"	533.00'	78.83'	S10°04'33"E 78.75'
C3	84°09'03"	50.00'	73.44'	S48°10'28"E 67.01'
C4	21°16'47"	67.00'	24.88'	N79°08'37"E 24.74'
C5	21°15'12"	133.00'	49.33'	S79°02'46"W 49.05'
C6	89°14'51"	57.00'	88.79'	S45°02'57"W 80.08'

FLOOD STATEMENT:

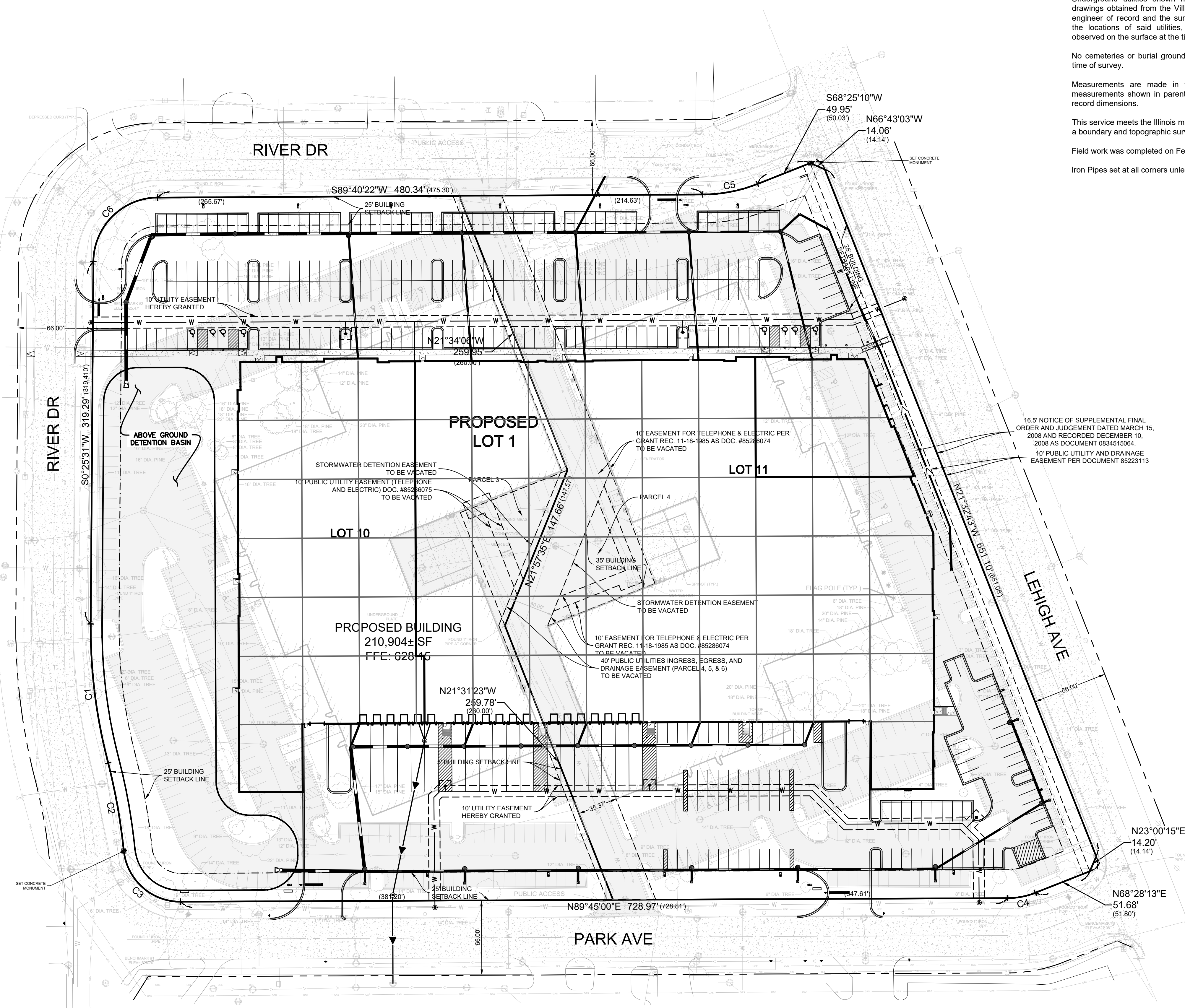
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17031C0243J, for Cook County, Illinois and incorporated areas, dated August 19, 2008 this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT OF SUBDIVISION NORTH GROVE CORPORATE PARK 1ST RESUBDIVISION

OF
LOTS 10 AND 11 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY, ILLINOIS.



SURVEY NOTES:

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines.

Underground utilities shown hereon are from record drawings obtained from the Village of Addison and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

No cemeteries or burial grounds were observed at the time of survey.

Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.

This service meets the Illinois minimum requirements for a boundary and topographic survey.

Field work was completed on February 27, 2025.

Iron Pipes set at all corners unless otherwise denoted.

PARCEL 1:
LOT 11 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT FOR STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 10 IN NORTH GROVE CORPORATE PARK, AFORESAID.

PARCEL 4:
EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 11 IN NORTH GROVE CORPORATE PARK, AFORESAID.

PARCEL 5:
PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 5 FEET OF LOT 10 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

PARCEL 6:
PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 OVER THE WEST 35 FEET OF LOT 11 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

REFERENCE DATUM

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 626.70'

NORTHWEST BOLT ON FIRE HYDRANT ON NORTHEAST CORNER OF RIVER DRIVE AND PARK AVENUE INTERSECTION.

BENCHMARK #2 ELEVATION = 625.47'

EAST BOLT ON FIRE HYDRANT ON SOUTHEAST CORNER OF RIVER DRIVE NORTH WEST CORNER OF SITE.

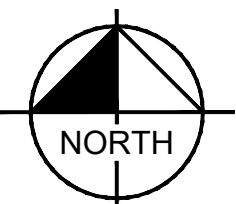
BENCHMARK #3 ELEVATION = 627.08'

NORTHEAST BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF LEHIGH AVENUE AND PARK AVENUE INTERSECTION.

BENCHMARK #4 ELEVATION = 627.23'

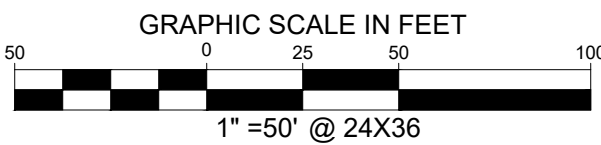
SOUTHWEST TAG BOLT OF FIRE HYDRANT ON SOUTHWEST SIDE OF RIVER DRIVE AND LEHIGH AVENUE INTERSECTION.

SHEET 2: PROPOSED CONDITIONS



BASIS OF BEARINGS

All bearings shown are based on grid north of the Illinois Coordinate System of 1983, East Zone (1201), North American Datum of 1983.



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road Suite 600 Warrenville, Illinois 60555	DESIGN FIRM # 184002012-0006	Tel. No. (630) 487-5550 Fax No. (630) 335-3779
Scale 1" = 50'	Drawn by BAS	Checked by BAS
Date 02/20/26	Project No. 268915000	Sheet No. 2 OF 2

DWG NAME: T:\CDS_LIVE\268915000_BDRGE - NORTH GROVE2 DESIGN\CAD\REFERENCE\SURVEY\PRELIM\PLAT - 268915000.DWG PLOTTED BY: STROHL, BRAD 2/19/2026 4:10 PM LAST SAVED 2/19/2026 1:55 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

EXHIBIT C

PLAN COMMISSION REPORT FOR PC 25-06

Dated June 2, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Zoe Heidorn, Director of Community & Economic Development

Date: June 2, 2026

Re: Plan Commission Case PC 25-06

Requesting approval of a Plat of Subdivision in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish a warehousing and light manufacturing use at the property commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within an M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with waivers for location of surface parking, landscaping, and signage (Section 12-2-6 and Chapters 10-10 and 12-11). The applicant is Midwest RE Acquisitions, LLC.

Executive Summary

Midwest RE Acquisitions, LLC ("applicant"), submitted complete Special Use and Subdivision Applications to the Department of Community and Economic Development seeking approval to redevelop the approximately 11-acre property located at 8120-40 Lehigh Avenue and 8125-45 River Drive in Morton Grove, Illinois ("subject property"). The site, commonly known as North Grove Corporate Park, is currently improved with two office buildings. Midwest RE Acquisitions, LLC, is an active real estate investment and development entity and a subsidiary of Chicago-based Bridge Industrial, which recently rebranded as Kurv Industrial.

The applicant initially proposed to construct a 227,600-square-foot industrial building with 34 truck loading berths. Following comments received through Commission and staff review, the applicant revised the application to propose a smaller 198,670-square-foot building footprint with 19 loading berths. The revised concept also includes 12,200 square feet of office space on the main floor and 12,200 square feet of office space on a second-floor mezzanine, resulting in a total gross leasable area of 210,870 square feet. Based on comments issued through the process of public review, the applicant has further reduced the building square footage to propose a 169,698-square-foot building that includes approximately 24,000 square feet of office area and is occupied by one tenant, BBJ La Tavola.

The applicant initially presented their request for project approvals to the Plan Commission at a public hearing on June 17, 2025. Due to concerns with completeness of the submitted traffic and parking impact study, the Commission voted to continue the case to a second public hearing on July 29, 2025, at which time the case was discussed and the Commissioners voted to table the item to a future date to allow the applicant to respond to comments.

The applicant engaged in numerous discussions with staff regarding comments and concerns raised during the public hearings and through public comment. The applicant submitted a revised site plan for staff review in January 2026, and after receiving positive feedback, submitted a complete set of revised application materials in February 2026 that included changes to the building orientation, number of truck bays, maximum truck trips to be generated by the project, and number of tenants. The applicant presented the revised site plan and project at the March 12, 2026, meeting of the Plan Commission. After consideration of the updated application, discussion among Commissioners, and public comment, the Plan Commission voted 3-3 to recommend approval of the application, resulting in no recommendation of approval to the Village Board.

The applicant continued to work with staff to address comments issued at the Plan Commission meeting, and at the April 28 meeting of the Village Board, the applicant presented a modified site plan and other significant project changes and requested that the application be remanded to the Plan Commission for consideration. Following the applicant's presentation and comments provided by the public, the Village Board voted (6-0) to remand the case back to the Plan Commission for

reconsideration at its regularly scheduled meeting on May 19, 2026.

At the May 19, 2026, meeting of the Plan Commission, another public hearing was held to consider Case PC 25-06, at which applicant presented the following changes to the submitted application materials:

- Reduction in building square footage from 210,870 square feet to 169,698 square feet
- Reduction from two tenants to one tenant, BBJ La Tavola
- Reduction in on-site parking from 317 spaces to 266 spaces
- Reduction in building height to comply with 40-foot maximum building height
- Addition of landscaping and tree plantings
- Reduction in maximum truck traffic generation from 70 trips to 52 trips per day

Based on the revised application materials and project modifications, the Plan Commission voted unanimously (6-0) to recommend approval of the application submitted under Case PC 25-06 based on the revised application materials.

Application Overview

The subject property measures approximately 11 acres in land area and is improved with two single-story office buildings and is zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.

The applicant is proposing to demolish the existing buildings, which make up the North Grove Corporate Park, and redevelop the subject property with an approximately 169,698-square-foot building, including 24,000 square feet of office space, along with 19 truck loading berths, two drive-in truck bays, 266 off-street parking spaces, a stormwater detention basin, and various site improvements. The north parking lot for employee and visitor parking will be accessed via River Drive, while the south parking lot will be used to access a secondary parking area and truck court that will be accessed along Park Avenue.

The applicant's reduced building height is proposed to be no more than 37.5 feet from finished floor elevation and less than 40.0 feet from grade, eliminating the need for a waiver from the maximum building height of 40 feet. To support the height calculation, the applicant submitted an exhibit demonstrating how grade was established for the property in accordance with Code requirements. Because the site is bound by four public streets, grade was calculated by averaging the centerline street elevations taken at the midpoint of each adjoining property boundary, resulting in an established grade elevation of 625.86, in conformity with the definitions established in Section 12-17-1.

Under the revised proposal, the applicant is proposing to eliminate the second unknown tenant and have the Special Use Permit specifically assigned to BBJ La Tavola, making the project a build-to-suit development. Based on the reduced user footprint, truck traffic is also projected to decrease. Staff previously recommended a condition of approval establishing the number of truck trips generated as a threshold for Permitted and Special Use classification to guide review of future uses at the site. At the time, the development was expected to generate no more than 70 truck trips per day. With the development footprint downsized, the unknown tenant removed, and a reduced truck trip generation of 52 movements per day, staff recommends modifying the proposed condition to ensure that proposed future uses at the property do not generate truck traffic volumes exceeding 52 truck trips per day without additional review as a Special Use.

The applicant submitted a Preliminary Plat of Subdivision entitled "North Grove Corporate Park 1st Resubdivision," which proposes the consolidation of two (2) lots. The applicant is seeking a resubdivision to combine the two existing lots and create one lot of record. The subdivision would enable the project to use existing public water and sewer infrastructure that is routed between the two parcels. To the extent such facilities are not adequate to service the proposed development, the applicant will make the necessary upgrades. Because the proposed subdivision does not result in more than two buildable lots, it is defined as a minor subdivision by Section 12-17-1. Pursuant to Section 12-8-3:A.2, provided the Preliminary Plat of Subdivision is deemed consistent with the Final Plat of Subdivision required to be submitted within one (1) year or Board approval and the subdivision is a minor subdivision, the Final Plat may be approved administratively.

Commission Review

Appearance Commission

On June 3, 2025, the Appearance Commission reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06. At the conclusion of the discussion, the Appearance Commission recommended approval (4-2) of the application with recommended conditions. The staff report to the Appearance Commission has been included as “**Attachment A**.” The Appearance Commission Chairperson waived full Commission review of the revised building proposal because the landscaping and elevations remain consistent with the previous proposal.

Traffic Safety Commission

On June 5, 2025, the Traffic Safety Commission (TSC) reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06 and the related Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (6-0) to recommend approval of the application. The TSC Chairman reviewed the current proposal, issued no comments, and waived review by the full Commission.

Departmental Review

The proposed project was reviewed by several department representatives and their comments are summarized below (see “**Attachment B**”). Due to the relatively minor modification of the site plan, staff did not provide a detailed review of the most recent revised plan, but all comments previously issued will remain in effect and the applicant will be required to address any other staff comments in final design and engineering and permitting.

- **Building Department:** Location of solid waste containers for all tenants [needed].
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated March 4, 2026, regarding:
 - Lack of snow and garbage removal details
 - Anticipated hours of operation and the potential for a condition on future operations
 - The need for additional details regarding whether Park Avenue access drives would physically restrict access from the east (Lehigh Avenue)
 - A request to update the traffic study to assess increasing truck traffic at surrounding intersections
 - Lack of dimensions on select parking areas to confirm all drive aisles and spaces meet Village requirements
 - The need for additional details regarding the proposed stormwater detention and related to traffic safety Village Code requirements.
 - Impacts to Park Avenue pavement condition.
 - The need for street lighting along Lehigh Avenue and public sidewalks in line with Village requirements.
 - Confirmation of an adequate illustration of stormwater feasibility and need for refinement during permit review.
 - Concerns regarding assumptions used in the lighting analysis and related planning, and the need for further refinement.

Plan Commission Public Hearing

The Village provided public notice for the March 12, 2026, Plan Commission public hearing for PC 25-06 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 19, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 19, 2026. No additional public notice was required for the May 19, 2026, public hearing for Case PC 25-06 because the Village Board's remand directed the Plan Commission to reconsider the same application, as amended, and the matter remained a continuation of the original duly noticed public hearing process for Case PC 25-06.

Plan Commission – May 19, 2026, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 25-06 held on May 19, 2026.

*Zoe Heidorn, Director of Community and Economic Development, provided a brief introduction to the application. The staff report dated May 12, 2026, and attached hereto as “**Attachment C**,” was entered into the public record.*

Ms. Heidorn said that in the case of PC 25-06, the applicant is requesting approval of a Special Use Permit and Plat of Subdivision to authorize the construction of a warehousing and light manufacturing use at the property at 8125-45 River Drive and 8120-40 Lehigh Avenue. In June 2025, the applicant appeared before the Plan Commission to present a 227,600-square-

June 2, 2026

foot industrial building. Based on concerns raised through the Commission's review, the case was tabled in July 2025 until a future date.

In March 2026, the applicant again appeared before the Commission to present a reduced 198,670-square-foot building to include BBJ La Tavola and one unknown tenant. Based on Commission discussion and concerns raised, the motion to recommend approval of the application failed by a vote of 3-3 at the March meeting.

As required by Village Code, the Plan Commission's recommendation was forwarded to the Village Board at a regular meeting on April 28, at which time the applicant presented a revised site plan proposing a further reduction in square footage and elimination of the unknown second tenant, and requested that the case be remanded to the Plan Commission for reconsideration. The Village Board voted unanimously to remand Case PC 25-06 to the Plan Commission, which brings us to tonight. Kurv Industrial is proposing various changes to the submitted plans to:

- Reduce the building size to 169,698 square feet, nearly a 20% reduction by comparison with the March proposal;
- Eliminate the second unknown tenant and have the Special Use Permit assigned to BBJ La Tavola;
- Reduce the vehicle parking from 317 to 266 spaces;
- Reduce the building height to less than 40 feet and conform to the district maximum;
- Increase the number of trees planted and the total greenspace to 34% of the site area, which is more than twice the Code requirement; and
- Reduce the maximum truck trips to 52 per day.

Due to the decrease in intensity of use and insignificant change with respect to appearance, both Chairmen of the Appearance Commission and Traffic Safety Commission waived review by their full Commissions as permitted by Code.

She noted she has a statement from the property owner that he requested be read to the Commission, as he was unable to attend tonight's meeting due to a delayed flight from Texas.

Chairman Kintner clarified the differences between the previous and new submittal. The building footprint has been reduced, a single tenant will be the only occupant, and the on-site parking has been reduced. He noted that the number of docks has not been reduced. The building height has been reduced to forty feet and the method of measuring the height at grade was discussed and confirmed to be compliant by staff. Further, the landscaping plan has been revised and still requires a variation for parkway trees, as they cannot be planted over public utilities. The trees will be planted elsewhere on the property and the total number of trees proposed exceeds requirements overall.

Chairman Kintner acknowledged the shade modeling provided by staff. Discussion ensued regarding the amount of parking and the landscaping of islands in the lots.

Ms. Heidorn noted that the current refined plan and tenant would most likely now be approvable as a permitted use but requiring waivers by the Zoning Board of Appeals and Appearance Commission.

Commissioner Stone asked if there were plans to incorporate a sidewalk along River Drive. A sidewalk is being constructed on Lehigh Avenue. Staff did not determine that additional sidewalks were required, but would discuss the comment with engineering staff.

Curt Pascoe, Executive Vice President of Development of Kurv Industrial, was sworn in. He explained that Bridge Industrial has changed their name, but remains the same entity. Mr. Pascoe thanked the Commission and presented the new plans and tenant for the proposed facility. BBJ La Tavola is the tenant for the build to suit project. The building has been scaled down for the tenant's needs.

Mr. Pascoe reviewed required waivers for landscaping, building height compliance, enhanced landscaping and employee break area on the west side, proposed signage, and storm water detention. Waivers for the number of monument signs are required as monument signs are being used to direct truck parking in place of smaller, typical wayfinding signs. He said that Kurv was willing to meet the setback requirements and landscape bed requirements for all proposed signage. He noted that the setback and green space increased significantly along the west side of the property.

June 2, 2026

Mr. Pascoe discussed the planned infrastructure improvements, brownfield remediation, reconstruction of Park Avenue, and contribution to the Lehigh Avenue lighting and sidewalk improvements in the public right of way.

Mr. Greg Sullivan, CEO of BJJ La Tavola, was sworn in. He described the operations of the 43-year-old business, they are a luxury style vendor for linens across the country and wish to consolidate into this building for a long-term solution. It will be a corporate headquarters for decades to come. He described the operations of manufacturing, cleaning, and storing their linens. They are monitored by the Metropolitan Water Reclamation District and use non-commercial detergents.

Commissioner Liston asked for the volume and types of trucks and other vehicles that would be at the site. Mr. Sullivan described the truck and vehicle operations. One staged trailer arrives in the morning from UPS and is replaced with another trailer in the afternoon. Deliveries are made by 8-foot box trucks, 18-foot box trucks, and vans. There is not a lot of semi-truck activity.

Chairman Kintner asked about waste management. Mr. Sullivan responded that water goes into the regular sewer system and the PH is measured to ensure output is not creating imbalance in the system's PH. He asked where the general waste is stored. They have a large compactor, and off-site recycling is shipped off site every 2 months.

Commissioner Mohr asked about the office area. The applicant explained that the space will function as both an office and showroom, housing administrative offices and a large showroom featuring the linens.

Chairman Kintner asked about traffic flow on the property, specifically at the southeast corner of the site. Mr. Pascoe stated the layout was intentionally designed to prevent trucks from turning from Park Avenue onto Lehigh Avenue. He added that the new monument signs will also provide truck direction.

Chairman Kintner noted the additional enhancements to the entry façade and recognized the significant changes made from the original proposal as commendable.

Chairman Kintner opened the meeting for public comment. Mr. Tracy, of 8110-20 River Drive, expressed concerns regarding the revised plan. He stated he was unsure which plan was being presented and expressed concerns regarding semi-truck turning radii. He also noted the site currently contains underground detention. Chairman Kintner limited the speaker's comments to five minutes.

Ms. Heidorn explained the review timeline for the application, its evolution, and the remanding of the case to the Plan Commission. She stated that a condition of approval would require submission of a lease for the tenant, and that any future tenant would also be required to comply with the conditions of approval contained in the Special Use Permit.

Remediation management was discussed, with clarification that remediation activities are being undertaken by the property owner and overseen by the Illinois Environmental Protection Agency (IEPA).

The applicant was asked to return to the podium. Mr. Pascoe described the detention area, explaining that it drains within 24 to 48 hours. He also noted the development team is working with consultants coordinating with the IEPA regarding the remediation letter.

Jonathan Pozerycki, Partner with Kurv, was sworn in. He described the letter of intent and lease agreement with BBJ/La Tavola, including the tenant's proposed 10-year lease term.

Commissioner Stone and Ms. Heidorn discussed potential future conditions related to larger trucks should the tenant change. It was noted there is no on-site truck parking.

Commissioner Liston asked why 19 truck docks were necessary. Mr. Pascoe and Mr. Sullivan explained that two docks are intended for UPS trucks, two for waste service, and eight for straight trucks, while the remaining docks provide operational efficiency for loading and staging activities between the straight trucks.

There was no further public comment.

Ms. Heidorn read the statement submitted by the property owner's representative:

"Good evening, members of the planning commission. My name is Nathan Rector, and I represent the owner of this property. The developer and tenant before you today are leading this presentation, but I wanted to take a moment to provide some context from the ownership perspective.

We acquired this building in March 2017, and since that time we have made every effort to lease it as a multi-tenant office building. I want to be very clear — this is not a case of an inexperienced or inattentive landlord. We successfully lease office properties across this county with strong results. Our portfolio performs well. This building is an outlier, and there is a reason for that.

The site itself works against us. If you drive around the surrounding area, you will find industrial use after industrial use. That context makes it extraordinarily difficult to attract the kind of office tenants needed to stabilize a building like this. We have learned that lesson through years of firsthand experience at this location.

Today we are down to two remaining tenants, and both are on their way out. As each tenant leaves, the assessed value of this property shrinks, and with it, the tax contribution this site makes to the community. Denying this redevelopment does not preserve value - it accelerates the decline of it.

We have appeared before this board before, with other tenants and proposals, and we have not always been approved. We have respected that process and come back in good faith each time. What we are bringing you today reflects years of market feedback, exhausted alternatives, and a genuine effort to find the right solution for this site.

The redevelopment before you is that solution. It aligns with the surrounding land uses, it returns this property to productive use, and it restores and grows the tax base this community depends on. We are fully supportive of this project and respectfully ask for your support as well.

Thank you." - Nathan Rector, Director, Woodside Funds

Chairman Kintner noted there are multiple conditions that are part of the approval. He thanked staff for the thorough staff report outlining the project. Commissioner Stein asked if the roof top equipment setback noted in condition number 6 be changed from 10 feet to 20 feet from all building sides.

Commissioner Liston made a motion to recommend approval of Case PC 25-06, a request for approval of a Plat of Subdivision in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish a warehousing and light manufacturing use at the property commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois, with waivers for location of surface parking, landscaping, and signage (Section 12-2-6 and Chapters 10-10 and 12-11), subject to the following conditions:

- 1. Prior to filing any permit application, the owner/applicant shall provide the Village with updated preliminary engineering plans and a stormwater management memorandum that conform to the final approved site plan for the approximately 169,698-square-foot building prepared by Nelson for Kurv Industrial dated April 6, 2026 (SP-16, 2 sheets). Any deviation or discrepancy between the submitted materials and the final approved site plan may require modification of the submitted materials and/or amendment to the Special Use Permit, as deemed appropriate by the Village Engineer and Village Administrator.*
- 2. Prior to filing any permit application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

3. *Prior to filing any permit application, the owner/applicant shall provide the Village with a final landscape plans and tree preservation plan for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *Prior to filing any permit application, the owner/applicant shall provide the Village with updated turning path diagrams depicting maneuvering through the site interior's and through the nearest intersections, as deemed appropriate by the Director of Community and Economic Development, for a semi-truck and fire truck based on standard measurements provided by the Village, subject to review and approval by the Village Engineer, Fire Prevention Bureau Coordinator, and Director of Community and Economic Development. Any deficiencies in the turning path diagrams may require minor modification to the final approved site plan or amendment to the Special Use Permit as deemed appropriate by the Village Administrator.*
5. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*
6. *All rooftop mechanical appurtenances must be located a minimum of twenty feet (20') from the exterior building walls in order to minimize the visibility of rooftop equipment and improve the overall appearance of the building. The design and screening of all rooftop mechanical equipment shall be subject to review and approval by the Director of Community Development and the Appearance Commission Chairperson.*
7. *The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable, subject to review and approval by the Community Development Administrator. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
8. *The Business Compliance Certificates issued for all existing and future businesses to be located at 8125-45 River Drive and 8120-40 Lehigh Avenue shall include conditions related to parking to ensure that no combination of uses results in a demand for parking in excess of the parking provided on-site at the subject property.*
9. *As part of zoning review for any future compliance certificate application for the subject property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as "Permitted/Special" in Section 12-4-4:E, as amended, within the M-O/R zoning district. Such use review shall ensure that the proposed uses at the subject property collectively do not generate truck traffic volumes exceeding fifty-two (52) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding fifty-two (52) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.*
10. *Prior to filing any permit application, the owner/applicant shall submit a description of how snow removal, garbage collection, and courier services will be provided to the subject property, subject to review and approval by the Village Engineer.*

June 2, 2026

11. Prior to filing any permit application, the owner/applicant shall provide the Village with a revised site and utility plans that indicates the proposed location of street lighting along Lehigh Avenue frontage, or engage in an agreement with the Village to reimburse the Village for the installation of street lighting, or a portion thereof as deemed appropriate by the Village Administrator, subject to review and approval by the Village Engineer and Village Administrator.
12. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with revised site and utility plans for the reconstruction of pavement along Park Avenue, or engage in an agreement with the Village to reimburse the Village for the pavement reconstruction, or a portion thereof as deemed appropriate by the Village Administrator, subject to review and approval by the Village Engineer and Village Administrator.
13. Prior to filing any permit application, the owner/applicant shall provide the Village with a signed lease agreement between the applicant and BBJ La Tavola, subject to review by the Village Administrator. If the Village Administrator determines that the proposed use is not consistent with the representations made by the applicant during the Special Use Permit approval process, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit.
14. The applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated March 4, 2026, by strict or alternative compliance, subject to their approval.

Commissioner Ingram seconded the motion, Chairman Kintner called for the vote.

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

Motion to recommend approval passed (6-0).

Final Plans and Supporting Documents

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment D**":

1. Subdivision Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025
2. Subdivision Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025
3. Written Authorization for Subdivision Application from Property Owner, CRE NORTH GROVE CP I & II LLC, dated April 30, 2025
4. Preliminary Plat of Subdivision, submitted by Midwest RE Acquisitions, LLC, revised June 27, 2025
5. Special Use Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025
6. Legal Description, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025
7. Special Use Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026
8. Project Narrative, submitted by Midwest RE Acquisitions, LLC, received May 7, 2026
9. Letter of Intent for BBJ La Tavola, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026
10. Site Plan on Aerial Image, prepared by Nelson, submitted by Midwest RE Acquisitions, LLC, dated April 6, 2026
11. Site Plan, prepared by Nelson submitted by Midwest RE Acquisitions, LLC, dated April 6, 2026
12. Conceptual Rendering, prepared by uglydog: branding design advertising, dated April 27, 2026
13. Proposed Elevations, prepared by Nelson, submitted by Midwest RE Acquisitions, LLC, dated

May 6, 2026

14. *Signage Plan, prepared by Parvin-Clauss Sign Company, dated May 7, 2026*
15. *Landscape Plans, prepared by Kathryn Talty Landscape Architecture, revised May 7, 2026*
16. *Preliminary Engineering Plans, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
17. *Building Materials Palette, prepared by Cornerstone Architects, Ltd., dated May 2, 2025*
18. *Stormwater Management Memo, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
19. *Building Height Exhibit, prepared by Kimley-Horn Associates, Inc., dated June 27, 2025*
20. *Traffic Impact Study, prepared by KLOA, Inc., dated May 5, 2026*
21. *Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 - – to be updated to conform to Items #10,11*
22. *Fire Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
23. *Truck Route Map and Signage Plan, submitted by Midwest RE Acquisitions, LLC, received November 14, 2025*

Attachments

- **Attachment A** – Staff Report to the Appearance Commission for PC 25-06, prepared by Brandon Nolin, AICP, Community Development Administrator, dated May 27, 2025
- **Attachment B** – Plan Review Comment Forms for PC 25-06, prepared by various Village staff
- **Attachment C** – Staff Report to the Plan Commission for PC 25-06, prepared by Zoe Heidorn, Director of Community and Economic Development, dated May 12, 2026
- **Attachment D** – Final Plans and Supporting Documents for PC 25-06

Attachment A

Staff Report for the Plan Commission for PC 25-06
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated May 27, 2025

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: May 27, 2025

Re: Appearance Commission Case AC 25-08

Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-06, a request for a Special Use Permit for redevelopment to establish warehousing, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4 and Chapters 10-10 and 12-11; and approval of a Preliminary and Final Plat of Subdivision in accordance with Chapter 12-8. The applicant is Midwest RE Acquisitions, LLC which is an entity of Bridge Industrial.

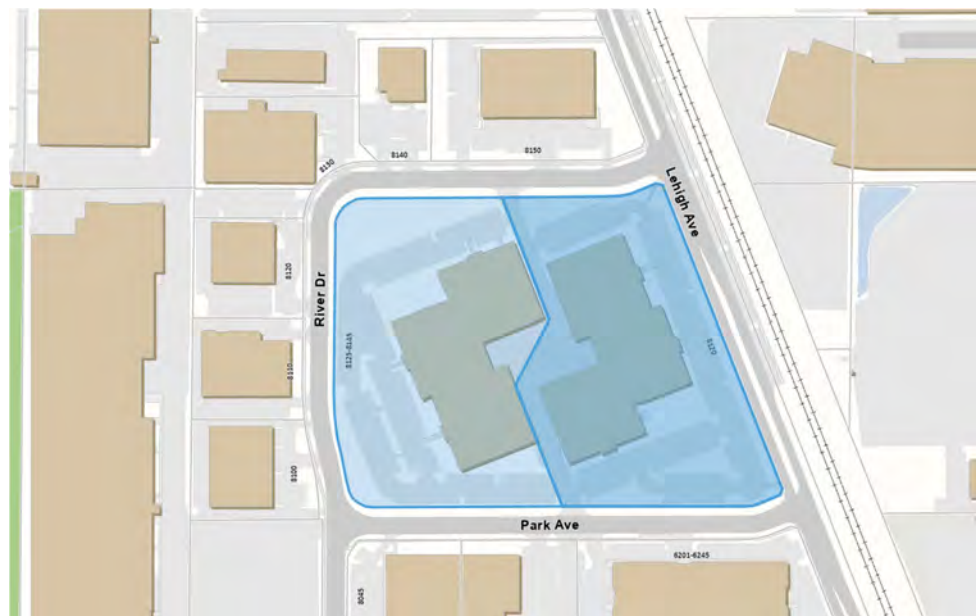
STAFF REPORT

Application Summary

Bridge Industrial ("applicant"), submitted a complete Special Use Permit application to the Department of Community and Economic Development and an Appearance Certificate is requested for the redevelopment of a pair of existing office buildings (North Grove Corporate Park). The proposed project consists of the construction of a new 227,600-square-foot industrial building with a mix of warehousing, distribution, and light manufacturing uses.

Subject Property

The subject property is approximately 11 acres in size and consists of two (2) parcels occupied by the existing North Grove Corporate Park comprising two single-story office buildings located at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois. The parcels are zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.



Subject Property Location Map

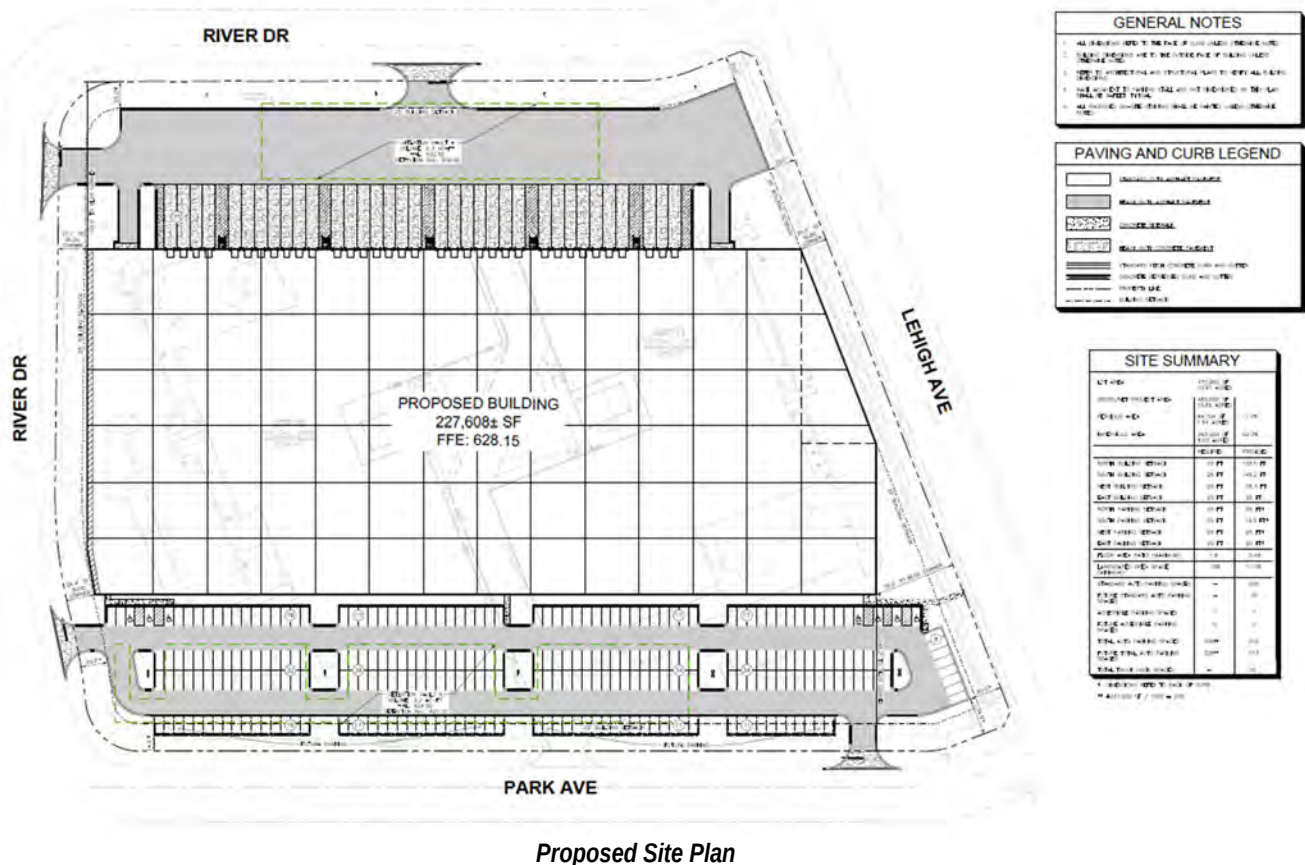
Project Overview

Bridge Industrial is proposing to demolish the North Grove Corporate Park and redevelop the subject property with an approximately 227,600-square-foot single-story industrial building including 35 truck loading berths, approximately 212 off-street parking spaces, underground stormwater detention, and various site improvements. The proposal also includes the land banking of 61 parking spaces on the southern edge of the property in the event that future parking demand is greater than the initially proposed 212 parking spaces. The south parking lot for employee and visitor parking will be accessed via Park Avenue and River Drive, while the north parking lot will be used primarily for truck access and will be accessed via River Drive from the north and west.

The proposed building height is noted to be less than 40 feet, but an exact height was not provided. Per proposed elevations, the single-story façade will feature window bays and columns that provide the appearance of a three-story building. Brick-like surface treatments and glass will be used along the east façade and corners of the building to provide an aesthetic that mimics materials used in the nearby Lexington Homes development along Lehigh Avenue.

The proposed project is speculative and while Bridge Development has not identified specific tenants for the building, they anticipate prospective users will be consistent with those land uses permitted in the M-O/R Office/Research Manufacturing District as well as uses in the surrounding area. Those tenants may include warehousing and/or distribution firms, companies engaged in limited industrial uses such as food processing, and/or designers/fabricators of custom interior finishes for high end residential and commercial customers. Due to the range of prospective users, Bridge Development is seeking approval of multiple special uses as part of their application.

The applicant intends to acquire the subject property on or about Q3 2025. Subject to receipt of all necessary Village approvals and permits and existing tenant departures, demolition is anticipated to begin on or near Q4 2025. Construction is expected to be substantially complete on or near Q1 2027.



Building Design

The applicant provided elevations and renderings of the proposed development. Sample imagery of the proposed façade materials are provided in the following pages.

The applicant is proposing the construction of an insulated precast concrete building. As such, many of the design aspects introduced into the façade, including variation in materials and most of the windows, are purely for aesthetics and not needed for building function. After reviewing preliminary façade treatments with Staff that relied more heavily on concrete color variation to imitate articulation, the applicant reviewed materials used at the nearby Lexington Homes townhome development and revised the façade elevations to include brick-like treatments, aluminum fascia, and additional windows. Emphasis has been placed the Lehigh Avenue frontage and the corners of the building, with the longer north and south facades being more industrial in character.

The applicant has indicated that the single-story building will be less than 40 ft. which is the maximum permitted within the M-O/R district. ***The estimated height of the proposed building was not provided and the applicant should speak to this aspect of the proposal.***



SOUTH



NORTH

Proposed South (Top) and North (Bottom) Elevations



Proposed East Elevation (Lehigh Avenue Frontage)



Proposed Elevations – Southeast Entrance Details)

Materials

As the building utilizes an insulated precast concrete construction, the proposed “brick” is essentially a pattern applied to the precast concrete exterior and then painted to achieve a brick-like appearance. Bands of windows and metal canopies are used to create the impression of a multi-story building. On the longer facades of the building (facing north River Drive and Park Avenue), three different colors of concrete are used to create horizontal and vertical reveals to vary the façade.

