

The Village of Morton Grove

Industrial Areas Plan

Existing Conditions

DRAFT



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With Technical Assistance provided by the
Chicago Metropolitan Agency for Planning.



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Introduction

The Village of Morton Grove has decided to create an Industrial Areas Plan which will define the vision of the industrial areas and the steps needed to meet that vision. Having an accurate understanding of the existing conditions of these areas is necessary to develop an appropriate and effective plan that addresses the issues, concerns, and goals of the community. This Existing Conditions Report—representing the accumulation of several months of research, analysis, and public outreach activities—provides an overview of the current conditions in the Morton Grove industrial areas and is designed to provide an agreed upon “starting point” by which to move forward and create a shared vision. All of the main data sources utilized in this report are listed in Appendix A.

The Existing Conditions Report is organized in the following sections:

- Introduction
- Section One: History and Regional Context
- Section Two: Summary of Background Studies, Reports, and Plans
- Section Three: Community Outreach
- Section Four: Demographic Profile
- Section Five: Land Use and Development
- Section Six: Economic and Market Assessment
- Section Seven: Transportation and Infrastructure
- Section Eight: Natural Resources
- Section Nine: Looking Forward

Why does Morton Grove need an industrial areas plan?

The Village of Morton Grove is one of Chicago's inner-ring northern suburbs in Cook County. With various commercial corridors, Morton Grove is conveniently located south of Golf, Glenview, and Wilmette, west and north of Skokie and east and north of Niles. The Village's current comprehensive plan was adopted in 1999 and provides goals and broad strategies for the community's future. Although this plan has served the Morton Grove community well, it does not sufficiently reflect the current realities, challenges, and opportunities of the industrial areas. Other subsequent subarea plans and initiatives such as the Lehigh/Ferris Framework Plan focus on the commercial corridors and transit-oriented development around the Metra station. Consequently, the Village of Morton Grove sought out technical assistance from the Chicago Metropolitan Agency for Planning (CMAP) to help create an industrial areas plan, which will establish a vision for the areas and provide a framework and guidance for future decision-making. The Industrial Areas Plan will build upon initiatives, market realities, and a shared vision to formulate a cohesive plan.

What is an industrial areas plan?

An industrial areas plan identifies a vision for the future of industrial areas and provides a roadmap to achieve this vision. The Morton Grove Industrial Areas Plan will specifically look at the industrial areas and their relationship to the rest of the Village, the industrial submarket, and the entire region. The plan will provide economic, market, workforce, land use, transportation, and environmental recommendations so these areas will be optimally utilized.

The plan is long-term and is meant to provide guidance over the next 10-15 years. It will also be flexible and adaptable to the changing conditions of the market and industrial area. The Village can update this plan at any time.

Relationship with the GO TO 2040 Regional Comprehensive Plan

Morton Grove's Industrial Areas Plan will reflect local concerns and visions, but also incorporate the industrial areas relationship with the larger industrial submarket and region. Recognizing these relationships helps the Village understand and plan for regional economic changes and their impact.

The Chicago Metropolitan Agency for Planning (CMAP) is the official regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will. CMAP developed and now guides the implementation of GO TO 2040, metropolitan Chicago's first comprehensive regional plan in more than 100 years.

GO TO 2040 establishes coordinated strategies that will help the region's 284 communities address transportation, housing, economic development, open space, the environment, and other quality-of-life issues. The plan contains four themes and 12 major recommendation areas:

1. Livable Communities

Achieve Greater Livability through Land Use and Housing
Manage and Conserve Water and Energy Resources
Expand and Improve Parks and Open Space
Promote Sustainable Local Food

2. Human Capital

Improve Education and Workforce Development
Support Economic Innovation

3. Efficient Governance

Reform State and Local Tax Policy
Improve Access to Information
Pursue Coordinated Investments

4. Regional Mobility

Invest Strategically in Transportation
Increase Commitment to Public Transit
Create a More Efficient Freight Network

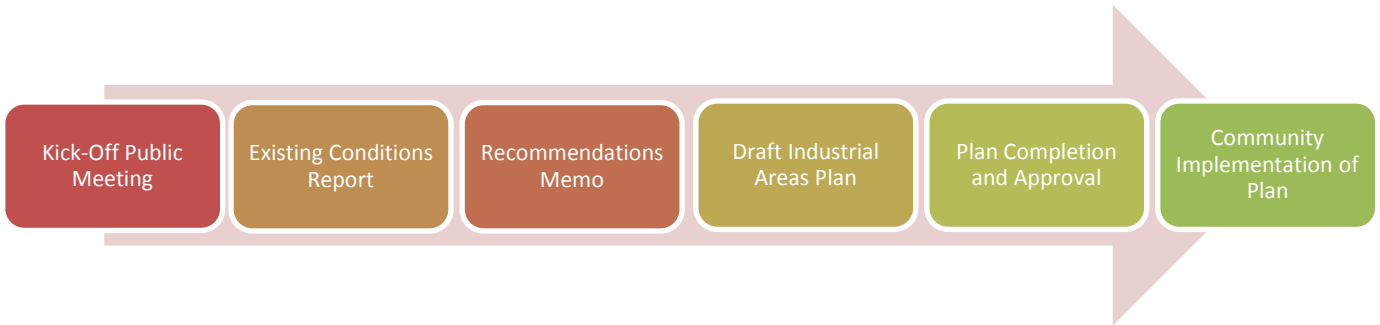
GO TO 2040 states that “municipalities are critical to the success of GO TO 2040 because of their responsibility for land use decisions, which create the built environment of the region and determine the livability of its communities. The most important thing that a municipality can do to implement GO TO 2040 is to take this responsibility very seriously.” By undertaking a planning process to create an Industrial Areas Plan, Morton Grove has taken responsibility for guiding its future and demonstrated its commitment to helping shape the future of the region as well.

One of the resources created as a result of the GO TO 2040 comprehensive regional plan was MetroPulse, the regional indicators project for the metropolitan Chicago region (www.metropulsechicago.org). This website provides data and information for key indicators for measuring and tracking regional quality of life and can be used by policy makers, community leaders, media, and the general public to gather objective data that can inform their work.

Planning Process

The planning process to create the Morton Grove Industrial Areas Plan will last a little over a year and includes multiple steps. The process has been crafted with assistance of Village officials and has been designed to include the input of Village residents, business owners, and other stakeholders.

Key stages of the planning process are shown below:



Next Steps

After presenting the Existing Conditions Report to the Plan Commission/Zoning Board of Appeals who is serving as the Industrial Areas Plan Steering Committee, CMAP will begin to draft a preliminary recommendations memo. This memo will outline the main concepts for the Industrial Areas Plan moving forward and will be presented to the Steering Committee for discussion and approval. Upon approval, CMAP will begin to draft the Industrial Areas Plan based upon the agreed recommendations.

Section One: History and Regional Context

This section provides an overview of the history of the Village of Morton Grove and how the Village and its industrial areas fit into the larger Chicago region. Examining the community's history and its regional position, especially with regard to its industrial areas, will aid in the understanding of its existing conditions and in the identification of potential opportunities or issues.

History

English and German families first settled in present-day Morton Grove in the 1830s and 1840s. Several decades later in 1872, Milwaukee Railroad constructed rail tracks and a train stop in the area. The area was then named Morton Grove, after railroad financier, Levi Parsons Morton.

The 1800s and early 1900s was a time of great progress for Morton Grove. Several businesses opened and flourished including Miller's Mill, Poehlmann Brothers Greenhouses, and Globe, Henning, and Squire-Dingee pickle processing plants. Additionally, the first housing subdivision was constructed by Bingham and Fernald in 1891 and the Village of Morton Grove was incorporated in 1895.

Following this growth and progress was the Great Depression of the 1930s. During this time, the Pohelmann Brothers Greenhouses went bankrupt and the Morton Grove Days Committee purchased twenty acres of land from the bankrupt company for a park. The remaining land was bought by Baxter Laboratories, which paved the way for other light industrial plants and research companies that settled in Morton Grove in the 1940s.

Morton Grove experienced a resurgence of growth in the 1950s. In this decade Interstate 94 opened and the community's population reached over 15,000. Commercial, industrial, and residential development continued during the 1960s and 1970s. In 1979, Morton Grove adopted its first Comprehensive Plan which would later be updated in 1999.

Regional Context

The Village of Morton Grove is located north of the City of Chicago in Cook County, Illinois. Morton Grove is generally referred to as a first ring or inner-ring suburb of Chicago and is considered a built-out community with the majority of its development occurring during the

1950s and 1960s. As shown on Map 1.1, the Village is situated west of the Interstate 94 and is bordered by the Village of Niles on the south and west, the Village of Glenview on the north, and the Village of Skokie on the east and southwest.

Overall, the Village of Morton Grove is approximately 5.2 square miles in size. As outlined in more detail in the Land Use and Development Section of this report, single-family residential uses are the primary land use in the community. Large open spaces owned and maintained by the Cook County Forest Preserve District bisect the Village and account for approximately 20% of the Village's total land area. Other large areas in the community are devoted to commercial and industrial uses. The Industrial Areas Plan focuses on those properties within the two industrial areas of the Village.

