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 JULY 14, 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. Deputy Village Clerk Amy Raffel called the roll. Present were Trustees Saba Khan, Rita Minx, John Thill, Connie Travis, and Keith White. Clerk Eileen Harford and Trustee Ashur Shiba were absent with notice.

IV. **APPROVAL OF MINUTES**

Mayor Witko asked for a motion to approve the Minutes of the June 23, 2026 Regular Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Khan.

Motion passed unanimously 5-0 plus 1 absent via voice vote.

V. **PUBLIC HEARINGS**

NONE

VI. **SPECIAL REPORTS**

Mayor Witko called Zoe Heidorn, Director of Community & Economic Development, to the podium.

1. **8125-45 River Drive and 8120-40 Lehigh Avenue: Request for Cook County Property Class 6b Tax Incentive.**

a. Ms. Heidorn said it's a pleasure to present tonight a request for a Cook County Property Tax 6b incentive for the property at 8125–45 River Road and 8120–40 Lehigh Avenue by Midwest RE Acquisitions, a subsidiary of Bridge Industrial, which has recently been rebranded as Kurv Industrial. The Resolution formally consenting to and authorizing Kurv's 6b application to Cook County is being presented tonight by Trustee White under Resolution 26-41. Ms. Heidorn said her presentation this evening summarizes the Village Administrator's June 9, 2026 presentation and provides new information in response to questions and concerns raised by the Village Board and the community since June 9, 2026.

VI. **SPECIAL REPORTS** (continued)

b. Ms. Heidorn said the Class 6b program is a Cook County property tax incentive program, and is designed to encourage industrial development and enhance the County's competitiveness in a high-cost market. There are currently hundreds of Class 6b designations in Cook County. There are three types of industrial projects eligible to receive this 12-year incentive: new construction, substantial rehabilitation, and, re-occupancy of vacant property. There are also "special circumstances" that Cook County can approve.

c. A property with a Class 6b designation is assessed at 10% of the new market value (as opposed to 25%) for Years 1–10. This is equivalent to a 60% project tax reduction. In Year 11, the property is assessed at 15%—the equivalent of a 40% reduction, and in Year 12, it's assessed at 20%, which is equivalent to a 20% reduction. In Year 13, the full tax load is once again imposed. The 6b program promotes industrial development by temporarily reducing the property tax burden on qualifying projects. This offsets the County's comparatively high property taxes, making it more competitive with neighboring counties like DuPage County to invest in. Ms. Heidorn offered the example of DuPage County's tax rates for commercial and industrial properties ranges from 1.8% to 2.5%, while Cook County's is 2.5% to over 4%. With construction and financing costs continuing to rise, a Class 6b incentive helps attract and retain new industrial investment.

d. Ms. Heidorn said the Village Board is well aware that the Village has never passed a resolution supporting the Class 6B, which is a requirement of the Cook County program. The Village has received many inquiries as recently as last week and this week, and a handful of formal requests, but no project has been of a scale and level of investment that warrants and justifies the incentive until today. In the case of new construction, the Class 6b property tax reduction will not become effective until construction is completed, and the reduced assessment will be based on the building's new valuation, not the existing valuation. The incentive does not reduce the amount of taxes collected by the taxing districts; instead, like other routine increases and decreases in the tax base, through appeals and re-certifications, the tax burden is redistributed among all properties in the district.

e. Ms. Heidorn noted that staff has surveyed all of the Class b designations approved over the last ten years. This incentive is a common tool in the north and northwest suburbs across Cook County. It has been used in many of the Village's neighboring communities, like Niles, Skokie, Evanston, Des Plaines, Northbrook, and Mt. Prospect. She said the project we're looking at tonight is located at the intersection of Lehigh Avenue and Park and River Drive. It is an 11-acre site zoned Office/Research/Manufacturing and improved with two office buildings. As of today, the owner reports over 75% vacancy, with just two tenants remaining. By comparison, in 2017, there were 11 tenants. Despite rezoning the site to improve its marketability, the owner has continued to face difficulty with leasing the site, which staff can attest to. Proposals for the site received to date include uses such as adult daycare, speculative industrial, recreational, and tax-exempt uses.

f. Staff is confident that, without intervention, occupancy will continue to decline and building costs will become unjustifiable, resulting in more reassessments diminishing property tax revenue. There are three possible scenarios for redevelopment or no new development. The first scenario assumes the vacancy stays at 75% as it is today, or increases to potentially 100%. Without sufficient rental income, maintenance and tax costs become difficult to justify.