Rooftop mechanicals were not included in the application materials and Staff recommend requiring screening of mechanicals as a condition of approval unless the applicant and provide sufficient information regarding limitations to sight lines from surrounding rights-of-way. ***The applicant should speak to the anticipated location of rooftop mechanicals and the potential need for screening.***

Bird-Friendly Building Design

The subject property is located near the St. Paul Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, Staff recommend requiring bird strike film or glazing as a condition of approval. Recently approved projects near the forest preserve have installed 2x2 dot pattern window film in alignment with bird-friendly design guidelines contained in the “Bird-Friendly Building Design” manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf). ***The applicant should speak to their ability to incorporate this design aspect as part of their façade materials.***

Proposed Façade Materials
(Base Material - Insulated Precast Concrete)



Landscape Design

The applicant submitted a landscape plan prepared by Kathryn Talty Landscape Architecture. With the proposed demolition of the existing North Grove Corporate Park to make way for a new structure and related parking, much of the landscaping internal to the subject property would be removed and replaced. Overall, the proposed landscape plan includes 87,754 sq. ft. of greenspace which is 18.4% of the site. This exceeds the Village's require of 15% for industrial lots. The proposed landscape plan will require waivers for parkway tree plantings, parking lot landscaping, and paved ground surface landscaping.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
General Landscaping Requirements			
Landscaping Required (12-11-1:B.1.C)	15% of industrial lot (71,694 sq. ft.)	87,754 sq. ft. greenspace (18.4%)	<i>Compliant</i>
Trees in Public Parkways (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (2,098 linear feet with 53 trees req.)	1 – Applicant notes utility locations as limitation	<i>Noncompliant – Waiver needed to allow 52 fewer parkway trees.</i>
Interior Landscaping in Parking Lots (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (6,435 sq. ft.).	6,534 sq. ft. interior greenspace (7.1%)	<i>Compliant</i>
Trees in Parking Lots (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. ...Each parking bay	23 trees; Max. 18 cars per row	<i>Noncompliant – Waiver needed to allow 41 fewer shade trees.</i>

	shall have a maximum of twenty (20) spaces in an uninterrupted row. (64 trees req.)		
Landscaping Adjacent to Public ROW - Sidewalks & Streets (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	Lehigh Ave.: 25 ft. min. Park Ave.: 14.5 ft. after future parking install River Dr - West: 26.4 ft. min. River Dr - North: 25 ft. min.	<i>Compliant</i>
Tree Preservation Requirements			
Trees Preservation (12-11-7:C)	Unless otherwise provided by this section, tree replacement or a fee-in-lieu shall be required for the removal as follows: Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property. Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4.	Protected Trees Preserved: 1 Protected Trees Removed: 33 Replacement Trees: 114	<i>Compliant</i>
Screening Requirements			
Screening of Loading Area (12-11-4:B.1)	For all paved ground surface areas adjacent to alleys not screened by buildings, screening shall be required at five feet (5') in height.	Two 15 ft. by 60 ft. islands; 5 ft. tall	<i>Compliant</i>

Parking Lot Landscaping

The proposed south parking lot is 91,928 sq. ft. in area. Per Section 12-11-4, a parking lot of that size requires the installation of interior greenspace equal to 7% of the paved areas including one (1) shade tree for every 100 square feet of greenspace provided. The proposed south parking lot requires 6,435 sq. ft. of greenspace and 64 shade trees. The applicant proposes sufficient interior greenspace, but is proposing only 23 shade trees which is approximately one-third (35.9%) of the total required. **The applicant should speak to the limited number of shade trees proposed within the interior of the parking lot and the need for a waiver from this requirement.**

Tree Preservation

A tree survey submitted by the applicant identifies 128 existing trees on the subject property, 34 of which are considered to be protected trees which are non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's recently approved Tree Ordinance (Ord. 24-28). The landscape plan proposes the preservation of 19 of the 128 existing trees including preserving one (1) protected tree. As such, a total of 33 replacement trees are required to be identified. The applicant has identified 27 shade trees and 87 evergreen trees for a total of 114 replacement trees that will meet Village requirements.

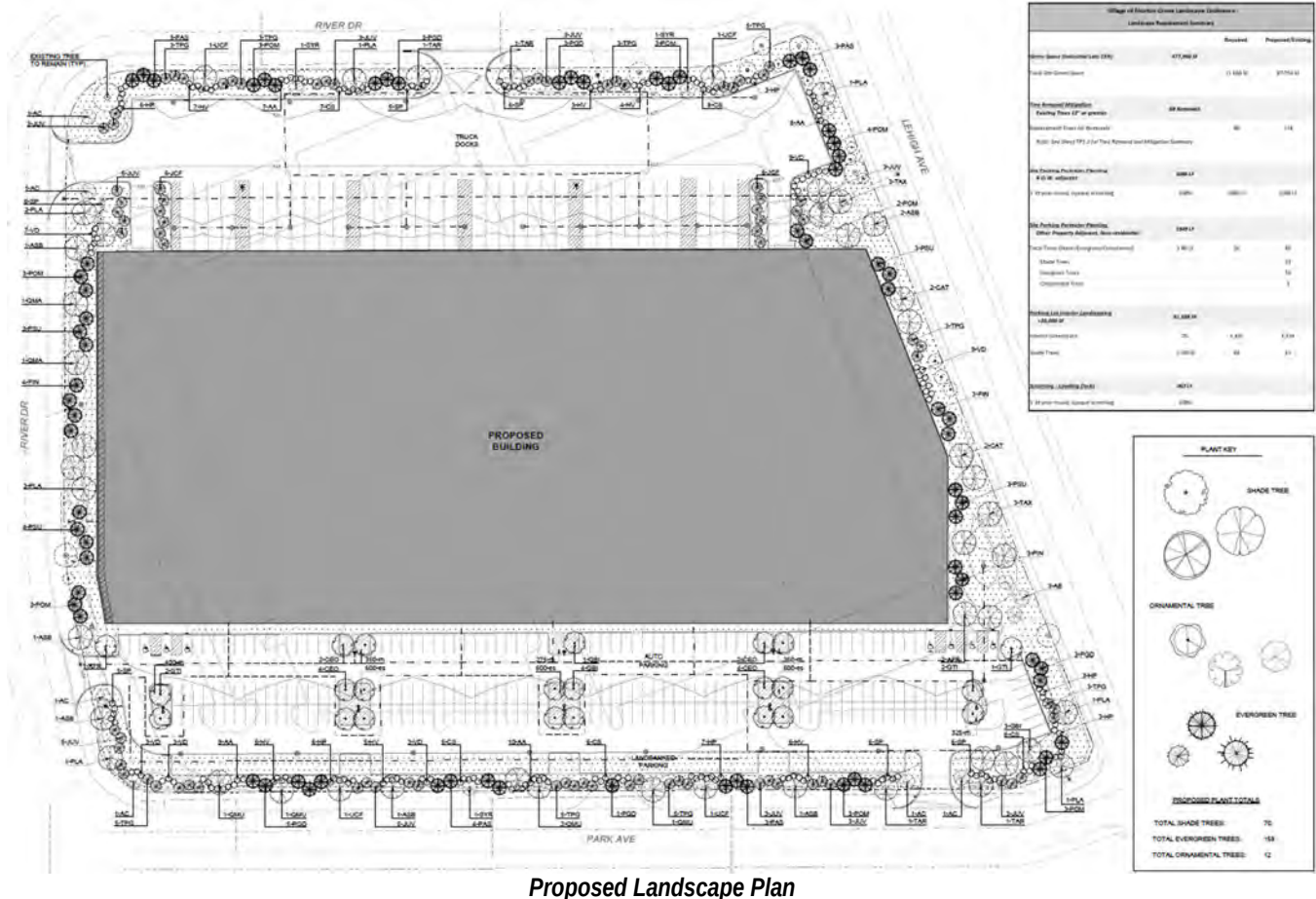
Parkway Trees

Only one (1) parkway tree is proposed. Per Section 12-11-2, parkway trees are to be installed every 40 feet which would result in a requirement of approximately 53 trees being planted in public right of way surrounding the subject property. The applicant has noted that utility locations inhibit the ability to plant trees in the parkway. Adjacent perimeter planting areas which are typically at least 25 feet deep are proposed to be used to accommodate trees in areas immediately adjacent the parkway. **The applicant should speak to presence of utilities and their proposed approach to providing adequate shade tree installation at the subject property.**

Perimeter Landscaping

While interior landscaping trees and parkway tree plantings will require waivers, the landscape plan features extensive perimeter landscaping well in excess of Village requirements. Per the landscape plan, the applicant is proposing to install a total of 85 trees consisting of 21 shade trees, 59 pine trees, and 5 ornamentals. The code requires a 5 ft. landscaped buffer surrounding the property where it abut public rights-of-way. Landscaped areas are at least 25 ft. deep on the Lehigh Avenue and River Drive frontages and 14.5 ft. along Park Avenue where potential future parking limits landscaping on part of the setback.

Overall, there are 240 trees proposed to be planted or preserved on the subject property. The combined total number of trees required for the parkway and interior landscaping is only 117 trees.



Proposed Landscape Plan

Lighting

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures. All proposed lighting would have a color temperature of 4,000 K (degrees Kelvin).

The applicant proposes the installation of four (4) light poles measuring 25 ft. (25') in height along the north property edge to illuminate the truck loading and maneuvering area. Parking lot lighting is also proposed consisting of five (5) pairs of lights mounted on single poles in each central parking aisle landscape island. Proposed light poles in both locations would be 25 ft. (25') which is the maximum height permitted.

The applicant also proposes the installation of four (4) building-mounted lights that would be located at a height of 35 feet (35') along the north wall to illuminate the truck loading and maneuvering area. Per Section 12-2-2:A, there are no strict limits on the height of building-mounted lights, but there is an expectation that the lights will be harmonious with building design. Staff are concerned that the proposed light height would result in excessive glare and minimize the effect of a full cut-off fixture. **The applicant should speak to the proposed height of the building-mounted lights and the potential for glare.**

Parking Lot and Entrance Lighting

Per Section 12-4-3:B.5, the lighting of parking and loading areas shall be a minimum of one foot-candle on the surface. Per the submitted photometric plan, many of the parking stalls located between parking lot islands would have light levels of less than one foot-candle (1 ft-c). The building entrances also generally have low light levels. While lighting at the central entrance exceeds 1 ft-c, lighting at the west and east entrances ranges between 0.5 and 0.8 ft-c. **The applicant should speak to the types of lighting fixtures proposed in the photometric plan and address concerns regarding sufficient safety lighting.**

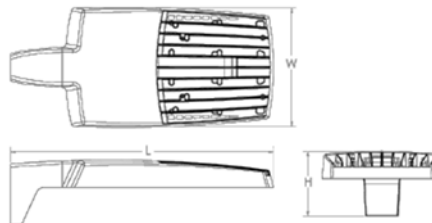
Property Edge Lighting

Per Section 12-4-3:B.5, lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. Footcandles are generally less than one foot-candle (1 ft-c) at the property edge, with the exception of the north property line. Light poles proposed for north side of the truck loading and maneuvering area provide light levels of up to 1.7 ft-c at the property line. **The applicant should speak potential for excessive light spillover at the north property line.**



Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Proposed Light Pole Fixtures (Source: Lithonia)

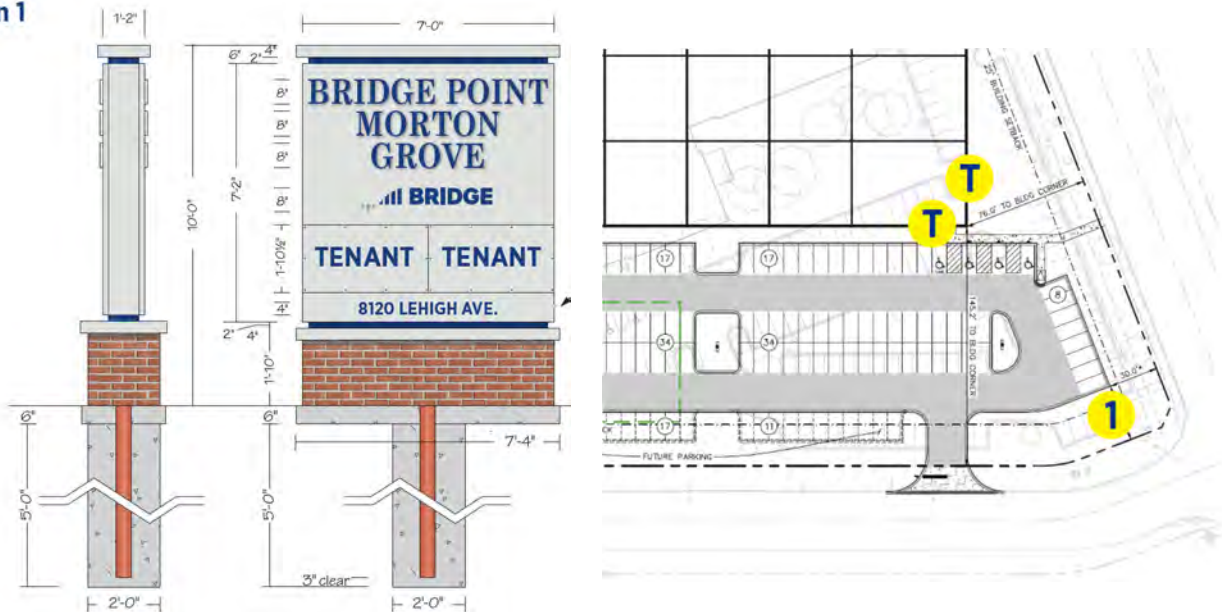
Signage

The proposed sign package comprises one (1) monument sign to be located at the southeast corner of the subject property near the primary parking lot entrance, one (1) building name plate and address with the Bridge Development logo to be located on the upper northeast corner of the building on the east façade, and three (3) tenant identification signs to be located toward the top of the south façade.

Monument Sign

The proposed monument sign would be ten feet (10') tall with a sign area of 50.2 sq. ft. The proposed sign is required to be located at least five feet (5') from the public right of way along Park Avenue and Lehigh Avenue. The sign plan does not provide the precise location of the proposed monument sign, but there appears to be sufficient space for a compliant sign location given that the parking lot is located 30 feet (30') from either right of way. A landscape bed extending two feet (2') from the sign base is required, but not provided for in the sign plan. **The applicant should speak to the proposed sign location, proposed landscaping, and confirm whether related waivers are requested.**

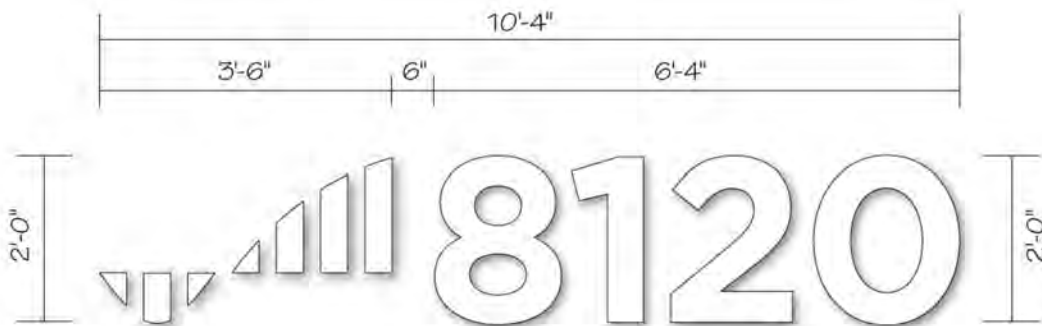
Sign 1



Proposed Monument Sign Size (Left) and Location (Right - Labeled '1')

Address Sign

The address sign would consist of a Bridge Development logo and street number and would be 20.7 sq. ft. The address sign would be constructed of one inch (1") thick acrylic that is painted white and flush mounted to the building. The proposed sign is in excess of the two (2) sq. ft. maximum permitted, however Staff note that the sign size is proportional to the building and are not concerned with the request. Similarly sized address numbers are located on other industrial buildings in the area and the Bridge Development logo measures seven (7) sq. ft. which is smaller than tenant signage typically permitted.



Proposed Address Sign

Tenant Identification

Three tenant signs each measuring 40 sq. ft. are proposed for the south façade along Park Avenue. Park Avenue is considered the primary frontage of the proposed development due to the southern location of the parking lot and main tenant entrances. The combined sign area of 120 sq. ft. is within the maximum permitted for a primary frontage. A fourth tenant sign is proposed for the southeast corner of the building along the Lehigh Avenue frontage which is considered the secondary frontage of the proposed building. The proposed tenant sign would be 32 sq. ft. which is the maximum sign size permitted. The final sign material is not yet known, but the applicant with requesting approval for either non-illuminated acrylic (similar to the proposed name plate sign) or internally illuminated channel lettering.



Typical Proposed Tenant Sign – East Elevation

The wall signs would be face lit and would have no unshielded direct light sources that may require additional guidance regarding light intensity or brightness. The Village's applicable sign requirements are outlined in the following table.

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
Nameplates (10-10-4:E)	Individual professional or occupational nameplates and address signs permanently affixed to a structure, each limited to two (2) square feet.	20.7 sq. ft.	<i>Noncompliant – Waiver needed to increase permitted sign area by 18.7 sq. ft.</i>
Max. sign quantity (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage	1 monument sign	<i>Compliant</i>
Max. permitted height (10-10-7:G.3)	Max. 10.0 ft.	10.0 ft.	<i>Compliant</i>
Max. ground monument sign area (10-10-7:G.3, 10-10-6:H.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs	50.2 sq. ft. per face	<i>Noncompliant – Waiver needed to increase sign area by 0.2 sq. ft.</i>
Monument sign location (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 4.1 ft. from ROW	Location not specified	<i>Noncompliant – Waiver needed to allow for location less than 5 ft.</i>
Monument sign landscape bed (10-10-7:G.5)	Min. 2 ft. radius from base of sign, min. 3 ft. height at planting	2 ft. landscape bed with groundcover to remain	<i>Noncompliant – Waiver needed to allow for no landscape bed</i>

Wall Signs Size – Primary Frontage (South Elevation – Park Avenue) (10-10-7:F.3)	Up to one and one-half (1.5) sq. ft. of wall signage per each linear foot of frontage or one hundred twenty (120) sq. ft. of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building. Max. 120 sq. ft.	120 sq. ft.	<i>Compliant</i>
Wall Signs Size – Secondary Frontage (East Elevation – Lehigh Avenue) (10-10-7:F.4)	Up to one and one-half (1.5) sq. ft. of additional wall signage per each linear foot of frontage or thirty two (32) sq. ft. of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building. Max. 32. sq. ft.	32 sq. ft.	<i>Compliant</i>

As outlined in the table above, the proposed monument sign and nameplate require four waivers to the following sections of the Morton Grove Municipal Code:

- Section 10-10-4:E – A waiver to the maximum nameplate sign area permitted to allow a nameplate sign measuring 20.7 sq. ft.
- Section 10-10-7:G.3 – A waiver to the maximum monument sign area permitted to allow a monument sign measuring 50.2 sq. ft.
- Section 10-10-7:G.5 – A waiver for the required landscape bed.
- Section 10-10-7:G.6 – A waiver to the minimum required setback to allow a setback less than 5 ft. (5') from Park Avenue and Lehigh Avenue.

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
 - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.

- e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
- g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
- h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

- 1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
- 2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
- 3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
- 4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
 - 2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
 - 3. *The sign will not:*
 - a. *Cause substantial injury to the value of other properties in the vicinity, or*
 - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
 - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
 - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
 - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
 - f. *Alter the essential character of the neighborhood, or*
 - g. *Violate the purpose, spirit, or intent of this code.*

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for redevelopment to establish warehousing, distribution centers, and light manufacturing uses under Special Use Permit (PC 25-06) at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final lighting plan and photometric analysis that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*
5. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final sign plan indicating the location of the monument sign that adheres to all setbacks and landscaping requirements. Final sign plans must be deemed consistent with Appearance Commission discussion, as determined by the Community Development Administrator. If the sign plan is deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
6. *[Any other condition(s) deemed appropriate by the Appearance Commission]*

Attachment B

Plan Review Comment Forms for PC 25-06
Prepared by Various Village Staff

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 2/25/2026

CASE NUMBER: PC 25-06

APPLICATION: Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment of the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Wednesday, February 25, 2026**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

At this stage of the process the Building Department has no concerns for the proposed development.

Comment: Location of solid waste containers for all tenants.

These comments accurately represent existing Village regulations or policies. Name (please print):

James English, Manager Building and Inspectional Services

Signed:

Date: February 27, 2026

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 2/25/2026

CASE NUMBER: PC 25-06

APPLICATION: Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment of the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

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Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

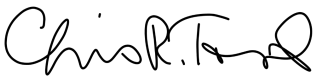
1. GENERAL – The Traffic Study should be revised to describe snow removal and garbage handling processes. The exterior of the site is parking spaces, loading docks, or traffic circulation areas. The Special Use Permit should include a condition requiring describing snow removal, garbage collection, and courier services to be submitted for approval by the Village.
2. GENERAL – The site plan and traffic study have conflicting parking information. Site Plan Site Summary indicates 313 parking spaces are provided. Traffic Study SP-15 indicates 317 parking spaces are provided. Documents should be revised to resolve discrepancy.
3. GENERAL – The Traffic Study should include an exhibit of the pedestrian access routes from the parking area into the building.
4. GENERAL – The hours of operation envisioned for tenants should be identified. It should be considered whether the Special Use Permit should include a condition controlling the hours of operation of the future tenants.
5. GENERAL – The TRUCK ROUTING exhibit indicates the access points on the south parking lot are designed to direct traffic away from Lehigh Avenue. Traffic Study Section 3 Proposed Site and Development Plan indicates both access points are to be full movement access. This is a contradiction that needs to be resolved. If it is desirable to the Village to restrict access to/from Lehigh Avenue, then this should be a condition of the Special Use Permit.
6. GENERAL – Permits from Metropolitan Water Reclamation District of Greater Chicago and Illinois Environmental Protection Agency will be required for water and sewer utilities.
7. TRAFFIC – The Traffic Study should be revised to assess increasing truck traffic through the signalized intersection of Oakton Street and Lehigh Avenue and the intersection of River Drive and Lehigh Avenue.
8. TRAFFIC – The Traffic Study indicates the distribution of traffic does not include truck traffic to or from the north. The Special Use Permit should include a condition to reduce, restriction, or prohibit these movements.

9. TRAFFIC – Traffic Study Conclusion states, “The proposed development will generate less total traffic than the office buildings that currently occupy the site could have generated when they were fully occupied”. The statement is supportable, but misleading. Current traffic will be increased after development because the existing site is not fully occupied and has not been fully occupied for several years.
10. SITE PLAN - The dimensions are not provided on the employee parking area of the south parking lot. The dimensions will need to conform to a 24-foot driving aisle, 18-foot parking stall depth and 8.5-foot minimum parking stall width.
11. SITE PLAN – The two northmost parking spaces on the employee parking area of the south parking lot do not provide good ingress/egress maneuverability. Vehicles in these spaces rely on open parking spaces nearby to turn their vehicle around to avoid a long entry or exit movement.
12. SITE PLAN – The surface storage is more desirable design than underground storage. However, the location of the detention pond needs more information to evaluate its potential effect on traffic safety for River Drive traffic. The minimum allowable horizontal distance from River Drive is a function of the depth. The proposed depth is not reported. A wet-bottom basin would require a 4-foot wide safety shelf at 3 feet below the normal water depth. The maximum slope of the embankment adjacent to River Drive should be as flat as possible and not exceed a maximum of 4 horizontal unit to 1 vertical unit.
13. INFRASTRUCTURE – The impact of truck traffic on the Village’s streets is forecasted to be significant. The condition of Park Drive abutting the site is poor. The Special Use Permit should include a condition to reconstruct Park Drive pavement as part of these improvements at no cost to the Village.
14. INFRASTRUCTURE – Street lighting is required as part of the development. Street lighting exists along River Drive and Park Avenue, but does not exist along Lehigh Avenue. The Village is developing a project to install street lighting in the right-of-way along Lehigh Avenue from just south of Main Street to Lincoln Avenue. The Special Use Permit should include a condition to require street lighting along Lehigh Avenue constructed by the developer according to the requirements of the Village. The Village may be amendable to extending the limits of the Village’s project across the frontage of this development, if the developer will pay for the associated cost of the street lighting.
15. INFRASTRUCTURE – Public sidewalk exists along Lehigh Avenue, but not along River Drive or Park Avenue. The proposed development shows no new sidewalk. The Municipal Code specifies sidewalk may be required at selected locations in subdivision with lots of this size. The current trend is to increase pedestrian accommodations and access to transit to decrease reliance on driving trips and to improve healthy opportunities. It is known that multiple representatives from tenants of the existing facility have desired better accommodations for disabled workers and better access to the bus route at Oakton Street. The existing public infrastructure, as described above, provides a satisfactory pedestrian accommodation. If it is desirable and recommended by the Plan Commission, adding public sidewalk to the property frontage would enhance the pedestrian accommodation beyond the existing condition. The proposed site should have complete pedestrian access routes to the public sidewalk, but the proposed site plan shows basic connections.
16. UTILITIES – The area and scale of development will require a permit from the Metropolitan Water Reclamation District of Greater Chicago for stormwater management, erosion control, and sanitary sewer connections. The Village has similar requirements. The developer has prepared a report for preliminary stormwater management analysis that has been reviewed. The report adequately illustrates the feasibility of meeting the Village’s requirements. The analysis will be refined as the development moves into the permit process.
17. UTILITIES – The roof drains are shown to be connected to the outlet control structure. Route them to the surface detention facility.
18. UTILITIES – The overland flow route(s) from the site needs to be identified on the plan and in the stormwater management report.
19. UTILITIES – The fire hydrants in the loading dock area should be protected from damage during reversing maneuvers.
20. LIGHTING – The target max:min ratio of 20:1 is too high for good lighting at this site. The target ratio should be 15:1 or less. The calculated levels are substantially lower, so that is acceptable.

21. LIGHTING – The light distribution in the north parking lot will need to be confirmed. The L1 luminaires along the north end of the parking lot have a short spacing than the L5 luminaires mounted to the building at the same height. The Type III distribution specified for L1 luminaires have a longer lateral spread than the Type IV distribution specified for L5 luminaires.
22. LIGHTING – The illuminance levels at the doorways of the north parking lot should be reevaluated. They are the darkest locations along the building face and a little below security level lighting values.
23. LIGHTING – The use of Light Loss Factor (LLF) of 0.9 is relatively high. Justification of this LLF should be provided in permit process.
24. TRUCK ROUTING – Off-site signage is identified for this facility to be installed in the right-of-way. The signage plan needs to be refined in permitting.

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed: 

Date: 03/04/2026

Attachment C

Staff Report to the Plan Commission for PC 25-06
Prepared by Zoe Heidorn, Director of Community & Economic Development
Dated May 12, 2026

To: Chairperson Kintner and Members of the Plan Commission

From: Zoe Heidorn, Director of Community and Economic Development
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: May 12, 2026

Re: Plan Commission Case PC 25-06
Requesting approval of a Plat of Subdivision in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish a warehousing and light manufacturing use at the property commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within an M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with waivers for location of surface parking, landscaping, and signage (Section 12-2-6 and Chapters 10-10 and 12-11). The applicant is Midwest RE Acquisitions, LLC.

STAFF REPORT

Public Notice & Process of Review

The Village provided public notice for the March 12, 2026, Plan Commission public hearing for Case PC 25-06 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 19, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 19, 2026.

At the March 12, 2026, meeting, the Plan Commission voted (3-3) to recommend denial of Case PC 25-06 to the Village Board of Trustees. The Plan Commission's recommendation was reported to the Village Board at a regular meeting on April 28, 2026, in accordance with the requirements of Section 12-16-4:A.5. At the April 28 meeting, Bridge Industrial, now rebranded as Kurv Industrial ("applicant"), presented a modified site plan and other significant project changes in a presentation to the Village Board, attached hereto as **Attachment A**, and requested that the amended application be remanded to the Plan Commission for consideration. Following the applicant's presentation and comments provided by the public, the Village Board voted (6-0) to remand the case back to the Plan Commission for reconsideration.

No additional public notice was required for the May 19, 2026, public hearing for Case PC 25-06 because the Village Board's remand directed the Plan Commission to reconsider the same application, as amended, and the matter remained a continuation of the original duly noticed public hearing process for Case PC 25-06.

Application Summary

The applicant submitted complete Special Use Permit and Subdivision Applications to the Department of Community and Economic Development in May 2025 requesting approvals for the redevelopment of a 10.97-acre (477,960-square-foot) property at 8125-45 River Drive and 8120-40 Lehigh Avenue ("subject property"), which is currently improved with two office buildings and is collectively known as the North Grove Corporate Park. The applicant initially proposed to construct a 227,600-square-foot industrial building with 34 truck loading berths to be occupied by two industrial tenants.

In response to comments received through Plan Commission review in 2025, the applicant revised the application in 2026 to propose a smaller 210,870-square-foot building footprint with 19 loading berths to accommodate two tenants, one being BBJ La Tavola, a locally operating event linen rental business to occupy 156,852 square feet, and the other being unknown and occupying 54,018 square feet. The staff report to the Plan Commission reviewing the March 2026 proposal is included as **Attachment B**. At the March 2026 Plan Commission meeting, the Commissioners and public raised continued concerns with the proposed building's bulk, the potential impacts associated with the unknown second tenant, and appropriateness of the project with the intended design of the underlying M-O/R Office/Research Manufacturing District and future land use in the area. In response, the applicant further amended the application to respond to Plan Commission and public comments.

Plan Commission & Public Comments

At the March 12, 2026, meeting of the Plan Commission, the following comments were made by the Commissioners and by members of the public in review of the proposed 210,870-square-foot building to be occupied by two tenants:

Proposed Use

- **Existing Adopted Plans:** The Commission questioned whether the proposed development is in keeping with adopted plans, is in line with development trends, and would negatively impact existing and future development in the area.
- **Appropriateness for M/O-R District:** Public comments included concerns that the M-O/R District is not intended for warehousing, distribution centers, or light manufacturing of any kind based. Comments included that the proposed uses are “high-nuisance” and “high-traffic,” in disregard to zoning regulations, and in conflict with the Village’s Comprehensive Plan. The Commission questioned the design and intent of the M-O/R District.
- **Future Tenancy:** The Commission raised concerns with the potential impacts of the unknown second tenant and the possibility that BBJ abandons or vacates the project. Staff responded that the proposed conditions of the Special Use Permit include guidelines for staff to determine whether a future use should be considered a Permitted Use or a Special Use, which, combined with the underlying M-O/R District regulations, would ensure the use’s intensity is in keeping with the current proposed use or mandate additional review.
- **Property Obsolescence:** Public comments included concerns that the existing buildings at the subject property are not obsolete but have been “strategically vacated and poorly managed to expedite the property’s sale.” The public encouraged the Village to evaluate other options for the subject property that provide greater benefits to the community.

Development Bulk

- **Building Height:** The Commission raised concerns with the requested waiver to the maximum building height of 40 feet due to grade changes across the 11-acre property. The applicant clarified that the height from the finished floor is 40 feet, and the interior clearance is 36 feet. The applicant has responded that the tenants’ need for storage space makes high interior clearance necessary. The height also provides more comfortable working conditions for BBJ’s laundering workers, who benefit from effective heat dissipation.
- **Shadows Created:** The public raised concerns with the proposed height casting a shadow over neighboring properties, diminishing their values, and eliminating natural light. The public also noted that the height of the screening at the roof level had not been determined, creating unpredictability.

Development Aesthetics & Landscaping

- **Tree & Landscape Plantings:** The Commission raised concerns with the requested waivers for public parkway trees and parking lot landscape area trees. Staff responded that the required trees would be planted elsewhere on-site and that underground utilities caused limitations in the public right-of-way. Staff verified that the applicant is planting more trees than required by Code. The applicant also stated that they are preserving more than twice as many trees as originally planned. The applicant noted that the requirement for one tree per 100 square feet of parking lot landscape area would result in four trees per island, which would provide too compact a planting area for each tree. They are proposing up to two trees per island, which provides healthier growing conditions.
- **Location of Surface Parking:** The Commission and public raised concerns with the requested waiver to allow surface parking in front of a building facing a public street. Staff responded that because the property is abutted on all sides by public streets, it would be difficult to design the development to avoid parking in front of a building facing a street.
- **Preferential Treatment to Lehigh Avenue Elevation:** Public comments included concerns with the Lehigh Avenue frontage being treated as the primary frontage and including higher quality material and design by comparison with the other three elevations (north, west, and south).

Traffic & Parking Impacts

- **Truck Traffic Control:** The Commission questioned the appropriateness of controlling the development’s truck traffic and whether the proposed limit of 70 truck movements per day is adequate for the users. Staff responded that truck traffic is now reviewed as part of any proposed industrial use, including warehousing and distribution uses. Staff may require a Special Use Permit if the proposed use is expected to create excessive truck traffic. The applicant responded that the maximum set forth in the proposed condition of approval was adequate to serve their future tenants’ needs.
- **Truck Turning Movements:** The Commission questioned whether there is adequate space for trucks to access the southeast access drive and maneuver around the passenger vehicle parking area without conflicting with the vehicles.

The applicant responded that the submitted truck turning diagrams demonstrate that trucks can satisfactorily maneuver through the parking area. Comments from the public questioned whether there is adequate width along Park Avenue and River Drive to accommodate semi-truck movements.

- **Truck Routing:** Public comments included concerns that trucks inadvertently turning left onto northbound Lehigh Avenue from the subject property will negatively impact the mixed-use area to the north as no turnaround is available. Concerns were also raised that turning radii at Park Avenue and River Drive are not adequate for semi-trucks.
- **Inadequate & Nonconforming Parking:** Public comments included concerns with the number of parking spaces provided not being adequate to accommodate the needs of the proposed businesses. The public also raised concerns with the design and location of the loading berths and parking areas.

Miscellaneous

- **Solid Waste & Storage Plan:** The public raised concerns that no plan for solid waste or other exterior storage had been provided. The applicant has confirmed that one to two bays will be used for trash compaction, eliminating the need for solid waste storage outside. Exterior storage of any materials, products, and trailers not in use is prohibited by Village Code and would subject the applicant to citation. The applicant will be required to submit a final solid waste plan as a recommended condition of approval, and no exterior storage of any kind is permitted by Code.
- **Contact with Surrounding Neighbors:** Public comments included concerns that the applicant had not met with or asked for feedback from surrounding property owners and businesses in the application process. The applicant reported to staff that they have made active efforts to meet with surrounding owners and businesses, and specifically met with one owner three times to discuss the project.

Application Changes

In response to the above comments and concerns raised by the Plan Commission and members of the public, the applicant is proposing various changes to the application, which are summarized below.

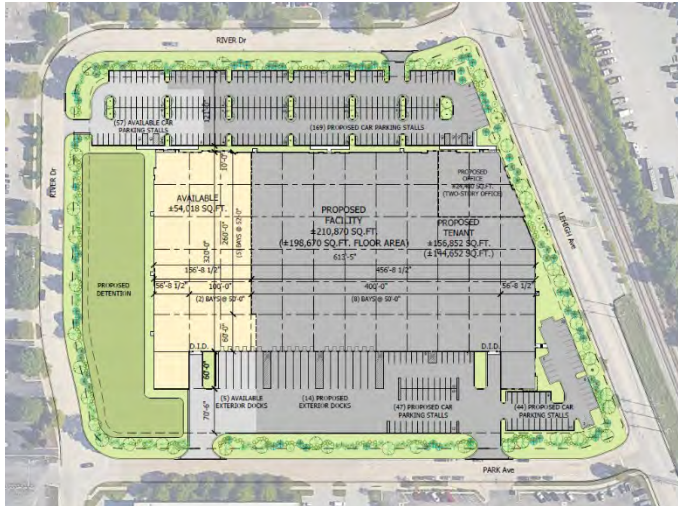
Project & Site Plan: Most notably, the applicant is proposing to eliminate the second unknown tenant and have the Special Use Permit specifically assigned to BBJ La Tavola, making the project a build-to-suit development. While the applicant and BBJ are still working together under an LOI and report that lease negotiations had progressed significantly at the time of the March 2026 Plan Commission review, negotiations came to a halt as soon as the Plan Commission issued its recommendation of denial of the case. Both the applicant and BBJ have indicated that lease negotiations are expected to resume immediately upon receiving favorable direction from the Village's review and approval bodies. ***As a condition of Special Use Permit approval, staff recommends that a fully executed lease agreement between the applicant and BBJ be submitted to the Village prior to the submittal of any permit application for improvements to the property.***

At the April 28, 2026, Board meeting, BBJ leadership reported that their consolidation of local operations and relocation to Morton Grove would be a "once-in-a-lifetime" occurrence, a capital investment of millions of dollars, and a business move requiring years of diligent planning to ensure continuous operations. If BBJ were to vacate the premises, any future proposed use would be subject to specific review requirements for the development contained in the binding Special Use Permit and applicable zoning regulations for the underlying zoning district.

Under the revised application, the applicant has reduced the building footprint by 41,172 square feet, resulting in a proposed building area of 169,689 square feet, an overall reduction of approximately 19.5%. The revised plan also reduces on-site vehicle parking by 16.1%. The number of loading docks will remain at 19 to accommodate BBJ's operational needs, including the staging of its box trucks and event rental equipment, as well as space for one to two trash compactors and approximately one to two daily delivery vehicles. A summary of the proposed site plan revisions, along with a comparison to the existing development, is provided in the table below.

Development Control	Current Development	March Plan Commission Proposal	Updated May Plan Commission Proposal	March to May Change
Building Area	146,000 SF	210,870 SF	169,698 SF	-19.5%
Office Area	Unknown	24,400 SF	24,000 SF	-1.6%

Tenants	Multiple	2	1 (BBJ)	-1
Docks	4	19	19	0
Overhead / Drive-In Doors	3	2	2	0
Car Parking	480 spaces	317 spaces	266 spaces	-16.1%
Floor Area Ratio	0.30	0.44	0.36	-0.08



March 2026 Proposed Site Plan (210,870 SF)



May 2026 Proposed Site Plan (169,698 SF)

The proposed project has been modified to meet all but one development control for the M-O/R District. The applicant has significantly downsized the project in terms of building area, height, and floor area ratio. Applicable requirements and the project's compliance with respect to the March 2026 and May 2026 proposals is outlined in the following table:

M-O/R District Controls	Requirement	Proposed March 2026 & Compliance	Proposed May 2026	May 2026 Compliance
Front Setback (12-4-4:F)	Min. 25 ft.	Lehigh Ave.: 25 ft. River Dr. (west): Approx. 135 ft. <i>Compliant</i>	Lehigh Ave.: 25 ft. River Dr. (west): Approx. 212 ft.	<i>Compliant</i>
Side Yard Abutting a Public Street Setback (12-4-4:F)	Min. 25 ft.	River Dr. (north): 146 ft. Park Ave.: 95.5 ft. <i>Compliant</i>	River Dr. (north): 146 ft. Park Ave.: 95.5 ft.	<i>Compliant</i>
Building Height (12-4-4:F)	Max. 40 ft.	Max. height 43 ft. from grade; Max. 41 ft. from finish floor elevation <i>Noncompliant</i>	< 40 ft. from calculated grade (625.86 ft., max. elevation 665.86 ft.)	<i>Compliant</i>
Floor Area Ratio (12-4-4:F)	Max. 1.8	0.44	0.36	<i>Compliant</i>
Location of Open Accessory Parking (12-2-6:G)	Open accessory parking may not project into a front or street side yard	Parking in front/street side yards along River Dr., Park Ave., Lehigh Ave. <i>Noncompliant</i>	Parking in front/street side yards along River Dr., Park Ave., Lehigh Ave.	<i>Noncompliant</i>
Off-Street Parking (12-7-3:l, 12-5-7:A.2.b)	Warehouse and storage establishments: Greater of 1.0 space per 1,000 square feet of gross floor area or 1.0 space per employee	317 spaces (one unknown tenant) <i>Compliance TBD</i>	266 spaces (Advisory Requirement: 243 employees = 243 spaces)	<i>Compliant</i>

Loading Berth Location (12-7-4:A)	Shall not be located within 25' of the nearest point of intersection of any two streets; No loading berth shall be located in a <u>required</u> front yard or side yard.	19 loading berths located in a street side yard; Setback approx. 95.5 ft. from Park Ave. Determined noncompliant by staff at time	19 loading berths located in a street side yard; Setback approx. 95.5 ft. from Park Ave.	<i>Compliant – In March 2026, staff interpreted restriction on side yard parking as any side yard, but Code reads “required side yard.” Required street side yard is 25 feet and is not obstructed by any berth.</i>
Loading Berth Size (12-7-4:B)	Min. 12' wide by 50' in length, exclusive of aisle and maneuvering space with min. vertical clearance of 15'.	12' wide min.; 60' long; Approx. 16 ft.	12' wide min.; 60' long; Approx. 16 ft.	<i>Compliant</i>

Location of Surface Parking: A waiver is necessary because the subject property is uniquely situated with frontage along four public streets, resulting in all building elevations being considered street-facing facades under the Code. Strict application of the requirement prohibiting parking in front of buildings facing a public street would significantly limit site design flexibility and create practical difficulties not generally encountered on more typical interior or corner lots. Given the property's exposure on all sides, the waiver is intended to accommodate functional site circulation, parking, loading, landscaping, and building placement while still maintaining an attractive streetscape and meeting the overall intent of the Code. The project's primary elevation along Lehigh Avenue is largely building wall, with only a small portion of parking area projecting in front of the building at the southeast corner of the site.