The Northern and Southern Industrial Areas

Morton Grove has two industrial areas as illustrated on Map 1.2. The 19-acre ***northern industrial area*** consists of three parcels of the south and east of Waukegan Road that are owned and occupied by Avon Products, Inc. The 231-acre ***southern industrial area*** is generally bounded by Main Street to the north, the southern municipal boundary and Oakton Street to the south, the Cook County Forest Preserve to the west and Austin Avenue to the east.

Several notable companies are located within the Morton Grove industrial areas including manufacturers such as John Crane, Xylem, Avon, Morton Grove Pharmaceuticals and TSI Accessory Group, as well as the corporate office of the Land of Nod, and the big-box retailer Menard's.

The industrial areas have numerous assets including a positive image and generally good infrastructure. Furthermore, the industrial areas enjoy excellent accessibility to the interstate system; a number of major arterial surface streets, such as Oakton Avenue, Dempster Street, Golf Road, and Waukegan Road; the Metra Milwaukee District- North Line commuter train line; bicycle and pedestrian trails; and CTA and Pace suburban bus services.

Near North Industrial Submarket

Real estate market analysts have identified that Morton Grove is part of a near north industrial submarket which includes Lincolnwood, Niles, Skokie, as well as Morton Grove (see Map 1.3). This industrial submarket extends over 15,203 acres of land, 9% or 1,386 acres of which is industrial.

Overall, manufacturing businesses in Morton Grove and the near north industrial submarket are diverse and fall under various manufacturing subsectors including food and beverage, paper and printing, primary metals, chemicals and plastics, machinery, health sciences, and computer and electronics.

Nearby Transportation Options and Points of Interests

The list below highlights the regional transportation options available in the Village as well as the major regional destinations or points of interests. These connections are particularly important for manufacturers to receive raw material, and components as well as ship out products. All distances are estimated from the intersection of Lehigh Avenue and Oakton Street which is a key intersection within the Village's southern industrial area.

Major Roadways

- Interstate 94 – 2.0 miles (via Touhy Avenue).
- Interstate 94 – 2.3 miles (via Dempster Street).
- Interstate 294 – 5.1 miles (via Dempster Street).
- Interstate 294 – 5.4 miles (via Touhy Avenue).

Regional Public Transit

- Morton Grove Metra Station (Milwaukee District -North Line (MD-N)) – 0.5 miles.
- Park Ridge Metra Station (Union Pacific - Northwest Line (UP-NW)) – 4.0 miles.

International Airports

- O'Hare International Airport – 12 miles.
- Midway International Airport – 18 miles.

Other Major Destinations

- City of Chicago Downtown Loop – 14 miles.

Section Two: Summary of Background Studies, Reports, and Plans

This section summarizes and analyzes existing plans and studies for Morton Grove or nearby communities that have or will likely have an impact on the industrial areas. These plans are important for the Village to consider when planning for the future of its industrial areas.

The following are the existing plans, studies and reports that were reviewed for this section.

- Village of Morton Grove Comprehensive Plan Update (1999)
- Village of Morton Grove Tax Increment Financing Districts and Plans
 - Waukegan Road TIF District (1995)
 - Lehigh/Ferris: TIF District (2000), Subarea Plan (2002), Framework Plan (2009)
 - Dempster/Waukegan Redevelopment Project Area (2012)
- Village of Morton Grove Economic Development Plan (2008)
- Village of Lincolnwood Comprehensive Plan (2001 and 2006)
- Village of Skokie Comprehensive Plan (2005)
- Waukegan Road Corridor Plan, Village of Glenview (2010)
- Glen Gate Shopping Center, Village of Glenview (2010)
- Village of Niles 2030 Comprehensive Plan (2011)

Village of Morton Grove Comprehensive Plan Update (1999)

Adopted in 1999, the Plan provides both recommendations for broad topic areas, such as residential areas, commercial areas, transportation and community facilities, and other focused areas.

In 1999, the Village's industrial uses were concentrated in three locations: the Avon facility; industrial properties off of Waukegan Road (which is now the residential development, Trafalgar Woods); and what this Industrial Areas Plan is classifying as the southern industrial area as shown on Map 1.2. The Plan recommends that the Village maintain the Avon facility and the property off of Waukegan Road as industrial uses but pursue commercial redevelopment if either business closed. For the property within the southern industrial area the Plan outlined one broad goal and eight objectives.

Goal:

A system of industrial development which maintains a diversified economic base and complements other types of local development.

Objectives:

- 1. Emphasize Morton Grove's strategic location and good regional accessibility as inducements for industrial property investment and development.*
- 2. Identify strategies to encourage new businesses and industries that provide jobs for the local labor force.*
- 3. Promote the retention and "retooling" of viable existing businesses and industries.*
- 4. Encourage the replacement or redevelopment of marginal, deteriorating and obsolete industrial properties.*
- 5. Promote redevelopment of the older industrial area along the railroad between Main and Dempster Streets.*
- 6. Ensure that all new industrial development is located in areas of similar or compatible use.*
- 7. Minimize the negative impact of industrial activities on neighboring land-uses.*
- 8. Continue to refine and enforce performance standards for noise, air, odor and other forms of environmental pollution.*

While many of the policies focus on assisting or incentivizing redevelopment or rehabilitation, the Plan tasks the Village with aesthetic and infrastructure improvements such as landscaping and signage at key gateway locations along with an improved pedestrian environment by ensuring all roads have sidewalks. The Plan also recommends petitioning Pace to provide bus service along Lehigh Avenue between Lincoln Avenue and Oakton Street.

The Plan focuses heavily on the redevelopment of northern portions of the southern industrial area to support the creation of a downtown near the Metra station. Since the plan's adoption, several industrial properties have redeveloped to support the downtown vision. For example, the former Lawnware factory site which occupied the triangular site southeast of the Lincoln and Lehigh intersection has been redeveloped into multi-family properties.

Village of Morton Grove Tax Increment Financing (TIF) Districts and Plans

Since the mid-1990s, Morton Grove has used subarea plans and tax increment financing (TIF) to rehabilitate and redevelop key commercial areas. The Village has three TIF districts as shown on Map 2.1.

Lehigh/Ferris: TIF District (2000), Subarea Plan (2002), Framework Plan (2009)

Consistent with the emphasis of the 1999 Comprehensive Plan on redeveloping industrial properties around the Morton Grove Metra station, much of the Village's subsequent planning work focused on establishing a vision for this redevelopment. In 2000, the Village established the Lehigh-Ferris Tax Increment Financing (TIF) Redevelopment District and then in 2002, adopted the Lehigh/Ferris Subarea Plan. With progress throughout the decade, the Village updated and adopted the Lehigh/Ferris Framework Plan in 2009. Building upon these previous efforts, the

Framework Plan focuses on how to continue the vision of a downtown around the Metra station through transit-oriented development.

The Framework Plan emphasizes a development plan for parcels west of the train station and Ferris Avenue and infrastructure improvements for the area. Development would consist of approximately 490 residential units and 51,000 square feet of commercial space. Infrastructure improvements focus on enhancing pedestrian and auto connectivity within the area through new and relocated streets along with pedestrian improvements.

As it relates to the southern industrial area, the prime recommendations include:

- The rerouting of truck traffic out of the planning area to prevent freight/resident conflicts;
- The addition of a pedestrian connection across the train tracks at Washington Avenue;
- The creation of a “railwalk” pedestrian and bike facility linking the residential areas north of Washington Avenue to Dempster Avenue; and
- The redesigning of the Lincoln/ Ferris/ Lehigh intersection to address existing unsafe traffic conditions.

TIF funds helped the Village redevelop a number of vacant and underutilized properties in the area, creating Ferris Plaza, Woodlands at Morton Grove, and Crossings at Morton Grove. Many of the former sites were industrial properties. Funds were also used for a series of public improvement projects, including streetscaping along Lincoln Avenue and Ferris Avenue. While development in the area slowed with the recession, the community continues to explore redevelopment opportunities, particularly on Village-owned sites that have been assembled with TIF funds. The district expires in 2023.

Waukegan Road TIF District (1995) and Dempster/Waukegan Redevelopment Project Area (2012)

The Waukegan Road TIF District and the Dempster/Waukegan TIF District are designed to enhance Waukegan Road and Dempster Street through commercial rehabilitation and redevelopment as well as transportation and streetscape improvements. Further information regarding these TIF districts can be found in Appendix B.

Village of Morton Grove Economic Development Strategic Plan (2008)

In 2008, the Village of Morton Grove adopted an Economic Development Strategic Plan that recognized the community’s need for economic development efforts and flexibility to respond and adapt to regional, national, and global economic changes.

Overall, the plan presents four goals: 1) retain, expand, and attract commercial and industrial businesses; 2) promote general economic development and business growth; 3) expand municipal revenue sources; and 4) redevelop commercial corridors to restore viability. Included in each goal is a list of short-term, mid-term, long-term, and ongoing strategies.