VI. **SPECIAL REPORTS** (continued)

g. The owner could recover demolition costs through tax savings associated with vacant land assessments. The owner may choose to maintain the vacant property until market conditions are more favorable, while absorbing losses as part of a broader investment strategy. The second scenario is approval of the project before the Board tonight, which would stabilize the property tax bill, ensure against additional loss in tax revenue, and significantly increase the assessed valuation and tax base over time. The third scenario is uncertain and unknown, but perhaps the property could be used as an industrial or institutional re-use. Industrial development would similarly require a Class 6b designation to justify the construction costs, if new. An institutional re-use or redevelopment might have larger and more permanent tax impacts. We know that this site and market conditions will not support office, commercial, or residential redevelopment for many years to come.

h. The proposed project under consideration is one the Village and Kurv have worked together to shape—a project that is thoughtfully designed for the site, responsive to community priorities, and consistent with the long-term vision for this area, which is experiencing changes. Kurv is proposing an approximately 170,000 square foot "build-to-suit" project for BBJ La Tavola, a linen rental and fabrication business that is relocating its headquarters from Niles to Morton Grove. The $31M project will entail complete site redevelopment, significant tenant improvements, environmental remediation, and public infrastructure improvement at the developer's sole expense.

i. The property's current tax bill is just over $1M, but the owner has appealed the assessment based on the 75% vacancy condition, which is not disputed. If the appeal is approved, the tax bill will be reduced by approximately 40%. The Village's independent consultant (hired by the Village for this project and many others for seven years) expects the appeal to be approved, and has conservatively applied the 75% vacancy assessed value as the baseline for it tax projections and future comparisons. Ms. Heidorn said staff sees four possible tax bill scenarios associated with the three redevelopment scenarios discussed previously.

- Scenario 1: If the building is demolished, we could see a tax bill as low as $128,000 per year—maybe less, maybe more.
- Scenario 2: With the 75% vacancy assessment, the tax bill would drop to about $634,000 in the first year. We also don't expect the owner to be able to justify even this tax burden in the long-term, given the current rental status generated by the two remaining tenants.
- Scenario 3: The building will suddenly and miraculously become re-occupied. We feel this is unlikely. In this case, we would want to see a $1M tax bill with modest increases.
- Scenario 4: Approve the proposed project. The initial tax bill would be around $614,000, and by Year 13, when the incentive ends, the tax bill would be over $2M, which is double what it is today. This scenario provides certainty that the site will maintain stable tax revenue during the incentive period and generate nearly double what the site is generating today after the incentive ends.

j. Ms. Heidorn showed several charts of tax bills for the various scenarios. Scenario 4 clearly showed that approving the 6b tax incentive was better in the long run for the Village.

VI. **SPECIAL REPORTS** (continued)

k. Ms. Heidorn said, at the last Village Board meeting, interest had been expressed in staff conducting an analysis and review of the project's potential tax impact on other properties.

l. She said the Village's independent consultant had calculated the projected tax impact on properties with an assessed value of $500,000—residential, commercial, and industrial properties—compared with the 75% vacancy scenario which will likely be this year, homeowners of $500,000+ homes would see an impact of $5.29 more per year for the first 10 years, so there is a modest impact. As the 6b tax incentive tapers off, those homeowners would see a $37 per year annual savings for Year 11, $87 in Year 12, and in Year 13, more than $135 per year, with savings continuing thereafter. Commercial properties with an assessed valuation of $500,000 would see an impact of $14 more per year for Years 1-10, and industrial properties would see an impact of $15 more per year. The project preserves and stabilizes the tax base, preventing further declines in tax revenue and mitigating further property tax shift to other taxpayers. By the end of the of the 12-year incentive period, the property will return to the regular tax rolls at its fully assessed value and begin reducing the tax burden for other taxpayers. The incentive is temporary, but the benefits of the increased assessed value and future property tax growth extend far beyond the 12-year 6b period.