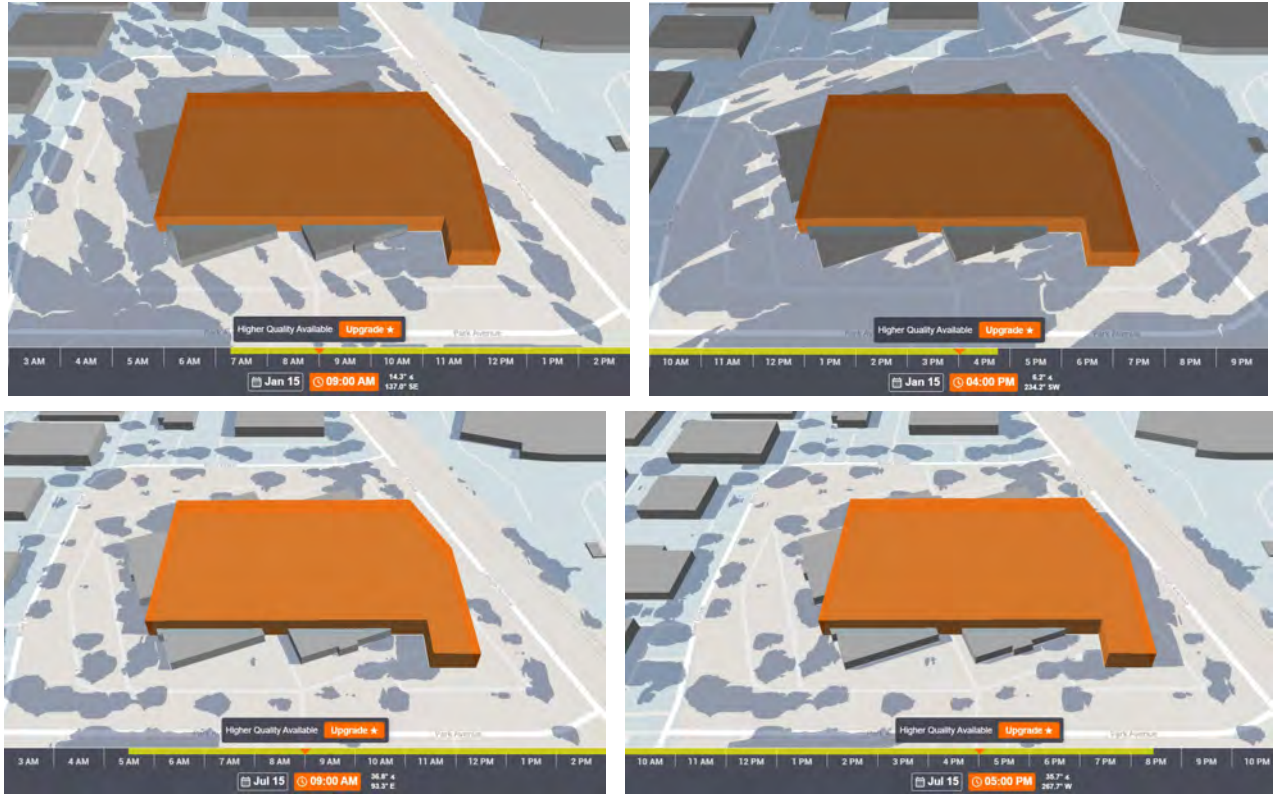
Building Height: The applicant has reduced the proposed building height to no more than 37.5 feet from finished floor elevation and less than 40.0 feet from grade, eliminating the need for a waiver from the maximum building height of 40 feet in the M-O/R District. To support the height calculation, the applicant submitted an exhibit demonstrating how grade was established for the property in accordance with Code requirements. Because the site is bound by four public streets, grade was calculated by averaging the centerline street elevations taken at the midpoint of each adjoining property boundary, resulting in an established grade elevation of 625.86, in conformity with the definitions established in Section 12-17-1:

BUILDING HEIGHT: The vertical distance from the grade to the highest point of the roof in the case of a flat roof or shed roof; to the deck line of a mansard roof, and to the mean level of the underside of rafters between the eaves and the ridge of a gable, hip, or gambrel roof. Chimneys, spires, towers, elevator penthouses, tanks and similar projections other than signs shall not be included in calculating the height. (See diagrams.)

GRADE: One foot (1') above the established elevation of the centerline of the street surface at the center of the wall adjoining the street for structures adjoining one street only; or one foot (1') above the average of the established elevations of the centerline of the street surface at the centers of all walls adjoining streets for structures adjoining more than street. For structures not adjoining a street, the grade shall be determined by an engineer designated by the Village for these purposes. Any wall approximately parallel to and not more than twenty five feet (25') from the street right of way is to be considered as adjoining the street.

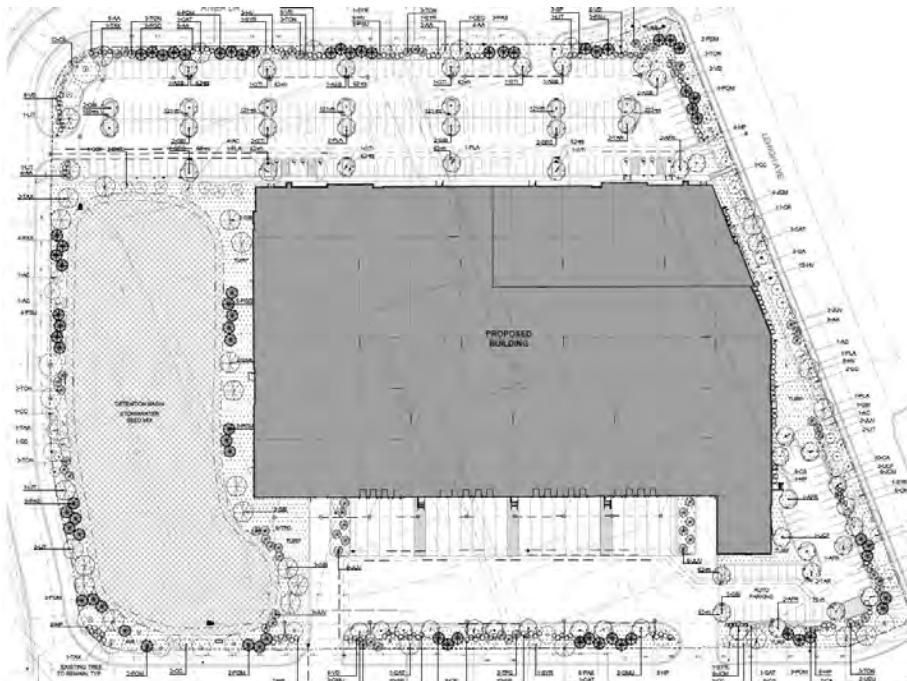
Per Section 12-2-8:A, mechanical appurtenances and similar rooftop installations may exceed the maximum building height by not more than ten feet (10'), but such appurtenances must be suitably screened. Any such additional rooftop installations and their required screening would be subject to review and approval by the Chairperson of the Appearance Commission and staff. **As a condition of approval, staff recommends that all rooftop mechanical appurtenances must be located a minimum of ten feet (10') from the exterior building walls in order to minimize the visibility of rooftop equipment and improve the overall appearance of the building. The design and screening of all rooftop mechanical equipment shall be subject to review and approval by the Director of Community Development and the Chairperson of the Appearance Commission.**

Shadows: The public raised concerns with the proposed building height creating shadows on surrounding property and blocking natural sunlight. Using ShadeMap, an online sun and shadow simulation tool that models how sunlight, building shadows, terrain, and trees affect a location at different times of day and year using astronomical sun-position calculations, staff modeled the shadow cast by the proposed building at the beginning and end of typical work hours (9:00 a.m. and 5:00 p.m.) in January and July. 4:00 p.m. was used as the latter time for January 15 due to the early winter sunset.



ShadeMap Modeling for the Proposed Development:
January 15 at 9:00 a.m., January 15 at 4:00 p.m., July 15 at 9:00 a.m., July 15 at 5:00 p.m.

These times were selected because they represent periods during the workday when the sun is at a lower angle in the sky and shadows are generally at their longest and most pronounced. Based on staff's review of the modeling, the proposed building was not found to cast excessive shadows on surrounding properties.



Current Proposed Landscape Plan

Landscape Plan: The applicant submitted a revised landscape plan to accompany the revised site plan. Overall, the proposed landscape plan includes 90,756 square feet of landscaped area and 72,325 square feet of detention green space, totaling 163,081 square feet of green space on the site, which is approximately 34% of the total land area and significantly exceeds the minimum of 15% required for industrial lots. Per Section 12-11-2:A, detention areas are considered to contribute to the landscaped area calculation. By comparison, the previous proposed plan included 122,672 square feet of green space, or just over 25% of the total land area.

The proposed perimeter parking area landscaping and loading dock

screening comply with Code requirements for year-round opaque screening. The applicant is still seeking relief from the requirement for interior parking lot landscaping and the location of planting for required shade trees. 48 shade trees required in the interior parking lot landscape areas are proposed to be planted in alternate locations on the site due to concerns with overplanting proposed landscape islands. In total, the applicant is proposing to plant 91 new shade trees (3" caliper), 133 new evergreen trees (8' height), and 25 new ornamental trees (6' to 8' height). Collectively, 249 new trees will be planted at the subject property, and 50 trees will be preserved, providing an overall tree count of 299 trees. Under Village Code, 69 trees are required to be planted within the public right-of-way, 95 trees are required within the interior parking lot landscaping areas, and 67 replacement trees are required due to removals, a total of 231 trees required to be planted on the site or abutting public right-of-way. The applicant is exceeding the required tree planting count by 18 trees. The submitted tree inventory shows that 128 trees were inventoried at the site, including trees less than and greater than 12 inches in diameter at breast height. A proposed tree count of 299 trees means that the overall tree population at the subject property will increase by approximately 233%. The applicant is proposing the following plant increases to the landscape plan:

Plant Type	March 2026 Plant Totals	May 2026 Plant Totals	March to May Change
Total Shade Trees	86	91	+5
Total Evergreen Trees	131	133	+2
Total Ornamental Trees	22	25	+3
Total Deciduous Shrubs	208	216	+8
Total Evergreen Shrubs	16	16	0
Existing Trees to Remain	44	50	+6

A summary of the current project's compliance with the Unified Development Code's landscaping and screening requirements is provided in the table below. The public right-of-way and interior parking landscape areas still require waivers, but the landscape plan overall features extensive perimeter landscaping that is in excess of Village requirements.

M-O/R District Controls	Requirement	Proposed	Compliance
General Landscaping Requirements			
Landscaping Required (12-11-1:B.1.C)	15% of industrial lot (71,694 sq. ft.)	[90,756 sq. ft. landscaped green space (19%)] + [72,325 sq. ft. detention green space (15%)] = 163,081 sq. ft. total green space (34%)	<i>Compliant</i>
Trees in Public Parkways (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (2,749 linear feet with 69 trees req.)	1 tree within public ROW	Noncompliant – Waiver requested to allow 68 trees to be planted on-site due to utility conflicts.
Interior Landscaping in Parking Lots (12-11-4:B.3)	7% of the paved area, not including buffer landscape areas (10,409 sq. ft.).	9,512 sq. ft. interior green space (6.4%)	Noncompliant – Waiver of 0.6% requested to allow interior green space of 6.4%.
Trees in Parking Lots (12-11-4:B.3)	Min. one tree per interior landscaped area and one tree per 100 sq. ft. of interior landscaping. Max. 20 spaces per uninterrupted parking bay row. (95 trees required for 9,512 sq. ft. landscape area provided.)	≥1 tree per island 53 interior landscape area trees proposed Parking bays < 20 spaces	<i>Compliant</i> Noncompliant – Waiver of 42 trees requested to allow interior landscape area trees as presented. <i>Compliant</i>
Landscaping Adjacent to Public ROW - Sidewalks & Streets (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	Lehigh Ave.: 25 ft. min. Park Ave.: 25 ft. min. River Dr. - West: Approx. 10 ft. min. River Dr. - North: 15 ft. min.	<i>Compliant</i>
Tree Preservation Requirements			
Trees Preservation (12-11-7:C)	Fee-In-Lieu or Replacement Tree: 1 replacement tree per protected tree being removed	Trees Preserved: 50 Protected Trees Removed: 67 Replacement Trees Required: 67	<i>Compliant</i>

Screening Requirements			
Loading Area Screening (12-11-4:B.1)	For paved areas adjacent to streets not screened by buildings, 5 ft. screen required	Conforming min. 5 ft. height screening along south lot line	<i>Compliant</i>

Traffic and Parking Impact Study: The applicant submitted a revised traffic and parking impact study prepared by KLOA, Inc., which reviewed the proposed 169,698-square-foot building in relation to the surrounding roadway network and intersection controls.

Trip Generation: The trip generation for the proposed BBJ facility was based on projected operations in 2032 at the new facility. The volume of employee traffic was based on shift timing and number of employees per shift. The volume of peak hour traffic was based on estimated daily truck volumes and ITE distribution tables for warehouse uses. In total, BBJ's proposed use is expected to generate no more than 52 truck trips (in and out) and 486 passenger vehicle trips (in and out) on a daily basis. By comparison, the existing office buildings, if fully occupied, would be expected to generate 14 truck trips (in and out) and 1,582 passenger vehicle trips (in and out) on a daily basis. While the anticipated truck traffic is expected to increase, there will be approximately 1,060 fewer trips generated by the proposed development by comparison with the existing development.

Staff previously recommended a condition of approval establishing the number of truck trips generated as a threshold for Permitted and Special Use classification to guide review of future uses at the site. At the time, the development was expected to generate no more than 70 truck trips per day. With the development footprint downsized, the unknown tenant removed, and a reduced truck trip generation of 52 movements per day, **staff recommends modifying the proposed condition of approval to ensure that proposed future uses at the subject property do not generate truck traffic volumes exceeding 52 truck trips per day, inclusive of inbound and outbound truck trips, without additional review as a Special Use.** Staff notes that the majority truck trips generated by the applicant will be generated by the business's shorter box trucks. The applicant reports that no more than one to two semi-trucks will make deliveries to the property on a daily basis.

Parking Demand: The submitted traffic and parking impact study includes an analysis of on-site parking demand and capacity. Based on reported business operations for BBJ, the peak demand for parking generated by the primary tenant BBJ would be 243 spaces, equivalent to BBJ's projected maximum number of employees. The study concludes that the proposed parking supply is greater than the projected peak parking demand and that the proposed 266 on-site passenger vehicle parking spaces "are projected to adequately accommodate the parking demand of the proposed development."

Per Section 12-7-3:1, the parking requirement for light manufacturing uses is based on employee and business vehicle count (1.0 space per 2.0 employees plus 1.0 space per business vehicle), while warehousing parking requirements are based on gross floor area (1.0 space per 1,000 square feet) or employee count (1.0 space per 1.0 employee), whichever calculation is greater. To apply the most stringent parking requirement of 1.0 space per 1.0 employee to the proposed use, the development would be required to provide 243 on-site parking spaces. The project proposes a total of 266 parking spaces, exceeding the minimum requirement by 23 spaces.

Truck Turning Movements: As part of the applicant's last submittal, Kimley-Horn and Associates, Inc. provided truck and fire truck turning path diagrams that depicted no conflict with existing curbs or on-street parking stalls, and turning paths were contained within their respective lanes. The former site plan required trucks to navigate through a passenger vehicle parking area but was demonstrated to provide adequate maneuvering. The revised site plan eliminates any need for semi-trucks to navigate through a passenger vehicle parking area, meaning easier and more direct turning paths for semi-trucks maneuvering through the site.



Former Truck Turning Path Diagram and Current Site Plan for Same Location

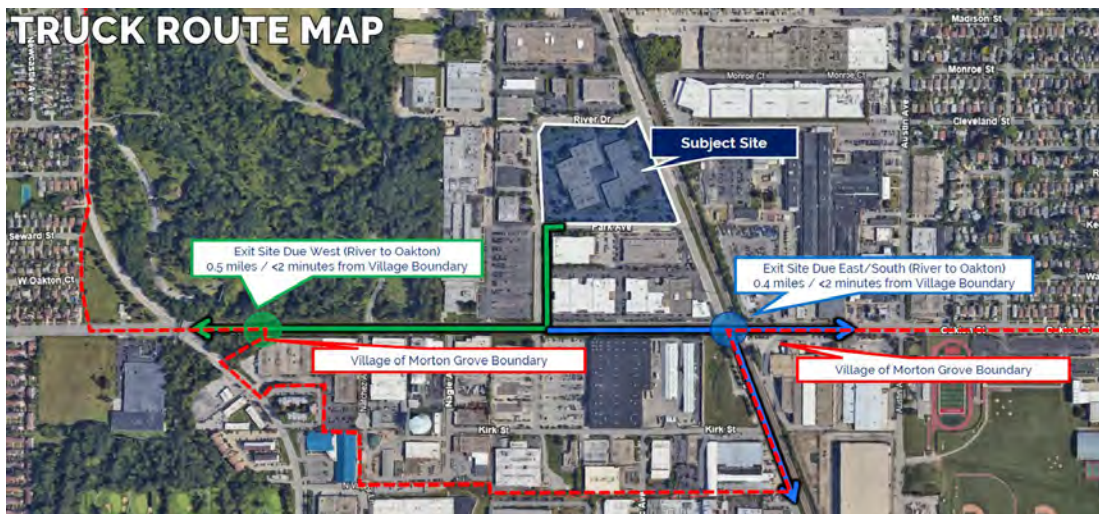
Based on the short turnaround schedule for deliverables between the April 28 Village Board Meeting and the May 19 Plan Commission meeting, the applicant was unable to obtain updated turning path diagrams. Based on the simplified site plan and improved access for semi-trucks, staff does not anticipate any issues with truck maneuvering but ***recommends as a condition of Special Use Permit approval that, prior to any permit application being submitted for the project, updated turning path diagrams must be provided depicting maneuvering through the site interior's and through the nearest intersections, as deemed appropriate, for a semi-truck and fire truck based on standard measurements provided by the Village, subject to review and approval by the Village Engineer, Fire Prevention Bureau Coordinator, and Director of Community and Economic Development. Any deficiencies in the turning path diagrams may require minor modification to the final approved site plan or amendment to the Special Use Permit as deemed appropriate by the Village Administrator.***

Truck Routing: No changes are proposed to the truck routing plan, which is depicted below. The traffic and parking impact study states: "Truck traffic will be prohibited from entering or exiting the business park from Lehigh Avenue. All trucks will enter and exit via the signalized intersection of River Drive and Oakton Street. Truck traffic will be prohibited from travelling Lehigh Avenue as truck traffic is restricted on Lincoln Avenue." Because the second unknown tenant has been eliminated from the project and the vast majority of BBJ's truck traffic is generated by its own box trucks, staff has little concern with the business's ability to comply with the truck routing plan, or the Village's ability to enforce the truck routing plan in the event of any noncompliance. BBJ has updated the proposed signage plan, which includes monument signs that help direct trucks to the site's appropriate access points.



Proposed Development Signage & Existing Lehigh Avenue Signage

A "No Thru Trucks Local Traffic Only" sign is installed on a utility pole just north of the Lehigh Avenue and River Drive intersection. Staff recommends that the Village considers installing larger and more frequent signage in the area along Lehigh Avenue to better deter trucks from heading northbound toward the Metra Station.



Proposed Truck Routing Map

Stormwater Detention: For the prior proposal, Kimley-Horn Associates, Inc. submitted a preliminary stormwater management memo that describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. No significant changes are proposed to the system design, except that the calculations will need to be adjusted for the reduced impervious coverage on the site. Preliminary review by the Village Engineer indicates that the report adequately illustrates the feasibility of

meeting applicable requirements. The analysis will be refined as the development moves into the permitting.

Signage: The applicant submitted a revised signage plan for the development that substantially conforms to the original signage plan reviewed by the Appearance Commission in June 2025. Select waivers were included as part of the Appearance Certificate issued by the Appearance Commission, including waivers for maximum nameplate sign area, maximum monument sign area, landscape bed requirements, and minimum setback for a monument sign. Due to changes in the sign package and addition of wayfinding signage at the site's perimeter to assist with truck navigation, staff prepared a revised summary of waivers necessary to authorize the new proposed sign package, which may be recommended for approval by the Plan Commission and approved by the Village Board in accordance with 12-16-2:C.7:

Signage Control	Code Requirement	Proposed	Compliance
Max. Monument Sign Quantity (10-10-7:G.3)	Max. 1 sign per 150 ft. street frontage, up to 2 signs	4 monument signs	Waiver of 2 monument signs requested to allow 4 monument signs
Max. Height (10-10-7:G.3)	Max. 10.0 ft.	6.0 ft. - 10.0 ft.	<i>Compliant</i>
Max. Ground Monument Sign Area (10-10-7:G.3, 10-10-6:H.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point	16.0 sq. ft. - 49.0 sq. ft. per face	<i>Compliant</i>
Monument Sign Location (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 5 ft. from ROW	Sign 1: ≥ 5 ft. from ROW based on submitted plan Wayfinding Signs: < 4 ft. from ROW based on submitted plan	Waiver to allow reduced setback from ROW for wayfinding monument signs
Monument Sign Landscape Bed (10-10-7:G.5)	Min. 2 ft. radius from base of sign, min. 3 ft. height at planting	Detail needed, compliance expected for Sign 1	Waiver to allow reduced landscape beds for wayfinding monument signs
Wall Signs Size – Primary Frontage (North Elevation) (10-10-7:F.3)	Max. 1.5 sq. ft. signage per linear ft. frontage or 120 sq. ft. (whichever is less) on the primary frontage of a nonresidential building. (Max. 120 sq. ft.)	120 sq. ft.	<i>Compliant</i>
Wall Signs Size – Secondary Frontage (East Elevation) (10-10-7:F.4)	Max. 1.5 sq. ft. signage per linear ft. frontage or 32 sq. ft. (whichever is less) on the secondary frontage of a nonresidential building. (Max. 32. sq. ft.)	32 sq. ft.	<i>Compliant</i>

The waivers requested are to accommodate wayfinding monument signage proposed along the south lot line abutting Park Avenue. The signage is intended to improve truck circulation and site navigation in response to concerns raised regarding truck traffic movements within and around the property. The applicant has eliminated other previously requested waivers.

Miscellaneous Conditions of Approval: Staff recommends maintaining the same or similar conditions of approval for the requested Special Use Permit as provided in the March 5, 2026, staff report for Case PC 25-06, including those related to future zoning review considerations, truck routing, street lighting, the reconstruction of Park Avenue, a snow removal plan, a garbage collection plan, and a delivery plan.



Revised Signage Plan

For all items that could not be updated for review at the May 19, 2026, Plan Commission meeting, including preliminary engineering plans and the stormwater summary, **staff recommends that all such items must be updated prior to the submittal of any permit application for the development and shall conform to the final site plan approved by the Special Use Permit. If there is any discrepancy or additional need for waivers, the Village Administrator may require amendment to the Special Use Permit.** Staff notes that there were no concerns raised regarding the overall feasibility or constructability of the development based on the previously submitted plan sets and supporting materials. The project has been sufficiently demonstrated to be constructable, and the reduced building footprint only provides additional flexibility for final engineering, stormwater management, and site design refinements during the permit review process.

Adopted Plans & Office/Research Manufacturing District

Comprehensive Plan (1999): The Comprehensive Plan serves as the Village of Morton Grove's official long-range policy guide for land use, development, infrastructure, and community improvement, establishing the framework by which future public and private development decisions are evaluated and implemented. Intended to serve as a 10- to 15-year guide for future decision-making, the Plan is due for a significant update, which staff has begun undertaking incrementally through ongoing and upcoming planning work.

The Plan specifically identifies the subject property and abutting properties to the north, west, and south as part of the "Land Use Changes: 1979-1999" section (page 1-5), as these developments were recent and significant at the time the Plan was drafted. The Plan sets forth an Industrial Areas Policy (page 4-7) as follows:

- The industrial district should continue to be upgraded and enhanced, including the retention and "retooling" of viable existing businesses and industries, "infill" development on remaining vacant lands, and the replacement of older, marginal industrial facilities.
- The industrial district should provide sites for a wide range of industrial and business uses, including manufacturing, assembly, distribution, warehousing, office, and research and development facilities.
- Industrial properties should be designed and developed so that offices, showrooms and similar uses occupy high-visibility locations around the periphery of the industrial district and along major streets.



the industrial district, including the development of vacant land and the redevelopment of older existing industrial properties.

1999 Morton Grove Comprehensive Plan Excerpts



Notably, the Comprehensive Plan's Land Use Plan identifies the subject property and surrounding area for continued industrial use into the foreseeable future.

Industrial Areas Plan (2014): The Morton Grove Industrial Areas Plan, prepared by the Chicago Metropolitan Agency for Planning (CMAP), recommends preserving industrial land uses in the community due to the economic advantages that stem from industrial development and businesses. According to the 2014 plan, 45% of all jobs in Morton Grove are in the manufacturing and wholesale trade industries, and almost all of these jobs are concentrated in the industrial areas. With manufacturing workers earning 25% more than average workers regionally, the Plan argues that preserving these employment centers means retaining a well-paid workforce.

M-O/R District (2017): Ordinance 17-09, approved in May 2017, amended Title 12 to establish a new Office/Research Manufacturing District (M-O/R), creating a district purpose, listing Permitted and Special Uses for the District, and adding definitions to Section 12-17-1 to list a variety of new land uses. The Village's Zoning Map was amended to rezone the subject property, and only the subject property, from M-2 General Manufacturing to M-O/R.

The 2017 amendment was made as the result of a request to establish a commercial tutoring/learning center for children with autism at 8145 River Drive, a tenant space at the subject property. Prior to the amendment, the subject property was zoned within an M-2 District, in which commercial learning/tutoring centers are prohibited. At the time, staff determined that the new use would be compatible with some office and light industrial uses permitted in the manufacturing districts, but would not be compatible with all types of uses permitted within the M-2 District. Allowing the use throughout the M-2 District would be detrimental to traditional industrial uses, so staff determined that a new district should be created to accommodate office, research, and compatible uses separate from existing light and general manufacturing uses.

The M-O/R District was designed to be lower in intensity than the traditional manufacturing districts, but allow for some level of production, fabrication, distribution, and warehousing, often in conjunction with or accessory to general office, research and development, engineering, and/or technology start-ups. The M-O/R District provides for and encourages newer “low-nuisance” industrial, research and development, offices, and complementary types of uses. The proposed office and research district was deemed to be consistent with the zoning district classifications of similar communities. The mix of uses would allow for greater flexibility within the manufacturing districts while maintaining the functional integrity of the M-1 and M-2 Districts.

Rather than being created pursuant to a recommendation contained within an adopted comprehensive plan, industrial area study, or land use planning initiative, the M-O/R District was developed specifically to accommodate a proposed use at the subject property while avoiding broader impacts to the Village’s traditional manufacturing districts. The amendment resulted in a site-specific zoning classification tailored to the operational needs of the property owner and prospective tenant. While the amendment provided flexibility for the subject property, site-specific zoning classifications create long-term land use challenges by establishing regulations that are not part of a cohesive planning framework, potentially leading to inconsistent land use patterns, uncertainty regarding future permitted uses, and pressure for additional zoning amendments over time.

Vacancy & Proposed Reuse/Redevelopment (Since 2017): Since adoption of the M-O/R District zoning, the subject property has been occupied by a variety of office, commercial service, and light industrial users. However, the applicant and owner report that the subject property continues to be difficult to market to users, is functionally obsolete, and is now approximately 75% vacant.

In 2020, the subject property owner identified a potential adult daycare operator tenant and submitted a Text Amendment Application to allow adult daycares within the M-O/R District, indicating that ownership was having trouble leasing the property and that the Village should expand the types of uses allowed within the district. Ultimately, the use was determined to be inappropriate alongside other allowed uses in the district, and the application was denied by the Village Board.

In addition to by-right uses approved by staff over the past few years, the following is a list of notable proposals received by staff for Special Use, reuse, or redevelopment of the subject property since 2019:

- | | |
|--|--|
| • 2025: Niles-based manufacturer | Staff expressed concerns with submittal, constructing in Niles in 2026 |
| • 2024: Pediatric therapy services | Approved by Special Use Permit |
| • 2023: Adult daycare center | Staff expressed concerns with use, user did not proceed |
| • 2022: Speculative industrial development | Staff expressed concerns with use, user did not proceed |
| • 2021: Indoor baseball training facility | Special Use Application withdrawn |
| • 2020: Adult daycare center | Text Amendment Application denied |

Current Trends: Concerns have been raised that the proposed event linen rental business is incompatible with surrounding land uses. Existing uses in the immediate area include:

- | | | |
|---|--|------------------|
| • Catering by Michaels | Catering Company | 6203 Park Avenue |
| • Mosquito Joe of North Chicago | Pest Control Company | 6221 Park Avenue |
| • Rxperts Pharmacy Chicago LLC | Pharmacy | 6227 Park Avenue |
| • John Belmont Co/Gill & Gill Engineering | Industrial Sewing Machine Sales & Repair | 6243 Park Avenue |
| • Grainger Industrial Supply | Industrial Equipment Supplier | 8045 River Drive |
| • House of Electronics | Electronics Supplier | 8100 River Drive |

• Design Installation	General Contractor Office & Storage	8110 River Drive
• W R Typesetting Co.	Print Shop	8120 River Drive
• Crawford Supply	Plumbing Fixture Supplier	8150 Lehigh Avenue
• Egret Badminton	Badminton Training Facility	8150 Lehigh Avenue

The surrounding industrial area contains a diverse mix of office, warehouse, supplier, contractor, service, recreational, and light industrial uses that are generally compatible with the proposed event linen rental business. Similar to nearby businesses, the proposed use would operate indoors and include warehousing, storage, office, showroom, staging, and limited light fabrication activities. The overall operational intensity of the proposed use is consistent with existing businesses in the area, including offices and storage facilities, industrial and plumbing suppliers, print and repair operations, catering services, and other low-nuisance quasi-commercial and quasi-industrial uses. The above businesses listed are within an M-2 District, which is the Village's least restrictive manufacturing district. The subject property is within an M-O/R District, which is the most restrictive manufacturing district. Additionally, the development would be controlled by additional restrictions set forth by the Special Use Permit.

Based on Placer data, the top industries for individuals employed in Morton Grove are health care and social assistance (21.2%), retail trade (8.6%), public administration (8.6%), and accommodation and food services (7.4%). Manufacturing is the community's fourth top industry (7.0%), followed closely by professional, scientific, and technical services (5.7%). Employment data indicates that manufacturing and professional service industries remain important components of Morton Grove's local economy and employment base. High-quality industrial and service-oriented businesses provide stable employment opportunities, support economic diversification, and contribute to the Village's long-term economic vitality.

Future Planning: Staff acknowledges that the 1999 future land use map and more recent land use changes to the north warrant discussion of additional planning needed in the area of the subject property. The property and surrounding area should be treated as the gateway to the transit-oriented district to the north, anchored by the new Morton Grove Metra Station. As part of the upcoming Comprehensive Plan update, staff intends to focus closely on this area to identify appropriate redevelopment opportunities and establish a cohesive vision and future land use framework. Leveraging the higher traffic volumes along Oakton Street and encouraging additional commercial development along the Oakton corridor will be an important component of the effort. Staff has also received interest from developers in pursuing additional attached single-family and multi-family residential developments adjacent to the Metro on Main project, immediately north between Elm and Main Streets, and near the Forest Preserve.

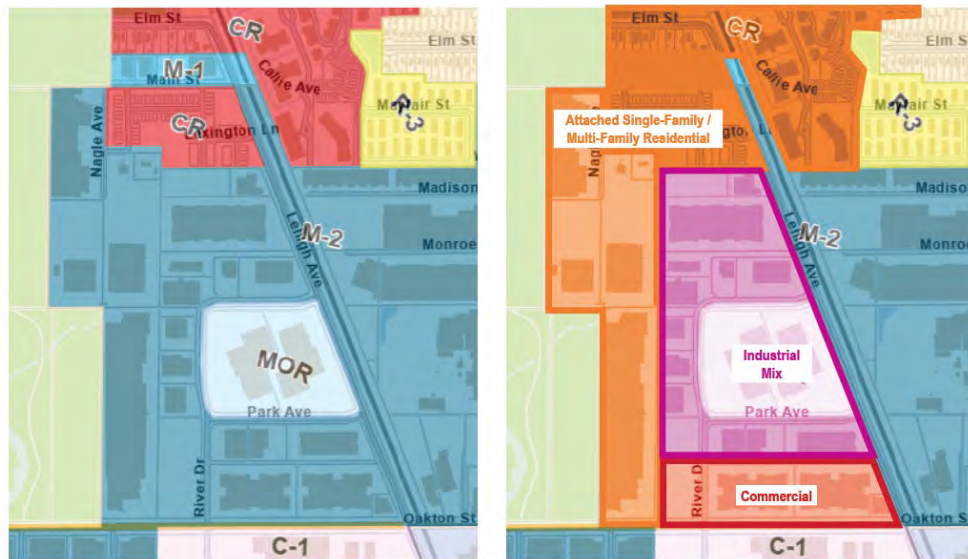
Focusing more specifically on the subject property and the immediately surrounding area, the district currently contains a variety of successful quasi-industrial businesses that are generally low-impact in nature and serve to support or complement nearby retail, showroom, office, and commercial uses. Looking ahead, the Village might consider rezoning the district to provide greater flexibility for adaptive reuse and redevelopment, while also establishing enhanced development standards to ensure that future uses are well-buffered, high-quality in appearance, and compatible with adjacent commercial corridors and higher-density residential development. Such a district framework would be intended to accommodate uses similar to the applicant's proposal, while promoting elevated architectural design and enhanced facade and landscaping treatments.

Surrounded on all sides by relatively stable and well-performing industrial properties, staff does not anticipate the subject property being redeveloped for residential use in the foreseeable future. Similarly, the site's visibility and traffic counts are not conducive to supporting a large-scale commercial development.

The proposed use is low-impact, generates employment opportunities, attracts customers to Morton Grove, and is intended to enhance the appearance of the Lehigh Avenue corridor. The use is also unique in that it generates rental sales tax revenue for the Village. Additionally, the property is well positioned to benefit from nearby transportation infrastructure and amenities associated with the Oakton Street corridor and transit-oriented development area, while avoiding the use of prime commercial frontage and placing comparatively less demand on municipal services and infrastructure than a residential development would typically generate.

The following depicts the area's current zoning alongside one potential future land use scenario that would remain compatible

with the existing development pattern of the area, while accommodating additional multi-family residential and commercial uses along the Forest Preserves and Oakton Street. While many alternative land use scenarios could ultimately emerge for the area, this concept demonstrates that continued industrial investment and reinvestment within the district would not necessarily conflict with future large-scale redevelopment opportunities in the immediate vicinity. Rather, the concept illustrates how the area could evolve into a more flexible, higher-quality, and better integrated mixed-use industrial district that remains compatible with the applicant's proposal and the broader development pattern of the surrounding area.



Current Zoning & Potential Future Land Use Scenario

Commission Review

The Appearance Commission and Traffic Safety Commission previously reviewed the original proposed building proposal submitted in March 2026 for Case PC 25-06. At that time, the Appearance Commission reviewed the proposed architecture, building elevations, landscaping, and site design, while the Traffic Safety Commission reviewed the associated traffic and parking impact study. Both Commissions recommended approval of the application in 2025, subject to their respective comments and conditions.

Since those reviews, the applicant has further reduced the overall building footprint and intensity of the proposal while generally maintaining the previously reviewed site layout, landscaping, building elevations, and circulation patterns. The Chairperson of the Appearance Commission previously indicated that an additional review was not necessary because the revised proposal remains substantially consistent with the plans previously considered by the Commission. Similarly, the Chairman of the Traffic Safety Commission previously indicated that no additional review or comments were warranted based on the further reduction in building size and maintained site configuration. Accordingly, all prior comments, findings, and recommendations issued by both Commissions remain applicable to the current site plan proposal.

Appearance Commission

On June 3, 2025, the Appearance Commission reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06. At the conclusion of the discussion, the Appearance Commission recommended approval (4-0-2) of the application with recommended conditions. The Staff Report to the Appearance Commission has been included as **Attachment C**. The Appearance Commission Chairperson previously indicated that a review of the revised smaller building proposal was not required since landscaping and elevations remained consistent with the previous proposal.

Traffic Safety Commission

On June 5, 2025, the Traffic Safety Commission (TSC) reviewed the initially proposed 227,600-square-foot building concept for Case PC 25-06 and the related traffic and parking impact study. At the conclusion of the discussion, the Commission voted unanimously (6-0) to recommend approval of the application. The Commission Chairman previously indicated that a review of the revised smaller building proposal was not required and issued no additional comments (see **Attachment D**).

Departmental Review

The 210,870-square-foot development previously proposed was reviewed by several department representatives, and their comments are summarized below (see **Attachment E**). Due to the relatively minor modification of the site plan, staff did not provide a detailed review of the most recent revised plan, but all comments previously issued will remain in effect and the applicant will be required to address any other staff comments in final design and engineering and permitting.

- **Building Department:** Location of solid waste containers for tenant needed.
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated March 4, 2026 regarding:
 - o Lack of snow and garbage removal details.
 - o Anticipated hours of operation and the potential for a condition on future operations.
 - o The need for additional details regarding whether Park Avenue access drives would physically restrict access from the east (Lehigh Avenue).
 - o A request to update the traffic study to assess increasing truck traffic at surrounding intersections.
 - o Lack of dimensions on select parking areas to confirm all drive aisles and spaces meet Village requirements.
 - o The need for additional details regarding the proposed stormwater detention and related to traffic safety Village Code requirements.
 - o Impacts to Park Avenue pavement condition.
 - o The need for street lighting along Lehigh Avenue and public sidewalks in line with Village requirements.
 - o Confirmation of an adequate illustration of stormwater feasibility and need for refinement during permit review.
 - o Concerns regarding assumptions used in the lighting analysis and related planning, and the need for further refinement.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards For Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. **Preservation of Health, Safety, Morals, And Welfare:** The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. **Adjacent Properties:** The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. **Orderly Development:** The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. **Adequate Facilities:** Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. **Traffic Control:** Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. **Adequate Buffering:** Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. **Conformance To Other Regulations:** The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village Board of Trustees as a part of the special use permit.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

Motion to recommend approval of Case PC 25-06, a request for approval of a Plat of Subdivision in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment to establish a

warehousing and light manufacturing use at the property commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois, with waivers for location of surface parking, landscaping, and signage (Section 12-2-6 and Chapters 10-10 and 12-11), subject to the following conditions:

1. *Prior to filing any permit application, the owner/applicant shall provide the Village with updated preliminary engineering plans and a stormwater management memorandum that conform to the final approved site plan for the approximately 169,698-square-foot building prepared by Nelson for Kurv Industrial dated April 6, 2026 (SP-16, 2 sheets). Any deviation or discrepancy between the submitted materials and the final approved site plan may require modification of the submitted materials and/or amendment to the Special Use Permit, as deemed appropriate by the Village Engineer and Village Administrator.*
2. *Prior to filing any permit application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
3. *Prior to filing any permit application, the owner/applicant shall provide the Village with a final landscape plans and tree preservation plan for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *Prior to filing any permit application, the owner/applicant shall provide the Village with updated turning path diagrams depicting maneuvering through the site interior's and through the nearest intersections, as deemed appropriate by the Director of Community and Economic Development, for a semi-truck and fire truck based on standard measurements provided by the Village, subject to review and approval by the Village Engineer, Fire Prevention Bureau Coordinator, and Director of Community and Economic Development. Any deficiencies in the turning path diagrams may require minor modification to the final approved site plan or amendment to the Special Use Permit as deemed appropriate by the Village Administrator.*
5. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*
6. *All rooftop mechanical appurtenances must be located a minimum of ten feet (10') from the exterior building walls in order to minimize the visibility of rooftop equipment and improve the overall appearance of the building. The design and screening of all rooftop mechanical equipment shall be subject to review and approval by the Director of Community Development and the Appearance Commission Chairperson.*
7. *The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable, subject to review and approval by the Community Development Administrator. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
8. *The Business Compliance Certificates issued for all existing and future businesses to be located at 8125-45 River Drive and 8120-40 Lehigh Avenue shall include conditions related to parking to ensure that no combination of uses results in a demand for parking in excess of the parking provided on-site at the subject property.*
9. *As part of zoning review for any future compliance certificate application for the subject property, the Village shall retain its right to review and conditionally approve proposed light manufacturing, distribution center, and warehouse uses, and any other uses noted as "Permitted/Special" in Section 12-4-4:E, as amended, within the M-O/R zoning district. Such use review shall ensure that the proposed uses at the subject property collectively do not generate*

truck traffic volumes exceeding fifty-two (52) truck trips per day, inclusive of inbound and outbound truck trips; provided that if such review demonstrates that the uses collectively do not generate truck traffic volumes exceeding fifty-two (52) truck trips per day and provided that such uses otherwise meet applicable performance standards, the requirements set forth herein, and the Village Code, such uses shall be considered a permitted use. Additionally, no individual use shall generate more than one (1) truck trip per day per two thousand, five hundred (2,500) square feet of floor area dedicated to that use. If the Village Administrator determines that a proposed use may cause truck volumes to exceed any limitation contained herein, or if the proposed use is reasonably anticipated to generate any nuisance, including but not limited to noise, odors, vibrations, or other exterior impacts beyond those contemplated and authorized by this Ordinance, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit. All future uses shall comply with the off-street parking requirements set forth in Section 12-7-3 unless otherwise authorized by variation or amendment to the Special Use Permit.