Other Plans

Other communities surrounding Morton Grove have created and adopted plans that impact the industrial landscape within the near north industrial market. Some communities are exploring or have explored transitioning their industrial land uses into retail land uses, however most communities plan to maintain and enhance their industrial land uses. For example, the **Village of Glenview's Waukegan Road Corridor Plan** and **Glen Gate Shopping Center Project**, calls to redevelop the area northeast of the Waukegan Road and Golf Road intersection into the Glen Gate Shopping Center. This redevelopment site includes the Avon-owned, industrial property located on the north side of Golf Road. The plan does not comment on the Avon-owned, industrial property on the south side of Golf Road located within Morton Grove.

Industrial sites have also been redeveloped in the Village of Lincolnwood. In 1990, many industrial properties near the intersection of Touhy Avenue and McCormick Boulevard were redeveloped into the retail development known as Lincolnwood Town Center. However, recent plans including the **Village of Lincolnwood's Comprehensive Plan (2006)**, call for the preservation of the remaining industrial uses around the Touhy Avenue and McCormick Boulevard intersection and in some other areas of the Village. Similarly, the **Village of Skokie Comprehensive Plan (2005)** and **Village of Niles 2030 Comprehensive Plan (2011)** identify the critical economic role of industrial businesses and recommend maintaining and enhancing their respected industrial areas. Further information on each of these plans can be found in Appendix B.

Section Three: Community Outreach

A primary goal of the Morton Grove Industrial Areas Plan is to optimize community engagement in the planning process. A public outreach strategy was formulated by CMAP staff to emphasize broad-based inclusion of Morton Grove residents, industrial area businesses and property owners, and other stakeholders, such that the concerns and interests of the Village's diverse community would be reflected in the goals of its Industrial Areas Plan. The outreach strategy also included real estate brokers, market experts, and workforce development providers to aide in the economic assessment of the area.

Outreach

CMAP staff conducted and attended various meetings, interviews, and events in order to learn more about stakeholder's issues and opportunities regarding Morton Grove and its industrial areas. Each different group of stakeholders was asked a similar set of questions:

- What is your vision for Morton Grove?
- Building off that vision, how could the community's industrial areas help achieve the vision you have for the future of the community?
- What are the weaknesses of the industrial areas?
- What are the strengths of the industrial areas?
- How could these areas better complement the existing community character?

An overview of each meeting is described below and thereafter the common strengths, concerns, and visioning ideas for the industrial areas.

Village of Morton Grove Board of Trustees Meeting

To kick off the Industrial Areas Plan project with Morton Grove, CMAP staff attended the Village Board's meeting on February 13, 2012. The purpose of the presentation was to introduce the project team, discuss the mission of CMAP, highlight the GO TO 2040 Plan, and review the scope of work for the Industrial Areas Plan.

Plan Commission/Zoning Board of Appeals Meeting

Members of the Village's Plan Commission/Zoning Board of Appeals serve as the Industrial Areas Plan's steering committee. On April 16, 2012, CMAP attended a Plan

Commission/Zoning Board of Appeals meeting to introduce the steering committee members to the project and receive their input on issues and opportunities for the industrial areas.

Morton Grove Chamber of Commerce and Industry Meeting

On June 6, 2012, CMAP staff attended a Morton Grove Chamber of Commerce meeting. During this meeting, CMAP staff discussed the purpose of the project and also discussed with the Chamber the industrial areas' strengths and weaknesses.

North Shore Senior Center Event

CMAP staff attended a senior event at the Morton Grove Civic Center on June 12, 2012. At this event, CMAP worked with attendees to determine their views regarding the industrial areas. Staff asked attendees to describe the area's strengths and weaknesses and their vision for the future of the industrial areas.

Public Meeting

Thirteen attendees consisting of residents, business owners, and community leaders participated in a public meeting on June 26, 2012. After an overview from CMAP staff about the purpose of the plan and the planning process, participants were divided into smaller working groups to discuss their ideas about the issues and opportunities facing the industrial areas. Each group prioritized their major ideas with the help of a facilitator, and then one member of each group reported back to the entire room about the challenges and strengths of the industrial areas.

Stakeholder Interviews

In order to gain further insight into the issues and opportunities within the industrial areas CMAP staff along with representatives from Valerie S. Kretchmer Associates, Inc. and Chicago Jobs Council conducted interviews during the summer of 2012 with several key stakeholders. Contact was attempted with every business in Morton Grove's industrial areas, along with several brokers, property owners, and workforce development administrators through phone calls, emails, and/or letters. The list of businesses contacted is presented in Appendix C. Individuals or groups interested in participating represented a wide variety of perspectives and provided keen insight into the industrial areas.

Stakeholder interviews were held with the following:

- Denise Chaimoritz, Commerical Broker, Newmark Knight and Frank
- Greg Wernisch, Commercial Broker, CTK Partners
- Chris Volkert, Commerical Broker, Colliers
- Ryan Barn, Commercial Broker, CBRE
- Paul Niewman, General Mangager of Elder Properties
- Chuck Grendys, Owner of Fear City
- Tom Klien, Plant Manager of Avon

- Frank Friedman, Principal, Sterling Properties
- John H Roeser, Senior Vice President American Landmark Properties, Ltd.
- Al Saulys, Director, Regional WorkNet Center, Arlington Heights
- Malachi Kelly, Employer Services Representative, Jewish Vocational Services
- Dave Geller, Chair and Professor, Oakton Community College, Manufacturing & Machine Technology Department
- Rachel Lindley, WIA administrator (National ABLE), Oakton Community College
- Cynthia Lawrence, WIA Administrator, Wright College
- Molly Verble, Director of Programs, Youth Job Center of Evanston
- Lynn Seinfeld, Business Institute Director, Oakton Community College

Key Findings

Throughout the outreach process a wide range of issues, strengths, opportunities, and desires were expressed. Although numerous ideas were discussed, there are several common strengths and weaknesses that were noted most frequently. Key strengths, weaknesses and visioning ideas are summarized below.

Strengths of the Industrial Areas:

- Provides jobs and tax revenue for the community
- Provides diversity to the local economy
- Accessibility to the interstate system
- Attractive for redevelopment
- Affordable rents and leases
- Industrial uses are contained
- Respectful of adjacent land uses
- Good relationships between community officials and industrial businesses and property owners
- Supported by strong workforce development programs and services

Weaknesses of the Industrial Areas:

- Many obsolete buildings – several do not have high, clear ceiling heights
- Lack of parking, especially for businesses on Austin Avenue north of Oakton Street
- Areas are landlocked with no further room for development
- Higher real estate taxes in Morton Grove than in Niles and Lake County

Visioning Ideas for the Industrial Areas

- Industrial areas remain contained in current designated areas and not infringe on other adjacent land uses
- Industrial businesses drive local and regional economy
- Buildings are green and sustainable

- Areas have improved lighting, signage and branding
- Financial incentives are established to retain manufacturing and wholesale trade businesses
- Consider alternative uses such as indoor recreational uses to occupy industrial areas

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Section Four: Demographic Profile

To gain insight into the demographic dynamics that impact Morton Grove and its industrial areas, data from the U.S. Census was gathered for analysis. Data discussed in this section comes from three sources collected by the U.S. Census Bureau: the 2000 U.S. Census, the 2010 U.S. Census, and the 2006-2010 American Community Survey. For comparisons and trend analysis, data was also gathered for the near north industrial submarket (Niles, Skokie, Lincolnwood, and Morton Grove), Cook County, and the seven-county Chicago region which includes Cook, DuPage, Kane, Kendall, Lake, and Will Counties.

Key Findings

- **Morton Grove's total population has remained fairly stable, while the composition of the population has substantially changed.** Morton Grove has experienced very little change in total population over the past decade (an increase of 3.6%); however the Village has become more diverse. White residents still make-up the majority of the population, but there has been growth in other ethnicities and races. Currently, Asians comprise almost a third of the population.
- **Morton Grove households have higher household incomes and educational attainment than the rest of Cook County.** Morton Grove's median household income of \$70,859 is 30% higher than the County's household income. Similarly, almost 90% of Morton Grove residents ages 25 and over have high school diplomas and nearly 41% have bachelor's degrees. Approximately 83% and 33% of Cook County residents have attained high school diplomas and bachelor's degrees respectively.
- **Morton Grove's unemployment rate of 6.6% is lower than Cook County and the region.** Healthcare/social assistance and retail trade are the largest sectors as they employ 18.5% and 12.5% of the residents respectively.
- **Approximately 16.5% of Morton Grove's residents work within the communities that comprise the near north industrial submarket (Lincolnwood, Morton Grove, Niles, and Skokie).** Comparatively, almost a third of employed residents work in the City of Chicago.

Population and Households

Morton Grove's average household size is comparable to the average household sizes in the industrial submarket, county, and region. Per the U.S. Census data, Morton Grove's average household size of 2.7 is identical to the other comparative geographies as shown on the table below.