m. These tax impact scenarios are being presented under "very perfect" conditions. Realistically, property tax appeals by large industrial and commercial properties or changes in tax classifications routinely shift tax burdens among all taxpayers without our awareness.

n. Ms. Heidorn said a question had been raised at the June 9th Board meeting, wondering whether the reduced assessment rate would be on the current valuation, or on the future valuation of the redevelopment. The reduced assessment rate would be on the future valuation, which today is estimated to be $20.4 million, growing to $27.4 million by the end of the incentive term. The project adds significant assessed value to the tax base and will begin reducing tax burdens for other properties beginning in Year 11.

o. The Village will not support a renewal on this project; in fact, it is supporting a moratorium on 6b requests until a policy is approved by Board action. The Village's independent consultant reviewed the developer's proforma with and without the incentive using the internal rate of return (IRR) to evaluate whether the incentive is necessary and appropriately sized. The Village has no interest in enriching developers or providing assistance if it is not necessary. Without the incentive, Johnson Research Group calculated the project to have an IRR of 2.2%, indicating that it is not financially feasible. With the Class 6b, IRR increased to 13.3%, which is well within the Village's acceptable range and supports the conclusion that the incentive is warranted, but not excessive. These figures underline that, without the Class 6b incentive, the project will not move forward.

p. The project comes with an array of benefits to the community, including $30+ million in new industrial development, 250+ new jobs in the Village, reconstruction of Park Avenue at developer's expense; environmental remediation, new stormwater detention infrastructure and capacity, a significant contribution to the Lehigh Avenue lighting project, local tax generation of $40,000+ to the Village annually, 260+ trees preserved and planted, and a LEED designed and certified building.

VI. **SPECIAL REPORTS** (continued)

q. Ms. Heidorn said, in summary, if the Village does not approve a Class 6b for this project, it's okay, but it's known that the project will not go forward without the incentive, so the future of this property then becomes unknown. Very likely a further decline in occupancy and potentially full demolition, and diminishing tax revenues. A Class 6b tax incentive is a targeted, efficient, and transparent economic development tool. It does not divert taxes from districts. It is property-specific and it provides more immediate benefits to the taxing districts than a new TIF would. This project, with the 6b, provides predictability in the tax base, safeguards against property tax spikes for other taxpayers in the short term, and reduces the tax burden on other taxpayers in the long run. This project sets an incredibly high standard for industrial redevelopment in the Village, and for use of the Class 6b tool in Morton Grove. With a proposed moratorium on future 6b applications, the Board will have time to assess impacts and develop a policy on review. We can thus ensure that the tool continues to be used responsibly and in a manner that warrants the best outcomes for the Village and its taxpayers.

r. Ms. Heidorn apologized for the lengthy presentation, but Mayor Witko said she believed that Ms. Heidorn could present this in her sleep! Mayor Witko said that Ms. Heidorn has met with each Board member individually to make sure that they understood this project and to answer any questions they may have had. Mayor Witko said she appreciates Ms. Heidorn's time on this, adding she hoped the public would appreciate it as well. The mayor asked the Board to hold any questions until Trustee White reads the Resolution for this action into the record. Mayor Witko also wanted to hear from the public before the Board asks any questions.