10. *Prior to filing any permit application, the owner/applicant shall submit a description of how snow removal, garbage collection, and courier services will be provided to the subject property, subject to review and approval by the Village Engineer.*
11. *Prior to filing any permit application, the owner/applicant shall provide the Village with a revised site and utility plans that indicates the proposed location of street lighting along Lehigh Avenue frontage, or engage in an agreement with the Village to reimburse the Village for the installation of street lighting, or a portion thereof as deemed appropriate by the Village Administrator, subject to review and approval by the Village Engineer and Village Administrator.*
12. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with revised site and utility plans for the reconstruction of pavement along Park Avenue, or engage in an agreement with the Village to reimburse the Village for the pavement reconstruction, or a portion thereof as deemed appropriate by the Village Administrator, subject to review and approval by the Village Engineer and Village Administrator.*
13. *Prior to filing any permit application, the owner/applicant shall provide the Village with a signed lease agreement between the applicant and BBJ La Tavola, subject to review by the Village Administrator. If the Village Administrator determines that the proposed use is not consistent with the representations made by the applicant during the Special Use Permit approval process, the Village Administrator may require additional information and documentation to verify the impacts of the proposed use, including but not limited to an updated traffic and parking impact study, impose additional conditions of approval, or require an amendment to the Special Use Permit.*
14. *The applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated March 4, 2026, by strict or alternative compliance, subject to their approval.*

Attachments

- **Attachment A** – Presentation by applicant to Village Board of Trustees on April 28, 2026
- **Attachment B** – Staff Report to the Plan Commission for PC 25-06, prepared by Brandon Nolin, AICP, Community Development Administrator, dated March 5, 2026
- **Attachment C** – Staff Report to the Appearance Commission for PC 25-06, prepared by Brandon Nolin, AICP, Community Development Administrator, dated May 27, 2025
- **Attachment D** – Plan Review Comment Forms for PC 25-06, prepared by Traffic Safety Commission Chairman Keith White (dated June 9, 2025) and by Traffic Safety Commission Chairman Ninous Chalabi (dated March 3, 2026)
- **Attachment E** – Plan Review Comment Form for PC 25-06, prepared by Chris Tomich, Village Engineer, dated March 4, 2026
- **Attachment F** – Final Plans and Supporting Documents for PC 25-06

Attachment D
Final Plans and Supporting Documents for PC 25-06

1. *Subdivision Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
2. *Subdivision Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
3. *Written Authorization for Subdivision Application from Property Owner, CRE NORTH GROVE CP I & II LLC, dated April 30, 2025*
4. *Preliminary Plat of Subdivision, submitted by Midwest RE Acquisitions, LLC, revised June 27, 2025*
5. *Special Use Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
6. *Legal Description, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
7. *Special Use Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
8. *Project Narrative, submitted by Midwest RE Acquisitions, LLC, received May 7, 2026*
9. *Letter of Intent for BBJ La Tavola, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
10. *Site Plan on Aerial Image, prepared by Nelson, submitted by Midwest RE Acquisitions, LLC, dated April 6, 2026*
11. *Site Plan, prepared by Nelson submitted by Midwest RE Acquisitions, LLC, dated April 6, 2026*
12. *Conceptual Rendering, prepared by uglydog: branding design advertising, dated April 27, 2026*
13. *Proposed Elevations, prepared by Nelson, submitted by Midwest RE Acquisitions, LLC, dated May 6, 2026*
14. *Signage Plan, prepared by Parvin-Clauss Sign Company, dated May 7, 2026*
15. *Landscape Plans, prepared by Kathryn Talty Landscape Architecture, revised May 7, 2026*
16. *Preliminary Engineering Plans, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
17. *Building Materials Palette, prepared by Cornerstone Architects, Ltd., dated May 2, 2025*
18. *Stormwater Management Memo, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
19. *Building Height Exhibit, prepared by Kimley-Horn Associates, Inc., dated June 27, 2025*
20. *Traffic Impact Study, prepared by KLOA, Inc., dated May 5, 2026*
21. *Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
22. *Fire Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026 – to be updated to conform to Items #10,11*
23. *Truck Route Map and Signage Plan, submitted by Midwest RE Acquisitions, LLC, received November 14, 2025*

Attachment D on file with the Department of Community & Economic Development

Legislative Summary

Ordinance 26-15

APPROVING A SPECIAL USE PERMIT FOR MUNICIPAL BUILDINGS AND GOVERNMENTAL OFFICES AND OTHER FACILITIES, A MINOR SUBDIVISION, AND A VACATION FOR THE PROPERTY COMMONLY KNOWN AS 6201 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

Introduction:	July 14, 2026
Purpose:	To approve a Plat of Consolidation for a Minor Subdivision, a Vacation, and Special Use Permit authorizing the renovation and redevelopment of the property commonly known as 6201 Dempster Street as a combined Village Hall and Police Department for the Village of Morton Grove.
Background:	The Village of Morton Grove ("Applicant"), submitted complete applications to the Department of Community and Economic Development, which were reviewed under Case PC 26-07, requesting approval of a Special Use Permit for municipal buildings and governmental offices and other facilities, a Minor Subdivision, and a Vacation for the property commonly known as 6201 Dempster Street ("Subject Property") to authorize the reuse and expansion of the existing office building and redevelopment of the site as a combined Village Hall and Police Department municipal facility ("Application"). The Applicant is proposing to renovate the existing approximately 37,800-square-foot office building and construct an approximately 13,442-square-foot addition to accommodate the Village's municipal operations. The proposed development includes 93 on-site accessory parking spaces, including interior garage parking, new access drives, sidewalks, landscaping, underground stormwater detention facilities, and associated site improvements. To facilitate the project, the Applicant is requesting approval of a Minor Subdivision as part of a proposed Plat of Consolidation to consolidate the existing lots into a single development parcel and a Vacation of portions of two public alleys, which will be incorporated into the Subject Property. The Application also includes waivers from certain requirements relating to signage, accessory structures, off-street parking, and landscaping to accommodate the proposed site design. On June 2, 2026, the Appearance Commission reviewed Case PC 26-07, approved an Appearance Certificate, and recommended approval of the Application with conditions. On June 4, 2026, the Traffic Safety Commission reviewed the Application, including the Traffic Impact Study prepared by Kimley-Horn, and recommended approval with comments. On June 16, 2026, the Application was presented to the Plan Commission, at which time, based upon the Application, staff report, supporting studies, and testimony presented at the public hearing, the Plan Commission voted unanimously (7-0) to recommend approval of the Special Use Permit, Minor Subdivision, and Vacation, subject to conditions relating to the final design, engineering, landscaping, permitting, and operation of the municipal facility.
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Minor Subdivision, Vacation, and Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	July 28, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Prepared by: Zoe Heidorn, Director of Community and Economic Development

ORDINANCE 26-15

APPROVING A SPECIAL USE PERMIT FOR MUNICIPAL BUILDINGS AND GOVERNMENTAL OFFICES AND OTHER FACILITIES, A MINOR SUBDIVISION, AND A VACATION FOR THE PROPERTY COMMONLY KNOWN AS 6201 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

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, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 6201 Dempster Street, legally described in “**Exhibit A**”, attached hereto and made a part of this Ordinance, is 1.62-acre property comprising three lots and bisected by two public alleyways, all located within an R-3 General Residence District and a C-1 General Commercial District (“Subject Property”); and

WHEREAS, the Subject Property is currently improved with a two-story office building; and

WHEREAS, the Village of Morton Grove (“Applicant”) is the current owner of the Subject Property and has submitted complete applications under case PC 26-07 requesting approval of a special use permit, a minor subdivision, and a vacation (“Application”) to authorize reuse and redevelopment of the Subject Property as a combined Village Hall and Police Department municipal facility (“Municipal Facility”); and

WHEREAS, the Applicant has submitted the “Village of Morton Grove Plat of Consolidation,” attached hereto as “**Exhibit B**” and made a part of this Ordinance (“Plat of Consolidation”), for the Subject Property, which is subject to review as a minor subdivision pursuant to Section 12-17-1 of the Village Code because it consolidates multiple existing lots into a single legal lot without creating more than two buildable lots or requiring the construction of new public streets; and

WHEREAS, the Applicant has submitted an application requesting the vacation of select portions of public alley right-of-way pursuant to Section 12-9-5 of the Village Code (“Vacation”), and because the Village of Morton Grove is the sole abutting property owner, the vacated right-of-way will be conveyed to and incorporated into the Subject Property as part of the Plat of Consolidation; and

WHEREAS, “municipal buildings” are a Special Use in the R-3 District and “governmental offices and other facilities” are a Special Use in the C-1 District; and

WHEREAS, the Application includes a request for a special use permit for municipal buildings and governmental offices and other facilities at the Subject Property (“Special Use Permit”) to authorize renovation of the existing 37,800-square-foot office building and construction of an approximately 13,442-square-foot addition, 93 on-site accessory parking spaces, including interior garage spaces, accessways, landscape areas, and underground detention facilities for the operation of the Municipal Facility (“Project”); and

WHEREAS, in order to authorize the development as presented, the Application includes requests for waivers to Section 12-2-6 for accessory structures, Section 12-3-5 for fencing, Chapter 12-11 for landscaping, Section 12-7-3 for off-street parking, and Section 10-10-7 for signage; and

WHEREAS, on June 2, 2026, the Appearance Commission reviewed the Application, approved an Appearance Certificate for proposed improvements that authorized associated waivers, and recommended approval of the Application with conditions; and

WHEREAS, on June 4, 2026, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking study, and recommended approval with comments; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on June 16, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on May 28, 2026, written notification was sent to property owners within 250 feet of the subject property on May 28, 2026, and a sign was posted on the Subject Property on May 28, 2026, as required by ordinance; and

WHEREAS, pursuant Section 12-16-4:C, the Plan Commission may recommend conditions and restrictions related to the construction, location, and operation of a Special Use as part of its recommendation for approval; and

WHEREAS, at the June 16, 2026, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Subdivision established in Section 12-16-4:D.3 and the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted unanimously (7-0) to recommend approval of the Application, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated July 7, 2026, which was presented to the

Village Board on July 14, 2026, and a copy of that report is contained in “**Exhibit C**”, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village’s Unified Development Code, the Corporate Authorities have determined that the proposed Plat of Consolidation, Vacation, and Special Use Permit should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

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. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Plat of Consolidation, Vacation, and Special Use Permit. The Corporate Authorities hereby approve the Plat of Consolidation and Vacation and and grant a Special Use Permit to authorize renovation of the existing 37,800-square-foot office building at the Subject Property and construction of an approximately 13,442-square-foot addition, 93 on-site accessory parking spaces, including interior garage spaces, accessways, landscape areas, and underground detention facilities for the operation of a combined Village Hall and Police Department for the Village of Morton Grove and authorize select variations, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors and assigns. The Special Use Permit approval shall include the following waivers:

- A. Waiver to Section 10-10-7 for wall signage;
- B. Waiver to Section 12-2-6 for accessory structures and parking spaces;
- C. Waiver to Section 12-7-3 for off-street parking;
- D. Waiver to Section 12-11-2 for landscaping area and trees in the public right-of-way; and
- E. Waiver to Section 12-11-4 for parking lot landscaping.

SECTION 3. Conditions. The Plat of Consolidation, Vacation, and Special Use Permit shall be subject to the following conditions:

- A. The site, improvements, and building, including building footprint, shall be improved and operated consistent with the plans and supporting documents and modifications as finalized and specifically approved in writing by the Village Administrator or his designee, including the following, provided, however, that the Architectural Site Plan (Sheet Z0.10), prepared by FGM Architects and dated May 21, 2026, shall control with

respect to the location of buildings, parking, access drives, sidewalks, landscaping, and other site improvements in the event of any inconsistency with the other approved plans or supporting documents:

1. Special Use Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026;
2. Subdivision Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026;
3. Vacation Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026;
4. Special Warranty Deed, 6201 Dempster Street, in favor of Village of Morton Grove
5. ALTA/NSPS Land Title Survey for 6201 Dempster Street, prepared by Gremley & Biedermann, a Division of PCLS Corporation, dated June 19, 2023;
6. Village of Morton Grove Plat of Consolidation, prepared by Webster, McGrath & Ahlberg Ltd., dated April 28, 2026;
7. Architectural Site Plan (Z0.10), prepared by FGM Architects, dated May 21, 2026;
8. Existing Conditions Plan (C-1.1), prepared by FGM Architects, dated November 13, 2025;
9. Site Demolition Plan (C-1.2), prepared by FGM Architects, dated November 13, 2025;
10. Paving and Layout (C-2), prepared by FGM Architects, dated November 13, 2025;
11. Grading Plan (C-3), prepared by FGM Architects, dated November 13, 2025;
12. Utility Plan (C-4), prepared by FGM Architects, dated November 13, 2025;
13. Erosion Control Plan (C-4), prepared by FGM Architects, dated November 13, 2025;
14. Architectural Site Plan (Z0.10, with Parking Plan Overlay), prepared by FGM Architects and Village Staff, dated May 21, 2026;
15. Parking Plan, prepared by FGM Architects and Village Staff, dated May 21, 2026;
16. Accessible Parking, Bicycle Parking, and Pedestrian Access Plan, prepared by FGM Architects and Village Staff, dated May 21, 2026;
17. Auto Turn (AT-1), prepared by FGM Architects, dated November 13, 2025;
18. Refuse Vehicle Auto Turn Exhibits (Fernald Avenue & New Public Alley, Morton Grove, IL) (2 sheets), prepared by Kimley-Horn;
19. Ground Mounted Utilities & Screening, prepared by FGM Architects and Village

Staff, dated May 21, 2026;

20. Fire Hydrants & Fire Department Connection Plan, prepared by FGM Architects, dated November 13, 2025;

21. Exterior Elevations (Z2.00), prepared by FGM Architects, dated May 7, 2026

22. Renderings (View A – Day, View A – Night, View B, View C, 3 sheets), prepared by FGM Architects, dated 2026;

23. Materials Palette, prepared by FGM Architects, dated 2026;

24. Electrical Site Photometric (E0.02 – E0.08, 6 sheets), prepared by FGM Architects & Millies Engineering Group, dated February 23, 2026;

25. Landscape Plan (L-1), prepared by FGM Architects, dated May 22, 2026;

26. Exterior Details (Z2.01), prepared by FGM Architects, dated May 7, 2026;

27. Dimension Plan (Z1.20, Z1.21A, Z1.21B, Z1.22, 4 sheets), prepared by FGM Architects, dated May 7, 2026;

28. Village Hall & Police Department Traffic Impact Study, prepared by Kimley-Horn, dated April 2026;

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permit.

- B. The Subject Property shall be developed and operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearing before the Plan Commission on June 16, 2026. Any inconsistencies in development or operation, as determined by the Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permit.
- C. The Applicant shall retain such easements for the benefit of public utilities as may be determined necessary and appropriate during the final design and engineering phase of the project, in coordination with the applicable utility providers. Any required easement plat or related agreement shall be subject to final review and approval by the Village Engineer and Village Administrator.
- D. The proposed modifications and improvements associated with the adjacent single-family residential properties, including but not limited to fencing, landscaping, walkway modifications, gates, and relocated access points, be incorporated into the final approved site plan, subject to review and approval by the affected property owners and the Village

- Administrator. The installation of such improvements shall be completed by the Village at its sole expense prior to issuance of a final certificate of occupancy for the project, or at such other time as may be mutually agreed upon by the respective property owners and the Village. To the extent any waiver, variation, or modification from the requirements of the Village Code is reasonably necessary to facilitate the installation of such improvements as contemplated by the approved Application and plans, such waiver, variation, or modification is hereby approved as part of this Ordinance, subject to review and approval by the Village Administrator to ensure consistency with the intent of the approved Application.
- E. A ten-foot sight line triangle shall be provided at the southwest corner of the secure Police Department parking lot perimeter fencing, subject to final review and approval by the Village Administrator.
 - F. Prior to filing any permit application, the Applicant shall provide the Village with site plan and building specifications for review and approval. Site plan and building specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
 - G. The applicant shall submit a final landscape plan depicting final proposed plantings and related landscape improvements for review and approval by the Appearance Commission. The applicant shall install such plantings and related improvements prior to issuance of a certificate of occupancy, unless otherwise approved by the Appearance Commission.
 - H. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).
 - I. Four (4) trees shall be planted by the Applicant within the public right of way with preference given to locations in proximity to the subject property, subject to review and approval by the Director of Community and Economic Development and Director of Public Works.

- J. The Applicant shall explore opportunities to break up the building addition's blank wall areas along the east elevation through the incorporation of vertical landscaping, public art, architectural treatments, or similar design elements intended to enhance visual interest, subject to review and approval by the Director of Community and Economic Development.
- K. The Applicant shall evaluate the potential installation of a stop sign at the intersection of the new alley segment and the Fernald Avenue sidewalk to require vehicles to stop prior to entering the sidewalk and alley apron area. If determined to be warranted and feasible, the stop sign shall be installed accordingly in conformance with Village standards.
- L. The Village shall evaluate the feasibility of installing security warning lights at the vehicular gates serving the secure Police Department parking area and associated access drives to provide pedestrians with advance warning of vehicles entering and exiting the property at these locations. If determined to be feasible, such warning lights shall be installed accordingly.
- M. To ensure that snow removal operations are adequately planned and coordinated, the applicant shall prepare a snow removal and storage plan, subject to review and approval by the Public Works Director.
- N. Prior to the issuance of a building permit, the applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Director of Community and Economic Development, and Village Engineer, subject to the review and approval of the Village Administrator.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Plat of Consolidation, Vacation, and Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Plat of Consolidation and Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED this 28th day of July 2026.

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

APPROVED by me this 28th day of July 2026.

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

APPROVED and FILED in my office this 29th day of July 2026.

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

- | | |
|------------------|--|
| EXHIBIT A | Legal Description, 6201 Dempster Street, Morton Grove, Illinois |
| EXHIBIT B | Village of Morton Grove Plat of Consolidation, Prepared By Webster, Mcgrath & Ahlberg Ltd., dated April 28, 2026 |
| EXHIBIT C | Plan Commission Report for PC 26-07, dated July 7, 2026 |

EXHIBIT A

**6201 DEMPSTER STREET,
MORTON GROVE, ILLINOIS 60053**

LEGAL DESCRIPTION:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 16 AND 17 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 4, 5, AND 6 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN THE RESUBDIVISION OF LOTS 6 TO 9 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY), IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-104-040-0000
10-20-104-041-0000
10-20-104-003-0000
10-20-104-004-0000
10-20-104-005-0000
10-20-104-006-0000
10-20-104-007-0000
10-20-104-021-0000
10-20-104-022-0000

EXHIBIT B

**VILLAGE OF MORTON GROVE PLAT OF CONSOLIDATION
PREPARED BY WEBSTER, MCGRATH & AHLBERG LTD.**

Dated April 28, 2026

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

IN ACCORDANCE WITH (RESOLUTION/ORDINANCE) NO. _____, THIS PLAT WAS HEREBY ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, ILLINOIS, AT A MEETING HELD ON _____ DAY OF _____ A.D., 20 _____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE)SS

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION THAT MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT _____ AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN SCHOOL DISTRICTS:

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
TITLE: _____

ATTEST: _____
TITLE: _____

STATE OF ILLINOIS
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THEREAFTER ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION, DISCLOSE EASEMENTS, ROADWAY DEDICATIONS AND RESTRICTIONS.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY THE SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

BUILDING TIES ARE TO THE STONE FACADE

FIELDWORK COMPLETED 9-26-2025.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MORTON GROVE ON THIS DAY OF _____ A.D., 20 _____

BY: _____
VILLAGE ENGINEER

AREA TO BE CONSOLIDATED

73,947 SQUARE FEET OR 1.70 ACRES

P.I.N.

10-20-104-003
10-20-104-004
10-20-104-005
10-20-104-006
10-20-104-007 PART OF OFF
10-20-104-021
10-20-104-022
10-20-104-040

VILLAGE OF MORTON GROVE
PLAT OF CONSOLIDATION

IN PART OF THE SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING PROPERTY:
PARCEL 1:

LOTS 16 AND 17 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 AND THE WEST 2.43 FEET OF LOT 2 (EXCEPT THE NORTH 7.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 (EXCEPT THE EAST 38 FEET AND THE WEST 2.43 FEET THEREOF AND, EXCEPT THE NORTH 7.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 38 FEET OF LOT 2 AND LOT 1 (EXCEPT THE NORTH 7.00 FEET THEREOF) AND LOTS 4 AND 5 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1, EXCEPT THE SOUTH 24 FEET OF LOT 1, IN RESUBDIVISION OF LOTS 6, 7, 8 AND 9 OF A PART OF A RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 OF COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1924 AS DOCUMENT NUMBER 8701053, IN COOK COUNTY, ILLINOIS.

ALSO:

ALL OF THE EAST-WEST ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 1, 2 AND 3 IN BLOCK 6 OF THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS

TOGETHER WITH:

THAT PART OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJACENT TO LOTS 4 AND 5 IN BLOCK 6 OF THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, AND THAT PART OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJACENT TO LOT 1, EXCEPT THE SOUTH 24 FEET THEREOF, IN THE RESUBDIVISION OF LOTS 6, 7, 8 AND 9 OF A PART OF A RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 OF COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1924 AS DOCUMENT NUMBER 8701053 IN COOK COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MORTON GROVE, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONE "UNSHADED" X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR VILLAGE OF MORTON GROVE, ILLINOIS, MAP NUMBER 17043C0241 J, WITH AN EFFECTIVE DATE OF AUGUST 8, 2008.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ A.D., 20 _____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2028
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603
JOELV@WMALTD.COM

LINE LEGEND

————— = BOUNDARY LINE
————— = LOT LINE
- - - - - = SETBACK LINE
- - - - - = EASEMENT LINE

Rev	Date	Description	By	PLAT OF CONSOLIDATION			
				LOCATION: 6201 DEMPSTER ST. MORTON GROVE, ILLINOIS			
				PREPARED FOR: FGMA 1 WESTBROOK CORPORATE CENTER SUITE 1000 WESTCHESTER, ILLINOIS 60154 PHONE: 630.574.8300			
				JOB #:	DATE:	SCALE:	
				45149	4-28-2026	1"=20'	
				SURV:	DRAWN:	DESIGN:	
				JCV	JCV	XXX	
				FILE #:	COOK CO, 20-41-13	SHEET #:	
						1 of 1	
				SDATES			
				STIMES			

SFILES

EXHIBIT C

PLAN COMMISSION REPORT FOR PC 26-07

Dated July 7, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Zoe Heidorn, Director of Community & Economic Development

Date: July 7, 2026

Re: Plan Commission Case PC 26-07: Requesting approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois (PIN 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000, 10-20-104-021-0000, and 10-20-104-022-0000), all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10). The Applicant is the Village of Morton Grove.

Executive Summary

The Village of Morton Grove ("Applicant") submitted a complete application to the Department of Community and Economic Development requesting approval of (i) a Special Use Permit for "governmental offices and other facilities" and "municipal buildings" in accordance with Sections 12-4-2:C and 12-4-3:D, respectively, (ii) a Minor Subdivision in accordance with Chapter 12-8, and (iii) a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street ("Subject Property") under Case PC 26-07 ("Application"). The Subject Property is split zoned C-1 General Commercial and R-3 General Residence, and the Applicant is not proposing any change to the existing zoning classifications.

The Applicant is proposing to reuse and expand an existing 37,800-square-foot office building formerly operated as a bank branch for use as a combined village hall and police department facility for the Village of Morton Grove, Illinois ("Municipal Facility"). The Municipal Facility will house and support the operation of the Village's Police Department, Administration, Finance Department, and Department of Community and Economic Development, including Building and Inspectional Services. These departments and operations will be relocated from the Village's existing Richard T. Flickinger Municipal Center at 6101 Capulina Avenue, approximately four (4) blocks southeast of the Subject Property.

The Applicant acquired the Subject Property in December 2024. The Fifth Third Bank branch formerly operating on the Subject Property continued its operation under a Village lease agreement but has since relocated to a newly constructed bank branch building directly across the street at 6210 Dempster Street. The relocation was completed pursuant to a coordinated real estate transaction between the Village, the Morton Grove Park District, and Fifth Third Bank that allowed the Village to acquire the Subject Property for long-term municipal use and Fifth Third to maintain continuous operation in the area. Following completion of the necessary entitlement and permitting processes, the Village plans to begin construction and renovation activities for the Municipal Facility in 2027 and anticipates project completion and relocation in 2028.

On June 2, 2026, the Appearance Commission reviewed the Application and unanimously approved (6-0) an Appearance Certificate for the proposed project and forwarded a recommendation of approval of case PC 26-07 to the Plan Commission. The Applicant also presented the Application to the Traffic Safety Commission (TSC) at their June 4, 2026, meeting. The Commissioners discussed the proposed operations at the Subject Property and related traffic and parking impacts. After hearing all testimony and considering the Application, the Commission voted unanimously (5-0) to recommend approval.

On June 16, 2026, the Plan Commission conducted a duly noticed public hearing to consider Case PC 26-07. Public notice of the hearing was provided in accordance with the Village Code, and all interested persons were afforded an opportunity to

provide testimony and comment. Following its review of the Application, the Applicant's presentation, the staff report, and all public testimony, the Plan Commission deliberated and unanimously voted (7-0) to recommend approval of the Application, subject to conditions relating to project design and site operations.

Application Overview

The 70,671-square-foot (1.622-acre) Subject Property is bound by Fernald Avenue on the west, Dempster Street on the north, and Georgiana Avenue on the east. The Subject Property is currently bisected by two alleyways that intersect in a "T" configuration near the midpoint of the site, resulting in the creation of three separate noncontiguous parcels. Including the public alley right of way, the subject property measures 72,517 square feet (1.664 acres).

The subject property is split-zoned C-1 General Commercial and R-3 General Residence. Properties to the west, across Fernald Avenue, are zoned C-1 and R-3 and improved with a multi-tenant commercial building and townhomes, respectively. Properties to the north, across Dempster Street, are zoned C-1 and R-1 Single-Family Residence and improved with a bank branch building and park district facilities, respectively. Properties to the east, across Georgiana Avenue, are zoned C-1 and R-2 Single Family Residence and improved with an automotive repair shop and single-family homes, respectively. To the south are abutting properties zoned R-3 General Residence and improved with single-family homes.

Minor Subdivision: The submitted "Village of Morton Grove Plat of Consolidation" is subject to review as a minor subdivision because it alters existing property boundaries by consolidating multiple parcels into a single legal lot. Pursuant to Section 12-17-1 of the Village Code, a minor subdivision includes a subdivision fronting on an existing street that does not create more than two (2) buildable lots or require new public streets. Because the proposed Plat of Consolidation meets this definition, it may be considered and approved by the Village Board as a final plat without separate preliminary plat approval. The Plat of Consolidation will: (1) vacate portions of the existing public alley right-of-way and incorporate those areas into the Subject Property; (2) consolidate the vacated right-of-way with the three existing parcels comprising the Subject Property; and (3) dedicate a portion of the Subject Property to the Village for future use as a public alley.

Vacation: The proposed Plat of Consolidation also includes the vacation of portions of an existing public alley right-of-way pursuant to Section 12-9-5 of the Village Code. Because the Village of Morton Grove is the sole abutting property owner, the proposed vacation would transfer the vacated right-of-way to the Subject Property. The Applicant submitted all materials required for review under Section 12-9-5.1, which Village staff has reviewed and determined to be complete. Accordingly, and pursuant to Section 12-9-5.2, staff has provided certain recommendations regarding the proposed vacation.

Special Use Permit: The Applicant is seeking a Special Use Permit to renovate the existing 37,800-square-foot office building at the Subject Property and construct a 13,442-square-foot addition to create a combined Village Hall and Police Department facility. The proposed Municipal Facility will house the Village's Police Department, Administration, Finance Department, and Department of Community and Economic Development. The site plan preserves the existing building orientation along Dempster Street, provides public and employee parking, establishes a secure Police Department parking area, and reconfigures the existing alley system to improve site functionality while maintaining public access.

The proposed development complies with the dimensional requirements of the C-1 General Commercial District. To accommodate the operational needs of the Municipal Facility, the Applicant requests three waivers from Section 12-2-6 to permit reduced setbacks for accessory parking, allow accessory parking within the Fernald Avenue street side yard, and permit a detached trash enclosure within the required street side yard. Staff finds the requested waivers are necessitated by the unique configuration of the Subject Property, are appropriately screened or buffered, and are not anticipated to create significant adverse impacts on surrounding properties.

The site has been designed to minimize impacts on adjacent residential properties by concentrating public activity along the Dempster Street frontage and locating secure Police Department operations toward the interior and southern portions of the site. In response to input from neighboring property owners, the site plan was revised to increase the separation between the proposed public alley and the residence at 8721 Fernald Avenue, with the Village proposing new privacy fencing and additional buffering. Similar improvements are proposed at 8722 Georgiana Avenue to maintain residential access and privacy, resulting in a development that is compatible with the surrounding neighborhood while meeting the Village's long-term operational needs.

The Applicant submitted a traffic and parking impact study prepared by Kimley-Horn, which concludes that the proposed Municipal Facility will have minimal impacts on the surrounding roadway network, generating less than two percent (2%) of traffic at the Dempster Street and Fernald Avenue intersection and allowing all study intersections to continue operating at acceptable levels of service without requiring off-site improvements. The proposed site plan provides 93 on-site parking spaces and a total of 102 dedicated parking spaces, which staff finds adequate to accommodate employees, fleet vehicles, and visitors, and includes bicycle parking to encourage alternative transportation. Although minor deviations from the Village's parking lot design standards are proposed within secure and operationally constrained areas, the Village Engineer has determined they will not create operational issues.

Commission Review

Appearance Commission

On June 2, 2026, the Appearance Commission reviewed the Application and unanimously approved (6-0) an Appearance Certificate for the proposed project and forwarded a recommendation of approval of case PC 26-07 to the Plan Commission. The staff report to the Appearance Commission is attached hereto as "**Attachment A**." The Appearance Commission provided comments and conditions of approval, which are incorporated into the proposed conditions of the Special Use Permit.

Traffic Safety Commission

In accordance with Section 12-16-4 of the Unified Development Code, the Applicant appeared before the Traffic Safety Commission (TSC) at their June 4, 2026, meeting. The Commissioners discussed the Applicant's proposed operations at the Subject Property and related traffic and parking impacts. After hearing all testimony and considering the Application, the Commission voted unanimously (5-0) to recommend approval with comments, which are attached hereto as "**Attachment B**." The Commission's comments were forwarded to the Plan Commission for consideration and have been incorporated into the recommended conditions of approval.

Departmental Review

Building and Inspectional Services, the Police Department, the Fire Department, and Public Works/Engineering were provided several advance opportunities to review and comment on the proposed plans. All comments issued during that review have been addressed through site plan modifications prior to submittal of the application. Any remaining minor issues that may arise in final design and engineering will be addressed through the permitting process.

- **Building & Inspectional Services:** No comments.
- **Police Department:** No comments.
- **Fire Department:** No comments.
- **Public Works Department/Engineering:** No comments.

Plan Commission Public Hearing

The Village provided Public Notice for the June 16, 2026, Plan Commission public hearing for PC 26-07, to be held at a regular meeting of the Plan Commission, in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on May 28, 2026. The Village notified surrounding property owners via mail on May 28, 2026, and placed a public notice sign on the Subject Property on May 28, 2026.

Plan Commission – June 16, 2026, Proceedings: Seven (7) members of the Plan Commission attended the public hearing for Case PC 26-07 held on June 16, 2026.

*Zoe Heidorn, Director of Community and Economic Development, provided a brief introduction to the Application. The staff report dated June 10, 2026, and attached hereto as "**Attachment C**," was entered into the public record.*

Ms. Heidorn said that in the case of PC 26-07, the Applicant is requesting approval of a Special Use Permit for "governmental offices and other facilities" and "municipal buildings," (ii) a Minor Subdivision, and (iii) a Vacation for the property commonly known as 6201 Dempster, which the Village purchased in 2024. Ms. Heidorn explained that she would introduce the case and represent the Village as applicant along with the consulting team. In attendance at the meeting were Mark Price and Louise Gruener of FGM Architects and Justin Opitz of Kimley-Horn. Ms. Heidorn and the consultant team were sworn in and provided

the following overview of the project:

Project Overview and Timeline

- The project involves expanding an existing office building to create a combined Village Hall and Police Department on a 1.62-acre site.
- Construction is planned for 2027 and 2028, with occupancy expected in 2028.
- The project aims to maintain continuous village operations during construction and optimize site access and functionality.
- Design engineering and permitting are scheduled for 2026.

Site Plan and Access Features

- West of the existing building and future addition, the proposed site plan includes public and employee parking to the north and a secure police lot to the south.
- New public alley dedication and vacation of existing alleys are part of the proposed plan.
- Vehicular access points are from Fernald Avenue and Georgiana Avenue, and the site makes use of the signalized intersection at Dempster Street and Fernald Avenue.
- The plan takes advantage of existing traffic signalization for efficient access, is located along the Dempster Street Pulse bus rapid transit line, and includes bicycle racks.

Architectural and Material Details

- The building exterior will feature face brick in Endicott Manganese Ironspot and aluminum composite panels.
- Black metal coping will be used for roof edges.
- The proposed design emphasizes contrast and high-quality materials and respects the existing architectural style.

Exterior Elevations and Signage

- Exterior elevations are detailed for south, north, east, and west views, showing window and material placements.
- Signage plans include a primary sign with an area greater than 120 square feet, which is calculated based on the smallest rectangle that can surround all text. The area of calculation includes much negative space, and the waiver is supported by staff. A secondary sign features the Village's emblem and faces Dempster Street. Both signs will be backlit, creating visual appeal and interest in the evening hours.

Lighting and Photometric Plans

- The submitted lighting plans specify pole heights, fixture types, and lighting levels for safety and compliance.
- Photometric analysis indicates lighting levels across parking lots, walkways, and building facades.
- The lighting design aims to meet Village requirements, ensure safety, and prevent spillover.

Landscaping and Waivers

- The landscape plan requests waivers for tree planting in public rights-of-way, internal landscaping, and screening.
- The Village commits to planting trees in nearby public areas.
- The proposed landscaping includes planting beds, trees, and screening elements to enhance aesthetics and meet Village requirements.

Parking and Traffic Impact

- The site provides 93 on-site parking spaces, with additional on-street and overflow parking options.
- Parking utilization was observed by Kimley-Horn to be at 50%, with a total dedicated capacity of 102 spaces.
- The traffic impact analysis indicates minimal additional traffic, with no off-site improvements needed.
- The Village plans to explore safety improvements at nearby intersections.

Utility and Construction Notes

- Utility locations, underground utilities, and screening are specified.

- Construction notes emphasize verifying underground utilities, proper drainage, and compliance with Village and MWRD standards.
- The project includes provisions for future expansion, mechanical, electrical, and structural systems.

Additional Project Elements

- The project includes signage, landscaping, lighting, and utility plans aligned with design standards.
- The project aims to enhance public safety, accessibility, and community aesthetics.
- The design incorporates sustainable and durable materials to ensure long-term functionality and reduce environmental impact.

Mr. Price further presented the design of the exterior elevations and the purpose-driven design of the addition to the rear. He discussed the building's proposed materials and provided samples for the Commission's review.

Ms. Heidorn and Mr. Opitz provided an overview of the parking study. The study shows that the parking demand will be met for all users of the building. No current on-street parking would be taken away from businesses along Dempster Street. The Commissioners discussed the existing on-street parking configuration and how this parking was used by businesses, some of which may have been approved by a Special Use Permit that incorporated such public parking into their approved parking availability.

Mr. Opitz discussed how the traffic study included an 50% increase in traffic from the current Village Hall use and still found the traffic on all adjacent roadways to be normally accommodated. Mr. Opitz said that there were no concerns that the existing roadways and infrastructure could handle the proposed municipal facility at this location.

Commissioner Ingram asked if the traffic light on Fernald Avenue at Dempster Street has emergency activation. Mr. Opitz responded that it currently does and it is controlled by Illinois Department of Transportation.

Commissioner Mohr asked if there would be designated spaces for idling Police Department vehicles. He noted that there are typically two (2) idling vehicles at the current municipal facility. Ms. Heidorn responded that this is standard Police Department operation, and that she anticipated such vehicle idling would be in the on-street parking spaces along Fernald Avenue and Georgiana Avenue.

The Commissioners discussed recent reviews by the recommending commissions. Ms. Heidorn said that the Appearance Commission and the Traffic Safety Commission have both unanimously recommended approval of the project and forwarded minor conditions and comments.

Rick Dobrowski, Fire Prevention Bureau Coordinator, confirmed that the Fire Department has no concerns with the design.

Commissioner Wiedeman-Stone asked if the Police Department lot could have a landscape island at its center. Ms. Heidorn noted that in order to maximize parking, the landscape islands were removed. She said that there is also a light fixture located in this area. The design team would review the proposal, but the elimination of all curbing and landscape islands were intentional in order to maximize parking, reduce maintenance, and optimize functionality and flexibility in the lot's use.

Commissioner Ingram asked about the location of stormwater detention. Ms. Heidorn said that the Village is providing underground detention that meets MWRD and Village regulations. The Commissioners discussed the stormwater management design, which will improve conditions at the property and for surrounding properties.

Chairman Kintner asked if the Police Department would require more exterior lighting for their operations. The Police Department was confirmed by staff to have no concerns with the proposed lighting configuration. Ms. Heidorn noted that the current Police Department functions well with lighting that is appropriate to a single-family residential neighborhood.

Commissioner Stein asked if the east elevation appearance would be softened as suggested by the Appearance Commission. Mr. Price said that the Village is studying ideas for the elevation. They discussed a potential landscape wall, which Ms. Heidorn said presented some maintenance and year-round appearance challenges.

Commissioner Wiedeman-Stone asked if the pocketed fencing would be able to function in heavy snow. Ms. Heidorn noted that Village's Police Department requires 24/7 operation and will have staff at the ready to respond. A removal plan is required and will be submitted. Chairman Kintner asked if an in-ground heating mechanism to melt parking lot snow was considered. Mr. Price said that it was, but that the cost could probably not be accommodated with the current project budget. He said that they would take another look at the cost.

Discussion ensued regarding the proposed fencing and the required sight line triangles. The Commissioners discussed each location and whether a waiver would be needed, and how visibility would be impacted by the proposed fencing plan.

Staff reviewed the details of the alley and fence proposed for the adjacent residential property on Fernald Avenue. Ms. Heidorn said that staff worked closely with the neighbors on a plan that would fit the residents' needs and expectations. FGMA had increased the buffer between the alley and the residence to provide more usable side yard for the single-family residence.

In response to a question from Commissioner Hussaini, staff confirmed that no on-site fueling is proposed as part of the project.

Commissioner Stein asked about the testing of the emergency generator. Mr. Price responded that the generator will be screened and the acoustical check shows the sound does not cross the property lines. He believes it would be tested once a month, and not more than once per week, for thirty minutes. Commissioner Stein further asked about the bollard material at the front of the building on Dempster. Mr. Price noted they will be sleeved. Ms. Heidorn said that staff would work with the surrounding neighborhoods to determine a testing schedule that would be the least disruptive.

Commissioner Stone asked about EV chargers. Ms. Heidorn responded that conduit will be run for future charging stations. She noted that there are grants available for EV charging stations, so it was best to prime the site for installation, then seek grants to fund the equipment.

Ms. Heidorn discussed other green elements of the building's design. The building will comply with the Illinois Energy Conservation Code, will have bird strike friendly windows, will use LED lighting technology and will have occupancy and vacancy sensors. Ms. Heidorn reviewed all of the efficiencies and environmental design features of the building.

Chairman Kintner asked if the site fits in with the new Dempster Corridor Plan. Ms. Heidorn said that it does. The area is envisioned to be a civic campus, building on the current Civic Center and Harrer Park and Pool.

The split zoning of the property was discussed. Ms. Heidorn clarified that the current zoning is R-3 Residential and C-1 General Commercial. Municipal buildings are Special Uses in both districts. The Village is not seeking to rezone the residential zoning to commercial. While unified zoning is typically recommended, in this case, maintaining the residential zoning helps protect future residents and the zoning classification not conflict with the proposed project.

Chairman Kintner asked for public comment.

Chris Keating of 8720 Fernald Avenue asked if the parking for idling Police Department vehicles on Fernald Avenue would take away existing parking and if the new alley entrance would also take away a space. She further noted that there currently is a substantial flooding issue on Fernald Avenue and in the general area.

Ms. Heidorn showed the new alley entrance on Fernald Avenue. She said that the design and use of this area, including the new alley drive and the three dedicated on-street parking spaces, will have some impact on the current resident parking in that area. All of the new dedicated parallel parking spaces on Fernald and Georgiana Avenues were discussed. Ms. Heidorn

explained that the purpose of the on-street parking was to accommodate potential overflow parking in a controlled manner, resulting in a predictable and relatively minimal parking impact on the surrounding residential neighborhood.

Ms. Heidorn reviewed the proposed stormwater detention design, which will help control stormwater and keep it on-site. There currently is no detention on the site. This detention capacity will help alleviate flooding conditions on Fernald Avenue. Charlie Morrello of 8711 Fernald Avenue said it is sometimes difficult to turn from Dempster Street onto Fernald due to the diagonal parking spaces on Fernald Avenue. Chairman Kintner acknowledged the parking concern. Mr. Opitz said the diagonal parking is designed for the size of the street. Mr. Opitz discussed possibly converting this to parallel parking. Ms. Heidorn and the Commissioners discussed the impacts of conversion to parking capacity. Ms. Heidorn said that this was something the Village would monitor.