Interestingly, the average household size in Cook County was 2.7 in 2000 and decreased to 2.6 in 2010. Conversely, both Morton Grove and the near north industrial submarket (which includes Skokie, Lincolnwood, Niles, and Morton Grove), experienced relative stability, with the household size remaining 2.7 persons over the period.

Table 4.1 Population, Households, and Household Size, 2010

	Morton Grove	Near North Industrial Submarket	Cook County	Chicago Region
Population	23,270	130,447	5,194,675	8,431,386
Households	8,630	48,408	1,966,356	3,088,156
Average Household Size	2.7	2.7	2.6	2.7
Source: 2010 U.S. Census.				

Morton Grove's population has remained fairly stable, which is comparable to that of the region over the past decade. Between 2000 and 2010, the Village grew by 3.6%, similar to that of the region as a whole, but more than the industrial submarket, which increased by 1.3%, and the county, which experienced a population decline of 3.4%.

Table 4.2 Population and Change in Population, 2000 and 2010

	Morton Grove	Near North Industrial Submarket	Cook County	Chicago Region
Population, 2000	22,451	128,226	5,376,741	8,146,264
Population, 2010	23,270	130,447	5,194,675	8,431,386
Change, 2000-10	819	2,221	-182,066	285,122
Change as %, 2000-10	3.6%	1.3%	-3.4%	3.5%
Source: 2000 and 2010 U.S. Census.				

Income and Educational Attainment

Household incomes in Morton Grove are higher than that of Cook County. The median household income for Morton Grove is \$70,859, which is higher than Cook County's median household income of \$53,942. The primary factor causing the wide variance between household incomes of the Village and the County is the greater number of households making between \$100,000 and \$150,000 (22.1% of Morton Grove vs. 12.9% for Cook County). While the income distribution for the industrial submarket is similar to that of Morton Grove in the aggregate, Niles,

Lincolnwood, Morton Grove, and Skokie each have differing income profiles. For example, the median household income for Niles is \$50,829 while it is \$82,875 for Lincolnwood.

Table 4.3 Household Income, 2010

	Morton Grove		Near North Industrial Submarket		Cook County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,167	13.9%	8,025	17.3%	458,462	23.7%	594,251	19.5%
\$25,000 to \$49,999	1,575	18.7%	10,093	21.7%	443,011	22.9%	650,102	21.4%
\$50,000 to \$74,999	1,759	20.9%	8,309	17.9%	349,011	18.0%	553,681	18.2%
\$75,000 to \$99,999	1,069	12.7%	6,452	13.9%	240,948	12.4%	414,960	13.6%
\$100,000 to \$149,000	1,858	22.1%	8,113	17.4%	249,666	12.9%	460,697	15.1%
\$150,000 and over	994	11.8%	5,525	11.9%	195,383	10.1%	370,397	12.2%
Median Income (2010)	\$70,859		N/A		\$53,942		N/A	
Source: 2006-2010 American Community Survey.								

Most of Morton Grove's residents have a high school diploma, while a significant number have a bachelor's degree or higher. Almost 90% of Morton Grove residents 25 years and older have obtained at least a high school diploma, a higher rate than the County or the region. Similarly, almost 41% of the population 25 years and older in Morton Grove have obtained a bachelor's degree, which is comparable to the submarket (41%), but higher than the county (33%) and the region (35%).

Table 4.4 Education Levels, 2010

	Morton Grove		Near North Industrial Submarket		Cook County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Population, 25 years and over	16,781	100.0%	91,703	100.0%	3,413,901	100.0%	5,450,630	100.0%
High school diploma or higher	14,975	89.2%	80,676	88.0%	2,840,274	83.2%	4,661,868	85.5%
Bachelor's degree or higher	6,852	40.8%	37,711	41.1%	1,131,925	33.2%	1,899,328	34.8%
Source: 2006-2010 American Community Survey.								

Unemployment rates in Morton Grove are lower than Cook County and the region. Morton Grove's unemployment rate of 6.6% is lower than the industrial submarket (7.8%), the County (9.9%) and the region (8.9%).

Table 4.5 Employment Status, 2010

	Morton Grove		Near North Industrial Submarket		Cook County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Population, 16 years+	18,967	100.0%	106,470	100.0%	4,074,129	100.0%	6,481,308	100.0%
In labor force	11,932	62.9%	65,721	61.7%	2,708,191	66.5%	4,429,414	68.3%
Employed	11,136	93.3%	60,608	92.2%	2,438,989	90.1%	4,020,137	90.8%
Unemployed	788	6.6%	5,094	7.8%	267,681	9.9%	395,392	8.9%
Not in labor force	7,035	37.1%	40,749	38.3%	1,365,938	33.5%	2,051,894	31.7%
Source: 2006-2010 American Community Survey.								

Similar to the County and the submarket, health care and social assistance sector and retail trade sector represent the largest industries for the employment of local residents. Morton Grove residents are employed in numerous industries; however, 31% percent of Morton Grove residents are employed in health care and social assistance and retail trade. Health care and social assistance is the single largest industry employing residents of Morton Grove, the near north industrial submarket, and Cook County. Only 8.2% and 5.3% of Morton Grove residents work in the manufacturing and wholesale trade industries, which dominate Morton Grove industrial areas.

Table 4.6 Employment of Community Residents by Industry Sector, 2010

	Morton Grove		Near North Industrial Subarea		Cook County	
	Count	Percent	Count	Percent	Count	Percent
Total Employed Population*	11,895	100.0%	74,561	100.0%	2,155,508	100.0%
Health Care and Social Assistance	2,196	18.5%	11,349	15.2%	302,712	14.0%
Retail Trade	1,483	12.5%	7,751	10.4%	215,373	10.0%
Educational Services	1,048	8.8%	5,908	7.9%	222,664	10.3%
Manufacturing	971	8.2%	4,905	6.6%	179,824	8.3%
Accommodation and Food Services	937	7.9%	5,073	6.8%	177,426	8.2%
Professional, Scientific, and Technical Services	860	7.2%	4,587	6.2%	165,815	7.7%
Finance and Insurance	645	5.4%	3,493	4.7%	133,557	6.2%
Wholesale Trade	633	5.3%	3,101	4.2%	101,547	4.7%
Administration & Support, Waste Management and Remediation	606	5.1%	3,598	4.8%	157,143	7.3%
Other Industries	2,516	21%	12901	17%	499,447	23%
Source: Longitudinal Employer-Household Dynamics - U.S. Census. *Note that the total employment figures reported in Table 4.7 are different from those in tables 4.8 and 4.9 due to the difficulty and variety of methods used to estimate employment from different sources.						

Approximately 82% of Morton Grove residents work in an array of Cook County communities, with over 30% employed in Chicago. Within the industrial submarket, 5.6% of residents work in the Village while an additional 10.9% are employed within Niles, Skokie or Lincolnwood.

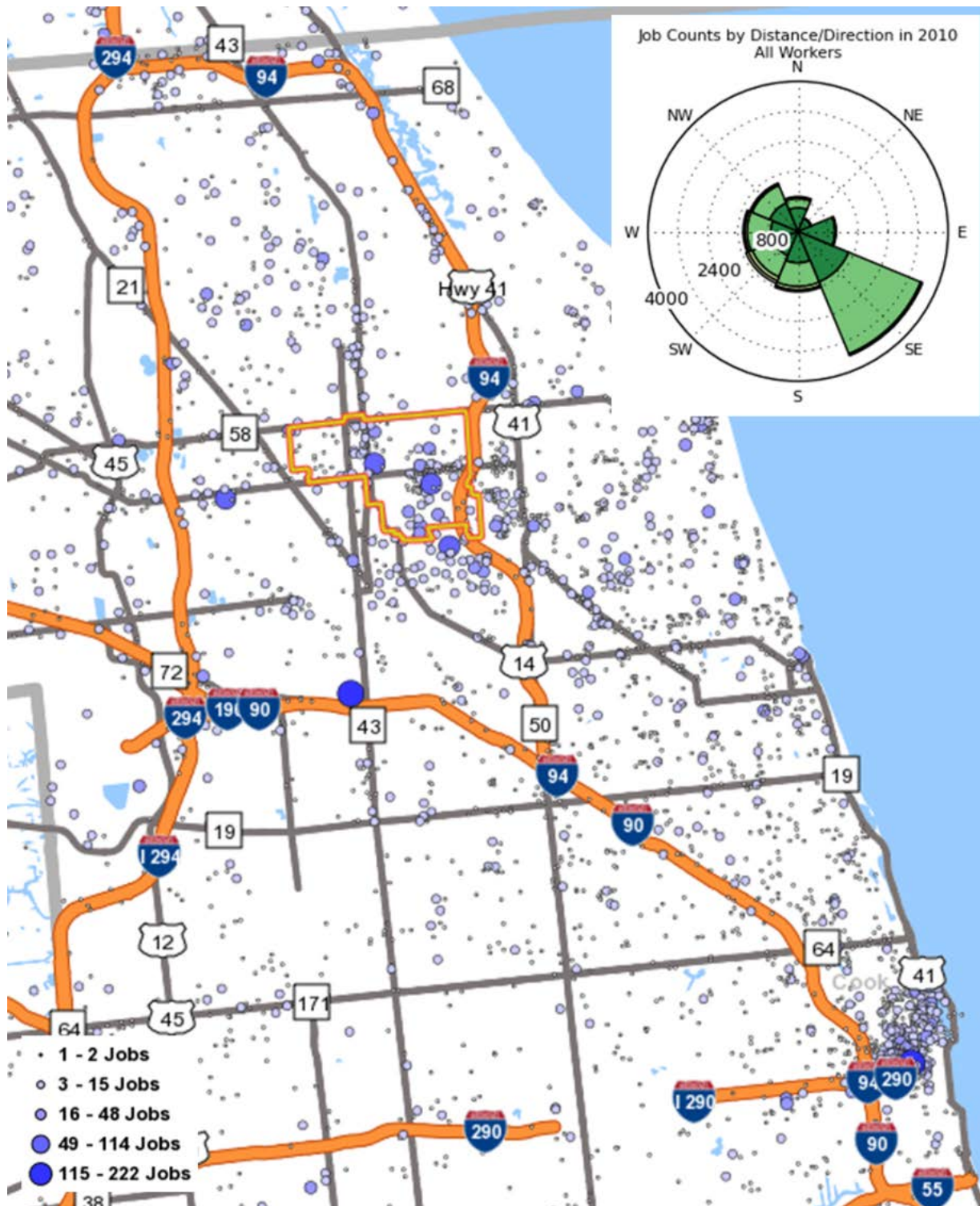
Table 4.7 Employment Location of Morton Grove Residents, 2010