VII. **PLAN COMMISSION REPORTS**

1. **Plan Commission Report PC 25-11: Requesting approval of a Special Use Permit for Municipal Buildings and Government 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.**

This case was presented by Zoe Heidorn, Director of Community and Economic Development.

a. On behalf of staff, Ms. Heidorn said she was proud to introduce Plan Commission Case PC 26-07, a request by the Village of Morton Grove for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities, a minor subdivision, and a vacation for the property at 6201 Dempster Street, all within a C-1 General Commercial District and an R-3 General Residence District, with waivers for accessory structures, fences, landscaping, off-street parking, and signage.

b. The Village is proposing to reuse an existing 37,800 square foot office building, formerly operated as a Fifth Third Bank branch, and construct a 13,400 square foot addition for use as a combined Village Hall and Police Department facility. The facility will house and support the operation of the Police Department, administration, finance department, and department of economic and community development, including building and inspectional services, which are currently based in this Village Hall building.

VII. **PLAN COMMISSION REPORTS** (continued)

c. Ms. Heidorn said, on June 2, 2026, the Appearance Commission reviewed Case PC 26-07 and unanimously approved an Appearance Certificate for the project, and forwarded a recommendation of approval. On June 4, the Traffic Safety Commission reviewed the case and also unanimously recommended approval, with comments. At the Public Hearing on June 16, the Plan Commission reviewed the Application and voted unanimously 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.

d. If approved at the July 28 Board Meeting, the Village will proceed with project permitting in 2026, followed by construction beginning in 2027, and completion in 2028. This legacy project represents a once-in-a-lifetime investment in the Village's operations. We look forward to replacing our current facility with a modern, accessible, and purpose-built municipal center designed to better serve our residents for decades to come. This project reflects years of hard work and planning by staff and the Board, and the Village's commitment to responsible stewardship of its resources and its dollars. Ms. Heidorn thanked the Mayor and the Board for their ongoing support.

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

1. **Chris Minx** said the vacancy has been caused by the owner not renewing leases. The owner has kicked people out. He wanted to know why TIF money wasn't being used, and said, of the Village's independent consultant, the Johnson Research Group, that because the Village hired them, they will say what the Village wants them to say. He said he mind-boggled about this whole matter. He felt this was just ridiculous.

2. **Mike Tracy, 8110-20 River,** said he believes in fair competition, but that's not the Village's job. He agreed with the first speaker that the vacancies are being caused by the owner. He couldn't understand why the Village is paying to conduct research to benefit the developer. Mr. Tracy felt the current building is still viable, and cited a number of nearby industrial areas that have waiting lists for space. He said he did not believe the consultants' report. He felt that saying this project would create over 250 new jobs was fiction. These people are all working in the Niles area and it's not much further a drive to get to where the new building would be. He said, possibly a few jobs would result, but nothing in the 250 range. Mr. Tracy said the Board's decision on the tax incentive has implications for the next 12 to 20 years, adding that he wouldn't be at all surprised if the developer pushed for renewal. In sum, Mr. Tracy felt approving the 6b was an unfair shift of the tax burden, and that it "tied his hands" from being able to compete.

3. **Tim Larson**, representing the current ownership, addressed the Board. He said his company has owned the site for over 10 years, and during that time, their goal was to rehabilitate and create value for distressed properties. He said they had offered incentives to "Land of Nod" (a division of Crate and Barrel) to create occupancy, to no avail. He's been unable to achieve occupancy for 10+ years, and maintaining the building is costly. To bring in a tenant now would cost his company millions. Mr. Larson said he strongly felt that the Kurv solution would be for the best.

VIII. RESIDENTS' COMMENTS (AGENDA ITEMS ONLY) (continued)

4. **Tom Doerr, 9225 Luna,** said, if the current ownership's business plan is to rehab buildings, and they don't have the funds to do that, then don't do it. And if they need extra money, give us stock in your investment in your project. Why don't we have that, if we're financing their project? He said that he thought it was unbelievable that the site wasn't being used for residential development, especially since, right down the street, there are a number of residential developments that seem to be doing quite well—in fact, they're sold out. He said, since he doesn't find that believable, he's not inclined to find other statement made tonight believable. What if their project is not a success? Do they have a tenant yet? If it's not a success, then we've put all this money out, and we'll still end up with vacant property. Lastly, he said, he found it quite unbelievable to think, at some future point, our taxes will go down once the tax incentive is done. It's not believable that taxes will decrease.