Commissioner Liston made a motion to recommend approval of Case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois, all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10), subject to the following conditions:

- 1. The applicant shall retain such easements for the benefit of public utilities as may be determined necessary and appropriate during the final design and engineering phase of the project, in coordination with the applicable utility providers. Any required easement plat or related agreement shall be subject to final review and approval by the Village Engineer and Village Administrator.*
- 2. The proposed modifications and improvements associated with the adjacent single-family residential properties, including but not limited to fencing, landscaping, walkway modifications, gates, and relocated access points, be incorporated into the final approved site plan, subject to review and approval by the affected property owners and the Village Administrator. The installation of such improvements shall be completed by the Village at its sole expense prior to issuance of a final certificate of occupancy for the project, or at such other time as may be mutually agreed upon by the respective property owners and the Village.*
- 3. A ten-foot sight line triangle shall be provided at the southwest corner of the secure Police Department parking lot perimeter fencing, subject to final review and approval by the Village Administrator.*
- 4. Prior to filing any permit application, the applicant shall provide the Village with site plan and building specifications for review and approval. Site plan and building specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.*
- 5. The applicant shall submit a final landscape plan depicting final proposed plantings and related landscape improvements for review and approval by the Appearance Commission. The applicant shall install such plantings and related improvements prior to issuance of a certificate of occupancy, unless otherwise approved by the Appearance Commission.*
- 6. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*
- 7. Four (4) trees shall be planted by the applicant within the public right of way with preference given to locations in proximity to the subject property, subject to review and approval by the Director of Community and Economic Development and Director of Public Works.*
- 8. The applicant shall explore opportunities to break up the addition's blank wall areas along the east elevation through the incorporation of vertical landscaping, public art, architectural treatments, or similar design elements intended to enhance visual interest, subject to review and approval by the Director of Community and Economic Development.*

9. *The applicant shall evaluate the potential installation of a stop sign at the intersection of the new alley segment and the Fernald Avenue sidewalk to require vehicles to stop prior to entering the sidewalk and alley apron area. If determined to be warranted and feasible, the stop sign shall be installed accordingly.*
10. *The Village shall evaluate the feasibility of installing security warning lights at the vehicular gates serving the secure Police Department parking area and associated access drives to provide pedestrians with advance warning of vehicles entering and exiting the property at these locations. If determined to be feasible, such warning lights shall be installed accordingly.*
11. *To ensure that snow removal operations are adequately planned and coordinated, the applicant shall prepare a snow removal and storage plan, subject to review and approval by the Public Works Director.*
12. *Prior to the issuance of a building permit, the applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Director of Community and Economic Development, and Village Engineer, subject to the review and approval of the Village Administrator.*

Commissioner Hussaini seconded the motion. Chairman Kintner called for the vote.

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

Motion to recommend approval passed (7-0).

Final Plans and Supporting Documents

The Application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment D**":

1. *Special Use Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026*
2. *Subdivision Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026*
3. *Vacation Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026*
4. *Special Warranty Deed, 6201 Dempster Street, in favor of Village of Morton Grove*
5. *ALTA/NSPS Land Title Survey for 6201 Dempster Street, prepared by Gremley & Biedermann, a Division of PCLS Corporation, dated June 19, 2023*
6. *Village of Morton Grove Plat of Consolidation, prepared by Webster, McGrath & Ahlberg Ltd., dated April 28, 2026*
7. *Architectural Site Plan (Z0.10), prepared by FGM Architects, dated May 21, 2026*
8. *Existing Conditions Plan (C-1.1), prepared by FGM Architects, dated November 13, 2025*
9. *Site Demolition Plan (C-1.2), prepared by FGM Architects, dated November 13, 2025*
10. *Paving and Layout (C-2), prepared by FGM Architects, dated November 13, 2025*
11. *Grading Plan (C-3), prepared by FGM Architects, dated November 13, 2025*
12. *Utility Plan (C-4), prepared by FGM Architects, dated November 13, 2025*
13. *Erosion Control Plan (C-4), prepared by FGM Architects, dated November 13, 2025*
14. *Architectural Site Plan (Z0.10, with Parking Plan Overlay), prepared by FGM Architects and Village Staff, dated May 21, 2026*
15. *Parking Plan, prepared by FGM Architects and Village Staff, dated May 21, 2026*

16. *Accessible Parking, Bicycle Parking, and Pedestrian Access Plan, prepared by FGM Architects and Village Staff, dated May 21, 2026*
17. *Auto Turn (AT-1), prepared by FGM Architects, dated November 13, 2025*
18. *Refuse Vehicle Auto Turn Exhibits (Fernald Avenue & New Public Alley, Morton Grove, IL) (2 sheets), prepared by Kimley-Horn*
19. *Ground Mounted Utilities & Screening, prepared by FGM Architects and Village Staff, dated May 21, 2026*
20. *Fire Hydrants & Fire Department Connection Plan, prepared by FGM Architects, dated November 13, 2025*
21. *Exterior Elevations (Z2.00), prepared by FGM Architects, dated May 7, 2026*
22. *Renderings (View A – Day, View A – Night, View B, View C, 3 sheets), prepared by FGM Architects, dated 2026*
23. *Materials Palette, prepared by FGM Architects, dated 2026*
24. *Electrical Site Photometric (E0.02 – E0.08, 6 sheets), prepared by FGM Architects & Millies Engineering Group, dated February 23, 2026*
25. *Landscape Plan (L-1), prepared by FGM Architects, dated May 22, 2026*
26. *Exterior Details (Z2.01), prepared by FGM Architects, dated May 7, 2026*
27. *Dimension Plan (Z1.20, Z1.21A, Z1.21B, Z1.22, 4 sheets), prepared by FGM Architects, dated May 7, 2026*
28. *Village Hall & Police Department Traffic Impact Study, prepared by Kimley-Horn, dated April 2026*

Attachments

- **Attachment A** – Staff Report to the Appearance Commission for PC 26-07, prepared by Zoe Heidorn, Director of Community & Economic Development, dated May 26, 2026
- **Attachment B** – Plan Review Comment Form for PC 26-07, prepared by Ninous Chalabi, Traffic Safety Commission Chairman, dated June 4, 2026
- **Attachment C** – Staff Report to the Plan Commission for PC 26-07, prepared by Zoe Heidorn, Director of Community and Economic Development, dated June 10, 2026
- **Attachment D** – Final Plans and Supporting Documents for PC 26-07

Attachment A

Staff Report to the Appearance Commission for PC 26-07
Prepared by Zoe Heidorn, Director of Community & Economic Development
Dated May 26, 2026

Attachment A

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT



Incredibly Close ✧ Amazingly Open

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Community and Economic Development Director
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: May 26, 2026

Re: Appearance Commission Case AC 26-08

Request for approval of an Appearance Certificate for building, signage, and landscape plans associated with case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois (PIN 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000, 10-20-104-021-0000, and 10-20-104-022-0000), all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10). The applicant is the Village of Morton Grove.

STAFF REPORT

Application Summary

The Village of Morton Grove ("applicant") submitted a complete application to the Department of Community and Economic Development requesting approval of a Special Use Permit for "governmental offices and other facilities" and "municipal buildings" in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street ("subject property") under Case PC 26-07 ("application"). The subject property is split-zoned C-1 General Commercial and R-3 General Residence.

The applicant is proposing to reuse and expand an existing 37,800-square-foot office building formerly operated as a bank branch for use as a combined village hall and police department facility for the Village of Morton Grove, Illinois ("municipal facility"). The facility will house and support the operation of the Village's Police Department, Administration, Finance Department, and Department of Community and Economic Development, including Building and Inspectional Services. The municipal facility will relocate these departments and operations from the Village's existing Richard T. Flickinger Municipal Center at 6101 Capulina Avenue, which is approximately four (4) blocks southeast of the subject property.

The applicant acquired the subject property in December 2024. The Fifth Third Bank branch currently operating on the subject property has continued its operation on the subject property under a Village lease agreement and will soon relocate to a newly constructed facility directly across the street at 6210 Dempster Street. The relocation was completed pursuant to a coordinated real estate transaction between the Village, the Morton Grove Park District, and Fifth Third Bank that allowed the Village to acquire the subject property for long-term municipal use and Fifth Third to maintain continuous operation in the area. Following completion of the necessary entitlement and permitting processes, the Village anticipates commencing construction and renovation activities for the municipal facility in 2027 and completing the project and relocation in 2028.

Application Note: The applicant and its architect, FGM Architects (FGMA), have been working diligently to revise the plans associated with Case PC 26-07 in response to staff comments. Certain preliminary engineering and related plans are slightly behind the ongoing updates to the architectural site plan (Z0.10) and will require revision prior to submission of a permit application to ensure consistency with the final approved site plan, including any modifications recommended by the reviewing Commissions and incorporated into the Special Use Permit ordinance. Staff does not consider these discrepancies between the controlling site plan and subordinate plans to be a concern from an entitlement perspective. The preliminary engineering plans are intended to demonstrate the feasibility and constructability of the project and are typically refined during the final engineering and design phase prior to permitting.

The 70,671-square-foot (1.622-acre) subject property, as measured by the Gremley & Biedermann ALTA/NSPS Land Title Survey, is bound by Fernald Avenue on the west, Dempster Street on the north, and Georgiana Avenue on the east. Including the area in the public right of way, the survey measures a site area of 72,517 square feet (1.664 acres). The subject property is bisected by two alleyways that intersect in a "T" configuration near the midpoint of the site, resulting in the creation of three separate noncontiguous parcels. Based on the submitted Plat of Consolidation consolidating the property's parcels with select existing public alley area and excluding an area to be publicly dedicated as a future alley (3,360 square feet), the subject property measures 73,947 square feet (1.70 acres). This latter subject property area will be used for calculations made in the staff report.

Project Overview

Appearance Commission Responsibility

Per Section 12-16-2:C.2, the Appearance Commission is also charged with reviewing the exterior elevations, sketches, materials, and exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 12, "Design Standards." Further, in accordance with Section 12-11-1:A.2, all landscaping and tree preservation plans are also to be reviewed by the Appearance Commission, and an Appearance Certificate and any necessary waivers to Chapter 12-11 are to

be granted by the Commission prior to the issuance of a building permit. The Appearance Commission may also approve waivers to the requirements of Chapter 10-10 for proposed signage, based on the standards established in Section 10-10-3:E.

In accordance with the above requirements, the applicant submitted site, architectural, landscape, illumination, and signage plans for the Appearance Commission's review. These plans are discussed in detail in the following sections.

Site Plan

The applicant submitted an architectural site plan depicting the location and dimensions of the proposed development, including the footprint of the existing building and the proposed 13,442-square-foot addition to the south. A public and employee parking lot is proposed immediately west of the existing building, with a secure Police Department parking area located south of the public parking lot. The existing alleyways that bisect the site will be vacated as part of the Case PC 26-07 application and incorporated into the subject property through a plat of consolidation. A new 18-foot publicly dedicated alleyway will be established to maintain through access between the existing north-south alley and the residences and Jerusalem Lutheran Church located to the south within the same block.

The proposed site plan is designed to accommodate existing features on the property while accommodating the operational needs of the municipal facility. The plan maintains the existing building orientation and preserves the established character of the Dempster Street frontage, with no significant modifications proposed to the front elevation facing the commercial corridor. The proposed addition is located to the south of the existing building in a manner that complements the existing site layout and minimizes visual impacts along Dempster Street. The public parking lot remains prominently located along the Dempster Street frontage and benefits from convenient vehicular access using the signalized intersection at Fernald Avenue.

The site design also reflects consideration for the surrounding residential neighborhood. Public and employee access to the site is concentrated toward the north portion of the property, thereby limiting public activity near the single-family residences to the south. The secure Police Department parking area is situated south within the site and secured from public access areas, helping separate operational functions from neighboring residential properties. Additionally, the proposed alley vacation and reconfiguration maintain necessary public connectivity and access for nearby residences and Jerusalem Lutheran Church while improving the overall functionality and cohesiveness of the site.

Building Design

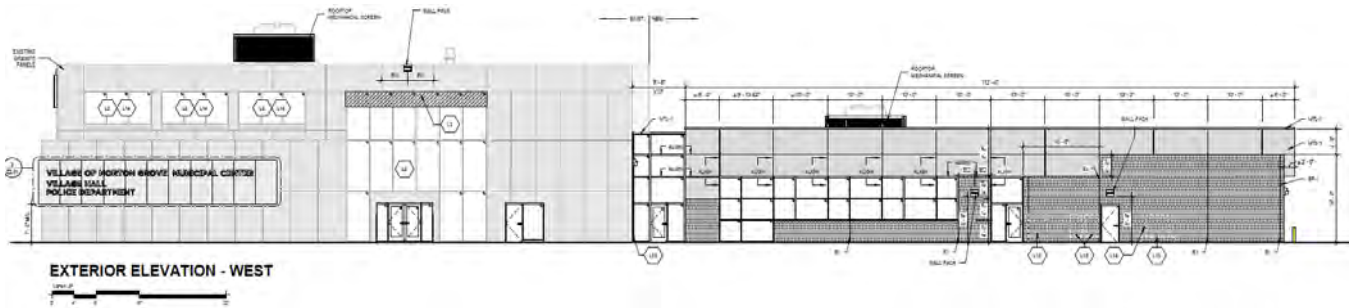
The applicant proposes to reuse the existing building, preserving its current architectural character, and construct a south addition designed to complement the existing structure. The existing building is a contemporary two-story (32.7-foot-tall) commercial office building clad in white and black marbled granite, creating an overall gray appearance, and glass curtain wall systems. The light gray exterior is accented by darker window glazing and framing elements. Large areas of glazing along the Dempster Street elevation provide a prominent and modern appearance along the commercial corridor. Architectural elements include flat rooflines, articulated facade projections, and a primary entrance oriented toward the Fernald Avenue parking lot.

The applicant proposes to wrap the northwest corner of the existing building with a black perforated metal panel, which will serve as a mounting surface for metal channel letter signage along the west elevation, facing the public parking area. The panel is intended to add architectural interest and help break up existing wall space. During evening hours, the perforated panel will be backlit to create a subtle glowing effect, enhancing the building's visual character and providing added interest at different times of day.

The proposed one-story addition will measure 20.7 feet in height and will include the following exterior finishes to complement the existing building:

- **Face Brick in Endicott Manganese Ironspot Smooth:** This is a full bed brick that will be mounted on conventional construction concrete masonry unit (CMU) or steel wall construction.
- **Aluminum Composite Metal Panel in Aluminum**
- **Black Metal Coping**

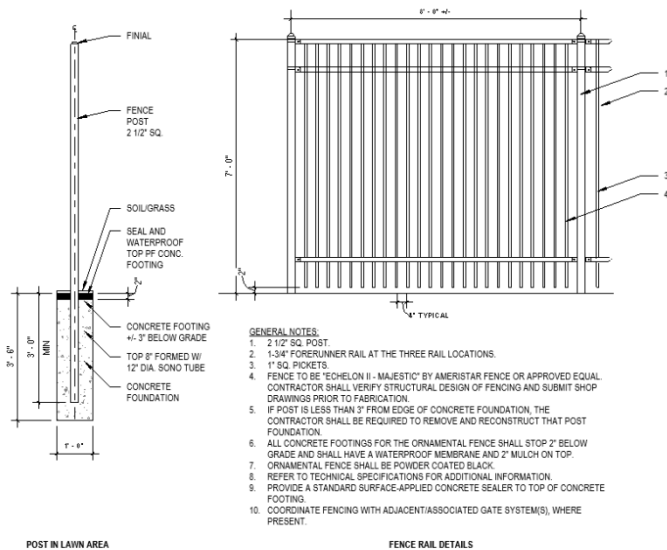
The proposed materials are depicted in a materials palette included with the application. The proposed materials are not intended to replicate the existing granite, which would be difficult to match, but rather to complement the building's existing design by emphasizing the strong contrast produced by the granite and the darker recessed window areas. All new materials were selected by FGMA for their high quality, durability, and compatibility with the existing building design. All rooftop mechanical equipment will be screened from view from abutting public rights of way.



Renderings of Northwest Corner and Southeast Corner, West Elevation

Fencing & Enclosures

The driveway to the immediate south of the proposed addition will provide through access to Police Department vehicles between Georgiana and Fernald Avenues, connecting to the Department's garage doors along the south elevation and the secure parking lot to the west. The Police Department parking and driveway areas will be secured by perimeter fencing of two types: (1) seven-foot-tall (7') black ornamental metal fencing along the north, west, and east fence lines and wrapping to the front building lines of the single-family residences to the immediate south of the subject property, and (2) seven-foot-tall (7') Trex composite privacy fencing in a coordinating color along the south lot lines.



Proposed Ornamental Fence Detail

The eight-foot-tall (8') trash enclosure located at the northwest corner of the secure Police Department parking area will be finished in a matching face brick in Endicott Manganese Ironspot, stone coping, and a privacy gate. The generator to be located to the immediate west of the Police Department addition will be surrounded on three sides by a sixteen-foot-tall (16') wall also finished in a matching brick face in Endicott Manganese Ironspot.

Landscape Plan

The applicant submitted a landscape plan for the proposed development that incorporates existing conditions and proposed plantings. The submitted plan is incomplete as the design of the landscape areas abutting Dempster Street has not been completed due to budget uncertainties. *Staff proposes as a condition of approval that the applicant is required to submit a final landscape plan depicting final proposed plantings and related landscape area improvements for review and approval by the Appearance Commission, and that the applicant shall install such plantings and related*

improvements prior to issuance of any certificate of occupancy, unless otherwise approved by the Appearance Commission.

The following table compares the proposed landscape plan as presented with the Village's landscaping requirements, which are established in Chapter 12-11 of the Unified Development Code. The area to be publicly dedicated as an alley has been excluded from the site area for the purpose of calculations.

Landscaping Control	Ordinance Requirement	Proposed	Waivers Requested
General Landscaping Requirements			
Landscaping Required (12-11-2:B.1.C)	8% of total site for properties within TIF districts (0.14 acres)	0.03 acres – 1.8%	<i>Waiver of 6.2% requested to allow 1.8% of site area landscaped</i>
Trees in Public Parkways (12-11-2:B.5)	Max. 40 ft. separation, min. 2.5 in. caliper: Fernald (287 ft.): 7 trees Dempster (264 ft.): 7 trees Georgiana (273 ft.): 7 trees	Fernald: 1 tree Dempster: 4 trees <u>Georgiana: 3 trees</u> Total: 8 trees	<i>Waiver of 13 trees requested</i>
Parking Lot Landscaping Adjacent to Public Right of Way (12-11-4:B.1.a)	Landscaped yard min. 5 ft. width, 3 ft. height containing year-round opaque screen	Dempster: TBD Fernald (North Lot): ≥ 5 ft. width, 3 ft. height screen Fernald (South Lot): Combination of ornamental fence and 3 ft. height grass in select areas due to obstruction of area with gate mechanism	<i>Dempster landscape screen excluded from approval</i> <i>Fernald North Lot Compliant</i> <i>Waiver requested for select area of Fernald South Lot landscape screen and yard width</i>
Parking Lot Adjacent to Public Alley (12-11-4-B.1b.2)	Screening min. 5 ft. height	7-ft. privacy fencing along west portion of south lot line	<i>Compliant</i>
Parking Lot Landscaping Adjacent to Other Properties (12-11-4:B.2)	Landscaped yard min. 5 ft. width, min. 5 ft. height, min. 1 tree per 40 ft. linear common lot line (Georgiana Ave. single-family residence)	7-ft. privacy fencing and 6-ft. Taylor Juniper landscape screen within 5-ft. landscaped yard	<i>Compliant</i>
Parking Lot Islands (12-11-4:B.3.b)	Min. 40 sq. ft.	> 40 sq. ft.	<i>Compliant</i>
Parking Lot Internal Landscaping (12-11-4:3.c.1)	Min. 5% landscaped areas	North Lot: 4% South Lot: 0%	<i>Waiver requested to allow less than 5% internal landscaping</i>
Screening Requirements			
Screening (12-11-5)	Min. 5 ft. required for trash areas, electrical equipment enclosures	Masonry wall provided for trash and generator enclosures; ornamental fencing and adjacent landscaping provided for transformer	<i>Compliant</i>
Tree Preservation Requirements			
Protected Tree Replacement (12-11-7:B)	Municipal properties exempt, typically 1 replacement tree required per protected tree removed	Planned removal of 4 protected on-site trees (1 within site, 3 along future alley)	<i>Compliant – No waiver requested but Village commits to planting 4 new trees at off-site locations in the surrounding area as space allows</i>

The submitted landscape plan requires four waivers from the Appearance Commission if the plan is approved as presented:

- **Landscaping Required (12-11-2:B.1.C):** The applicant is proposing approximately 0.03 acres of area to be used for landscaping, or approximately 1.8% of the total site area. For properties in a tax increment financing (TIF) district, the minimum requirement is 8% of the site area. The applicant is requesting a waiver of 6.2% to allow 1.8% of the site area to be landscaped, with the proposed landscaped areas to be focused along the Dempster Street frontage. Staff supports the waiver given the constraints of the property and proposed use as a public facility with new stormwater detention capacity. The site is largely built out with existing development and infrastructure, significantly limiting opportunities to introduce additional functional landscaped areas without adversely impacting the design and operation of the proposed use. Compliance with the full landscaping requirement would substantially reduce the site's functionality and ability to accommodate required parking, access, and improvements. The request reflects a reasonable accommodation of the site's existing conditions while still incorporating landscaping where feasible.
- **Trees in Public Parkways (12-11-2:B.5):** The applicant is proposing a total of eight public parkway trees where a minimum of 21 trees are required by Code, or one tree per 40 linear feet of frontage, requiring a waiver of 13 trees. Staff supports the requested waiver because portions of the parkway are proposed to be used for the municipal facility's

access drives and new on-street parking spaces intended to mitigate parking impacts on the surrounding neighborhood. The installation of additional parkway trees in these areas would conflict with the layout and functionality of the proposed public parking improvements. While the number of required trees cannot be accommodated within the parkway due to space constraints, the Village intends to continue planting trees within the immediate area and surrounding neighborhood, as space permits, to help offset the reduced number of parkway trees along the subject property's frontages.

- **Parking Lot Landscaping Adjacent to Public Right of Way (12-11-4:B.1.a):** The applicant is requesting a waiver from the required landscape screening between the secure Police Department parking area and Fernald Avenue. In the area where the proposed ornamental fence gate will slide open, landscaping cannot be installed without interfering with the gate's operation. Accordingly, no plantings are proposed within this portion of the Fernald Avenue frontage. In areas not impacted by the gate operation, ornamental grasses with a minimum height of three feet are proposed behind the ornamental fencing to provide required screening. The proposed landscaped yard in this area is also narrower than the minimum required width of five feet (5'), measuring just under two feet (2') in width. This reduced width is the result of existing site constraints and the need to maximize secure on-site parking capacity for Police Department operations.
- **Parking Lot Internal Landscaping (12-11-4:3.c.1):** The applicant is requesting a waiver to allow internal landscaped areas within the parking lots to measure less than five percent (5%) of the total parking lot area. In the north lot, which is existing, the landscaped areas measure approximately four percent (4%) of the parking lot area. In the south Police Department lot, no internal landscaping is proposed. Staff supports the requested waiver due to the project's unique operational and site constraints. The south parking area is intended for secure Police Department use and is not publicly accessible or highly visible from surrounding public streets. As such, the aesthetic benefit typically associated with internal parking lot landscaping is limited in this context. Eliminating internal landscaped islands within the secure Police Department lot also improves the functionality, maneuverability, and operational efficiency of the parking area while reducing long-term maintenance obligations. The absence of landscaped islands allows for more flexible parking configurations, improved snow storage and removal operations, and enhanced usability for police vehicles and secured operations. Landscaping is instead concentrated around the perimeter of the site and within visible public-facing areas where it will provide the greatest aesthetic benefit.

Species included in the applicant's proposed plant schedule, along with their designation as native or non-native, are provided in the table below. The majority of plantings proposed for the site consist of species native to Illinois.

Species	Native / Non-Native
Summer Beauty Allium	Cultivar of plant native from Europe and Asia, developed based on plant material collected from a Chicago area garden, excellent resilience and pollinator
Hinsdale Blackchokeberry	Native
Summer Stars Bushhoneysuckle	Native
Magnus Coneflower	Native
Taylor Juniper	Native
Little Spire Russian Sage	Non-native, but thrives in the Midwest
Gro Low Sumac	Native
Blackeyed Susan	Native
The Blues Little Bluestem	Native
Prairie Dropseed	Native
Spreading Yew	Native

Subject Property Trees

A total of 14 trees measuring are proposed to be removed from the subject property. However, only four trees measure 12 or more inches in diameter, meaning they would be classified as a "protected tree" as part of a typical commercial development. While Section 12-11-7:A exempts municipal and other public facilities from the tree replacement and fee-in-lieu requirements of Section 12-11-7, the Village commits to planting four new trees off-site at locations identified by the Village Arborist within the surrounding neighborhood, as space permits, with priority given to areas closest to the subject property.

Public Right of Way Trees

Two (2) trees are proposed to be removed from the Fernald Avenue public parkway to make room for three (3) new on-street parallel parking spaces. One (1) Chicagoland Hackberry tree will be planted to the south of the future public parking spaces, resulting in a net loss of one (1) tree along Fernald. Two (2) trees are also proposed to be removed from the Georgiana Avenue Parkway to make room for new on-street parking spaces, and one (1) new Chicago Hackberry tree will be planted within the existing parkway, resulting in a net loss of one (1) tree along Georgiana. The Village will continue to plant new trees in the parkways abutting the site and in the immediate area surrounding the property as deemed appropriate to offset the net

loss of two (2) public right of way trees, which is necessary to accommodate the public use and need for on-street parking.

Illumination

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Levels along the south lot lines abutting the future public alley along Fernald Avenue do not exceed 0.3 footcandles, and levels along the single-family residential property along Georgiana Avenue do not exceed 0.2 footcandles. Per Section 12-4-3:B.5, parking and loading areas are required to be illuminated to a minimum of one foot-candle at the surface. However, lighting must be designed to remain confined to the site, with illumination reduced to as close to zero as practicable at property boundaries, and with no glare visible from adjacent properties or public rights-of-way. The submitted plan generally reflects compliance with these standards by limiting spillover lighting at the site edges. The developer may be required to further refine or modify the lighting plan, subject to review and approval by the Village Engineer, to achieve illumination levels as close to zero as practicable at the property lines in accordance with Code requirements.

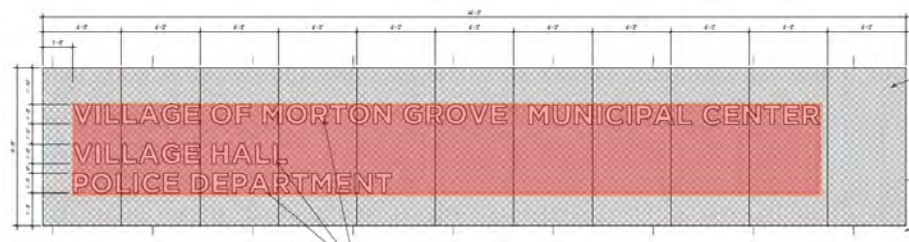
Section 12-12-3 of the Unified Development Code establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan qualify as full cutoff fixtures and comply with IDA guidelines.

Signage Plan

Existing Fifth Third signage installed at the subject property, including the Dempster Street wall sign and monument sign, will be removed. The applicant is proposing to install two new wall signs at the property to signify its use as the Village's municipal facility: (1) channel wall lettering along the west elevation to be mounted on the perforated metal screen and (2) a wall sign along the Dempster Street elevation depicting the Village of Morton Grove emblem. The following table compares the proposed signage with the Village's wall sign requirements, which are established in Chapter 10-10:

Signage Control	Code Requirement	Proposed Sign	Waiver Requested
Wall Sign Requirements			
Maximum Permitted Primary Sign Face Area (Fernald Avenue) (10-10-7:F.3)	Max. 1.5 sq. ft. per 1 ft. linear frontage, max. 120 sq. ft.	171.0 sq. ft.	Waiver of 51 sq. ft. requested
Maximum Permitted Secondary Sign Face Area (Dempster Street) (10-10-7:F.3)	Max. 32 sq. ft.	28.3 sq. ft.	<i>Compliant</i>

Measurement of the proposed wall signs were taken in accordance with Section 10-10-6:H, which provides that for channel letter signs, "the area of channel letter signs shall be computed by taking the area enclosed within the smallest geometric figure needed to completely encompass each letter, word, insignia, emblem or symbol of the sign." Based on this methodology, staff calculated a rectangular sign area of 4.5 feet by 38.0 feet, a total area of 171.0 square feet. Although this calculation results in a sign area that exceeds the maximum permitted by Code and therefore requires a waiver, a significant portion of the measured area consists of unused negative space. As a result, the effective visual mass of the signage is considerably smaller than the calculated sign area. Staff finds that the proposed primary wall sign is appropriately scaled to the building elevation and consistent with the intent of the sign regulations, and that the requested waiver is reasonable.



Calculation of Primary Channel Letter Sign Face

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building

permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows: *"Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:*

1. *Evaluation Standards:*
 - a. *Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.*
 - b. *Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.*
 - c. *Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.*
 - d. *Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.*
2. *Design Criteria:*
 - a. *Standards: Appearance standards as set forth in this chapter.*
 - b. *Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.*
 - c. *Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.*
 - d. *Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.*
 - e. *Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.*
 - f. *Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.*
 - g. *Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.*
 - h. *Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title."*

Recommendation

If the Appearance Commission recommends approval of Case AC 26-08, a request for approval of an Appearance Certificate for building plans associated with case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois, with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10). staff recommends the following conditions of approval:

1. *Prior to filing any permit application, the applicant shall provide the Village with site plan and building specifications for review and approval. Site plan and building specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *The applicant shall submit a final landscape plan depicting final proposed plantings and related landscape improvements for review and approval by the Appearance Commission. The applicant shall install such plantings and related improvements prior to issuance of a certificate of occupancy, unless otherwise approved by the Appearance Commission.*
3. *[Additional conditions as recommended by the Appearance Commission.]*

Attachment B

Plan Review Comment Form for PC 26-07

Prepared by Ninous Chalabi, Traffic Safety Commission Chairman

Dated June 4, 2026

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 5/15/2026

CASE NUMBER: PC 26-07

APPLICATION: Request for approval of a Special Use Permit for "government offices and other facilities" in a C-1 General Commercial District in accordance with Section 12-4-3:D of the Morton Grove Municipal Code with associated waivers, approval of a Plat of Consolidation and a Plat of Vacation for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois (PINs 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000, 10-20-104-021-0000, 10-20-104-022-0000, 10-20-104-040-0000, 10-20-104-041-0000). The applicant is the Village of Morton Grove.

Applications for Special Use, Subdivision, and Vacation have been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, June 2, 2026.**

Thank you,
Zoe Heidorn
Director of Community and Economic Development

COMMENTS OR CONCERNS

1. Consideration be given to adding flashing light warning indicators at the secured south lot gates which activate when the gates open to further notify pedestrians and improve area safety
2. Consideration be given to installing a Stop sign at the proposed alley's exit onto Fernald Avenue.

These comments accurately represent existing Village regulations or policies.

Name (please print): Traffic Safety Commission Chairman Ninous Chalabi

Signed: 

Date: 06/04/2026

Attachment C

Staff Report to the Plan Commission for PC 26-07
Prepared by Zoe Heidorn, Director of Community and Economic Development
Dated June 10, 2026

To: Chairperson Kintner and Members of the Plan Commission

From: Zoe Heidorn, Director of Community and Economic Development
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: June 10, 2026

Re: Plan Commission Case PC 26-07
Requesting approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois (PIN 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000, 10-20-104-021-0000, and 10-20-104-022-0000), all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10). The applicant is the Village of Morton Grove.

STAFF REPORT

Public Notice

The Village provided Public Notice for the June 16, 2026, Plan Commission public hearing for PC 26-07, to be held at a regular meeting of the Plan Commission, in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on May 28, 2026. The Village notified surrounding property owners via mail on May 28, 2026, and placed a public notice sign on the subject property on May 28, 2026.

Application

The Village of Morton Grove ("applicant") submitted a complete application to the Department of Community and Economic Development requesting approval of a Special Use Permit for "governmental offices and other facilities" and "municipal buildings" in accordance with Sections 12-4-2:C and 12-4-3:D, respectively, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street ("subject property") under Case PC 26-07 ("application"). The subject property is split zoned C-1 General Commercial and R-3 General Residence.

The applicant is proposing to reuse and expand an existing 37,800-square-foot office building formerly operated as a bank branch for use as a combined village hall and police department facility for the Village of Morton Grove, Illinois ("municipal facility"). The facility will house and support the operation of the Village's Police Department, Administration, Finance Department, and Department of Community and Economic Development, including Building and Inspectional Services. The municipal facility will relocate these departments and operations from the Village's existing Richard T. Flickinger Municipal Center at 6101 Capulina Avenue, which is approximately four (4) blocks southeast of the subject property.

The applicant acquired the subject property in December 2024. The Fifth Third Bank branch formerly operating on the subject property continued its operation on the subject property under a Village lease agreement but has since relocated to a newly constructed facility directly across the street at 6210 Dempster Street. The relocation was completed pursuant to a coordinated real estate transaction between the Village, the Morton Grove Park District, and Fifth Third Bank that allowed the Village to acquire the subject property for long-term municipal use and Fifth Third to maintain continuous operation in the area. Following completion of the necessary entitlement and permitting processes, the Village anticipates commencing construction and renovation activities for the municipal facility in 2027 and completing the project and relocation in 2028.

Application Note: The applicant and its architect, FGM Architects (FGMA), have been working diligently to revise the plans associated with Case PC 26-07 in response to staff comments. Certain preliminary engineering and related plans are slightly behind the ongoing updates to the architectural site plan (ZO.10) and will require revision prior to submission of a permit application to ensure consistency with the final approved site plan, including any modifications recommended by the

reviewing Commissions and incorporated into the Special Use Permit ordinance. Staff does not consider these discrepancies between the controlling site plan and subordinate plans to be a concern from an entitlement perspective. The preliminary engineering plans are intended to demonstrate the feasibility and constructability of the project and are typically refined during the final engineering and design phase prior to permitting.

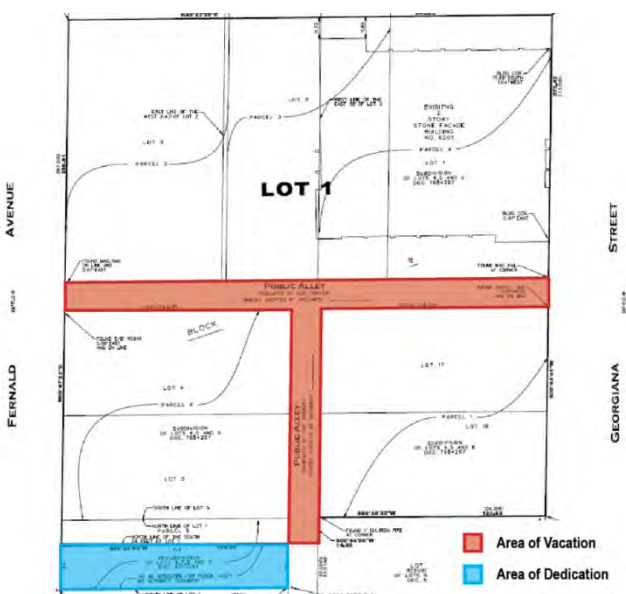
Subject Property

The 70,671-square-foot (1.622-acre) subject property is bound by Fernald Avenue on the west, Dempster Street on the north, and Georgiana Avenue on the east. The subject property is currently bisected by two alleyways that intersect in a “T” configuration near the midpoint of the site, resulting in the creation of three separate noncontiguous parcels. Including the public alley right of way, the subject property measures 72,517 square feet (1.664 acres).

The subject property is split-zoned C-1 General Commercial and R-3 General Residence, as depicted in the property location and zoning map shown below. Properties to the west, across Fernald Avenue, are zoned C-1 and R-3 and improved with a multi-tenant commercial building and townhomes, respectively. Properties to the north, across Dempster Street, are zoned C-1 and R-1 Single-Family Residence and improved with a bank branch building and park district facilities, respectively. Properties to the east, across Georgiana Avenue, are zoned C-1 and R-2 Single Family Residence and improved with an automotive repair shop and single-family homes, respectively. To the south are abutting properties zoned R-3 General Residence and improved with single-family homes.



Subject Property Location and Zoning



Plat of Consolidation Depicting Proposed Area of Vacation (Red) and Area of Dedication (Blue)

Plat of Consolidation & Vacation

The submitted “Village of Morton Grove Plat of Consolidation” is subject to review in accordance with the requirements for a minor subdivision. Under the Village Code, the consolidation of multiple parcels into a single lot is processed in the same manner as a subdivision because it alters existing property boundaries and results in the creation of a new legal lot configuration. Section 12-17-1 defines a “minor subdivision” as:

SUBDIVISION, MINOR: Any subdivision fronting on an existing street, not involving any new street or road, that cannot result in more than two (2) buildable lots.

Because the proposed plat of consolidation qualifies as a minor subdivision, it may be reviewed and approved by the Village Board as a final plat without the need for separate preliminary plat review and approval. The purpose of the proposed plat of consolidation and vacation is to: (1) vacate select portions of the existing public alley right of way so that such areas may be incorporated into the Subject Property’s private property parcel area; (2) consolidate the vacated right of way with the three

existing parcels comprising the Subject Property; and (3) dedicate a portion of the Subject Property to the Village for future use as a public alley.

Vacation: The submitted plat of consolidation includes areas of existing public alley right of way proposed to be vacated and incorporated into the subject property as private parcel area. Section 12-9-5 establishes the procedure for vacating public rights of way. Public streets or alleys are typically vacated to one or more abutting property owners. In this instance, the Village of Morton Grove is the sole abutting property owner. The Village submitted the items required for the Village Administrator to review the proposed plat in accordance with Section 12-9-5:B.1. Village staff reviewed and verified said items and, in accordance with Section 12-9-5:B.2, is issuing the following recommendations with respect to the proposed vacation:

- a. **A recommendation with regard to retention of easements, if any, within the parcel for the benefit of public utilities:** Staff recommends as a condition of approval that the applicant shall retain such easements for the benefit of public utilities as may be determined necessary and appropriate by the Village during the final design and engineering phase of the project, in coordination with the applicable utility providers. Any required easement plat or related agreement shall be subject to final review and approval by the Village Engineer and Village Administrator.
- b. **A recommendation regarding the vesting of title to the property upon vacation of the street or alley:** Staff recommends that, upon approval of the proposed vacation, title to the vacated alley right of way shall be vested to the Village of Morton Grove, as the sole abutting property owner, and be incorporated into the Subject Property in accordance with the approved plat of consolidation.
- c. **A recommendation as to whether the applicant should pay the Village reasonable compensation for the parcel, or whether compensation should be waived:** Staff recommends that compensation for the vacation of the subject alley right of way be waived. The subject property is publicly owned by the Village of Morton Grove, and the proposed vacation is being undertaken to facilitate the redevelopment and consolidation of the site for a municipal public facility serving a public purpose.

Zoning Review

The majority of the subject property is zoned in a C-1 General Commercial District, in which “governmental offices and other facilities” are classified as a Special Use. The southwest portion of the subject property is zoned R-3 General Residence and is proposed to be improved with a secure Police Department parking area, trash enclosure, generator with associated screening, and transformer with associated screening. Pursuant to Section 12-4-2:C, “municipal buildings” are allowed as a Special Use within the R-3 District, while “parking lots adjacent to a commercial property, even if separated by a public alley,” are a Permitted Use and allowed by right. Although no municipal building is proposed within the portion of the property zoned R-3, accessory structures and improvements associated with the governmental use are proposed. Accordingly, staff recommends that the Special Use Permit include approval for the “municipal buildings” use within the R-3 District to ensure the Special Use Permit accurately reflects the proposed site plan and intended use of the property. No building may be constructed within the R-3 portion of the property without a future amendment to the Special Use Permit.

While staff would typically recommend rezoning a property to establish uniform zoning as part of a redevelopment application, staff does not believe a map amendment is necessary in this case. Maintaining the existing split zoning preserves an additional layer of protection for the residences to the south and west from potential future commercial redevelopment should such redevelopment ever be proposed.

The proposed site plan complies with dimensional requirements for the C-1 District, which are set forth in Section 12-4-3:E. Three (3) waivers to Section 12-2-6:G, which controls accessory structures within yards, are requested to accommodate the proposed location of open accessory parking and the proposed trash enclosure along Fernald Avenue. The following table provides a comparison of the proposed municipal facility on the commercially zoned portion of the zoning lot against applicable dimensional controls:

Dimensional Control	Requirement	Proposed	Compliance
Minimum Front Yard (North Lot Line) (C-1 District: Sec. 12-4-3:E)	0 ft.	11.6 ft.	<i>Compliant</i>
Minimum Street Side Yard (West, East Lot Lines) (C-1 District: Sec. 12-4-3:E)	0 ft. (front yard minimum applies)	134.0 ft. (west) 0.0 ft. (east)	<i>Compliant</i>
Minimum Rear Yard (South Lot Line) (C-1 District: Sec. 12-4-3:E)	5 ft.	32.5 ft. (measured to nearest rear lot line segment)	<i>Compliant</i>

Maximum Building Height (C-1 District: Sec. 12-4-3:E)	40 ft.	32.7 ft.	<i>Compliant</i>
Maximum Floor Area Ratio (FAR) (C-1 District: Sec. 12-4-3:E)	2.0	0.7	<i>Compliant</i>
Minimum Setback for Open Accessory Parking Spaces (Sec. 12-2-6:G)	3 ft.	1.9 ft. along west lot line, 2.0 feet along south lot line	<i>Waiver to allow a setback less than 3 ft. from the west lot line</i>
Location of Open Accessory Parking Spaces (Sec. 12-2-6:G)	No portion may project into a front or street side yard	Within street side yard along Fernald Ave.	<i>Waiver to allow open accessory parking spaces within a street side yard along Fernald Ave.</i>
Detached Accessory Structures (12-2-2:B)	Max. 2	2 (garbage enclosure, generator enclosure)	<i>Compliant</i>
Detached Accessory Structure Siting (12-2-6:G)	Prohibited within required street side yard (25 ft. along Fernald Ave. in R-3 District)	Within street side yard	<i>Waiver to allow a detached accessory structure within a required street side yard</i>
Minimum Setback for Driveway (Sec. 12-2-6:G)	3 ft.	> 3 ft.	<i>Compliant</i>

To authorize the proposed site plan as presented, the applicant is requesting three (3) waivers:

- **12-2-6:G (Minimum Setback for Open Accessory Parking Spaces):** The applicant is requesting a waiver from the minimum setback requirement for open accessory parking spaces in order to accommodate the proposed layout for the secure Police Department parking area. The reduced setbacks along the west and south lot lines are necessitated by site constraints and the overarching goal of maximizing on-site parking stalls to mitigate off-site parking impacts. The requested reductions are in locations abutting a public street and a future public alley, and are not anticipated to negatively impact adjacent properties, drainage, or overall site functionality.
- **12-2-6:G (Location of Open Accessory Parking Spaces):** The applicant is requesting a waiver to allow open accessory parking spaces within the street side yard along Fernald Avenue due to the unique configuration of the subject property. Given the site's three street frontages, it would be difficult to design a functional building and parking that avoids locating parking within a street side yard.
- **12-2-6:G (Detached Accessory Structure Siting):** The proposed trash enclosure along Fernald Avenue is within the R-3 General Residence District, which requires a minimum 25-foot street side yard. Per Section 12-2-6:G, detached accessory structures are not permitted within a street side yard. Accordingly, the applicant is requesting a waiver to allow the trash enclosure within 25 feet of the Fernald Avenue west lot line. The waiver is necessitated by site layout constraints and the need to locate trash service functions in an area accessible to the Village's waste collection provider. Due to the enclosure's limited size, screening, and location adjacent to public rights-of-way rather than residential property, the waiver is not anticipated to create significant adverse impacts on adjacent properties. The site plan was also revised at staff's request to provide an eight-foot (8') sight line triangle at the nearby sidewalk and driveway intersection to improve visibility for drivers and pedestrians.