	Count	Percent
Total Employed Population	11,895	100.0%
Chicago	3,912	32.9%
Skokie	747	6.3%
Morton Grove	663	5.6%
Evanston	598	5.0%
Glenview	482	4.1%
Niles	355	3.0%
Northbrook	289	2.4%
Other Locations		
In Cook County	2756	23.2%
In Lake County	889	7.5%
In DuPage County	743	6.2%
All Other Locations	461	3.9%

Source: Longitudinal Employer-Household Dynamics - U.S. Census.

Figure 4.1 illustrates where Morton Grove's residents work. Greater concentrations of darker colored purple circles in Figure 4.1 correspond to areas where more community residents work. Please note that this map does not depict the full extent of where the Village's residents work, but it does depict all major concentrations and the majority of workers.

Figure 4.1 Employment Locations of Community Residents, 2010



Source: Longitudinal Employer-Household Dynamics - U.S. Census.

Section Five: Land Use and Development

This section describes the existing land use and development conditions within Morton Grove and the two industrial areas with a focus on the types of uses, current zoning, and the built environment. The information in this section has been obtained from CMAP's Geographic Information System (GIS) database, the Cook County Assessor's Office, and a visual assessment of the community undertaken by the project team in the summer 2012.

Key Findings

- **Residential land use is the largest land use category in Morton Grove.** Approximately 49% of the community is residential land that is occupied by 8,971 housing units.
- **Industrial property only accounts for 8% or 200 acres of land in Morton Grove.** Approximately 98% or 196 acres of the community's industrial land is located within the northern or southern industrial study areas. The remaining 2% or 4 acres of industrial land is located along Lincoln Avenue.
- **Morton Grove is part of the near north industrial submarket which includes the Villages of Lincolnwood, Niles, and Skokie as well as Morton Grove.** The submarket covers 15,203 acres of land, 9% of which is industrial.
- **Most of the Morton Grove's industrial land is zoned M-2 which allows a wide range of light manufacturing uses.** Other industrial land is zoned M-1, which is more restrictive.

Land Use

Land use simply refers to the physical use of land such as residential, commercial, industrial, open space, etc. A zoning code dictates a land's permitted and/or restricted land uses as well as restrictions for development such as size, density, height, lot coverage, or any other bulk restrictions.

The following table breaks down land use by category for the entire Village of Morton Grove. The amount of acres in each category was calculated using parcel data, meaning that all roads and right-of-ways were excluded in the calculation.

These land uses are also displayed on Map 5.1.

Table 5.1 Land Uses in Morton Grove, 2012

Land Use	Acres	Percentage
Single Family Residential	1,167.3	46.1%
Open Space	690.5	27.3%
Commercial	203.5	8.0%
Industrial	200.2	7.9%
Institutional	72.3	2.9%
Multi-Family Residential	65.9	2.6%
Utilities	49.6	2.0%
Vacant	40.8	1.6%
Transportation	35.3	1.4%
Equestrian	5.0	0.2%
Mixed Use	0.7	0.0%
Total	2,531	100%
Source: Cook County Assessor's Office.		

Residential

As shown in Table 5.1, the dominant land use in Morton Grove is residential, which comprises approximately 49% of the community's total land. A total of 8,971 housing units occupy the residential areas in Morton Grove. The majority of units were built between 1950 and 1969, with over 40% constructed during the 1950s.

Approximately 7,281 units or 81% of the total housing units are single-family. Most of these units are single family detached units while only a few are single family attached units. It is estimated that 1,667 units or 18% percent of the total housing units are multi-family (2 units or more). These types of residential developments are concentrated in the southern sections of the

Village near the Metra Station and along the rail line. A few other multi-family developments are located along Waukegan Road, Lehigh Road, Dempster Street, and Lincoln Avenue.

As shown on Table 5.2, Morton Grove enjoys a low housing vacancy rate of 4.5%, which is lower than Cook County's rate of 9.8% and the region's rate of 8.4%. The low vacancy rate is likely a result of various factors including the low residential turnover and the attractiveness of Morton Grove as a family-friendly community rich in amenities. Within the Village's occupied units, approximately 91% are owner-occupied units, while the remaining 9% are renter-occupied properties. The tenure in the Village is understandable given the dominance of single-family homes and the relatively high median household income in the area, indicating a market suitable for home ownership. The Village's owner-occupied rate is higher than Cook County (58%) and slightly higher than the region as a whole (66%).

Table 5.2 Housing Occupancy and Tenure

	Community		County		Region	
	Count	Percent	Count	Percent	Count	Percent
<i>Occupancy</i>						
Vacant Units	406	4.5%	214,003	9.8%	284,601	8.4%
Occupied Units	8,630	95.5%	1,966,356	90.2%	3,088,156	91.6%
Total Housing Units	8,971	100.0%	2,173,433	100.0%	3,352,393	100.0%
<i>Tenure</i>						
Owner-Occupied	7,853	91.0%	1,143,857	58.2%	2,022,176	65.5%
Renter-Occupied	777	9.0%	822,499	41.8%	1,065,980	34.5%
Total Occupied Housing Units	8,630	95.5%	1,966,356	90.2%	3,088,156	91.6%
Source: 2010 U.S. Census.						

Open Space

After residential land uses, open space is the second largest land use. Morton Grove has approximately 690 acres of open space which comprises 27% of the community's land. Almost 630 acres, the vast majority of the open space in Morton Grove, is the Cook County Forest Preserve. The Forest Preserve buffers both sides of the Chicago River and consequently runs through Morton Grove on a southwestern to northeastern diagonal and marks the western boundary of the southern industrial study area. The remaining 60 acres is a series of parks which are managed by the Morton Grove Park District.

Commercial

Approximately 8% of the Village or 204 acres is commercial. Commercial properties line some of the major corridors of Morton Grove such as Golf Road, Dempster Street, and Waukegan Road and are also in scattered locations along Lincoln Avenue. Most of these commercial

properties consist of retail spaces and professional offices. The majority of the commercial properties along the corridors are one-story strip malls built in the 1960s, while some were built in the 1980s.

In addition to these major corridors, some commercial properties are along Lehigh Road and Oakton Street within the southern industrial study area. As further described below, the commercial properties in this area include a large retail big-box, office properties and other commercial property.

Industrial

Industrial uses account for 8% of the Village or 200 acres of property. Approximately 98% or 196 acres are located within the northern or southern industrial study areas and are further described below. The remaining 4 acres or 2% of industrial land is located along Lincoln Avenue and in several smaller industrial buildings. Industrial land uses are further discussed in this section.

Other Uses

A variety of other uses comprise the remaining 8% of Morton Grove. These uses include institutional, utility, equestrian, mixed-use, transportation (rail tracks), and vacant property. Overall these uses are scattered throughout the community. The southern industrial area does contain some institutional and vacant parcels.

Industrial Areas

While industrial uses are only 8% of the Village's land area, such properties are primarily concentrated in two locations: the northern and southern industrial areas as illustrated on Map 5.1. Table 5.3 breaks down the industrial uses within these areas followed by a detailed discussion of the uses within each area. The table below was also calculated using parcel data, meaning that all roads and right-of-ways were excluded in the calculation.