5. **Rob Busam, 8110-20 River Drive,** commented that he can appreciate the current owner's hardship; adding that he just wished the Village had as much concern for every business that faces a hardship. He said he and Mr. Tracy lose tenants, and they have to figure out how to deal with that, rather than running to the Village with their hands out. It's a tough market. But most businesses find ways to deal with it without a Class 6b tax incentive. A $10M tax break over 10 years is a significant tax shift to other property owners. He felt the Village was setting a dangerous precedent. He said he'd looked at how other communities use the 6b tool, and none that he looked at were of the magnitude of this one. He wondered if anyone had actually asked Kurv if they would abandon the project if they didn't get the 6b tax incentive. He said he was really curious about that, adding that everything is hypothetical—does the Village really think that nothing else, no other kind of development, could happen on this plot of land over the next ten to twenty years?

IX. PRESIDENT'S REPORT

1. Mayor Witko thanked the Morton Grove Days Commission, volunteers and staff for their support again this year for Morton Grove Days. While the weather was not on our side, she thanked everyone who made the event possible and everyone who was able to join the festivities. She thanked the Morton Grove Days Commission who made this event possible: Paul Minx, Rita Minx, Georgianne Brunner, Lisa Rathunde, Katy Napolitano (Shimanski), Nancy Leong, Dan DiMaria, Bill Burns, Deputy Police Chief Eric Ficht, Jeff Wait, Marty O'Brien, Wanda Robles, Boyle Wong, Zoe Heidorn, Alise Coulter, and Amy Raffel.

2. Mayor Witko said, on tonight's agenda, the Board will be considering a Resolution approving a lease agreement with Complimentary Café. We are excited to welcome this incredible local business to the Village's new Metra Station. Mayor Witko complimented the Café's proposal, which stood out for its professionalism and community focus, and was submitted earlier this year by its founder and owner, Riyaz Ali. During the Village's brief interactions with Riyaz, we came to know him as a warm, thoughtful, creative, and generous person who cared deeply about his family, his community, and his business.

IX. PRESIDENT'S REPORT (continued)

a. Sadly, Riyaz passed away on March 31. His brother, Imad, with the support of their family, stepped in to carry forward Riyaz's vision for their Morton Grove expansion with the same dedication and care. Although Imad could not be here tonight, the mayor welcomed his family, who are here with us this evening. Mayor Witko told Riyaz's family, "We are deeply sorry for your profound loss, and we are honored that your family has chosen to continue Riyaz's vision. We look forward to welcoming you and Complimentary Café to the Morton Grove community."

X. CLERK'S REPORT

Deputy Clerk Raffel had no formal report this evening.

XI. STAFF REPORTS

A. Village Administrator:

Mr. Meyer had no formal report this evening.

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XII. TRUSTEES' REPORTS

A. Trustee Khan:

Trustee Khan had no formal report this evening.

B. Trustee Minx:

Trustee Minx had no formal report this evening.

C. Trustee Shiba:

Trustee Shiba was absent — no formal report this evening.

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

D. Trustee Thill:

1. Trustee Thill presented **Resolution 26-39, Authorizing a Contract with Alliance Allied Inc. for Fire Station 4 Window Replacement Project.**

a. 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.

b. The project was publicly advertised on the Village's website on June 8, 2026. Thirteen contractors obtained bid documents. 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.

c. Alliance Allied Inc. was determined to be the lowest responsible bidder in the amount of $174,280.00. The contract documents allow for payment of twenty percent (20%) 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.

The fiscal impact of this Resolution is $199,279.00.

d. Trustee Thill said Station 4 is about 55 years old. He said most homeowners replace their windows a lot sooner. He then moved to approve Resolution26-39, seconded by Trustee Minx.

Motion passes: 5 ayes, 0 nays, 1 absent.

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

2. Next, Trustee Thill presented **Resolution 26-40. Authorizing the Purchase of Gasoline and Diesel Fuel from Al Warren Oil Company, Inc. Through the Suburban Purchasing Cooperative.**

a. 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 on-year periods under the same terms and conditions. The SPC subsequently exercised its first and second one-year renewal options, extending this 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.