Site Access & Design

The applicant submitted a site plan depicting the locations and dimensions of existing and proposed structures, including the footprint of the existing building and the proposed 13,442-square-foot addition to the south. A public and employee parking lot in substantial conformity with existing conditions is proposed immediately west of the existing building, with a secure Police Department parking area located south of the public parking lot. The existing alleyways that bisect the site will be vacated as and incorporated into the subject property through a plat of consolidation. A new 24-foot publicly dedicated alleyway, 18 feet of which will be paved, will be established along the subject property's south lot line from the existing alley to Fernald Avenue to maintain through access for the block.

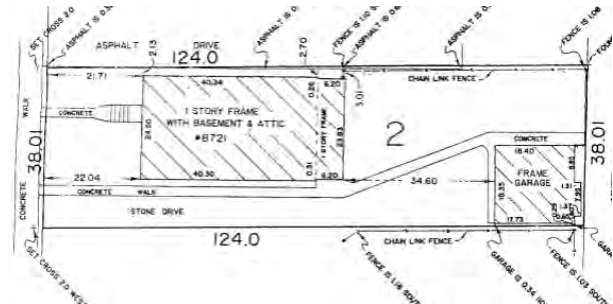
The site plan is designed to accommodate existing features on the property while accommodating the operational needs of the municipal facility. The plan maintains the existing building orientation, preserving the character of the Dempster Street frontage, with no significant modifications proposed to the front elevation facing the corridor. The proposed addition is located to the south of the existing building in a manner that complements the existing site layout and minimizes visual impacts along Dempster Street. The public parking lot remains prominently located along the Dempster Street frontage and benefits from convenient vehicular access using the signalized intersection at Fernald Avenue.

The site design reflects consideration for the surrounding residential neighborhood. Public and employee access to the site is concentrated toward the north portion of the property, thereby limiting public activity near the single-family residences to the south. The secure Police Department parking area is situated south within the site and secured from public access areas, helping separate operational functions from neighboring residential properties. Additionally, the proposed alley vacation and reconfiguration maintain necessary public connectivity and access for nearby residences and Jerusalem Lutheran Church while improving the overall functionality and cohesiveness of the site.

Impacts to Property at 8721 Fernald Avenue: The Village has worked closely with the owners of the single-family residential property immediately south of the subject property, located at 8721 Fernald Avenue, to ensure the proposed project does not negatively impact their use and enjoyment of their property. The submitted site plan depicts a new public alley adjacent to the property, replacing an existing landscaped island with five trees.

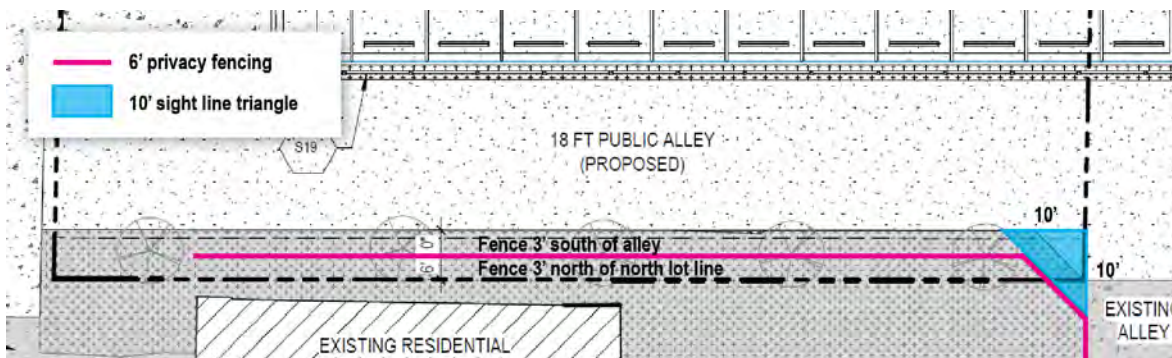
The residential property is nonconforming, as the existing home is located approximately 2.13 feet from the north lot line at the narrowest point of the side yard, where a minimum side yard setback of five feet (5') feet is required within the zoning district.

In addition, a portion of the rear yard fencing currently encroaches onto the Village-owned subject property.



Plat of Survey for 8721 Fernald Avenue

In multiple meetings with staff, the property owners have expressed support for the overall project but indicated that they do not want to lose functional side yard space and wish to maintain privacy within their rear yard. The Village's initial site plan proposed locating the public alley approximately one foot (1') from the north side lot line of 8721 Fernald Avenue, resulting in a separation of just over three feet (3') between the alley and the residence. The Village worked aggressively with FGM to revise the site design and shift the alley further north in order to increase the buffer between the residential property and the proposed alley. The revised site plan now proposes a six-foot (6') setback between the north side lot line of 8721 Fernald Avenue and the future alley edge of pavement. Within this unpaved buffer area, the Village proposes to install, at its expense, new Trex composite privacy fencing centered within the buffer area between the home's front building line and the rear lot line, providing a compliant ten-foot (10') sight line triangle at the intersection of the alleyways. The improvements are depicted below and will be subject to final review and agreement with the property owner at 8721 Fernald Avenue.



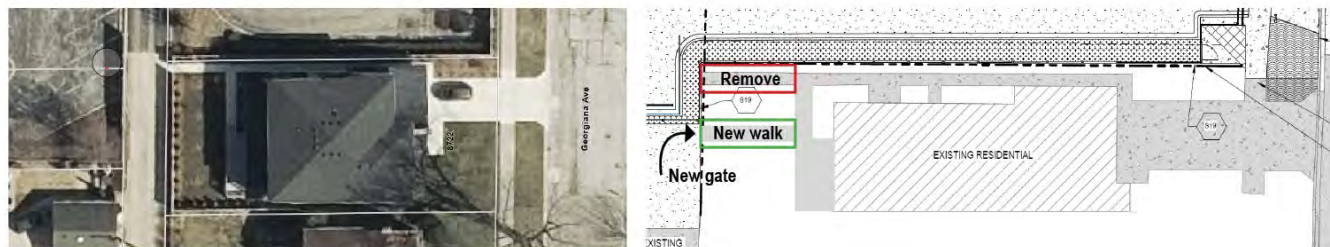
Proposed Buffer Area Between New Public Alley and 8721 Fernald Avenue

AutoTURN exhibits prepared by Kimley-Horn demonstrate that the proposed 18-foot-wide alley can accommodate the turning movements of a garbage truck and similarly sized service vehicles. Existing conditions already require vehicles to navigate a 90-degree turn at the south end of the existing 16-foot-wide alley, which currently functions adequately for vehicular traffic. Compared to these existing conditions, the proposed 18-foot-wide alley segment will provide additional maneuvering space and improved vehicle circulation within the block.

Impacts to Property at 8722 Georgiana Avenue: The Village is also working with the owner of the single-family residential property immediately south of the subject property, located at 8722 Georgiana Avenue, to ensure the proposed project does not negatively impact their use and enjoyment of their property. The submitted site plan depicts new privacy and ornamental fencing along the south lot line abutting the residential property. The proposed addition will be located 32.5 feet north of the residential property's north lot line, with substantial separation provided by a secure Police Department access drive and a

landscape buffer.

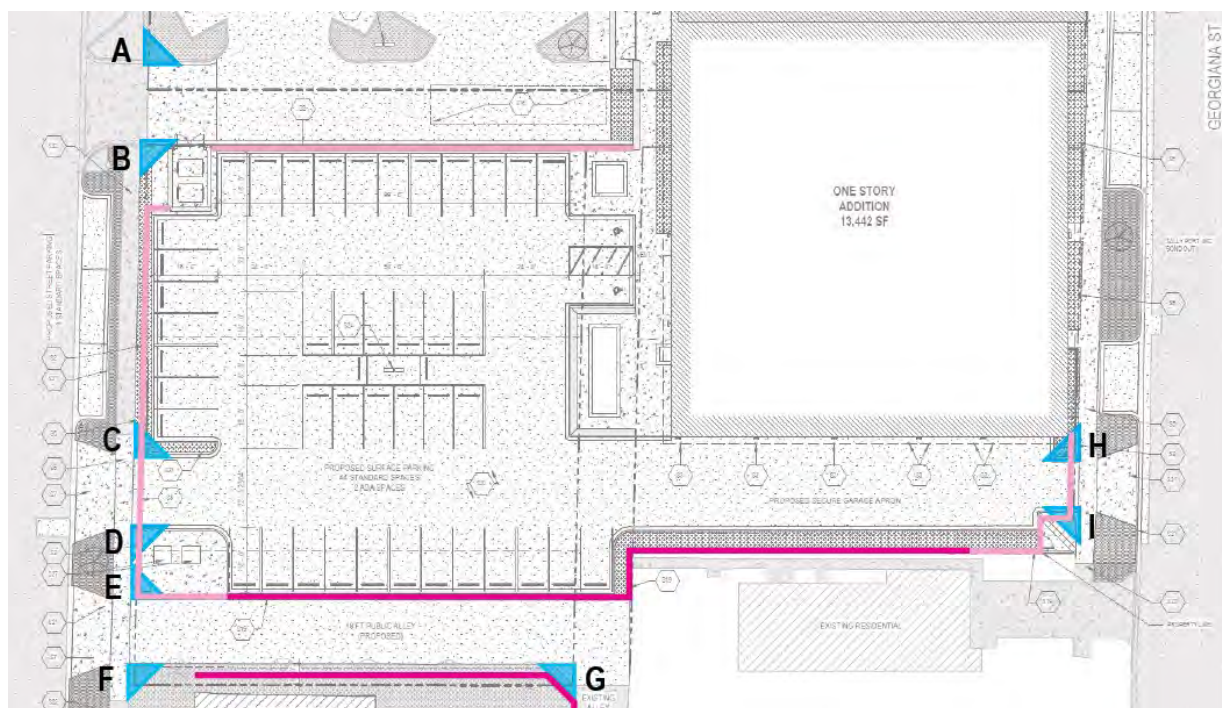
The residential property's existing access to the alley will be affected by the proposed vacation of a portion of the public alley currently used by the residence for alley access and refuse collection. To accommodate this change, the Village proposes to install, at its sole expense, a new walkway and access gate on the residential property, relocating the alley access point and pedestrian connection south of its existing location. The proposed improvements are depicted below and will be subject to final review and agreement with the property owner at 8722 Georgiana Avenue.



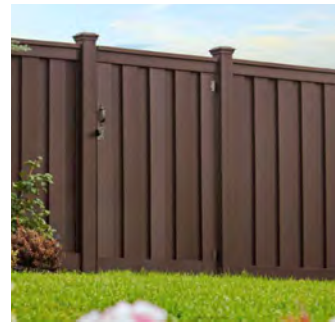
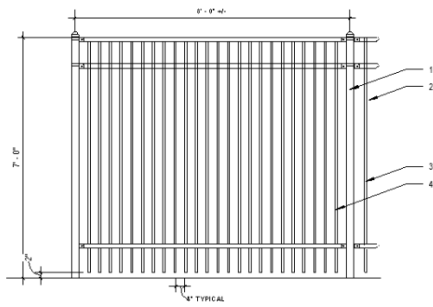
Proposed Improvements at 8722 Georgiana Avenue

As a condition of approval, staff recommends that the proposed modifications and improvements associated with the adjacent single-family residential properties, including but not limited to fencing, landscaping, walkway modifications, gates, and relocated access points, be incorporated into the final approved site plan, subject to review and approval by the affected property owners and the Village Administrator. The installation of such improvements shall be completed by the Village at its sole expense prior to issuance of a final certificate of occupancy for the project, or at such other time as may be mutually agreed upon by the respective property owners and the Village.

Fencing & Sight Lines: The applicant is proposing a combination of ornamental fencing and privacy fencing at a height of seven feet (7') around the perimeter of the Police Department's secure parking area and accessways. The location of proposed fencing, as presented in the submitted plan, is shown below, with ornamental metal fencing depicted in light pink and Trex composite privacy fencing depicted in pink. The height of the privacy fencing serving the single-family residence at 8721 Fernald Avenue will not exceed six feet (6') in height. The proposed metal ornamental fencing will have one-inch (1") pickets with four-inch (4") spacing, providing a transparency level of approximately 80%. The locations at which ten-foot by ten-foot (10' x 10') sight lines are required to be provided if fencing is present are also noted for discussion purposes.



Proposed Fencing and Sight Lines



Proposed Ornamental Metal Fencing and Trex Composite Privacy Fencing

Additionally, Section 12-11-3:G.6 establishes a similar sight line requirement for landscaping at the intersection of any accessways: "For all privately owned property, landscaping exceeding two feet (2') in height shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where a vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way." A review of each sight line location, as depicted in the graphic on the previous page, is provided below.

- **A:** No fencing is proposed. Existing shrubs are located in this area and will be reviewed as part of the final permitting process to ensure compliance with the landscaping sight line requirements set forth in Section 12-11-3:G.6.
- **B:** An eight-foot-tall (8') trash enclosure is proposed at this location. As depicted in the submitted site plan (and yet to be updated in the engineering and other related plans), staff requested that FGM move the trash enclosure as far back from the intersection and provide as compliant a sight line as possible at this location. As currently presented, the proposed sight line is eight feet (8') by eight feet (8'), **necessitating a waiver of two feet (2')** if the fencing sight line requirement is applied.
- **C & D:** Seven-foot-tall (7') ornamental fencing is proposed along the property line at these locations, obstructing a portion of the sight line triangle and **necessitating a waiver**. Staff notes that the fencing is 80% transparent and that pedestrians will be aware of vehicles entering and exiting the site due to the movement of the sliding gate, which takes approximately ten (10) seconds to fully open or close. The Traffic Safety Commission has recommended security warning lights to provide an additional safety measure.
- **E:** Seven-foot-tall (7') ornamental fencing is proposed along the property line in this location, fully wrapping the corner. *As a condition of approval, staff recommends requiring a ten-foot sight line triangle at this location to bring the fencing into compliance with the sight line requirement.* The enclosed area at this location will house electrical equipment, so the final design may be subject to review by ComEd engineers.
- **F:** No fencing is proposed. Any future landscaping in this area and will be reviewed to ensure compliance with the landscaping sight line requirements set forth in Section 12-11-3:G.6.
- **G:** A conforming ten-foot (10') sight line triangle will be provided at the intersection of the alleyways.
- **H & I:** Seven-foot-tall (7') ornamental fencing is proposed along the property line at these locations, obstructing a portion of the sight line triangle and **necessitating a waiver**. Staff notes that the fencing is 80% transparent and that pedestrians will be aware of vehicles entering and exiting the site due to the movement of the sliding gate, which takes approximately ten (10) seconds to fully open or close. The Traffic Safety Commission has recommended security warning lights to provide an additional safety measure.

As noted above, variations from the requirements of Section 12-3-5 are necessary to approve the fencing plan at the subject property as presented. The table below provides a comparison of the presented fencing plan against Code requirements, and the waivers requested to authorize the plan.

Fencing Control	Requirement	Proposed	Compliance
Fence Location (Sec. 12-3-5:A)	No fence allowed in any portion of a front or street-side yard	Fence proposed within 25-ft. yard along Fernald Ave. within R-3 District	<i>Waiver requested to allow fencing within the 25-foot required yard along Fernald Ave. (R-3 District)</i>
Fence Height (Sec. 12-3-5:D)	Max. 7 ft. (in commercial district or residential district with adjacent commercial)	7 ft. fencing, 8 ft. trash enclosure	<i>Waiver to allow 8 ft. screening of the trash enclosure</i>
Sight Line Triangle (Sec. 12-3-5:B)	10-ft. by 10-ft. sight line triangle must be provided at intersection of accessways	Fencing within required sight line areas in select locations	<i>Waiver requested to allow fencing within sight line areas in select locations</i>
Eligibility for Street Side Yard Fencing (Sec. 12-3-5:C.1)	May not be on a property which is part of a block face with one or more front yards	On block face with more than one front yards	<i>Waiver requested to allow street side yard fencing on ineligible property</i>
Street Side Yard Fencing Location (Sec. 12-3-5:C.2)	Must be behind the rear portion of the principal structure closest to the street side yard property line	Street side yard fencing proposed to side of principal structure (west side)	<i>Waiver requested to allow street side yard fencing to side of principal structure</i>
Street Side Yard Fencing Height (Sec. 12-3-5:C.3)	Max. 4 ft.	7 ft.	<i>Waiver to allow 7 ft. fencing in a street side yard</i>
Street Side Yard Fencing Transparency (Sec. 12-3-5:C.4)	Min. 50%	80%	<i>Compliant</i>

To authorize the proposed site plan as presented, the applicant is requesting the following waivers:

- **12-3-5:A (Fence Location):** The applicant is requesting a waiver to allow fencing within the 25-foot required yard along Fernald Avenue within the area that is zoned R-3 General Residence, wherein a 25-foot street side yard applies. The proposed fencing within the Fernald Avenue “front yard” area along the block face is proposed to be ornamental with 80% transparency. The fencing is necessary in this location to provide adequate secure Police Department parking and controlled access to the site. It is noted that such fencing would be a permitted improvement in this location if the property were fully zoned C-1.
- **12-3-5:D (Fence Height):** The applicant is requesting a waiver to allow a trash enclosure height of eight feet (8’), which exceeds the maximum fence height of seven feet (7’) by one foot (1’). The additional height is requested to ensure adequate screening of the refuse containers and to maintain visual compatibility with surrounding improvements.
- **12-3-5:B (Sight Line Triangle):** The applicant has worked with FGM to optimize sight lines at the public and employee access points along Fernald and Georgiana Avenues, but waivers must be requested to authorize the plan as presented and provide the applicant with a site design that accommodates the needs of its public use and operations (see locations B, C, D, H, I). While the perimeter fencing and existing site constraints present design challenges, staff has requested several minor modifications and conditions of approval to further enhance visibility at these access points. Consideration has been given to factors such as the timing of gate operations, the location of potential visual obstructions, and the intended users of each accessway.

At the June 4, 2026 Traffic Safety Commission meeting, the Commissioners discussed sight lines and pedestrian and vehicle visibility in relation to the project. Given that the perimeter of the Police Department parking area is secured with ornamental fencing along Georgiana and Fernald Avenues, the vehicular access drives serving this area were identified as the primary area of concern. FGM confirmed that the sliding vehicular gates at the Georgiana and Fernald Avenue entrances provide a timed physical barrier that helps prevent unsafe conflicts with adjacent sidewalks and pedestrians. The gates require approximately ten (10) seconds to fully open and close, making their operation readily noticeable to passing pedestrians. Commissioners further discussed the potential installation of lighting features to accentuate when the gates are in operation and to alert the public to vehicles entering and exiting the site. This recommendation was formally forwarded to the Plan Commission and has been incorporated into the recommended conditions of approval.

- **12-3-5:C.1 (Eligibility for Street Side Yard Fencing):** The applicant is requesting approval of street side yard fencing along Fernald Avenue on a subject property that is not otherwise eligible for street side yard fencing, as it is located along a block face with one or more front yards. The request is necessary to provide a secured perimeter for adequate Police Department parking. The proposed fencing is ornamental in design and approximately 80% transparent to maintain visual permeability along the streetscape. Plans have been shared with adjacent property owners, and no objections have been raised.
- **12-3-5:C.2 (Street Side Yard Fencing Location):** The applicant is requesting a street side yard that is not in line with or behind the portion of the principal structure closest to the street side yard property line to allow the secure Police Department fencing to extend north of the rear building line and to the side of the principal structure. This waiver is being requested to provide sufficient secured parking to accommodate sworn Police Department personnel and fleet vehicles. If the street side yard fencing were required to be brought into alignment with the rear building line, the Department's operational and security needs could not be adequately accommodated.
- **12-3-5:C.3 (Street Side Yard Fencing Height):** The applicant is requesting street side yard fencing along Fernald Avenue that is higher than the maximum four feet (4') permitted by Code. The increased height is necessary to meet the security and operational needs of the Police Department, including providing a secure perimeter for sworn staff parking and controlled access to the site. The proposed fencing is seven feet (7') in height, which is consistent with the maximum height permitted in commercial districts and where residential properties abut commercial uses.

Building Design, Lighting, Signage & Landscaping

Building design, materials, lighting, landscaping, and signage are reviewed and discussed in the Staff Report to the Appearance Commission in the case of AC 26-08, attached hereto as **Attachment A**.

Traffic & Parking Impact

The applicant submitted a traffic and parking impact study prepared by Kimley-Horn. As part of the traffic engineering firm's analysis, the existing roadway network was evaluated to assess current operations at the study intersections. Projected site-generated trips were then added to existing traffic volumes to determine the potential impacts of the proposed project on the surrounding roadway network. The study concludes on page 28 that: "While the new Village Hall and Police Department is expected to generate some additional traffic, the estimated new trips associated with this project account for less than two percent of the total intersection volume at the Dempster Street/Fernald Avenue intersection. All study intersections are anticipated to continue to operate with acceptable levels of service under future conditions with the addition of traffic generated by the relocated Village Hall and Police Department. Therefore, no off-site improvements are recommended to accommodate the new Village Hall and Police Department."

That said, concerns regarding the Dempster Street and Fernald Avenue intersection, as well as broader safety conditions along the Dempster corridor, have been raised through the Dempster Corridor Plan process and through general resident feedback. The Village will continue to evaluate this intersection as part of ongoing planning and engineering reviews to determine whether additional signage or other improvements are warranted and, if so, which measures may be most effective in enhancing pedestrian, cyclist, and vehicular safety.

In order to minimize neighborhood parking impacts, one of the Village's main objectives in project design was to maximize the number of dedicated parking spaces to the proposed municipal use. Currently, there are 107 off-street parking spaces that serve the existing municipal facility at 6101 Capulina Avenue. Kimley-Horn observed parking at the site on October 14, 2025, the day of a Village Board meeting at which somewhat elevated attendance was expected to occur. For the overall site, the overall peak parking activity observed was a total of 53 occupied spaces out of a total of 107 spaces, or 50% utilization.

The Village is proposing to provide 93 on-site parking spaces, 39 for non-sworn employee and public parking in the north lot and 53 for sworn Police Department employees and fleet vehicles in the south lot and enclosed garage areas. Additionally, the Village is proposing to construct nine (9) on-street parking spaces that will be restricted to Village use for employee and fleet vehicles. In total, the use will be served by 102 dedicated parking spaces.

Considering only off-street parking and applying the Village Code parking requirement of one (1) space per 500 square feet of gross floor area, the minimum off-street requirement set forth by Code is 99 parking spaces, which presents a deficit of six (6) spaces. However, including the on-street dedicated parking, the proposed use has sufficient parking capacity to meet the Code minimum.

With complete data available on fleet vehicle and employment numbers, staff prepared a parking layout showing the possible location of all employee parking and fleet vehicles, which demonstrates that there is adequate parking capacity to accommodate all employee and fleet vehicles and provide a fair amount of public parking for visitors. It should be noted that the parking plan assumes maximum peak demand for Police Department shift changes and that each employee drives their own personal vehicle to work. At this time, staff is aware that at least five (5) employees working at Village Hall use other modes of transportation to commute to work and do not have personal vehicles parked on-site.

Staff notes that the driveway and aisle dimensions of the off-street parking lot for the Police Department are slightly less than the minimum dimensions the Village requires, and which may be varied by approval of the Village Engineer. Per the Village Engineer, "this variance from the standard is not expected to cause any operational problem in the [north] parking lot," where proposed dimensions generally match existing conditions. For the south lot, the Village Engineer states that "the parking lot is a secure area limited to the Police Department operations. Police officers are trained, professional drivers and the dimensional variations in a limited number of parking spaces should not introduce an operation problem." *Still, as a condition of approval, staff recommends that prior to the issuance of a building permit, the applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Director of Community and Economic Development, and Village Engineer, subject to the review and approval of the Village Administrator.*

The submitted traffic and parking impact study recommends the installation of on-site bicycle parking to encourage the use of non-motorized transportation. In response, the site plan has been revised to include a designated area for bicycle parking. The final design and configuration will be determined during the development of the final construction plans.

Stormwater Detention

The proposed project is subject to the stormwater management requirements of both the Metropolitan Water Reclamation District (MWRD) and the Village. The submitted plans include underground stormwater detention facilities beneath the secure Police Department parking area, which is proposed to be fully reconstructed. The preliminary stormwater system design and calculations have been provided as part of the application and determined to be sufficient by the Village Engineer. Compliance with all applicable MWRD and Village stormwater detention and volume-control requirements will be verified through the final engineering and permitting process.

Snow Removal & Trash Collection

The submitted plans do not include a formal snow removal and storage plan. However, snow management needs have been reviewed extensively by Village staff as part of the project evaluation and can be accommodated by the proposed site design. Snow is anticipated to be plowed to on-site landscape areas under typical conditions, with off-site storage at the Civic Center property available during significant snowfall events if necessary. *To ensure that snow removal operations are adequately planned and coordinated, staff recommends a condition of approval requiring the applicant to prepare a snow removal and storage plan, subject to review and approval by the Public Works Director.*

A trash enclosure is proposed at the northwest corner of the secure Police Department parking area. The Village Engineer has stated that garbage collection is expected to continue to be provided by the Village's vendor. The collection is planned to be from the north side of the corral just after the garbage truck enters the site. The garbage truck will likely circle the public parking lot and exit the site. The forward movement of the truck through the site is expected to provide a safer environment for all users at the site.

Sustainable Design Features

The proposed project incorporates a variety of sustainable design elements intended to improve energy efficiency, reduce resource consumption, and support long-term operational savings. Key features include:

- Compliance with the current Illinois Energy Conservation Code (IECC), which is based on ASHRAE 90.1 and exceeds prior federal energy code requirements.
- Building energy modeling completed using the ASHRAE compliance method to evaluate and optimize anticipated energy performance.
- High-efficiency LED lighting throughout the building and site.
- Occupancy and vacancy sensors in interior spaces to reduce unnecessary energy use.
- Low-flow plumbing fixtures to reduce water consumption.
- Use of low-VOC paints and wall coverings to support improved indoor air quality.
- High-efficiency emergency generator designed to reduce fuel use and emissions compared to conventional systems.

- Dark-sky-compliant exterior lighting to reduce light pollution while maintaining safe and effective site illumination.
- Conduit for future electric vehicle (EV) charging stations, allowing for phased implementation that can take advantage of future grant opportunities.
- Accommodations for potential future rooftop solar installations and associated electrical infrastructure.
- Native landscaping to reduce irrigation demands, improve habitat, and enhance long-term landscape resilience.
- Improved stormwater management through new underground detention capacity.
- Bicycle parking to encourage non-motorized transportation.
- Reusing and renovating an existing building instead of tearing it down and rebuilding, which reduces construction waste and lowers the environmental impact of making all-new materials.
- Location along the Dempster Street Pulse bus rapid transit corridor, a major transit route, to encourage the use of public transportation and reduce reliance on single-occupancy vehicle trips.

Collectively, these measures support reduced energy and water consumption, improved multimodal access, enhanced environmental performance, and long-term operational efficiency for the facility.

Public Hearings

Appearance Commission

On June 2, 2026, the Appearance Commission reviewed the application and unanimously approved (6-0) an Appearance Certificate for the proposed project and forwarded a recommendation of approval of case PC 26-07 to the Plan Commission. The staff report to the Appearance Commission is included as **Attachment A**. *The Appearance Commission provided comments and conditions of approval, which are incorporated into the proposed conditions of the Special Use Permit.*

Traffic Safety Commission

In accordance with Section 12-16-4 of the Unified Development Code, the applicant appeared before the Traffic Safety Commission (TSC) at their June 4, 2026, meeting. The Commissioners discussed the applicant's proposed operations at the property and related traffic and parking impacts. After hearing all testimony and considering the application, the Commission voted unanimously (5-0) to recommend approval of the application. The following comments were forwarded to the Plan Commission for consideration and have been incorporated into the recommended conditions of approval:

- 1) *The applicant shall evaluate the potential installation of a stop sign at the intersection of the new alley segment and the Fernald Avenue sidewalk to require vehicles to stop prior to entering the sidewalk and alley apron area. If determined to be warranted and feasible, the stop sign shall be installed accordingly.*
- 2) *The Village shall evaluate the feasibility of installing security warning lights at the vehicular gates serving the secure Police Department parking area and associated access drives to provide pedestrians with advance warning of vehicles entering and exiting the property at these locations. If determined to be feasible, such warning lights shall be installed accordingly.*

Departmental Review

Building and Inspectional Services, the Police Department, the Fire Department, and Public Works/Engineering were provided several advance opportunities to review and comment on the proposed plans. All comments issued during that review have been addressed through site plan modifications prior to submittal of the application. Any remaining minor issues that may arise in final design and engineering will be addressed through the permitting process.

- **Building & Inspectional Services:** No comments.
- **Police Department:** No comments.
- **Fire Department:** No comments.
- **Public Works Department/Engineering:** No comments.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards For Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation Of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance To Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.

The Standards for Subdivisions are established in Section 12-16-4:D.3 of the Unified Development Code:

Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the village.
2. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets within the village.
3. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the village.
4. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the village as may be expressed in the village's comprehensive plan.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

Motion to recommend approval of Case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois, all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10), subject to the following conditions:

1. *The applicant shall retain such easements for the benefit of public utilities as may be determined necessary and appropriate during the final design and engineering phase of the project, in coordination with the applicable utility providers. Any required easement plat or related agreement shall be subject to final review and approval by the Village Engineer and Village Administrator.*
2. *The proposed modifications and improvements associated with the adjacent single-family residential properties, including but not limited to fencing, landscaping, walkway modifications, gates, and relocated access points, be incorporated into the final approved site plan, subject to review and approval by the affected property owners and the Village Administrator. The installation of such improvements shall be completed by the Village at its sole expense prior to issuance of a final certificate of occupancy for the project, or at such other time as may be mutually*

agreed upon by the respective property owners and the Village.

- 3. A ten-foot sight line triangle shall be provided at the southwest corner of the secure Police Department parking lot perimeter fencing, subject to final review and approval by the Village Administrator.*
- 4. Prior to filing any permit application, the applicant shall provide the Village with site plan and building specifications for review and approval. Site plan and building specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.*
- 5. The applicant shall submit a final landscape plan depicting final proposed plantings and related landscape improvements for review and approval by the Appearance Commission. The applicant shall install such plantings and related improvements prior to issuance of a certificate of occupancy, unless otherwise approved by the Appearance Commission.*
- 6. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*
- 7. Four (4) trees shall be planted by the applicant within the public right of way with preference given to locations in proximity to the subject property, subject to review and approval by the Director of Community and Economic Development and Director of Public Works.*
- 8. The applicant shall explore opportunities to break up the addition's blank wall areas along the east elevation through the incorporation of vertical landscaping, public art, architectural treatments, or similar design elements intended to enhance visual interest, subject to review and approval by the Director of Community and Economic Development.*
- 9. The applicant shall evaluate the potential installation of a stop sign at the intersection of the new alley segment and the Fernald Avenue sidewalk to require vehicles to stop prior to entering the sidewalk and alley apron area. If determined to be warranted and feasible, the stop sign shall be installed accordingly.*
- 10. The Village shall evaluate the feasibility of installing security warning lights at the vehicular gates serving the secure Police Department parking area and associated access drives to provide pedestrians with advance warning of vehicles entering and exiting the property at these locations. If determined to be feasible, such warning lights shall be installed accordingly.*
- 11. To ensure that snow removal operations are adequately planned and coordinated, the applicant shall prepare a snow removal and storage plan, subject to review and approval by the Public Works Director.*
- 12. Prior to the issuance of a building permit, the applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Director of Community and Economic Development, and Village Engineer, subject to the review and approval of the Village Administrator.*

(Any other conditions recommended by the Plan Commission)

Attachment D

Final Plans and Supporting Documents for PC 26-07

1. *Special Use Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026*
2. *Subdivision Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026*
3. *Vacation Application, submitted by Charles L. Meyer, Village Administrator, Village of Morton Grove, dated May 11, 2026*
4. *Special Warranty Deed, 6201 Dempster Street, in favor of Village of Morton Grove*
5. *ALTA/NSPS Land Title Survey for 6201 Dempster Street, prepared by Gremley & Biedermann, a Division of PCLS Corporation, dated June 19, 2023*
6. *Village of Morton Grove Plat of Consolidation, prepared by Webster, McGrath & Ahlberg Ltd., dated April 28, 2026*
7. *Architectural Site Plan (Z0.10), prepared by FGM Architects, dated May 21, 2026*
8. *Existing Conditions Plan (C-1.1), prepared by FGM Architects, dated November 13, 2025*
9. *Site Demolition Plan (C-1.2), prepared by FGM Architects, dated November 13, 2025*
10. *Paving and Layout (C-2), prepared by FGM Architects, dated November 13, 2025*
11. *Grading Plan (C-3), prepared by FGM Architects, dated November 13, 2025*
12. *Utility Plan (C-4), prepared by FGM Architects, dated November 13, 2025*
13. *Erosion Control Plan (C-4), prepared by FGM Architects, dated November 13, 2025*
14. *Architectural Site Plan (Z0.10, with Parking Plan Overlay), prepared by FGM Architects and Village Staff, dated May 21, 2026*
15. *Parking Plan, prepared by FGM Architects and Village Staff, dated May 21, 2026*
16. *Accessible Parking, Bicycle Parking, and Pedestrian Access Plan, prepared by FGM Architects and Village Staff, dated May 21, 2026*
17. *Auto Turn (AT-1), prepared by FGM Architects, dated November 13, 2025*
18. *Refuse Vehicle Auto Turn Exhibits (Fernald Avenue & New Public Alley, Morton Grove, IL) (2 sheets), prepared by Kimley-Horn*
19. *Ground Mounted Utilities & Screening, prepared by FGM Architects and Village Staff, dated May 21, 2026*
20. *Fire Hydrants & Fire Department Connection Plan, prepared by FGM Architects, dated November 13, 2025*
21. *Exterior Elevations (Z2.00), prepared by FGM Architects, dated May 7, 2026*
22. *Renderings (View A – Day, View A – Night, View B, View C, 3 sheets), prepared by FGM Architects, dated 2026*
23. *Materials Palette, prepared by FGM Architects, dated 2026*
24. *Electrical Site Photometric (E0.02 – E0.08, 6 sheets), prepared by FGM Architects & Millies Engineering Group, dated February 23, 2026*
25. *Landscape Plan (L-1), prepared by FGM Architects, dated May 22, 2026*
26. *Exterior Details (Z2.01), prepared by FGM Architects, dated May 7, 2026*
27. *Dimension Plan (Z1.20, Z1.21A, Z1.21B, Z1.22, 4 sheets), prepared by FGM Architects, dated May 7, 2026*
28. *Village Hall & Police Department Traffic Impact Study, prepared by Kimley-Horn, dated April 2026*

Attachment D on file with the Department of Community & Economic Development

Legislative Summary

Resolution 26-41

A RESOLUTION AUTHORIZING AND CONSENTING TO A COOK COUNTY CLASS 6b PROPERTY TAX RATE INCENTIVE DESIGNATION FOR THE REAL PROPERTY COMMONLY KNOWN AS 8125-8145 RIVER DRIVE AND 8120-8140 LEHIGH AVENUE, MORTON GROVE, ILLINOIS, AND IDENTIFIED AS PROPERTY INDEX NUMBERS 10-20-303-001-0000 AND 10-20-303-002-0000

Introduction:	July 14, 2026
Purpose:	To authorize, support, and consent to the Cook County Class 6b Property Tax Rate Incentive Designation for the property at 8125-45 River Drive and 8120-8140 Lehigh Avenue to support redevelopment of the property and the construction of a new approximately 169,698-square-foot industrial development. Midwest RE Acquisitions, LLC (“Applicant”), submitted to the Village a request for a Cook County Class 6b Property Tax Rate Incentive for the 10.97-acre property at 8125-45 River Drive and 8120-8140 Lehigh Avenue (“Subject Property”) in order to facilitate redevelopment of the Subject Property and construction of a new approximately 169,698-square-foot industrial development with accessory surface parking, loading berths, stormwater detention facilities, and landscape areas (“Project”) as a build-to-suit development for BBJ La Tavola, a table linen fabrication and event equipment rental company that proposes to occupy the Project as the sole tenant, relocating its regional headquarters from Niles, Illinois, to Morton Grove. The Applicant has provided documentation demonstrating that the incentive is necessary for the Project to proceed at the Subject Property, which documentation has been reviewed and verified as accurate by Village staff and the Village’s third-party financial consultant, Johnson Research Group (“JRG”).
Background:	Village staff and JRG have determined that the proposed Project satisfies the eligibility requirements of the Cook County Class 6b Program and that granting the incentive will attract BBJ La Tavola's regional headquarters to Morton Grove, bringing approximately 255 full-time jobs while returning an underutilized and obsolete multi-tenant office property to productive economic use in a manner consistent with the Village's zoning regulations and adopted planning objectives. Under the Class 6b Program, the property will be assessed at 10% of market value for ten years, followed by a phased return to the standard industrial assessment level at 15% in the eleventh year and 20% in the twelfth year. The Resolution also establishes conditions that the Applicant must satisfy in exchange for the Village's support, including full compliance with Ordinance 26-14, approving a Subdivision for the Subject Property and Special Use Permit assigned to BBJ La Tavola, deadlines to commence and complete construction, compliance with Cook County Class 6b requirements, and ongoing reporting obligations. Failure to satisfy these conditions may result in the Village seeking termination of the Class 6b Property Tax Incentive.
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Cook County Class 6b Property Tax Rate Incentive Designation will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	None
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Prepared by: Zoe Heidorn, Director of Community and Economic Development

RESOLUTION 26-41

A RESOLUTION AUTHORIZING AND CONSENTING TO A COOK COUNTY CLASS 6b PROPERTY TAX RATE INCENTIVE DESIGNATION FOR THE REAL PROPERTY COMMONLY KNOWN AS 8125-8145 RIVER DRIVE AND 8120-8140 LEHIGH AVENUE, MORTON GROVE, ILLINOIS, AND IDENTIFIED AS PROPERTY INDEX NUMBERS 10-20-303-001-0000 AND 10-20-303-002-0000

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance (the "Ordinance") to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village of Morton Grove ("Village"), consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industry to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, Midwest RE Acquisitions, LLC (together with its successors and assignees, "Applicant"), is under contract to purchase the 10.97-acre property commonly known as 8125-8145 River Drive and 8120-8140 Lehigh Avenue, in Morton Grove, Illinois, legally described in "**Exhibit A**", attached hereto and made a part of this Resolution, and identified as property index numbers 10-20-303-001-0000 AND 10-20-303-002-0000 ("Subject Property"); and

WHEREAS, the Subject Property is zoned in the M-O/R Office/Research Manufacturing District, which, pursuant to Section 12-4-4:C.1 of the Morton Grove Unified Development Code, is intended for land to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses; and

WHEREAS, the Subject Property, and the 146,000 square feet in office building area located thereon, are substantially vacant and underused; and

WHEREAS, the Applicant intends to demolish the existing buildings in order to construct an approximately 169,698-square-foot industrial structure with accessory surface parking, loading berths, stormwater detention facilities, and landscape areas ("Project") as a build-to-suit development for BBJ La Tavola, a table linen fabrication and event equipment rental company that proposes to occupy the Project as the sole tenant, relocating its regional headquarters from Niles, Illinois, to Morton Grove, including approximately 255 full-time jobs; and

WHEREAS, the Applicant has submitted to the Village a request for a Cook County Class 6b Property Tax Rate Incentive for the Subject Property in order to facilitate the Project and has provided documentation demonstrating that the incentive is necessary for the Project to proceed on the Subject

Property, which documentation has been reviewed and verified as accurate by the Village's third-party financial consultant; and

WHEREAS, if the Class 6b Property Tax Rate Incentive Designation is consented to by the Village and approved by Cook County, the Subject Property will be assessed at 10% of market value as opposed to 25% of market value for a ten (10) year period, plus 15% of market value in the 11th year and 20% of market value in the 12th year; and

WHEREAS, the Village President and Board of Trustees of the Village of Morton Grove find that the request of the Applicant for the granting of the Class 6b Property Tax Rate Incentive Designation for purposes of constructing and operating the Project meets the "New Construction" criteria and requirements of the Class 6b Property Tax Rate Incentive Program; and

WHEREAS, the Village President and Board of Trustees also find that it is in the best interests of the Village, its residents, property owners, local businesses and the public to approve and consent to the Applicant's request for a Class 6b Property Tax Rate Incentive Designation in order to facilitate the construction and operation of the Project, subject to the conditions of approval set forth herein; and

WHEREAS, the Applicant may apply for a renewal of the Class 6b Property Tax Rate Incentive Designation during the last year in which the property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level; and

WHEREAS, the Village President and Board of Trustees also find that a renewal is inappropriate for the Project and will not renew the Class 6b Designation if requested by the Applicant, its successors, or assignees; and

WHEREAS, the Village President and Board of Trustees support and consent to the filing of the application of a Cook County Class 6b Property Tax Rate Incentive Designation by Midwest RE Acquisitions, LLC ,with Cook County, find the Class 6b Property Tax Rate Incentive Designation is necessary for the Project to occur on the Subject Property, and recommend approval of the Cook County Class 6b Property Tax Rate Incentive Designation for the Subject Property by Cook County, subject to the conditions of approval set forth below in Section 3 of this Resolution.