Table 5.3 Land Uses in Morton Grove Industrial Areas, 2012

Land Use	Acres	Percent
Industrial Areas		
<i>Northern Industrial Area</i>		
Industrial	19	100.0%
Total	19	100%
<i>Southern Industrial Area</i>		
Industrial	177.6	76.9%
Commercial	37.5	16.2%
Transportation	6.5	2.8%
Institutional	5.8	2.5%
Vacant	3.0	1.3%
Mixed Use	0.3	0.1%
Utilities	0.2	0.1%
Total	231	100%
Source: Cook County Assessor's Office.		

Northern Industrial Area

The northern industrial area's location on the northern edge of the Village physically separates it from the southern industrial areas. This 19-acre site at the southeast corner of Golf and Waukegan Roads solely consists of the Avon facility which faces Waukegan Road. Avon owns this parcel of land as well as the parcel north of Golf Road in Glenview. Avon is currently selling its Glenview property so it can be redeveloped into the Glen Gate Shopping Center, but is retaining its Morton Grove facility. With the exception of the Avon facility, the area surrounding the northern industrial area is primarily surrounded by commercial development on the north and west, and institutional and residential to the east and southeast.

Southern Industrial Area

The southern industrial area is generally bounded by Main Street to the north, the southern municipal boundary and Oakton Street to the south, the Cook County Forest Preserve to the west and Austin Avenue to the east. This is the larger of the two industrial areas and includes 231 acres of land. The uses in the area include:

- **Industrial.** Approximately 178 acres or 77% of the total southern industrial area is industrial.
- **Commercial, office and retail.** The second most common use is commercial which comprises 37 acres of land in the southern industrial area. Commercial land in this area is generally made up of office and retail uses. The largest office uses is located southwest of Lehigh Avenue and River Road in the interior of North Grove Corporate Park and

features one-story buildings constructed in the 1980s, while the largest retail uses is the Menards located to the southwest of the Oakton Street and Lehigh Avenue.

- ***Institutional, Transportation and Other Uses.*** Finally, institutional uses and transportation uses make up a total of 12.3 acres. These uses generally include the train lines, as well as SHORE service program for the developmentally disabled and Morton Grove's Public Works facilities. Mixed-use and utilities only comprise 0.5 acres of land in the southern industrial area and only 3 acres of the land is vacant.

As shown on Map 5.2, the industrial properties in the southern industrial area fall into one of three more narrowly defined subareas.

The ***Lehigh/Oakton Northeast industrial subarea*** includes industrial properties east of Lehigh Avenue and north of Oakton Street. The northern part of this subarea exhibits a traditional industrial development pattern with rectangular parcels and development that are accessible via Madison Court or Monroe Court. Several buildings are large, multi-tenant warehouses that provide locations for numerous small industrial businesses. This design contrasts with the numerous small industrial buildings found in the western sections of Skokie and Lincolnwood. Further south on Austin Avenue is the large Xylem manufacturing facility and other smaller facilities on one large rectangular parcel facing Austin Avenue. Other smaller industrial parcels and developments, along with the SHORE facility are located in this area and generally line Austin Avenue and Oakton Street. Overall ground signage advertises the businesses in this subarea and throughout the southern industrial area.

Several properties back up to Lehigh Avenue along the train line. Some of these developments lack landscaping or screening allowing their dumpsters, storage, and parked trailers to be visible by train riders.

The second subarea is the ***Lehigh/Oakton Northwest industrial subarea***. Industrial and vacant properties occupy the northern part of this subarea and are generally smaller (around 10,000 – 40,000 square feet) and accessible via Main Street and Lehigh Avenue. Further south along Lehigh Avenue are properties that are within or adjacent to the North Grove Corporate Park. The North Grove Corporate Park features landscaped and modern office, industrial, and flex space properties which are accessible by River Drive and Park Avenue off of Lehigh Avenue. The North Grove Corporate Park is occupied by office properties, which include the Land of Nod corporate office. The John Crane industrial site is also accessible via River Drive and occupies a long rectangular parcel that abuts to the Cook County Forest Preserve. A final notable industrial property in North Grove Corporate Park is the Grainger industrial property.

The final subarea is the ***Lehigh/ Oakton Southwest subarea*** which include various smaller industrial properties which are accessible via Oakton Street, Lehigh Avenue, Kirk Street or other smaller side streets. Commercial space occupies the majority of this subarea which includes larger commercial developments such as Menards and a self-storage facility. The

industrial properties feature older buildings with brick or concrete facades which house smaller businesses such as Lifeway Foods, Inc. Many of these buildings are located near the street edge, have smaller front yard setback and provide parking on the side or in the rear of the buildings.

Near North Industrial Submarket

As noted earlier, Morton Grove's industrial areas are a part of the near north industrial submarket which includes Lincolnwood, Niles, Skokie, as well as Morton Grove. This industrial submarket contains over 1,386 acres of industrial land. As shown on Map 5.3, Morton Grove's southern industrial area is a part of a larger industrial and commercial cluster centered on Lehigh Avenue and Gross Point Road. Properties within this cluster have an average size of 83,500 square feet and an average age of 45 years.

Other clusters within this industrial market include areas within Skokie and Lincolnwood between Central Park Avenue and McCormack Boulevard and between Main Street and Howard Street. Properties within these two areas tend to be smaller and older as they average 39,700 square feet and 50 years in age.

Zoning

The zoning chapter within the Village of Morton Grove's Unified Development Code governs the uses, sizes, and other characteristics of its land use. The existing zoning classification is described below and the zoning map is shown in Map 5.4.

Residential and Commercial. The Village's residential and commercial zoning districts are generally cumulative. Within the residential zoning districts, R-3 allows for the widest range of residential uses, R-2 is more restrictive, and R-1 is limited to single-family, detached housing on the large lot sizes. The C-1, "General Commercial District", permits a broad range of business activities, including larger retail, services, and businesses such as banks, hotels, restaurants, and theatres. All "neighborhood" businesses and uses are also permitted. Zone C-2 "Neighborhood Business District", permits less intensive commercial use than C-1. This zone allows for retail stores, small office and service uses, and small grocers. The C/R "Commercial/Residential District" provides a higher density of residential use than in the R-3 district, as well as allowing associated neighborhood commercial uses which can service a higher density residential population.

Manufacturing. The Village has two manufacturing districts. As in the other categories, manufacturing zoning is cumulative, with M-2 districts allowing a wide range of light manufacturing, including all the uses permitted in the more restrictive M-1 districts.

M-1 "Restricted Manufacturing District" is intended for use by industrial operations that can be located in close proximity to residential and business uses without creating nuisances. The

district regulations are designed to permit the operations of manufacturing, wholesaling, and service activities that will not interfere with neighboring uses. Some retail uses are permitted, mainly those that service the industrial uses within the industrial area or that do not depend upon intensive visits of retail customers.

M-2 “General Manufacturing District” is intended to provide land for a wide range of light industrial uses. In addition to the light manufacturing, warehousing, and wholesaling operations permitted in M-1 districts, M-2 districts permit a broad range of traditional manufacturing. The regulations are designed to permit operations in a clean and quiet manner, and to protect adjacent district uses and industries within the district. Development of residences is prohibited in this district to minimize any adverse effects of the manufacturing uses identified and to conserve the supply of industrial land for industrial use. Physical requirements of the manufacturing districts are generally the same, although M-2 districts require less setback.

The northern industrial area is zoned M-1 along with other smaller parcels on the north and east edges of the southern industrial area. The balance of the southern industrial area is zoned M-2, while some are zone C-1.

Section Six: Economic Assessment

A key element of the industrial areas is its economic health. This section provides an overview of the industrial areas and its relation to the overall local and regional economy. It examines key economic, workforce, and market indicators and trends as well as provides an outlook for the future. Various resources were utilized and analyzed in assembling this assessment including the Illinois Department of Employment Security, U.S. Census Bureau Longitudinal Employment-Household Dynamics (LEHD), CoStar, as well as interviews with real estate experts and brokers, businesses, and workforce development specialists and administrators.

Key Findings

- **The Morton Grove industrial areas are strong manufacturing and wholesale trade centers which are of great economic importance to the community and the submarket.** Approximately 46% of all jobs in Morton Grove are in the manufacturing and wholesale trade industries. The majority of these jobs are located within the industrial areas.
- **Over the past decade Morton Grove and the near north industrial submarket experienced employment loss in the manufacturing and wholesale trade industries.** However, Morton Grove's losses in employment were significantly higher than the rest of the market.
- **Morton Grove is well served by workforce development programs and services for manufacturing industries.** Oakton Community College (OCC) is the leading provider for manufacturing workforce training and preparation services for Morton Grove.
- **Morton Grove's industrial space has a relatively low vacancy rate of 6.7%.** The community's industrial space ranges in size from 15,000 to 97,300 square feet.
- **Overall Morton Grove's industrial areas have several strengths such as good image, responsive municipal officials, and good accessibility to highways.** Weaknesses include the age and condition of the industrial space and Cook County's high real estate taxes.
- **Outlook for the region's manufacturing industry and the near north industrial submarket is positive.** Regional leaders have expressed a commitment to support manufacturing across the region. The near north submarket is expected to experience relatively low vacancy rates and continued absorption of space.