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

D. Trustee Thill: (continued)

The fiscal impact of this Resolution is $350,300.00.

Trustee Thill moved, seconded by Trustee Travis, to approve Resolution 26-40.

Motion passes: 5 ayes, 0 nays, 1 absent.

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

E. Trustee Travis:

1. Trustee Travis reminded everyone 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.

2. Trustee Travis announced that the Community Relations Commission is currently accepting nominations for the Outstanding Neighbor Awards. If you have a neighbor who goes above and beyond to create community and help out those around them, please visit the Village's website to nominate them.

F. Trustee White:

1. Trustee White presented **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.**

   This is the second reading of this Ordinance.

a. Trustee White explained the Applicant, Midwest RE Acquisitions, had submitted Special Use and Subdivision applications ("Application") seeking approval to redevelop the approximately 11-acre North Grove Corporate Park property located at 8125-45 River Drive and 8120-40 Lehigh Avenue in the Village. The site is currently improved with two office buildings. The Applicant initially proposed a 227,600-square foot industrial building with 34 loading berths in 2025, but revised the proposal multiple times in response to comments from staff, the Plan Commission, and the public.

b. The current proposal consists of a 169,698-square foot single-tenant industrial building to be occupied by BBJ La Tavola, a linen rental and fabrication business with regional headquarters in Niles.

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

F. Trustee White: (continued)

c. The project includes approximately 24,000 square feet of office space, 226 off-street parking spaces, additional landscaping and tree plantings, reduced truck traffic generation, and a building height that complies with the Village's 40-foot maximum.

d. The Application was first presented to the Plan Commission in June of 2025, with multiple continuances to allow for additional review, revisions, and public input.

e. Following the submission of revised application materials in February of 2026, the Plan Commission considered the updated proposal at is March 12, 2026 meeting and voted 3-3 to recommend approval of the application, resulting in no recommendation for approval to the Village Board. The Applicant presented additional modification to the Village Board on April 28, 2026, and requested the case be remanded back to the Plan Commission for further consideration.

f. At a public hearing held on May 19, 2026, the Plan Commission voted unanimously to recommend approval of the Application and the revised plans, with conditions relating to truck traffic generation, final design, and infrastructure improvements.

Trustee White moved to adopt Ordinance 26-14, seconded by Trustee Thill.

g. Trustee Minx commented that this particular development is one that the Board has been considering for well over a year now. She felt that each member of the Board has wrestled with this at some point during the process. She said it's important that the Board Members, as residents and elected officials, realize that there have been other developments in the past that have not always pleased the residents. One particular example is the stables at Golf and Central. The residents were very much opposed to the Village annexing that land when it had the opportunity to do so. Ultimately, the Board decided against the annexation. Fast forward 10–15 years, those residents moved out of town, and the residents remaining were quite upset with the condition of the property. When the Village didn't annex that property, the County did, and the County did nothing with it. The residents came to the Village Board to complain and ask why the Village didn't "do something" about the condition of the property, but it was no longer in the Village's jurisdiction, so really, nothing could be done. She said the Village is working hard for its residents and is doing what they believe will be in the best interests of the Village going forward.

Mayor Witko called for the vote. The **motion passes: 5 ayes, 0 nays, 1 absent.**

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

2. Trustee White introduced **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.**

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

F. Trustee White: (continued)

a. Trustee White said, on June 2, 2026, the Appearance Commission reviewed Plan Commission 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.

Trustee White said, as this is the first reading of this Ordinance, no action will be taken tonight.

3. Trustee White presented **Resolution 26-41, 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.**

a. Trustee White said 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 a 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.

Trustee White moved to approve Resolution 26-41, seconded by Trustee Minx.