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: Incorporation. 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: Findings and Determination Regarding Eligibility of Subject Property for Cook County Class 6b Property Tax Rate Incentive Designation. Subject to the conditions set forth in Section 3 below, the President and Board of Trustees of the Village of Morton Grove find that the Subject Property is appropriate for a Class 6b Property Tax Rate Incentive Designation pursuant to the Cook County Real Property Classification Ordinance, as amended. The President and Board of Trustees further find the Class 6b Tax Rate Incentive Designation for the Subject Property to be necessary for the Project to occur on the Subject Property, and that the redevelopment of the Subject Property is necessary and beneficial to the local economy.

SECTION 3: Approval of Cook County Class 6b Property Tax Rate Incentive Designation With Conditions of Approval. The President and Board of Trustees authorize, support, and consent to the Cook County Class 6b Property Tax Rate Incentive Designation for the Subject Property, for purposes of constructing and operating the Project, a new approximately 169,698-square-foot industrial structure with accessory surface parking, loading berths, stormwater detention facilities, and landscape areas, consistent with the allowable uses in the M-O/R Office/Research Manufacturing District as proposed by Midwest RE Acquisitions, LLC, at the Subject Property, which is commonly known as 8125-8145 River Drive and 8120-8140 Lehigh Avenue, in Morton Grove, Illinois, legally described in “Exhibit A”, and identified as property index numbers 10-20-303-001-0000 AND 10-20-303-002-0000, subject to the following conditions:

- A. In exchange for the Village of Morton Grove granting the local municipal approval of the Cook County Class 6b Property Tax Rate Incentive Designation, Applicant agrees to:
 - a. Comply with all conditions and requirements of Ordinance 26-14, approving for the Subject Property a Preliminary Plat of Subdivision and Special Use Permit for a Warehouse and Light Manufacturing Use, as amended.
 - b. Subject to the receipt of all necessary permits, commence construction of the Project on or before December 31, 2027. For purposes of this condition, "commence construction" means that Applicant shall have obtained all required Village permits and, if received, shall have actively begun site preparation or construction activities associated with the Project.
 - c. Complete construction of the base building and all site improvements of the Project on or before December 31, 2029. For the purposes of this condition, “complete construction” means that Applicant has completed all landlord work and turned over the building to its tenant for tenant improvements.
 - d. File a copy of the Cook County-required triennial affidavit attesting to the use of the property and the number of employees employed at the new building with the

Village upon activation of the Cook County Class 6b Property Tax Rate Incentive Designation.

- e. Comply with the requirements of the Cook County Class 6b Property Tax Rate Incentive Program, including the Cook County Living Wage Ordinance.
 - f. File a certified original of the Resolution with Cook County on or before Project completion and certificate of occupancy issuance by the Village.
 - g. Sign the attached Acknowledgment, which confirms the agreement of the Applicant to comply with these Section 3 conditions in exchange for the Village Board's approval of the Cook County Class 6b Property Tax Rate Incentive Designation. A copy of the Acknowledgment is attached hereto as “**Exhibit B**” and made a part of this Resolution.
- B. If Applicant fails to: (a) commence construction of the Project on or before December 31, 2027; or (b) complete construction of the Project base building on or before December 31, 2029; the Village may file a request with Cook County or any other governmental agency with oversight jurisdiction or may file an action with the Cook County court system to terminate the Cook County Class 6b Property Tax Rate Incentive Designation by Cook County and the Applicant shall not object to the termination request of the Village.

SECTION 4: Findings of Consistency with Village Adopted Plans. The President and Board of Trustees find the Project and redevelopment of the Subject Property to be consistent with the Village’s 1999 Comprehensive Plan and 2014 Industrial Areas Plan.

SECTION 5: Delivery and Filing of Executed, Certified Copy of Resolution. Upon approval and execution of this Resolution, the Clerk of the Village of Morton Grove shall provide to the Director of Community and Economic Development and the Applicant certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois or such other appropriate Cook County Office.

SECTION 6: Effective Date. This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law. Passed this 14th day of July 2026

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____
Trustee Thill _____
Trustee Travis _____
Trustee White _____

Approved by me this 14th day of July 2026

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

Attested and Filed in my office this
15th day of July 2026

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

**8125-45 RIVER DRIVE AND 8120-40 LEHIGH AVENUE,
MORTON GROVE, ILLINOIS 60053**

LEGAL DESCRIPTION:

PARCEL 1: LOT 11 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY. ILLINOIS.

PARCEL 2: LOT 10 IN NORTH GROVE CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113, IN COOK COUNTY. ILLINOIS.

PARCEL 3: EASEMENT FOR STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 10 IN NORTH GROVE CORPORATE PARK, AFORESAID.

PARCEL 4: EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND STORM WATER DETENTION CREATED BY NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 ON AND OVER A PORTION OF LOT 11 IN NORTH GROVE CORPORATE PARK AFORESAID.

PARCEL 5: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 5 FEET OF LOT 10 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID. FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

PARCEL 6: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 OVER THE WEST 35 FEET OF LOT 11 IN NORTH GROVE CORPORATE PARK SUBDIVISION, AFORESAID. FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PUBLIC ROADWAY COMMONLY KNOWN AS PARK AVENUE AND RIVER DRIVE AS CREATED IN THE PROTECTIVE COVENANTS APPENDED TO THE PLAT OF NORTH GROVE CORPORATE PARK SUBDIVISION RECORDED OCTOBER 7, 1985 AS DOCUMENT 85223113 IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-303-001-0000

10-20-303-002-0000

EXHIBIT B

**ACKNOWLEDGMENT BY APPLICANT FOR
COOK COUNTY CLASS 6b PROPERTY TAX INCENTIVE**

I, the undersigned Applicant, agree to comply with and fulfill each and every term, condition, and obligation set forth in the Resolution granting a Cook County Class 6b Property Tax Rate Incentive Designation for the real estate commonly known as 8125-8145 River Drive and 8120-8140 Lehigh Avenue, in Morton Grove, Illinois, legally described in “**Exhibit A**”, attached to and made a part of the Resolution, and identified as property index numbers 10-20-303-001-0000 AND 10-20-303-002-0000, including each of the conditions set forth in Section 3 of the above Resolution.

Midwest RE Acquisitions, LLC

By: _____

Name: _____

Its: _____

Date: _____

Cook County Property Class 6b Tax Incentive Request

8125-45 River Drive & 8120-40 Lehigh Avenue

Midwest RE Acquisitions, LLC

Village Staff Review & Summary
Zoe Heidorn, Director of Community & Economic Development

July 14, 2026

Class 6b Program

Cook County Eligibility

- **12-year property tax incentive** designed to encourage industrial development
- **Industrial properties eligible:**
 - New construction
 - Substantial rehabilitation
 - Re-occupancy of “abandoned” property (24 months)
- **Industrial real estate assessed 25% market value**
- **Properties with Class 6b classification:**
 - Years 1 – 10: Assessed 10% market value (60% reduction)
 - Year 11: Assessed 15% (40% reduction)
 - Year 12: Assessed 20% (20% reduction)



Class 6b Program

Reason for Program - Cook v. DuPage Tax Rates

- Cook County commercial and industrial properties see effective tax rates ranging from **2.5% to over 4.0%**.
- DuPage County has an effective tax rate of between **1.8% and 2.5%** for similar property types. The narrower band reflects a more stable tax base and fewer abrupt reassessment swings.
- On a **\$5 million property**, one percentage point can mean an additional **\$50,000** annually in Cook County.
- A Class 6b helps level the playing field and incentivize new industrial development and investment in Cook County.

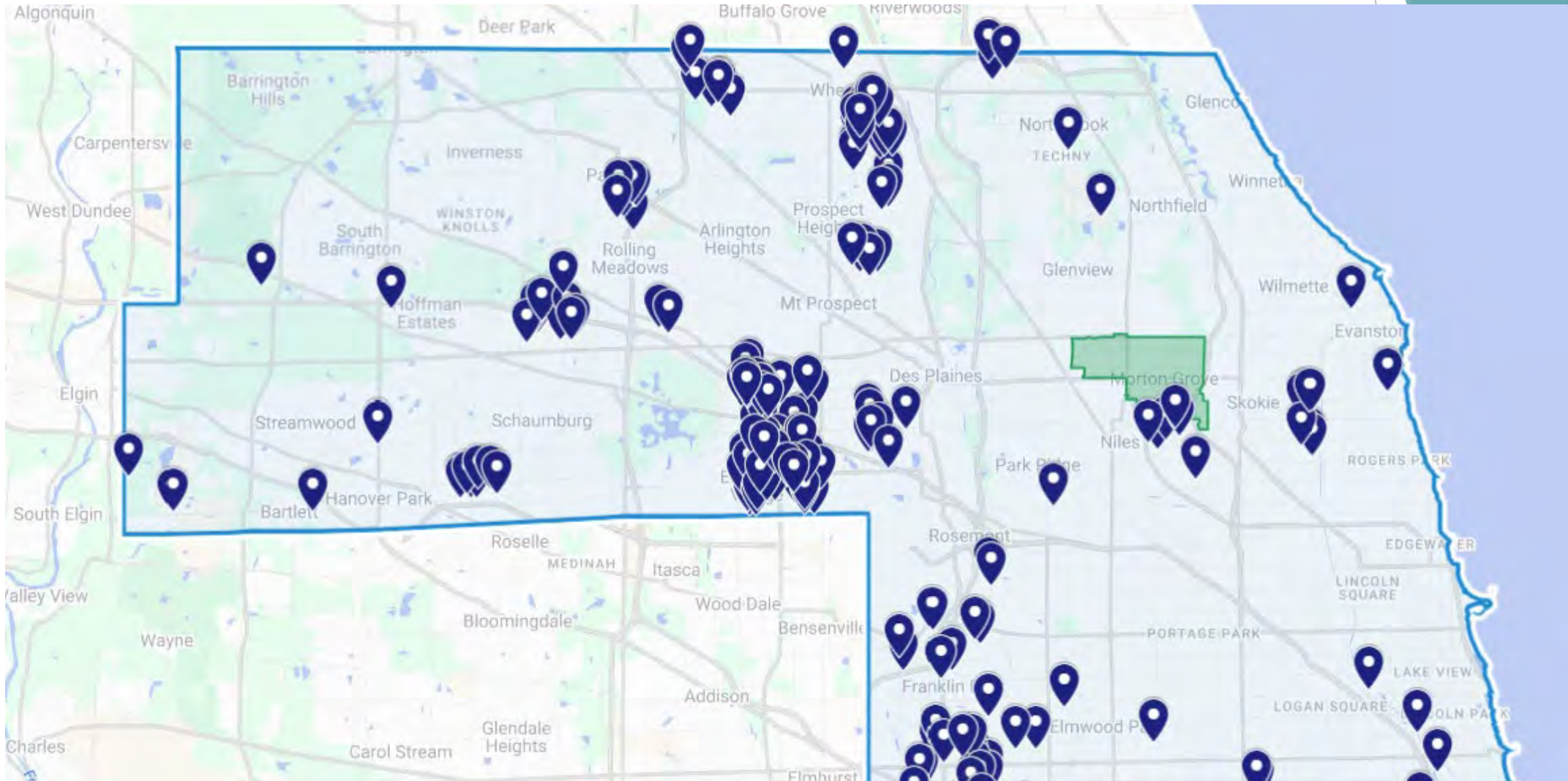


Class 6b Program

Local History & Tax Implications

- The Village has **never passed a resolution in support of a Class 6b**
- In the past seven years:
 - Two formal applications received, both turned down by staff
 - Multiple inquiries, all turned down by staff
- Cook County program **requires local resolution or ordinance in support**
- 6b classification **finalized when construction is completed**
- Taxing district's **levies do not change**
- Tax bill increase/decrease is **redistributed among properties** within the districts
- 6b application reviewed by Village consultant, **Johnson Research Group**, to evaluate appropriateness and substantiate request

Class 6b Use in North Suburbs - 2016-2026



Current Property

8125-45 River Drive & 8120-40 Lehigh Avenue

- **11-acre property** zoned Office/Research Manufacturing (M-O/R)
- Improved with **two office buildings**
- Reported over **75% vacant**
- 11 tenants in 2017, **two tenants** today, reported to be leaving
- Rezoned M-O/R in 2017 to allow more non-industrial uses (physical and occupational therapy, office, recreation, etc.)
- Staff has received proposals for adult daycares, speculative industrial, recreational, and tax-exempt uses



Most Likely Development Outcomes

8125-45 River Drive & 8120-40 Lehigh Avenue

Scenario 1 - Continued Decline & Property Tax Reduction

- Vacancy remains at **75%+** or increases to **100%**.
- Multi-tenant office use is no longer viable.
- Without rental income, the building has little long-term value.
- Demolition costs could be recovered in approximately **two years** through property tax savings.

Scenario 2 - Kurv Redevelopment

- Property tax revenue is stabilized and will increase significantly over time.

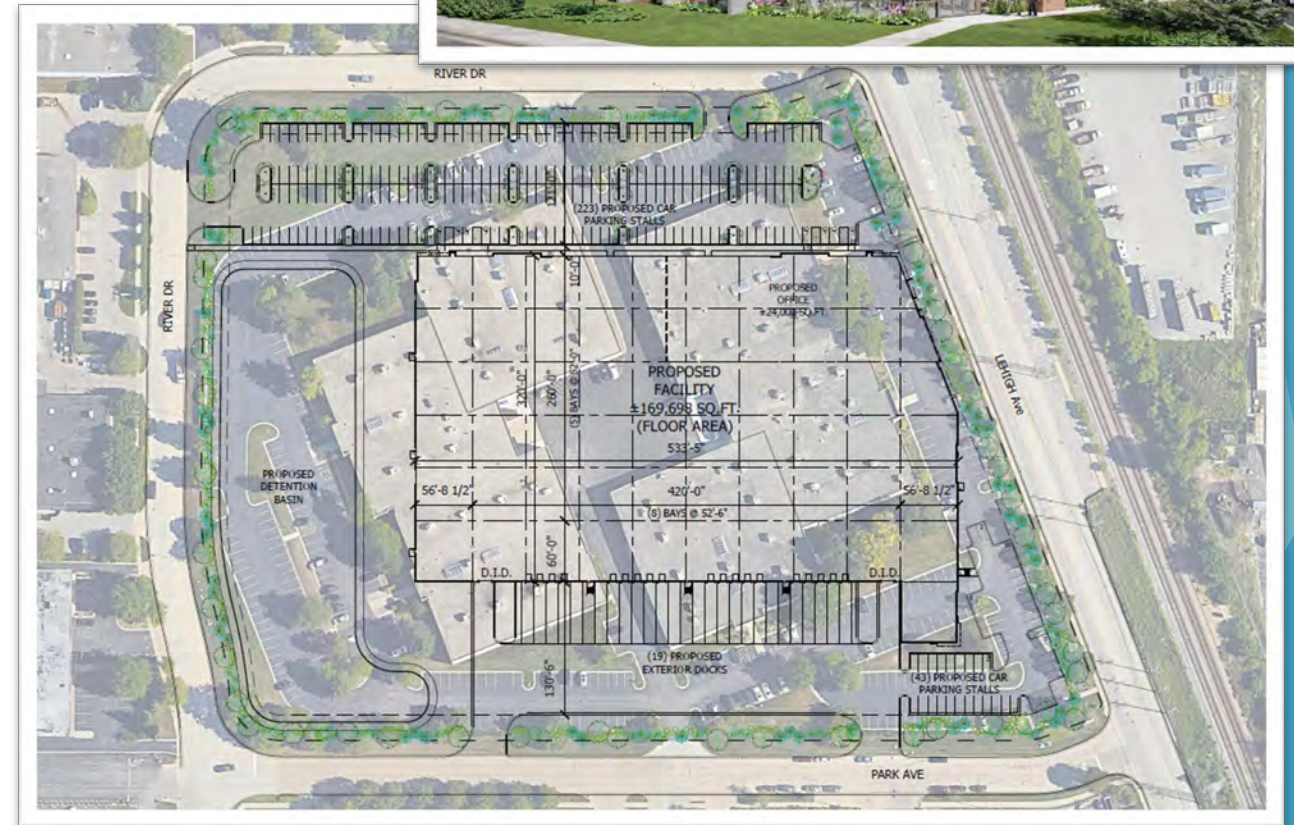
Scenario 3 - Alternative Industrial or Institutional Redevelopment

- Property is redeveloped by another industrial user.
- A future industrial project would likely require a **Class 6b incentive**.
- The site is not suited for residential or commercial redevelopment under existing market and land use conditions.

Proposed Build-to-Suit Project

By Midwest RE Acquisitions, LLC (Kurv Industrial)

- **169,698-square-foot** build-to-suit industrial building
- **\$30.8 million project**
- Single tenant **BBJ La Tavola** relocating from regional headquarters in Niles
- Operations include showroom, office, linen fabrication, laundering, equipment rentals, interior storage
- Significant tenant capital improvement investment
- Environmental remediation & public infrastructure improvements



Current Property Taxes:12-Year Outlook

- Current Tax Bill: \$1,060,202 (Tax Year 2023 billed 2024)
- Cook County appeal in progress for 75% vacancy that may reduce tax bill by 40%
- Four Tax Bill Scenarios:
 1. Building is demolished and land remains vacant
\$128,568 - \$172,909 / year
 2. Building remains 75%+ vacant and assessment for vacancy granted
\$633,560 - \$852,068 / year
 3. Building is reoccupied (very unlikely)
\$1.1 million - \$1.4 million / year
 4. Redevelopment with Class 6b
\$614,401 - \$1.7 million / year

Current Property Taxes:12-Year Outlook

- Current Tax Bill: \$1,060,202 (Tax Year 2023 billed 2024)
- Cook County appeal in progress for 75% vacancy that may reduce tax bill by 40%
- Four development scenarios
- 100% reoccupancy demonstrated not a feasible scenario

No Redevelopment Vacant Land	No Redevelopment 75% Vacant Building	No Redevelopment Reoccupied	Redevelopment Class 6b
\$1.8 million	\$8.7 million	\$14.6 million	\$9.7 million
<i>12-Year Tax Bill</i>	<i>12-Year Tax Bill</i>	<i>12-Year Tax Bill</i>	<i>12-Year Tax Bill</i>

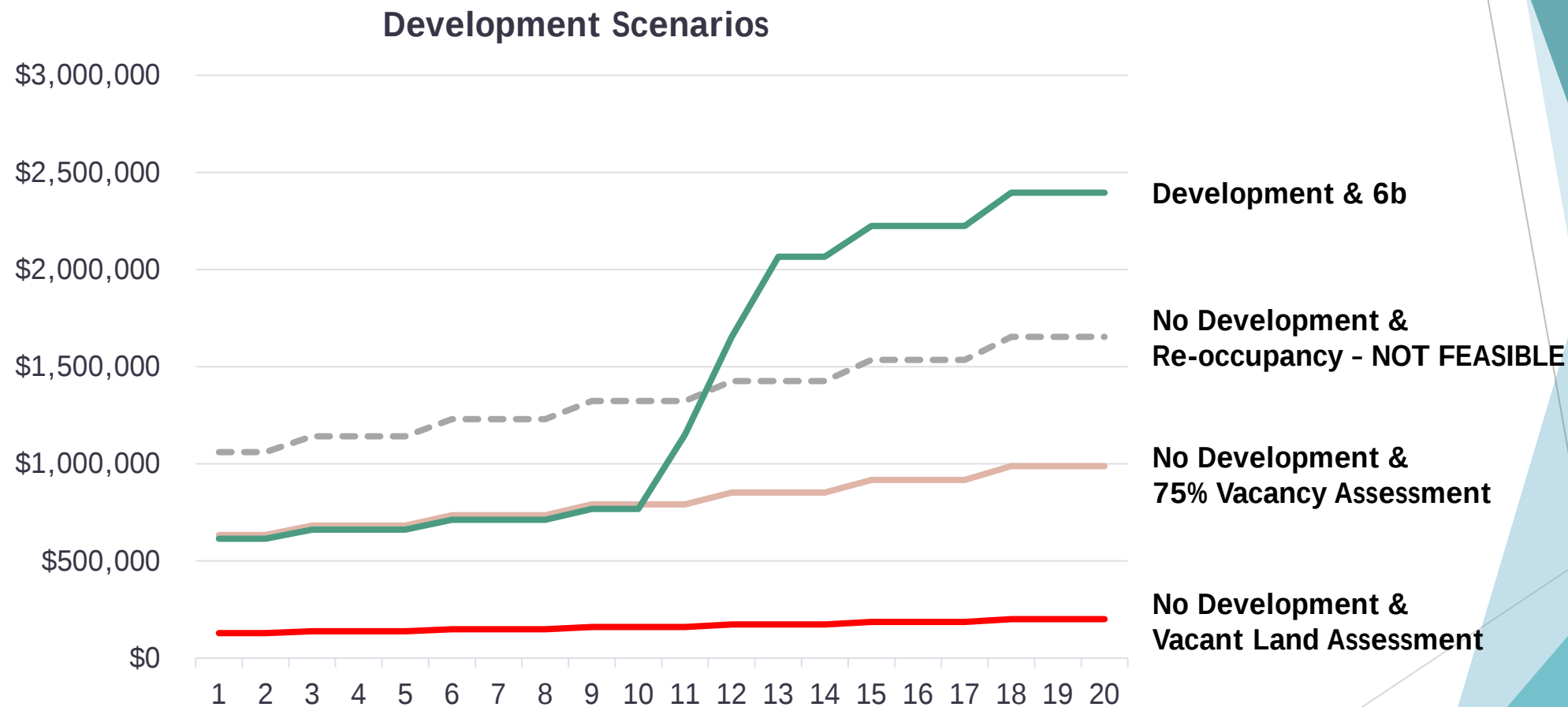
Unlikely to Occur

Property Tax Bill Comparison: 20-Year Outlook

Year	No Redevelopment - Vacant Land	No Redevelopment - Vacancy Assessment (75% Vacancy)	No Redevelopment - Building Reoccupied (100% Occupancy)	Redevelopment with Class 6b
1	\$ 128,568	\$633,560	\$1,060,202	\$614,401
2	\$ 128,568	\$633,560	\$1,060,202	\$614,401
3	\$ 138,454	\$682,275	\$1,141,721	\$661,642
4	\$ 138,454	\$682,275	\$1,141,721	\$661,642
5	\$ 138,454	\$682,275	\$1,141,721	\$661,642
6	\$ 149,099	\$734,736	\$1,229,508	\$712,516
7	\$ 149,099	\$734,736	\$1,229,508	\$712,516
8	\$ 149,099	\$734,736	\$1,229,508	\$712,516
9	\$ 160,563	\$791,230	\$1,324,045	\$767,302
10	\$ 160,563	\$791,230	\$1,324,045	\$767,302
11	\$ 160,563	\$791,230	\$1,324,045	\$1,150,953
12	\$ 172,909	\$852,068	\$1,425,850	\$1,652,601
13	\$ 172,909	\$852,068	\$1,425,850	\$2,065,751
14	\$ 172,909	\$852,068	\$1,425,850	\$2,065,751
15	\$ 186,204	\$917,584	\$1,535,484	\$2,224,588
16	\$ 186,204	\$917,584	\$1,535,484	\$2,224,588
17	\$ 186,204	\$917,584	\$1,535,484	\$2,224,588
18	\$ 200,521	\$988,137	\$1,653,548	\$2,395,637
19	\$ 200,521	\$988,137	\$1,653,548	\$2,395,637
20	\$ 200,521	\$988,137	\$1,653,548	\$2,395,637

Unlikely to Occur

Property Tax Comparison: 20-Year Outlook



Tax Impact on Other Properties Per \$500,000 in Valuation

6b v. 75% Vacancy Scenario Comparison

Single-Family Residential
Per \$500,000 Valuation

Commercial
Per \$500,000 Valuation

Industrial
Per \$500,000 Valuation

Years 1-10

\$5.29

Avg. / Year

\$14.19

Avg. / Year

\$15.00

Avg. / Year

Year 11

(\$37.73)

/ Year

(\$100.16)

/ Year

(\$105.87)

/ Year

Year 12

(\$87.87)

/ Year

(\$232.91)

/ Year

(\$246.21)

/ Year

Year 13

(\$135.23)

/ Year

(\$357.97)

/ Year

(\$378.40)

/ Year

Tax Impact on Other Properties

- **Estimated Impact:** Approximately **\$5.29 per year** for a \$500,000 single-family residence
- In Year 13 (incentive has ended), the project is **saving the single-family residence \$135.23 per year.**
- If the property were to become **100% vacant** or the building were **demolished without redevelopment**, the tax burden shifted to other taxpayers could be much greater
- The project with the Class 6b incentive **safeguards** against these scenarios, which have more significant future tax impacts on other property owners.
- The incentive is **temporary**, while the benefits of increased assessed value and future property tax growth extend beyond the incentive period.
- **Property tax appeals** by large commercial and industrial properties routinely shift the tax burden among taxpayers.

6b Based on New Valuation

- Current Estimated Fair Market Value (Assessor): **\$14.7 million (100% Occupancy)**
- Will be reduced by Assessor based on demonstrated vacancy
- Reduced assessment rate of 10% - 20% will be on **NEW PROPERTY VALUATION:**

\$20.4 million today (\$5.7 million new valuation)

- Tax rate will return to **25% assessment rate in Year 13**

\$27.4 million in Year 13

- Project will increase assessed value for the tax base and is expected to **reduce tax burden for other properties beginning in Year 11**
- The Village **does not and will not support a renewal**

Verifying Need for Incentive

- \$30.8 million project, including \$13.2 million in invested equity
- The **internal rate of return (IRR)** is a metric used in capital budgeting to estimate the return of potential investments
- **2027 - 2038 tax bill without 6b:** \$1.5 million - \$2.1 million/year - *no project*
- **2027 - 2038 tax bill with 6b:** \$614,000 - \$1.7 million/year - *allows project*
- Project will not occur without Class 6b incentive
- Johnson Research Group has verified that 6b is necessary to produce reasonable IRR

IRR without 6b

2.2%

Project will not occur

IRR with 6b

13.3%

**Reasonable return on
investment, project occurs**

Project Benefits to the Community

- **\$30+ million** in new industrial investment
- **250+ new jobs** in Morton Grove
- **\$100,000** to be paid to Village for new Lehigh Avenue lighting
- **Full reconstruction of Park Avenue by developer (valued at \$350,000+)**
- **Rental sales tax generation by BBJ La Tavola: \$40,000+ in local tax to Village annually**
- **Environmental remediation** (NFR letter) of property
- **260+ trees** preserved and planted
- **LEED designed** and certified building
- **New stormwater detention** infrastructure and capacity



Summary of Class 6b Request

- But for Class 6b, project could not occur based on IRR comparison
- Without Class 6b, project will not occur
- Facilitates **\$30+ million in new investment**
- Provides **predictability** in tax base, land use, and occupancy
- **Adds assessed value** to tax base, reducing tax burden on other properties over time
- Economic incentive tool is **targeted** (versus TIF district)
- Maintains **competitiveness** of Village's industrial area
- Applications are considered on a **case-by-case basis**
 - *Staff is presenting a moratorium on Class 6b Applications to allow time to prepare a Board-approved policy of review if continued participation in the Class 6b program is deemed appropriate and desirable*



Questions?

Legislative Summary

Resolution 26-42

ESTABLISHING A MORATORIUM ON APPROVING NEW APPLICATIONS FOR COOK COUNTY CLASS 6b PROPERTY TAX RATE INCENTIVE DESIGNATION

Introduced:	July 14, 2026
Purpose:	To establish a moratorium on approving new 6b applications for Cook County Class 6b Property Tax Rate Incentive Designation as of July 14, 2026.
Background:	The Village has previously considered applications for Cook County Class 6b Property Tax Rate Incentive Designation (“Applications”). These Applications are considered real estate tax incentives for property owners who build, rehabilitate, enhance, and occupy property which is in Cook County and which is being used for industrial and/or commercial purposes. The Village has determined that no Applications received after the effective date of this Resolution shall be approved.
Departments Affected	Village Administrator and Community and Economic Development
Fiscal Impact:	None
Source of Funds:	N/A
Workload Impact:	None
Administrator Recommendation:	Approval as presented.
Second Reading:	
Special Considerations or Requirements:	None

Submitted by: Charles L Meyer, Village Administrator

Reviewed by: Zoe Heidorn, Community and Economic Development Director

Prepared by: Teresa Hoffman Liston, Corporation Counsel

RESOLUTION 26-42

ESTABLISHING A MORATORIUM ON APPROVING NEW APPLICATIONS FOR COOK COUNTY CLASS 6b PROPERTY TAX RATE INCENTIVE DESIGNATION

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 and incur debt; and

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance (the "Ordinance") to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village of Morton Grove (the "Village") has previously considered applications for Cook County Class 6b Property Tax Rate Incentive Designation ("Applications"); and

WHEREAS, the Village does not desire to entertain any further Applications at this time and to utilize other economic incentives for potential development projects; and

WHEREAS, the Village has determined that no Applications received after the effective date of this Resolution shall be approved.

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 **WHEREAS** clauses of this Resolution are hereby incorporated into Section 1 as if fully restated herein.

SECTION 2: A moratorium is hereby established prohibiting the approval of new Applications for Cook County Class 6b Property Tax Rate Incentive Designation as of July 14, 2026.

SECTION 3: The Village Administrator is authorized and directed on behalf of the Village to take such action as is necessary or appropriate to implement, administer and enforce said

moratorium on behalf of the Village of Morton Grove.

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

Passed this 14th day of July 2026.

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

Approved by me this 14th day of July, 2026.

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

Attested and Filed in my office this
14th day of July 2026.

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Resolution 26-43

AUTHORIZING AN AGREEMENT WITH COMPLIMENTARY CAFE MGM LLC FOR THE LEASE OF RETAIL SPACE AT THE MORTON GROVE METRA STATION AT 8501 LEHIGH AVENUE IN MORTON GROVE, ILLINOIS

Introduction:	July 14, 2026
Purpose:	To authorize the execution of a lease agreement with Complimentary Cafe MGM LLC for the operation of a café within the retail space located at the new Morton Grove Metra Station at 8501 Lehigh Avenue.
Background:	The Village of Morton Grove has completed construction of the new Morton Grove Metra Station, which includes an approximately 160-square-foot retail space intended to provide food and beverage service to commuters, residents, and visitors as part of efforts to enhance the Village's transit-oriented development area around the Metra Station. On January 16, 2026, the Village issued a Request for Qualifications seeking qualified retail and food service operators, including coffee shops and grab-and-go establishments, to lease and operate the retail space. The Village received six (6) statements of qualifications, which were evaluated based on established criteria including operational experience, responsiveness, references, business proposal, legal history, and anticipated economic benefit to the Village. Following a comprehensive review, Village staff determined that Complimentary Cafe MGM LLC is the most qualified respondent based on its successful operation of family-owned cafe locations in downtown Skokie and the Highland Park Metra Station, its demonstrated commitment to providing high-quality coffee and breakfast offerings, its community-oriented business model, and its strong ties to the Morton Grove community. Complimentary Cafe has established a proven record of customer service and has expressed its intent to expand its operations to Morton Grove to create a welcoming amenity that serves both commuters and local residents. The proposed Resolution authorizes the Village Administrator to execute a five-year (5-year) lease agreement with Complimentary Cafe MGM LLC for the retail space at the Morton Grove Metra Station. The lease includes two (2) optional automatic five-year (5-year) renewal terms, exercisable in accordance with the terms of the agreement. Approval of the lease will activate the Metra Station's retail space, enhance amenities available to transit users and the surrounding community, support the continued success of the Village's transit-oriented development area, and further the Village's economic development objectives by introducing a locally owned, community-focused business to this prominent public facility.
Programs, Dept's, Groups Affected	Department of Community and Economic Development, Administration
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The agreement will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	None
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Prepared by: Zoe Heidorn, Director of Community and Economic Development

RESOLUTION 26-43

AUTHORIZING AN AGREEMENT WITH COMPLIMENTARY CAFE MGM LLC FOR THE LEASE OF RETAIL SPACE AT THE MORTON GROVE METRA STATION AT 8501 LEHIGH AVENUE IN MORTON GROVE, ILLINOIS

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, in 2026, the Village of Morton Grove will complete the construction of the new Morton Grove Metra Station at 8501 Lehigh Avenue in Morton Grove, Illinois, which includes an approximately 160-square-foot retail space at the north end of the station (“Premises”); and

WHEREAS, on January 16, 2026, the Village issued a request for qualifications seeking statements of qualifications from qualified retail and food service establishments, including coffee shops and grab-and-go food service businesses, that would be considered for a sublease of the Premises; and

WHEREAS, the Village received six (6) statements of qualifications from various food service establishments, all of which were considered based on meeting minimum qualifications, responsiveness to the request for qualifications, demonstrated business experience successfully operating similar businesses, past performance as verified by references at previous/current business locations, completeness of a submitted business proposal, history of legal actions and disputes, and overall economic benefit to Village; and

WHEREAS, following review of the statements of qualifications submitted in response to the Village's request for qualifications, the Village determined Complimentary Cafe MGM LLC (“Complimentary Cafe”), an entity registered as a corporation and authorized to do business under the laws of the State of Illinois, with a mailing address of 4933 Oakton Street, Skokie, Illinois 60077, to be the most qualified respondent based on its demonstrated experience, operational capabilities, commitment to high-quality coffee and breakfast offerings, strong community-focused business model, and successful operation of family-owned café locations in downtown Skokie and the Highland Park Metra Station; and

WHEREAS, Complimentary Cafe has established a proven record of providing high-quality products and customer service, maintaining strong ties to the Morton Grove community, and has expressed its desire to expand its operations to the Morton Grove to serve commuters and residents while furthering its mission of creating a welcoming, community-oriented gathering place; and

WHEREAS, the Village and Complimentary Cafe have negotiated and agreed upon the terms and conditions of a five-year lease agreement for the Premises (“Lease Agreement”), which includes two (2) automatic and optional five-year renewal terms exercisable in accordance with the provisions of the Lease Agreement, a copy of which is attached hereto as "**Exhibit A**" and incorporated herein by this reference; and

WHEREAS, Village staff has determined that entering into the Lease Agreement with Complimentary Cafe will activate the retail space within the Morton Grove Metra Station, provide a high-quality food and beverage amenity for commuters, residents, and visitors, support the continued success of the Village's transit-oriented development area, and further the Village's economic development and placemaking objectives by introducing a community-oriented, locally owned business that is well-suited to the Premises.

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 Village Administrator and/or his designees are hereby authorized to execute, and the Village Clerk to attest to the Lease Agreement with Complimentary Cafe MGM LLC, 4933 Oakton Street, Skokie, Illinois 60077, in substantial conformity with “Exhibit A”.

SECTION 3: The Village Administrator and/or his designees are authorized to take all steps necessary to finalize negotiations for said agreement and implement its terms and conditions.

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

Passed this 14th day of July 2026

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

Approved by me this 14th day of July 2026

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

Attested and Filed in my office this
15th day of July 2026

Amy Raffel, Deputy Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

SUBLEASE AGREEMENT FOR THE RETAIL SPACE AT THE MORTON GROVE METRA STATION

THIS SUBLEASE AGREEMENT (“Agreement”), entered into as of this ____ day of _____, 2026, by and between the **Village of Morton Grove**, an Illinois municipal corporation (“**Lessor**”), and Complimentary Cafe MGM LLC, an entity registered as a corporation and authorized to do business under the laws of the State of Illinois, with a mailing address of 4933 Oakton Street, Skokie, Illinois 60077 (“**Lessee**”). Lessor and Lessee are hereinafter sometimes individually referred to as a (“**Party**”) and jointly referred to as the (“**Parties**”).

RECITALS

A. Lessor presently owns and controls certain real property located at 8501 Lehigh Avenue, Illinois identified as portions of both PIN 10-19-205-001-0000 and PIN 10-19-205-002-0000 (the “**Property**”).

B. The Village of Morton Grove Metra Commuter Station Facility, MP 14.4 on Metra’s Milwaukee District North Line, (the “**Facility**”) is located on the Property.

C. Lessor leases to Lessee and Lessee leases from Lessor, pursuant to this Agreement, that certain retail space within the Facility, consisting of 160 square feet, as delineated on **Exhibit A**, attached to and made a part of this Lease (the “**Premises**”).

AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing Recitals, which are hereby incorporated into and made a part of this Agreement and the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and accepted by the Parties, Lessee does hereby agree to lease from Lessor and Lessor agrees to lease to Lessee the Premises subject to and in accordance with the following terms, covenants and conditions:

1. TERM.

(a) Commencement. Lessee’s lease of the Premises shall commence on August 3, 2026, and shall continue in force and effect for a period of five (5) years (“**Lease Term**”) and shall expire on August 2, 2031 (“**Expiration Date**”), unless sooner terminated as herein provided.

(b) Security Deposit. Lessee shall pay a security deposit of \$1,400 on or about the execution of the Agreement, and will remain on deposit for the duration of the Agreement. The security deposit may be applied by Lessor to cure any default by Lessee, including but not limited to unpaid rent, damages to the Premises beyond normal wear and tear, or any other amounts owed under this Agreement.

(c) Renewal. Provided Lessee is not then in default under this Lease Agreement beyond any applicable cure period, the Lease Term shall renew automatically for two (2) five-year (5-year) periods (herein individually referred to as a “**Renewal Term**” and combined as the “**Renewal Terms**”) unless Lessee gives Lessor written notice of its intention to not renew at least (60) days prior to the expiration of the Lease Term or Renewal Term. In the event the Lease is renewed as set forth above, then all references to the Lease Term, as set forth hereinafter, shall include the additional Renewal Term(s) and Renewal Term Rent Schedule(s), as depicted and more fully defined below.

(d) Holding Over. Lessor and Lessee recognize that the damage to Lessor resulting from any failure of Lessee (or permitted sublessee or assignee) to timely surrender possession of the Premises may be substantial, may exceed the amount of Rent theretofore payable hereunder, and may be impossible to accurately measure. Lessee therefore agrees that if possession of the entire Premises is not surrendered to

EXHIBIT A

Lessor at the time the Lease Term expires, in addition to any other rights or remedies Lessor may have hereunder or at law, Lessee shall pay to Lessor for each month (or any portion thereof) during which Lessee (or any permitted sublessee or assignee) holds over in the Premises after expiration of the Lease Term, a sum equal to two times the rent payable under this Agreement for the last full calendar month of the Lease Term and shall be liable to Lessor for any payment or rent concession which Lessor may be required to make to any new tenant obtained by Lessor for all or any part of the Premises. No holding-over by Lessee, nor the payment to Lessor of the amounts specified above, shall operate to extend the Lease Term hereof, nor constitute any tenancy other than a "month-to-month" tenancy at will and Lessee hereby expressly waives any statutory right for such holdover to be deemed a one-year extension of the Lease Term. All of Lessee's obligations under this Section I shall survive the expiration or earlier termination of the Lease.

(e) **Option to Terminate.** At any time, Lessee shall have an option to terminate this Lease by giving one hundred twenty (120) days prior written notice of its election, accompanied by payment of five (5) times the current monthly rent at time of termination.

2. RENT.

(a) **Base Rent.** During the Lease Term, Lessee shall pay to Lessor an annual rental rate in accordance with the Rent Schedule set forth below.

(b) Lessee shall make monthly installments payable in advance on the first day of each month of the Lease Term ("**Base Rent**"). Lessee shall pay the Base Rent or any other amount to Lessor at Morton Grove Village Hall, Finance Department, 6101 Capulina Avenue, Morton Grove, Illinois 60053, or such other location as Lessor may from time to time furnish in writing to Lessee. In the event the Lease Term is terminated on any day other than the first day of any month during the Lease Term, then the last Rent payment shall be prorated at a rate of 1/30th of the current monthly rent, per day, to the termination date or through the last day Lessee occupies the Premises, whichever occurs later.

(c) **Tenant Improvements.** The Lessee agrees to install a floor drain and plumbing in compliance with applicable building codes ("**Plumbing Tenant Improvement**") required for the operation of the proposed business. The Lessor agrees to reimburse the Lessee three thousand dollars (\$3,000) or fifty percent (50%) of the cost of the executed contract for the Plumbing Tenant Improvement, whichever is less, as a one-time payment to the Lessee following the successful completion of all Tenant Improvements and issuance of a Certificate of Occupancy and Business Compliance Certificate.