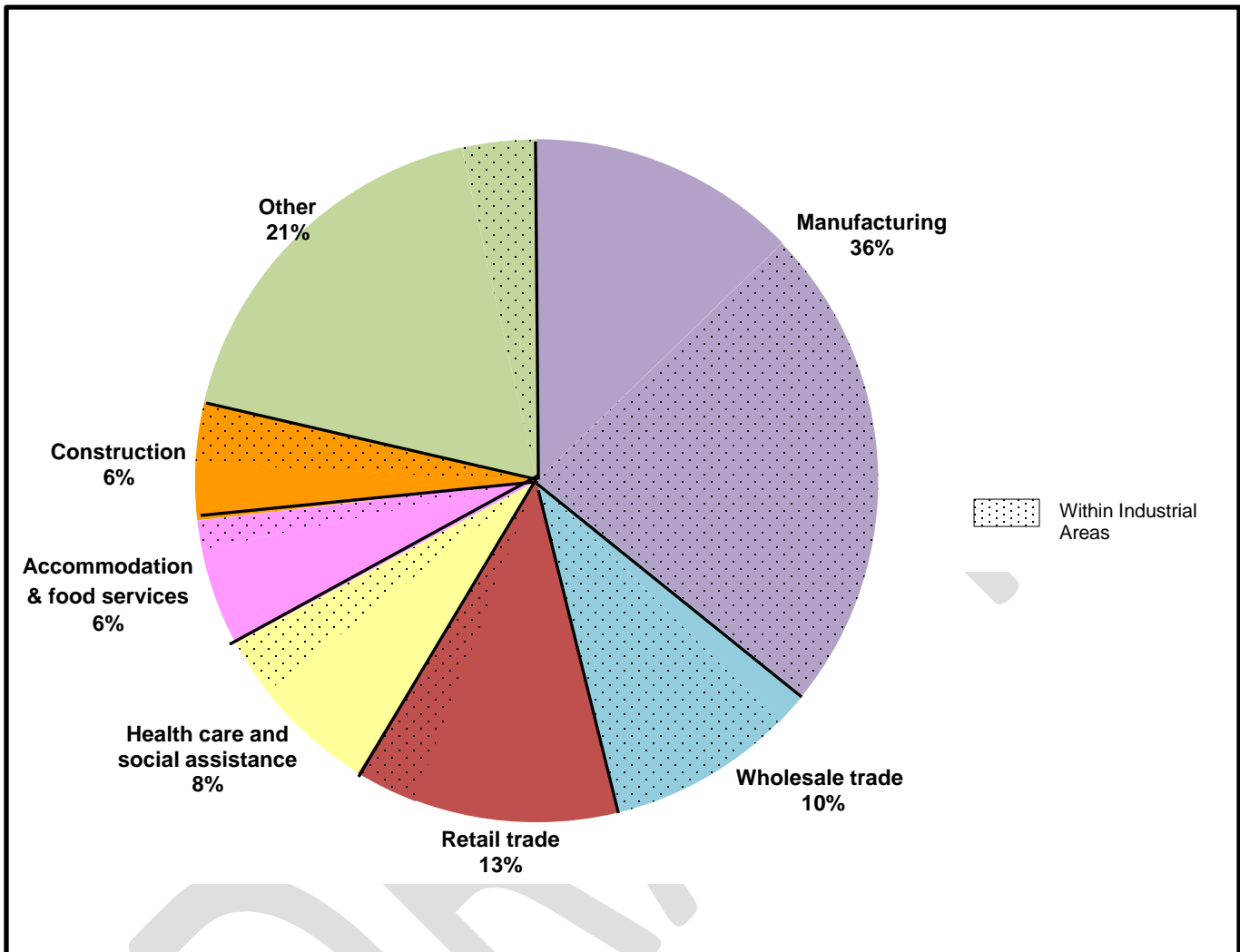
Businesses and Employment

Manufacturing and Wholesale Trade

Manufacturing and wholesale trade industries are important industries to Morton Grove's economy. Overall, Morton Grove has 647 businesses that employ 7,991 workers. Manufacturing and wholesale trade comprise 17% of all businesses and 46% of all jobs in the community. As shown on Figure 6.1 which displays employment distribution by industry, manufacturing is a more prominent industry than wholesale trade in Morton Grove. Manufacturing businesses employ 36% of all workers, while wholesale trade employs 10%.

Figure 6.1 also illustrates the significance of industrial areas. The black-dotted pattern in the pie chart indicates jobs located within the industrial areas. The two industrial areas are home to 45% of all Morton Grove's jobs and 68% of all Morton Grove's manufacturing and wholesale jobs. In other words, 7 out of every 10 manufacturers and wholesale trade workers in Morton Grove are employed within the industrial areas.

Figure 6.1. Distribution of Employment by Industry in Morton Grove, 2010



Industry	Morton Grove		Sub-Geographies of Morton Grove	
			Within Industrial Areas	Outside of Industrial Areas
	Count	% Of Total*	Count (% of Total*)	Count (%of Total*)
Manufacturing	2,861	36%	1,842 (23%)	1,019 (13%)
Wholesale trade	832	10%	698 (9%)	134 (2%)
Retail trade	999	13%	235 (3%)	764 (10%)
Health care and social assistance	673	8%	216 (3%)	457 (6%)
Accommodation and food services	480	6%	109 (1%)	371 (5%)
Construction	446	6%	231 (3%)	215 (3%)
Other	1,700	21%	281 (4%)	1,419 (18%)
Total	7,991	100%	3,612 (45%)	4,379 (55%)

*Percentages are rounded.

Source: Longitudinal Employment-Household Dynamics (LEHD) - U.S. Census, Illinois Department of Employment Security.

The manufacturing and wholesale trade workers in the industrial areas are employed by some of the largest businesses in the community. As shown on the table below, two of Morton Grove's three largest businesses (which employ over 500 workers) are manufacturing businesses in the industrial areas. Furthermore, the industrial areas' manufacturing and wholesale trade businesses also represent 40% of all moderate-to-large businesses that employ 100 to 499 employees.

Table 6.1 Size of Manufacturing and Wholesale Trade Businesses in the Industrial Areas vs. All Businesses in Morton Grove, 2010

	Manufacturing and Wholesale Trade Businesses in the Industrial Areas (Count)	All Businesses in Morton Grove (Count)	Businesses in Industrial Areas as % of All Businesses in Morton Grove
0 and 19 employees	29	587	4.9%
20 and 99 employees	10	56	17.9%
100 and 499 employees	7	18	38.9%
500 employees and over	2	3	66.7%
Total Number	48	664	7.2%
Source: Illinois Department of Employment Security.			

The top five biggest employers in the industrial areas according to Dun and Bradstreet are listed in Table 6.2. The two largest businesses in the industrial areas are John Crane and Xylem companies. John Crane manufactures iron and steel pipe tubes, gaskets and packaging devices and is located in the Lehigh/Oakton Northwest industrial subarea. Xylem manufactures water pumps and systems, and industrial controls and is located in the Lehigh/Oakton Northeast industrial subarea. The other top companies include Avon, Morton Grove Pharmaceuticals, and Tsi Accessory Group.

Table 6.2 Top Five Businesses in the Industrial Areas, 2012

Company Name	Estimated Number of Employees	Industry	Business Details
John Crane, Inc.	Over 500	Manufacturing	Iron and steel pipe/tubes, gaskets, packaging devices
Xylem Inc.	Over 500	Manufacturing	Water pumps and system, industrial controls
Avon	Between 100-499	Manufacturing	Cosmetics
Morton Grove Pharmaceuticals	Between 100-499	Manufacturing	Pharmaceuticals
Tsi Accessory Group, Inc.	Between 100-499	Manufacturing	Jewelry
Source: Dun and Bradstreet, Inc., Illinois Department of Commerce and Economic Opportunity.			

Near North Industrial Submarket

Comparing Morton Grove's businesses and employment to a larger submarket provides context and aides in further understanding of Morton Grove's economy. As discussed in previous sections, Morton Grove is part of the near north industrial submarket that includes Skokie, Niles, Lincolnwood, as well as Morton Grove.

As shown on the table below, Skokie has the highest number of manufacturing and wholesale trade jobs with 42% of all manufacturing and wholesale trade jobs in the submarket. Niles has the second highest number of businesses, followed by Morton Grove and then Lincolnwood. Overall, manufacturing jobs comprise the majority (70%) of all jobs in these two industries.

Table 6.3 Manufacturing and Wholesale Trade Jobs in the Near North Industrial Submarket, 2011

	Morton Grove	Skokie	Niles	Lincolnwood	Total
Manufacturing	2,615	4,861	2,162	1,725	11,363
Wholesale Trade	900	1,959	1,705	421	4,985
Manufacturing and Wholesale Trade Total	3,515	6,820	3,867	2,146	16,348
% of Total Submarket Manufacturing and Wholesale Trade Jobs	22%	42%	24%	13%	100%
Source: Illinois Department of Employment Security.					