Mayor Witko asked if there were any questions or comments.

b. Trustee Khan asked Ms. Heidorn or Mr. Meyer could explain the renewal terms. Mr. Meyer said there is an option to renew near the end of the tax incentive period, but the Village does not intend to renew this project—it so states in this Resolution.

c. Trustee Minx commented that some of the speakers had said that giving this developer $10M is just not right, but she called to mind that when a developer wanted to take advantage of the TIF District to build "The Woodlands" development, and the Village incented the developer with a $6M "gift." People were outraged and chastised the Board. The developer was supposed to build something but they ended up not doing it, and they wanted to keep the $6M to build something else. Trustee Minx said she was new to the Board at that time. But, as it turns out, that particular TIF District is the most successful TIF in the State of Illinois! So the Village got something really great, and the developer....ultimately went out of business. She said the fact that this developer is investing $30M in this project, in terms of new roads, new lighting on Lehigh, and new stormwater detention, is a meaningful commitment.

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

F. Trustee White: (continued)

d. Trustee Minx continued, saying that she, too, questioned the "$5" impact because the math just doesn't work. In her rough calculations, she came up with a $60/year" additional tax impact. That makes more sense. She said her husband was born and raised in Morton Grove, and she herself has lived most of her life her. Her kids all grew up in town. She felt that still wanting to see the Village grow is not a bad investment at all.

e. Trustee Minx said she thinks there is a tentative lease; she has not asked all the questions yet that she needs answered. She looked at BBJ La Tavola's operation, and said she thought that the $40,000–$50,000 in sales tax revenue they would generate is unique in an industrial area. She said that these are just some of the things she's been looking at and thinking about during the 18+ months that this development has been on the table.

f. Mayor Witko clarified that one of the conditions of the Special Use Permit is that BBJ La Tavola is the leaseholder. She also said that Johnson Research Group was hired to protect the Village—not the developer and they're using realistic numbers, not "rosy" numbers. Also, she said, the fact that none of the other communities are using the 6b tool on any projects of magnitude speaks to how Morton Grove would use this tool in the future—that it has to be something of this size and benefit to the community for it to even be considered, now and for the future. Mayor Witko added, "Having been on this Board for 14 years, I have never seen a development undergo this level of scrutiny or been asked to change so many aspects of the project. This project has gone through the wringer because we all want to be comfortable with it, make sure we understand everything, so the trustees can feel confident in their vote." Mayor Witko pointed out that any money being spent on Johnson Research Group will be reimbursed by Kurv, per an agreement between Kurv and the Village.

g. Trustee Travis asked what the benefits are of having a building that is LEED certified. Mr. Meyer said the LEED Certification is a design standard that encourages sustainability and energy conservation. It really goes to the policies we promote through the ENRC, so it's designed to be a benefit to our community and to help us achieve the goals we've established through the ENRC.

Mayor Witko then called for the vote on Resolution 26-41.

h. Before casting her vote, Trustee Khan had some comments. She thanked Village staff for the extensive research, thoughtful analysis, and thorough explanations provided on this project. She said she understood the concerns that have been raised, but believes this proposal represents an opportunity to transform a property that has struggled for years into a significant investment in our community. This project brings a $30M private investment, approximately 250 new jobs, and improvements to roads and utilities that will benefit not only this development, but neighboring businesses as well. Instead, the more likely alternative is continued vacancy, declining property values, and lower tax revenue over time. She said, "We understand that there are some concerns over increases in taxes, however, as presented by our staff, this will benefit Morton Grove residents and our economy."

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

F. Trustee White: (continued)

i. Trustee Khan said it's the Board's responsibility to make decisions that best position Morton Grove for long-term success, and based on the information presented, she believes that approving the 6b incentive is a prudent investment that will "…encourage redevelopment, strengthen our tax base over time, and continue the positive momentum we are seeing throughout the Village. And with that being said, I vote yes for the 6b."

j. Trustee Minx said she believes it's time the Village invest in its industrial and manufacturing areas. She said she was impressed that Kurv, in spite of all the changes asked by the Village, was willing to work together to come up with a workable project. She was further impressed by BBJ La Tavola, for sticking with Kurv through this long process. She said, "Someone once said a town needs to be a good mix of industrial, commercial, and residential." She added, "I don't want to see it be all one or the other," so she too voted for the 6b.

k. Trustee Thill said, "Doing nothing is the worst thing we could do." He voted yes for the 6b.