(d) The Lessee agrees to install a service window in the south wall of the Premises to provide access to the seating area of the Facility ("**Service Window Improvement**"). The Lessor agrees to reimburse the Lessee one thousand, five hundred dollars (\$1,500) or fifty percent (50%) of the cost of the executed contract for the Service Window Improvement, whichever is less, as a one-time payment to the Lessee following a successful completion of all Tenant Improvements and issuance of a Certificate of Occupancy and Business Compliance Certificate.

(e) The monthly total ("**Monthly Total**") during the Initial Term will include the Base Rent, and Tenant Improvement Allowance. During the Renewal Terms the Monthly Total shall be inclusive of the Base Rent. The Monthly Total shall be paid and adjusted pursuant to the following schedule ("**Rent Schedule**") below. However, the Base Rent shall be waived for the first two (2) months following execution of this Agreement, or until the Lessee opens for business to the public, whichever occurs first ("Free Rent Period"). During the Free Rent Period, the Lessee shall have access to the Premises for construction, build-out activities, and business-related operations. Base Rent shall commence upon the earlier expiration of the Free Rent Period, with any partial month prorated at 1/30th of the monthly Base Rent per day.

EXHIBIT A

RENT SCHEDULE

Initial Term

Lease Year	Annual Fixed Rent	Monthly Fixed Rent
06/01/2026 – 05/31/2027	\$8,400	\$700
06/01/2027 – 05/31/2028	\$8,652	\$721
06/01/2028 – 05/31/2029	\$8,912	\$743
06/01/2029 – 05/31/2030	\$9,179	\$765
06/01/2030 – 05/31/2031	\$9,454	\$788

Renewal Term 1

Lease Year	Annual Fixed Rent	Monthly Fixed Rent
06/01/2031 – 05/31/2032	\$9,738	\$811
06/01/2032 – 05/31/2033	\$10,030	\$836
06/01/2033 – 05/31/2034	\$10,331	\$861
06/01/2034 – 05/31/2035	\$10,641	\$887
06/01/2035 – 05/31/2036	\$10,960	\$913

Renewal Term 2

Lease Year	Annual Fixed Rent	Monthly Fixed Rent
06/01/2036 – 05/31/2037	\$11,289	\$941
06/01/2037 – 05/31/2038	\$11,628	\$969
06/01/2038 – 05/31/2039	\$11,976	\$998
06/01/2039 – 05/31/2040	\$12,336	\$1,028
06/01/2040 – 05/31/2041	\$12,706	\$1,059

The Lessor's right to adjust the Base Rent in accordance with the Rent Schedule, as set forth in this Agreement, shall not be invalidated or waived, or deemed to be invalidated or waived, by reason of Lessor's delay in issuing an adjusted Fixed Rent bill to Lessee and the failure of Lessor to send Lessee an adjusted Base Rent bill shall be without prejudice to the right of Lessor to send an adjusted Base Rent bill to Lessee in subsequent years.

(f) **Default Interest.** Any amount due from Lessee to Lessor under this Agreement not paid when due shall bear interest from the due date until the date paid at a rate of one and one-half percent (1 1/2%) per month or the highest rate permitted by law, whichever is less, but the payment of such interest shall not excuse or cure any default by Lessee under this Agreement ("**Default Interest**").

(g) Base Rent and Default Interest are hereinafter collectively referred to as and constitute "**Rent**" under the terms of this Agreement. The covenants herein to pay Rent shall be independent of any other covenant set forth in this Agreement.

3. **LEASED ACTIVITIES.** Lessee wants to again use the Premises during the Lease Term for the sole and non-exclusive use as a cafe featuring the sale of coffee, specialty non-alcoholic beverages, and prepared food items customarily associated with a cafe use ("**Leased Activities**") and shall not directly

EXHIBIT A

or indirectly use the Premise for any other purpose(s) nor alter the existing Leased Activities without having first obtained the prior written consent of Lessor. Lessor has the right to approve any products being sold or services being offered in the Premises (“**Right of Approval**”), which will not be unreasonably withheld. In the event Lessor gives Lessee notice that certain products are not approved for sale in the Premises, then in that event Lessee must remove such products from the Premises immediately upon receipt of said notice. Failure of Lessee to comply with Lessor’s Right of Approval may result in termination of this Lease by Lessor.

4. TAXES AND EXPENSES.

(a) During the term of this Agreement, Lessee shall pay all real estate taxes, license fees or other charges which may be assessed against said Premises or Lessee or in any manner arise from any activities conducted on the Premises by Lessee (“**Charges**”). In the event the County Assessor’s office or other legally authorized government agency assigns a separate leasehold tax identification number to the Premises and assesses taxes thereon, then Lessee shall be responsible for payment to Lessor of all leasehold taxes assessed against the Premises under such tax identification number prior to the dates such payments are due. Lessee shall promptly reimburse Lessor for any such items which may be paid by Lessor upon presentation to Lessee of bills for same and, in the event Lessee fails to promptly reimburse Lessor for such items, then all sums so paid by Lessor, including without limitation any penalty fees paid thereon, shall be deemed additional Rent and recoverable as such. In the event the Premises or any part thereof, shall be subject to any special assessment for any public improvement or improvements, the Rent herein reserved and stipulated to be paid by Lessee shall be increased by the amount of said special assessment. Lessor represents that it has no knowledge of any pending or threatened special assessment on the Premises. Lessee shall protect, indemnify, defend and forever save and hold harmless Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, and assigns against and from, and shall assume, all liability and expense, including court costs and attorneys’ fees, for failure to pay charges on or before the date payments of such charges are due.

(b) Lessee shall provide for trash removal from the Premises and shall also be responsible for the reasonable removal of all debris located on or about the Premises or generated by the Leased Activities or any renovation or work performed on the Premises. Failure to comply with this provision will result in a reasonable notice by Lessor to Lessee to bring Lessee in compliance with this provision. Failure to comply with such notice immediately may result in termination of this Lease. Lessee exclusively shall incur any and all costs associated with bringing Lessee in compliance with this provision.

(c) Subject to Lessor’s approval and all applicable laws, Lessee, at its own cost, shall have the right to install business signs at the Facility.

(d) Lessor shall be responsible for their share of utility services at the Facility. Separate meters do not exist for the Premises. Lessor shall provide quarterly invoices to Lessee indicating Lessee’s proportionate share of the Facility’s utility expenses calculated as thirty percent (30%) of total usage. Lessee agrees to pay Lessor within ten (10) days of receiving the quarterly invoice from Lessor.

(e) Lessor shall not be liable in damages, by abatement of Rent or otherwise, for failure in furnishing any service from any source, or for diminution in the quality or quantity thereof.

(f) Lessee agrees to restock paper products and soap and wipe down countertops and sinks at the beginning and end of every day of business operation, at a minimum. Lessee shall immediately notify Lessor of any maintenance or repair issues. Lessor shall provide the necessary cleaning products and washroom supplies and will maintain the restroom facilities pursuant to its regular station maintenance schedule.

(g) Lessee shall be responsible for opening the washroom facilities in the Facility for use by commuters, the general public, and customers at the commencement of its hours of operation and for securing and locking the facilities upon the conclusion of such hours each day. The Village reserves the

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right to extend the bathroom hours beyond the Lessee's business hours, in which case the Lessee shall not be responsible for securing and locking the facilities upon the conclusion of such hours each day.

5. LESSOR'S TITLE.

(a) Nothing herein contained shall empower Lessee to do any act which shall cloud or encumber Lessor's title. Lessee's rights are and shall always be subordinate to the lien of any mortgage or mortgages now or hereafter placed by Lessor upon the Premises, including without limitation the Premises or any underlying land, and to all advances made or hereafter to be made upon the security thereof. Lessee shall execute such further instruments subordinating this Agreement to the lien or liens of any such mortgage or mortgages as shall be requested by Lessor. Lessee hereby irrevocably appoints Lessor as attorney-in-fact for Lessee with full authority to execute and deliver in the name of Lessee any such instrument or instruments. If at any time during the Lease Term any municipality or public authority other than Lessor shall take possession of, engage in quasi-taking of, or condemn all or any part of the Premises, this Agreement shall terminate unless Lessee reasonable believes that Lessee is able to conduct its business in a normal manner. If Lessee is able to conduct its business in a normal manner, Rent will be reduced on a formula based on the current fair market value per square feet, as determined by an appraisal report acceptable to the Parties, for rental rates in similar situated areas in the community of the Premises. If at any time thereafter Lessee reasonably believes that Lessee is unable to conduct its business in a normal manner, this Agreement shall terminate upon written notice submitted by Lessee to Lessor. If at any time during the Lease Term any municipality or public authority other than Lessor shall require compensation for Lessee's use of the Premises, Lessee shall pay to Lessor upon demand amounts equal thereto during compensable portions of the Lease Term. If at any time during the Lease Term any municipality or public authority that consists of Lessor shall take possession of, engage in quasi-taking of, or condemn all or a part of the Premises through no fault of the Lessee, this Agreement shall terminate and Lessee shall receive Lease termination compensation equal to the amortized cost of Lessee's improvements performed to the Premises over the Lease Term.

(b) Lessee accepts the Premises subject to all lawful existing liens or encumbrances and superior rights, if any, in and to the Premises. Lessee agrees it shall not have any claim against Lessor for damages on account of any deficiency of title to the Premises leased hereby and agrees that in the event of failure of such title, the sole remedy of Lessee shall be the right to the return of a proportionate share of Rent paid in advance, without interest, for any period in which Lessee is deprived of possession of the Premises by title superior to that of Lessor.

6. RESERVED RIGHTS. Lessor reserves the following rights upon giving Lessee prior reasonable notice of such provided, however, that no notice shall be necessary if, in Lessor's sole opinion, an emergency situation exists: (a) to change the name or street address of the Premises without liability of Lessor to Lessee; (b) to enter upon the Premises or any part thereof at reasonable hours to make inspections, repairs, alterations or additions to the Premises or any building; (c) to show the Premises to prospective tenants, purchasers or others during the last six (6) months of the Lease Term; (d) to display during the last ninety (90) days of the Lease Term or any part thereof without hindrance by Lessee "For Rent" and similar signs on windows or elsewhere in or on the Premises; (e) to perform any acts related to the safety, protection, preservation, reletting, sale or improvement of the Premises or any building; (f) to regulate and control the people who enter said Premises and their conduct and to enter upon said Premises at any time to eject therefrom any disorderly person or persons; (g) to make or adopt from time to time such reasonable rules and regulations for the care or cleanliness of any building and the safety, protection or welfare of tenants, occupants, invitees or permittees on or about any building, and Lessee agrees to abide by and obey all such rules and regulations; and (h) to enter upon and decorate, remodel, repair, alter or otherwise prepare the Premises for reoccupancy during the last ninety (90) days of the Lease Term or any part thereof or at any time after Lessee abandons the Premises provided it does not unreasonably impair Lessee's use and enjoyment of the Premises or interfere with the Leased Activities. The exercise of any reserved right by

EXHIBIT A

Lessor shall never be deemed an eviction or disturbance of Lessee's use and possession of the Premises nor render Lessor liable in any manner to Lessee or to any other person.

7. WAIVER OF CLAIMS.

(a) To the fullest extent permitted by law, Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, shall not be liable, and Lessee waives all claims, for damage to property or injury or death to any person, sustained by Lessee as a result of the Leased Activities on or use of the Premises or any part thereof, or any equipment or appurtenances being in disrepair or resulting from any accident on or about the Premises, or as a result, directly or indirectly, of any act or neglect of any tenant or occupant of the Premises or of any other person, except to the extent caused by Lessor's negligence. The waiver set forth herein shall include without limitation damage, injury or death caused by refrigerators, sprinkling devices, air conditioning apparatus, water, snow, frost, steam, excessive heat or cold, falling plaster, vibration of structure from train movement, construction, remodeling, broken glass, sewage, gas, odors or noise, or the bursting or leaking of pipes or plumbing fixtures, or the activities of other tenants, occupants or their employees on or about the Premises or of any other person or any other circumstance whether or not of a like nature. In the event any such damage to the Premises or any part thereof results from any act or neglect of Lessee, Lessor may repair such damage and Lessee shall, upon demand by Lessor, reimburse Lessor for the total cost of such repairs. The waivers and releases set forth herein shall survive termination of this Agreement.

(b) All property on or about the Premises belonging to Lessee or any other occupant of the Premises shall be there at the risk of Lessee or other occupant only and Lessor shall not be liable for damage thereto or theft or misappropriation thereof any and all property which may be removed from the Premises by Lessor pursuant to the terms of this Agreement or by law, to which Lessee is or may be entitled, may be handled or removed by Lessor at the risk, cost and expense of Lessee, and Lessor shall in no event be responsible as warehouseman, bailee or otherwise for any property left on the Premises by Lessee or for the value, preservation or safekeeping thereof Lessee shall pay to Lessor upon demand any and all expenses incurred by Lessor for the removal of Lessee's property from the Premises in accordance with the terms of this Agreement.

(c) To the fullest extent permitted by law, Lessee agrees to protect, indemnify, defend and forever hold harmless Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, and assigns against and from, and to assume all liability and expense, including court costs and attorneys' fees, for death or injury to any person or persons and all loss, damage or destruction to any property caused by, attributable to or resulting from the Leased Activities, Lessee's improvement, maintenance or use of the Premises, Lessee's negligence, or the failure of Lessee to comply with the provisions of this Agreement, except to the extent caused by the actions, omissions or negligence of Lessor. The indemnities set forth herein shall survive termination of this Agreement.

8. **LIENS AND ASSIGNMENTS.** The Parties agree not to suffer or permit any lien or mechanics or materialmen to be placed against the Premises or any part thereof and, in case of any such lien attaching to the Premises, immediately to pay off and remove the same. It is further agreed by the Parties hereto that Lessee has no authority or power to cause or permit any lien or encumbrance of any kind whatsoever, whether created by act of Lessee, operation of law, or otherwise, to attach to or to be placed upon Lessor's title or interest in Premises, and any and all liens and encumbrances created or suffered by Lessee or its tenants shall attach to Lessee's interest only. Lessee shall indemnify and hold harmless Lessor against and from all costs, liabilities, suits, penalties and claims arising therefrom. It is further agreed by the Parties that Lessee has no authority or power to assign this Agreement or to convey or sublet the Premises or any other interest thereunder or any part thereof without the prior written consent of Lessor.

9. **CONDITION OF PREMISES.** Lessee has examined and inspected the Premises and knows the condition of said Premises and acknowledges that no representations as to the condition and repair thereof

EXHIBIT A

have been made by Lessor. Lessee accepts the Premises subject to any and all existing easements, pipe lines, telephones, telegraph, communication and signal lines or any other similar facilities whether or not owned or controlled by Lessor, together with any future installations thereof, provided such future installations do not unreasonably interfere with Lessee's use of the Premises.

10. ALTERATIONS.

(d) Lessee shall not install any apparatus for illumination, air conditioning, cooling, heating, refrigeration, or ventilation to, on or in the Premises, or make any alterations of or additions to the Premises without Lessor's prior written consent. Whenever such consent is sought and before any contract is let or any work is done or any materials are delivered on the Premises or on Lessor's property, Lessee shall comply with Lessor's requests for plans, specifications, names and addresses of contractors, copies of contracts, necessary permits, insurance and indemnification in form and amount satisfactory to Lessor to prevent or cover liens, costs, damages and expenses of all kinds. Lessor's decision to refuse any consent shall be conclusive. Lessee shall pay the costs of all such improvements, installations, alterations, and additions, if permitted by Lessor, and the expense of the maintenance and operation thereof.

(e) All installations, additions, hardware, non-trade fixtures and improvements, temporary or permanent, in or upon the Premises, whenever and whether placed there by Lessee or Lessor, shall be Lessor's property and shall remain upon the Premises upon termination of this Lease by lapse of time or otherwise, all without compensation, allowance or credit to Lessee; provided, however, if prior to such termination or within ten (10) days thereafter Lessor so directs by written notice, Lessee shall promptly remove the installations, additions, hardware, non-trade fixtures and improvements which were placed in the Premises by Lessee and which are designated in the notice, failing which Lessor may remove the same and Lessee shall pay the cost thereof. All store fixtures, counters, dividers and installed personal property on the Premises shall remain the Lessee's property and may be removed by Lessee when Lessee vacates the Premises. Lessee may not remove any floor covering paid for and laid by Lessee unless approved by or required by Lessor. If required by Lessor, Lessee shall: (i) also remove all nails, tacks, paper, glue, bases and other vestiges of the floor covering and restore the floor surface to the condition existing before such floor covering was laid, or (ii) pay to Lessor upon request, the cost of restoring the floor surface to such condition. If Lessee does not remove Lessee's furniture, floor coverings, radiator covers, window coverings, window ventilators, trade fixtures and other personal property of all kinds from the Premises as directed by Lessor prior to the end of the Lease Term, Lessee shall be conclusively presumed to have conveyed the same to Lessor under this Lease, as if by a bill of sale without further payment or credit by Lessor to Lessee.

(f) Lessee shall obtain all necessary permits for any construction, reconstruction, or repair to the Premises with prior authorization in writing from the Village Administrator. Lessee shall contact the Village Administrator at 847-663-3001 prior to performing any construction, revision, or action to or on the Premises or Property beyond that which would be reasonably considered routine maintenance. Any such work shall require written approval from the Village Administrator, which shall not be unreasonably denied.

(g) Lessor reserves the right to have its employees, agents or independent contractors perform any such work set forth in the plans and specifications it approves and Lessee agrees to pay the cost of all such improvements performed by or on behalf of Lessee, whether by Lessor's employees, agents or independent contractors.

11. USE OF PREMISES.

(a) Lessee shall maintain and use the Premises and improvements thereon in compliance with the requirements of all local, state and federal ordinances, laws, rules and regulations in effect during the Lease Term. Lessee shall not make or permit any operations, or which may increase the premium cost of

EXHIBIT A

or invalidate any policy of insurance carried on the Premises or covering Lessor's operations on the Premises or any part or appurtenance thereof.

(b) Lessee shall not display any sign, picture, advertisement or notice (collectively "**Signs**") on the Premises without the prior written approval of Lessor and having obtained required permits. Upon expiration of the term, Lessee shall remove all such Signs. Lessor shall not allow any advertisement or sign not related directly to Lessee's business. Lessee shall not permit others to post, paint, or place Signs on the Premises.

(c) Lessee shall not make or permit any noise or odor that is objectionable to the public or to Lessor, to emanate from the Premises and shall not create or maintain a nuisance thereon. Lessor makes no covenant for quiet enjoyment of the Premises.

(d) Lessee shall at all times keep the Premises clean, sanitary, and in good condition and repair, including the painting thereof, and in full compliance with all applicable food service and health code regulations subject to enforcement by the Village Sanitarian.

(e) Lessee, its employees, agents or contractors shall not create and shall use their reasonable best efforts to prevent the occurrence of dangerous or hazardous conditions on the Premises. Lessee shall not allow dangerous, explosive, flammable, or combustible materials on the Premises which would increase or tend to increase the risk of fire and further shall keep, observe and comply with all federal state and local rules, regulations, ordinances, and laws having jurisdiction over environmental matters affecting the Premises. If as a result of the Lessee's occupancy of the Premises hereunder, any such rule, regulation, ordinance or law is violated, the Lessee shall protect, hold harmless, defend and indemnify Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, from and against any and all loss, penalties, fines, costs, damages or expenses, including court costs and reasonable attorneys' fees, caused by, resulting from, or connected with such violation or violations. Should any contamination or other environmental condition occur or result from Lessee's use or occupancy of the Premises, Lessee will be responsible for all costs associated with its mitigation, cleanup and related liability. The provisions of this paragraph shall survive the termination of this Agreement.

12. **REPAIRS AND MAINTENANCE.** During the Lease Term, Lessee shall, at Lessee's sole cost and expense, perform timely ordinary repairs and regular maintenance solely to Lessee's fixtures, improvements, installations, hardware, interior signs, and all personal property brought into or installed within the Premises by the Lessee, and keep the Premises in good order, repair and condition at all times. Lessee's repair obligations shall be limited exclusively to items owned, installed, or introduced by Lessee and shall not extend to the structural elements, building systems, or physical condition of the Premises itself, including but not limited to walls, floors, ceilings, roof, plumbing, electrical systems, HVAC systems, windows, doors, or any leaks, cracks, water damage, or deterioration of the Premises, except to the extent such damage is caused by Lessee or Lessee's agents, employees, invitees, or contractors. Lessee shall promptly notify Lessor in writing of any structural condition, building system issue, damage, maintenance need, or repair requirement observed within or affecting the Premises.

Lessee shall promptly and adequately repair all damage to items owned, installed, or introduced by Lessee and shall replace or repair any such damaged or broken fixtures and appurtenances as necessary to restore them to good working order and condition. If Lessee does not make required repairs promptly and adequately, Lessor may, but shall not be required to, make such repairs, and Lessee shall pay promptly the reasonable cost thereof, including overtime and other expenses. After having given Lessee thirty (30) days prior notice, Lessor may, either voluntarily or pursuant to governmental requirement and at Lessor's own expense, make repairs, alterations or improvements in or to the Premises or any part thereof, including the Facility, and during operations may do all things necessary in connection therewith, all without any liability to Lessee by reason of interference, inconvenience, annoyance or loss of business. Lessor shall not be liable to Lessee for any expense, injury, loss, or damage resulting to Lessee from work done in, upon, along the Premises or from the use of any adjacent or nearby building, land, street, alley, or way.

EXHIBIT A

13. **INDEMNITY.** To the fullest extent permitted by law, Lessee agrees to protect, indemnify, defend and forever hold harmless Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, and assigns against and from, and to assume all liability and expense, including court costs and reasonable attorneys' fees, for death or injury to any person or persons and all loss, damage or destruction to any property caused by, attributable to or resulting from the Leased Activities, Lessee's improvement, maintenance or use of the Premises, Lessee's negligence, or the failure of Lessee to comply with the provisions of this Agreement. The indemnification and hold harmless provisions set forth in this Agreement shall not be construed as an indemnification or hold harmless against and from the negligence of Lessor, to the extent that such is in violation of Section 1 of the Illinois Landlord and Tenant Act, 765 ILCS 705/1; but only to the extent that all such obligations, liabilities, costs, damages, claims and expenses are not covered by the insurance required to be maintained by Landlord and tenant pursuant to this Agreement. The indemnities set forth herein shall survive termination of this Agreement.

14. **INSURANCE.**

(a) Lessee covenants and agrees that it will maintain at Lessee's expense the insurance required by this Agreement during the Lease Term. Lessee shall obtain policies of insurance which are acceptable to Lessor and provide the following initial coverage in the amounts as stipulated on **Exhibit B** attached to and made a part of this Agreement ("**Insurance Requirements**"), with such amounts subject to change on an annual basis, if deemed necessary by Lessor.

(b) To the extent permitted by law, all insurance coverage required under the terms of this Agreement shall list:

The Village of Morton Grove, including its Board members, elected and appointed officials, officers, employees, agents, volunteers, attorneys, and representatives.

as additional insureds. A duplicate copy of each such insurance policy or a certificate of insurance shall be furnished to Lessor prior to the commencement of the Leased Activities on the Premises and must show on the insurance policy or the certificate of insurance that Lessor will be properly notified in writing thirty (30) days prior to any termination, cancellation or modification of such policies. If such insurance is not in effect at any time, Lessee will immediately cease Lessee's use of the Premises and, upon failure to do so, Lessor has the authority and Lessee's consent to prevent Lessee from using the Premises. Lessee's failure to obtain proper insurance coverage or to insure Lessor as an additional insured shall not at any time operate as a waiver of Lessor's right to indemnification and defense against any claim under the terms and conditions of this Agreement.

(c) Lessee waives all claims for recovery from Lessor for any loss or damage (whether or not such loss or damage is caused by the negligence of Lessor and notwithstanding any provision or provisions contained in this Agreement to the contrary) to any of Lessee's property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject to the limitation that this waiver shall apply only when it is permitted by the applicable policy of insurance.

(d) For any claims related to the lease or use of the Premises described in this Agreement, the Lessee's required insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the Lessor, its elected and appointed officers, officials, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Lessor, its elected and appointed officers, officials, agents, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it.

(e) Lessee hereby agrees to waive rights of subrogation which any insurer of Lessee may acquire from Lessee by virtue of the payment of any loss. Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy shall be

EXHIBIT A

endorsed with a waiver of subrogation in favor of the Lessor for all injuries to Lessee, its employees, agents and volunteers. Acceptability of Insurers Insurance is to be placed with insurers authorized to conduct business in the state of Illinois with the current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the Lessor.

15. FIRE AND OTHER CASUALTIES.

(a) Lessee hereby releases Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, from all liability for loss or damage caused by fire or other casualty by reason of any injury to or destruction of any real or personal property of any kind, owned by Lessee, or in which Lessee is interested, which now is or may hereafter be placed on any part of the Premises.

(b) The Lessee further agrees that if the release hereinbefore made shall not be valid, the Lessor shall have the full benefit of any insurance affected by Lessee on the Premises or any improvements thereon. It is expressly understood and agreed, as one of the considerations to Lessor for the making of this Lease, and one of the conditions upon which it is made, that Lessee's insurer shall not have any claim, cause of action or demand against the Lessor, or any party or corporation at any time owning or operating the property of said Lessor on account of any damage or injury or destruction of the Premises or any improvements thereon, on account of any payment made to Lessee agrees to defend, indemnify and hold harmless Lessor, including its Board members, elected and appointed officials, officers, employees, agents, attorneys, and representatives, against any such claim, cause of action or demand.

(c) Lessee further agrees that in case any building, personal property, or other improvement owned or controlled by Lessee now or hereafter located upon said Premises is damaged or destroyed wholly or partially by fire or other casualty, Lessee shall remove all debris, trash or rubbish caused by or incident to said damage or destruction at the time and dates specified by Lessor and, in case of failure so to do, Lessor may, at its option, enter upon the Premises and remove such debris, trash or rubbish at the sole cost of Lessee, and Lessee hereby agrees to pay such cost to the Lessor upon presentation of a bill therefore.

(d) In the event of any casualty, Lessee may rebuild or terminate the Lease upon the written notice to Lessor.

16. REMEDIES. All rights and remedies of Lessor herein enumerated shall be cumulative, and none shall exclude any other right or remedy allowed by law.

(a) If Lessee defaults in the payment of Rent and fails to cure such default within ten (10) business days after the date Rent is due or if Lessee defaults in the prompt and full performance of any other provision of this Agreement and such default continues and is not cured to the satisfaction of Lessor within thirty (30) days of such default, at Lessor's sole option, this Agreement and Lessee's lease of the Premises shall automatically cease and terminate without further action of or notice by Lessor. If the leasehold interest of lessee is levied upon or attached by process of law, or if Lessee makes an assignment for the benefit of creditors, or if Lessee abandons the Premises, then and in any such event Lessor may, with or without notice of such election, terminate this Lease Agreement and/or Lessee's right to possession.

(b) No waiver of any obligation or default of Lessee shall be implied from omission by Lessor to take any action on account of such obligation or default and no express waiver shall affect any obligation or default other than the obligation or default specified in the express waiver and then only for the time and to the extent therein stated. No receipt of money by Lessor from Lessee: (1) after any default cure period by Lessee; (2) after the termination of this Lease; (3) after the commencement of any suit; or (4) after final

EXHIBIT A

judgment for possession of the Premises, shall waive such default or reinstate, continue or extend the Lease Term or affect in any way such notice or suit, as the case may be, unless agreed to in writing by the Parties.

(c) Upon any termination of this Lease, whether by lapse of time or otherwise, or upon any termination of Lessee's right to possession without termination of this Lease, Lessee shall surrender possession and vacate the Premises immediately existed prior to the commencement of the Leased Activities on or Lessee's use of the Premises. If Lessee does not remove Lessee's improvements and other personal property of all kinds from the Premises prior to the end of the Lease Term, Lessor may remove all such improvements and personal property at Lessee's sole cost and expense or, at Lessor's option, Lessee shall be conclusively presumed to have conveyed the same to Lessor under this Agreement as if by a bill of sale without further payment or credit by Lessor to Lessee. Lessee hereby grants to Lessor full and free license to enter the Premises in such event, with process of law, and to repossess the Premises and to remove Lessee and any others who may be within the Premises and remove any and all property from the Premises using such force as may be necessary without being deemed guilty of trespass, eviction or forcible entry or detainer, and without relinquishing Lessor's rights to Rent or any other right given to Lessor herein under or by operation of law. Lessee shall pay Lessor as liquidated damages and not as a penalty for forfeiture, at a rate of two times the amount of the Fixed Rent per month for each month that Lessee retains possession of the Premises or any part thereof after the termination of Lessee's lease of the Premises or this Agreement whether by lapse of time or otherwise as provided for in this Agreement. Possession of the Premises shall include without limitation continued placement of materials, signs, debris or other articles or property owned or permitted by Lessee to be placed on or about the Premises. No termination of Lessee's lease shall release the lessee from any liability or obligation that accrued under the terms of this Agreement prior to said termination.

(d) If Lessee abandons the Premises and Lessor elects to terminate Lessee's right to possession only, without terminating this Lease, Lessor may enter onto the Premises, remove Lessee's property and other evidences of tenancy and take and hold possession thereof as set forth in this section above. Failure of Lessee to occupy or use the Premises for the Leased Activities for ninety (90) days at any one time shall be deemed abandonment thereof.

(e) Should Lessee retain possession or use of the Premises or any part thereof after the termination of Lessee's Lease by Lessor or as otherwise provided for in this Agreement, Lessee shall, at the option of Lessor, become a Lessee from month-to-month only upon each and all of the terms herein provided as may be applicable to such month-to-month lease, and any such holding over shall not constitute an extension of this Lease; provided, however, that Lessee shall pay Lessor all damages sustained by Lessor and licensees by reason of such retention of possession or use.

17. **GOVERNMENTAL AUTHORITY.** This Agreement is made subject to the approval of any governmental authority having jurisdiction thereover.

18. **NOTICES.** All notices, demands, elections, and other instruments required or permitted to be given or made by either Party upon the other under the terms of this Agreement or any statute shall be in writing. Such communications shall be deemed to have been sufficiently served if sent by certified or registered mail with proper postage prepaid, hand delivered by Lessor or Lessee at the respective addresses shown below or to such other party or address as either Party may from time to time furnish to the other in writing.

(a) Notices to Lessor shall be sent to:

Morton Grove Village Hall
6101 Capulina Avenue
Morton Grove, Illinois 60053
Attn: Village Administrator
Phone: (847) 663-3001

EXHIBIT A

Email: administration@mortongroveil.org

(b) Notices to Lessee shall be sent to:

Complimentary Cafe & Co MGM LLC
4933 Oakton Street
Skokie, Illinois 60077
Attn: _____
Phone: (____) ____ - ____
Email: hi@complimentaryc.com

Notices, demands, elections, and other instruments shall be considered delivered to recipient on the second business day after deposit in the U.S. Mail, or on the day of delivery if hand delivered.

19. **TERMINATION.** Lessor may terminate this Lease Agreement and the tenancy hereby created at any time by giving Lessee one hundred and twenty (120) days prior written notice of Lessor's intention to so terminate. No termination of this Lease Agreement shall release the Lessee from any liability or obligation that accrued prior to said termination. In the event this Lease Agreement is terminated pursuant to this section, any unearned prepaid rentals made by the Lessee under the terms and conditions of this Agreement shall be refunded to the Lessee on a prorated basis less any other monies which may be due to Lessor.

20. **PROPERTY RIGHTS.** This Lease Agreement does not confer upon or vest in Lessee any right, title or interest in or to any property of Lessor except such rights as are specifically stated in this Agreement and all rights not specifically conferred to Lessee are reserved in Lessor. Lessor is not and never shall be liable to any creditor of Lessee or to any claimant against the estate or property of Lessee for any debt, loss, contract or other obligation of Lessee. The relationship between Lessor and Lessee is solely that of landlord and tenant and is not and never shall be deemed a partnership or joint venture.

21. **INABILITY TO PERFORM.** Except as otherwise expressly provided in this Agreement, this Agreement and the obligation of Lessee to pay Rent and to make any other payments as delineated hereunder and perform all of the other covenants and agreements hereunder on the part of Lessee to be performed shall not be affected, impaired or excused, nor shall Lessor at any time be deemed to be in default hereunder because Lessor is unable: (1) to fulfill any of its obligations under this Agreement; (2) to supply or is delayed in supplying any service expressly or by implication to be supplied; or (3) Lessor is prevented or delayed from so doing by reason of strike or labor troubles or any other cause whatsoever beyond the reasonable control of Lessor.

22. **ATTORNEYS' FEES.** In the event of any litigation or arbitration between Lessee and Lessor to enforce any provision of this Lease, or any right of either Party hereto, if Lessor is the prevailing Party, Lessee shall pay to Lessor all costs and expenses, including court costs and reasonable attorneys' fees, incurred by Lessor with respect to such litigation or arbitration. If Lessor, without fault is made a party to any litigation instituted by or against Lessee, Lessee shall indemnify Lessor against and save it harmless from all costs and expenses, including reasonable attorneys' fees incurred by Lessor in connection therewith.

23. **ESTOPPEL CERTIFICATE.** Lessee shall at any time and from time to time, after having received ten (10) days' prior written notice from Lessor execute, acknowledge or deliver to Lessor a statement in writing certifying that this Agreement is unmodified and in full force and effect (or if modified, stating the nature of the modification and certifying that this Lease, as so modified, is in full force and effect) and the dates which Rent is due Lessor and other charges are paid and acknowledging that there are not, to Lessee's knowledge, any uncured defaults on the part of Lessor hereunder or specifying such defaults if any are claimed. It is expressly understood and agreed that any such statement may be relied upon by any prospective purchaser or encumbrances of all or any portion of the real property of which the

EXHIBIT A

Premises are a part. Lessee's failure to deliver such statement within such time shall be conclusive upon Lessee that this Agreement is in full force and effect, without modification except as may be represented by Lessor, and that there are no uncured defaults in Lessor's performance.

24. **JURY TRIAL.** Lessee hereby agrees to waive all its rights to a jury trial in any action brought by either Party pursuant to or to enforce the rights or obligations of the Parties under the terms, conditions and provisions of this Agreement.

25. **GENERAL.** This Agreement and the rights and obligations accruing hereunder are binding upon the respective heirs, legal representatives, successors and assigns of Lessor and Lessee. Section captions used in this Agreement are for convenience only and shall not affect the construction of this Agreement. Whenever the context requires or permits the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable. In the event the time for performance hereunder falls on a Saturday, Sunday or holiday, the actual time for performance shall be the next business day. This Agreement shall be governed by the internal laws of the State of Illinois. If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law provided that the Agreement, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of the Parties. In the event of any conflict or inconsistency between the terms set forth in the body of this Agreement and the terms set forth in any exhibit hereto, the terms set forth in such exhibit shall govern and control. Time is of the essence with respect to the performance of the terms, covenants, and provisions set forth in this Agreement.

26. **LESSOR'S LIEN.** Lessor shall have a first lien upon the interest of Lessee under this Lease to secure the payment of all moneys due under this Agreement, which lien may be foreclosed in equity at any time when money is overdue under this Agreement; and the Lessor shall be entitled to name a receiver of said leasehold interest, to be appointed in any such foreclosure proceeding, who shall take possession of the Premises and who may relet the same under the orders of the court appointing said receiver.

27. **RAIL SERVICE.** Lessor makes no warranties or representations, expressed or implied, as to continued or future commuter rail service to the Premises.

28. **ENTIRE AGREEMENT.** It is expressly agreed by and between the Parties hereto that all of the agreements, terms and covenants contained in this Agreement are the only and incorporate all agreements entered into between the Parties affecting the Premises. No modification, waiver or amendment of this Agreement, or any of its terms, shall be binding upon Lessor or Lessee unless it is in writing, dated subsequent to the date of this Agreement and signed by a duly authorized officer(s) of the Party to be charged. The Lessee expressly acknowledges that Lessor has made no agreements affecting the Premises except those as are expressed herein.

SIGNATURE PAGE FOLLOWS

EXHIBIT A

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

LESSEE:

COMPLIMENTARY CAFE MGM LLC

LESSOR:

VILLAGE OF MORTON GROVE

By: _____

Signature

Name

Title

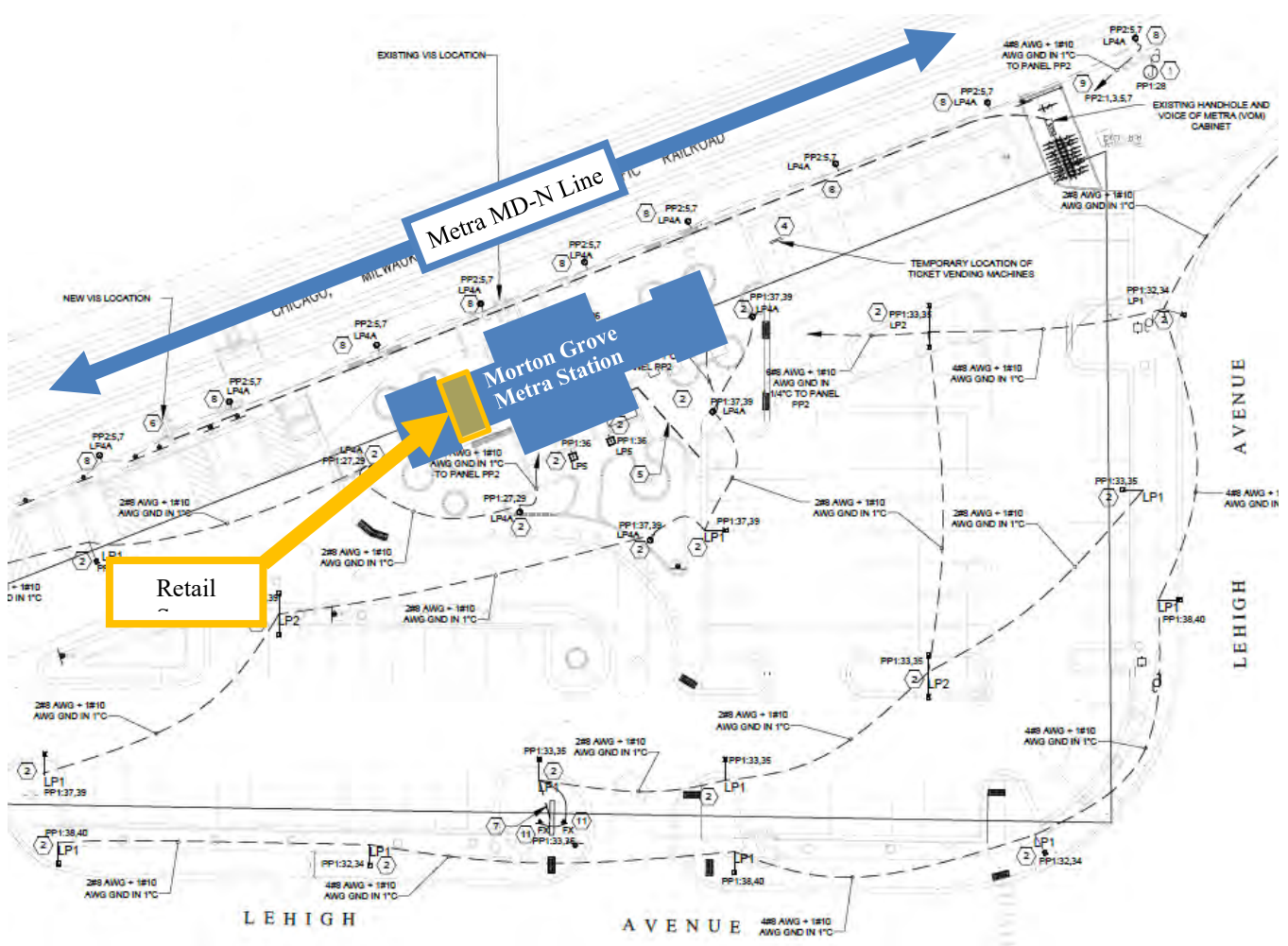
By: _____

Charles L. Meyer

Village Administrator

160 square feet
Located within Morton Grove
Station Depot
MD-N Line, MP 14.4

Exhibit A (Continued)
PREMISES LOCATION



Intended for illustration purposes only

Exhibit B
INSURANCE REQUIREMENTS

Minimum Scope and Limit of Insurance

Lessor shall obtain insurance at least as broad as:

Commercial General Liability

- Bodily Injury and property damage, combined single limit per occurrence of \$2,000,000, including Contractual Liability-Broad Form
- Personal and Advertising Injury of \$1,000,000
- General Aggregate of \$4,000,000

The GL coverage shall contain the Additional Insured Status, Primary and Non-Contributory language, and Waiver of Subrogation language as set forth in Paragraph 14 – Insurance of this Agreement.

Workers' Compensation: Statutory limits

Employers' Liability: \$1,000,000

- Each accident
- Disease, per employee
- Disease, policy limit

Verification of Coverage

Tenant shall furnish Lessor with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language affecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of all required insurance listing all policy endorsements to Lessor before occupancy of the property begins. However, failure to obtain the required documents prior to the occupancy shall not wave Lessee's obligation to provide them. The Lessor reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time. Cancellation or Non-renewal Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the Lessor.