Upon the vote, the **motion passes: 5 ayes, 0 nays, 1 absent.**

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

4. Next, Trustee White presented **Resolution 26-42, Establishing a Moratorium on Approving New Applications for Cook County Class 6b Property Tax Rate Incentive Designation.**

a. The Village has previously considered applications for Cook County Class 6b Property Tax Rate Incentive Designation. This designation is considered a real estate tax incentive 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 for this designation received after the effective date of the Resolution should be approved.

Trustee White moved to approve Resolution 26-42, seconded by Trustee Travis.

b. Trustee Thill asked, "Does that mean if someone comes in, we won't even look at it?" Mr. Meyer responded that the Board can always rescind the moratorium if they so desire. Any application would have to meet a very high standard before staff would bring it before the Board. But the Board retains the ability to rescind the moratorium.

Mayor Witko called for the vote on Resolution 26-42.

Motion passes: 5 ayes, 0 nays, 1 absent.

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

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

F. Trustee White: (continued)

5. Lastly, Trustee White presented **Resolution 26-43, Authorizing an Agreement with Complimentary Café MGM LLC for the Lease of Retail Space at the Morton Grove Metra Station at 8501 Lehigh Avenue in Morton Grove, Illinois.**

a. He explained that this Resolution authorizes the Village Administrator to execute a five-year lease agreement with Complimentary Café MGM LLC for the retail space at the Morton Grove Metra station. The lease includes two (2) optional automatic five-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.

Trustee White moved, seconded by Trustee Thill, to approve Resolution 26-43.

b. Trustee Thill asked what the menu would be like. A representative said they would have coffee, lattes, juice, water, muffins, empanadas, and items sourced from a local Morton Grove bakery. They'll also have a suggestion box so if community members want to see other things available, they can use the suggestion box. Complimentary Café is open to what the community wants, and they will be flexible with their offerings and their hours.

Motion passes: 5 ayes, 0 nays, 1 absent.

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

XIII. **OTHER BUSINESS**

NONE

XIV. **WARRANTS**

Trustee Khan presented the Warrant Register for July 14, 2026 in the amount of $1,499,728.23. She moved to approve the Warrants as presented, seconded by Trustee Minx.

Motion passes: 5 ayes, 0 nays, 1 absent.

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**absent**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

XV. RESIDENTS' COMMENTS

1. **Nicole Espinosa, 5729 Reba Street,** wanted to thank the Village for their rodent control program. She is a pet owner and mother of a fourth generation Grover. Ms. Espinosa said she'd like to request solutions to the rodent problem other than poison traps, for example, electric traps, glue traps, or rat birth control, none of which are currently used. She said she has also noticed an absence of smaller animals, i.e., cats, raccoons, skunks, and she's wondering if they were victims of the poison traps. She said she knows that Skokie and Evanston have similar rodent problems, and she was glad to know that Morton Grove collaborates with them. She had some suggestions, for example, having an additional garbage pick-up day. Ms. Espinosa said Skokie's rodent problem got worse when they went from twice weekly garbage pick-up to once weekly. She also suggested tagging or fining owners of over-filled garbage cans. Another suggestion was to eliminate the $75 fee to replace a garbage can, suggesting that may too much for some people to afford. Lastly, she proposed stricter enforcement on homes violating code. The rodent problem is a public health issue and possibly some of her suggestions could help diminish the problem.

   Mayor Witko thanked her and said she could already see Mr. Meyer making notes to address the problem.

XVI. 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 8:05 p.m.

PASSED this 28th day of July 2026.

Trustee Khan	absent
Trustee Minx	aye
Trustee Shiba	aye
Trustee Thill	aye
Trustee Travis	aye
Trustee White	aye

APPROVED by me this 28th day of July 2026.

Janine Witko

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

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

Eileen Scanlon Harford

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

Minutes by Teresa Cousar