Manufacturing businesses in Morton Grove and the near north industrial submarket fall under various manufacturing subsectors including food and beverage, paper and printing, primary metals, chemicals and plastics, machinery, health sciences, and computer and electronics manufacturing. This diversity provides overall economic stability but also inhibits the creation of an industry-specific cluster.

Business and Employment Trends

Both the near north industrial submarket and Morton Grove have experienced decline in the total number of workers within the past ten years. As shown on the Table 6.8, Morton Grove experienced an overall employment net loss of 3,555, which represented a decline of 32%, while the submarket experienced a decline of approximately 24% as illustrated on Table 6.4.

Morton Grove's net loss of 3,555 jobs over the past decade is a result of significant employment gains in health care and social assistance industries but also employment losses in almost every other sector especially information industries, real estate and rental leasing, and retail trade. One of the greatest employment losses in Morton Grove has been in the manufacturing and

wholesale industries which lost 2,741 or 44% of their workers in the past decade. This loss is comparable to the overall loss in workers in these two industries in the near north submarket of around 44%.

The overall decline of businesses and employment in manufacturing is not too surprising given regional and national trends in the manufacturing industry. Between 2000 and 2010, Illinois lost approximately 20% of its manufacturing jobs and Cook County lost more than a 25% of its manufacturing jobs, more than any other county in the United States, except for Los Angeles County.¹ Industrial experts attribute the decline to the recession, fierce global competition, automation in factories, and rising production costs, while some also claim that government regulation and taxes are also contributing factors to this decline.

Table 6.4 Manufacturing and Wholesale Trade Employment 2001-2011

	Morton Grove				Near North Submarket			
	2001	2011	Absolute Change	% Change	2001	2011	Absolute Change	% Change
Manufacturing	4,965	2,615	-2,350	-47%	23,240	11,363	-11,877	-51%
Wholesale	1,291	900	-391	-30%	5,837	4,985	-852	-15%
Manufacturing and Wholesale Trade	6,256	3,515	-2,741	-44%	29,077	16,348	-12,729	-44%
All Industries	11,183	7,628	-3,555	-32%	86,095	65,564	-20,531	-24%
Source: Illinois Department of Employment Security.								

Workforce

The Morton Grove industrial areas' workers live in various locations across the region. As shown below, almost a third of industrial areas workers come from Chicago. The second highest residence location is Skokie, which is home to around 4% of all industrial areas' workers. The distribution of residences for these workers overall is similar to the distribution of residences among all workers employed in Morton Grove. The only slight variation is that the industrial areas workers commute farther than workers in other parts of Morton Grove. Only 3.8% of all industrial areas workers live in Morton Grove, and 27% come from communities outside of Cook County. In contrast, 7% of all of Morton Grove workers live in Morton Grove and 25% come from communities further outside of Cook County.

¹ Hargrove, Thomas . ["The Lost Decade: Cook County Loses 26% of Manufacturing Jobs."](#) *Chicago Sun Times*, November 25, 2011

Table 6.5 Residence Location of Workers in Industrial Areas and Morton Grove, 2010

	Industrial Areas		Total Morton Grove	
	Count	% of Total	Count	% of Total
Chicago	1,096	27.9%	2,158	27.0%
Morton Grove	149	3.8%	565	7.1%
Skokie	157	4.0%	339	4.2%
Niles	98	2.5%	240	3.0%
Des Plaines	100	2.5%	209	2.6%
Evanston	105	2.7%	200	2.5%
Other Locations				
In Cook County	890	29.2%	1,638	28.3%
In Lake County	282	7.2%	622	7.8%
In DuPage County	260	6.6%	484	6.1%
In Will County	110	2.8%	167	2.1%
In McHenry County	94	2.4%	160	2.0%
In Kane County	73	1.9%	130	1.6%
In Other Counties	260	6.6%	459	5.7%
Total	3,934	100%	7,991	100%
Source: Longitudinal Employment-Household Dynamics (LEHD) – U.S. Census.				

As established in Section Three, there has been some discussion of transitioning the industrial areas into a retail and/or entertainment district. Specific suggestions for uses for these areas have included indoor entertainment and recreational complexes like indoor soccer arenas, batting cages, and skating rinks. The table below shows the average earnings, median hourly earnings, top occupations, and the top occupations' education and training needs for the submarket's current manufacturing and wholesale trade industries versus an alternative retail/entertainment industry mix.

Table 6.6 Estimated Earnings, Occupations, and Education/Training for Current vs. Proposed Industries in Industrial Areas

	Industry	Average Earnings of all Occupations per Industry in Submarket*	Median Hourly Earnings for all Occupations per Industry in Submarket	Top Industry Occupations in Submarket	Education/Training Needed for Top Occupations in Submarket
Current Industries	Manufacturing	\$80,125	\$17.58	Team assemblers; Machinists; First line supervisors; Sales representatives (manufacturing and wholesale products); Laborers and freight, stock and material movers	Short/moderate/long-term on-the-job; Work experience in related occupation
	Wholesale Trade	\$74,152	\$17.21	Sales representatives (manufacturing, wholesale and technical/scientific products); Laborers and freight, stock and material movers; First-line supervisors; Stock clerks and order fillers	Short/moderate-term on the job training; Work experience in related occupation; Bachelor's degree
Alternative Entertainment/Retail Industries	Food Services & Drinking Places (NAICS 722)	\$22,452	\$10.10	Food prep and serving workers; Waiters and waitresses; Cooks; First-line supervisors/managers; Food preparation workers	Short/moderate/long-term on-the-job; Work experience in a related occupation
	Fitness and Recreational Sports Centers (NAICS 713940)	\$19,394	\$12.83	Fitness trainers and aerobics instructors; Recreation workers; amusement and recreation attendants; Lifeguards, ski patrol and other recreational protective workers; Coaches and scouts	Short/long-term on the job training; Postsecondary non-degree awarded; Bachelor's degree
	Retail Trade (NAICS 44 and 45)	\$30,701	\$10.80	Retail salespersons; Cashiers; First-line supervisors/managers, Stock clerks and order fillers; Door-to-door sales workers, news and street vendors and related workers	Short-term on the job training; Work experience in a related occupation
	Other Services (NAICS 81)	\$27,823	\$11.50	Hairdressers, hairstylists, and cosmetologists; Massage therapists; Maids and housekeepers; Nonfarm animal caretakers; Automotive service technicians and mechanics	Short-term on the job training; Postsecondary non-degree award
*According to EMSI, the reported earnings include hourly wages as well as employer contributions for employee pensions and insurance funds as well as employer contributions for government social insurance.					
Source: Economic Modeling Specialists Intl. (EMSI)					

A shift from manufacturing and wholesale industries to an entertainment/ retail industry mix would have significant workforce implications. One implication would be the potential

reduction in workers' wages and benefits. As shown in the table above, the median hourly earnings within the entertainment/retail industries in the near north industrial submarket range between 57% and 75% of the median hourly earnings within manufacturing and wholesale industries. In addition, entertainment/retail industry jobs do not generally provide retirement and insurance benefits comparable to manufacturing and wholesale trade occupations. As illustrated on Table 6.6, it is estimated that average earnings for the entertainment/retail industries (which include hourly wages, as well as employer contributions to employee pensions and insurance, and government social insurance) are approximately 24% to 41% of the average earnings for the manufacturing and wholesale trade industries in the submarket.

A shift to entertainment and retail industries would also require a modification in workforce training and education. The entertainment and retail industries require different training and education than is required for manufacturing and wholesale trade industries. The workforce preparation and job development training currently serving Morton Grove is further discussed below.

Current workforce development in Morton Grove

Workforce development refers to the services and programs that provide skill development, education, and access to career and employment advancement. Workforce development services and programs work with job seekers, workers, and employers to help ready and advance potential and current workers in fields associated with local employers. Labor market skills and services are a key consideration for employers when choosing where to locate and/or expand.

Across the Chicago region, workforce development services are delivered via a variety of public and private parties and are funded through various sources. To better understand the workforce in Morton Grove, workforce development experts interviewed various administrators and directors of workforce development programs and services serving the businesses and residents of Morton Grove and its adjacent communities as discussed in Section Three.

Local workforce investment areas or LWIAs are supported by Federal Workforce Investment Act (WIA) funding through the Illinois Department of Commerce and Economic Opportunity (DCEO). Prior to June 2012, Morton Grove was located in LWIA 8 in Northern Cook County. Since that time, LWIA 7, 8, and 9 were combined into a newly configured LWIA 7. Within this LWIA, Morton Grove residents can access employment and unemployment services. Such service providers include the Illinois Department of Employment Security (IDES) at the WorkNet Center in Arlington Heights, Northbrook Office of Jewish Vocational Services, the Youth Job Center of Evanston, and National Able's northern satellite locations.

In addition to these services, there are 21 post-secondary institutions within ten miles of Morton Grove. More than any other post-secondary institution, Oakton Community College (OCC) provides the most workforce training and preparation to meet the needs of manufacturing businesses. OCC is located in Des Plaines and also has a satellite location at Skokie. The Manufacturing and Technology Department particularly customizes its courses to meet the needs for companies and provides basic as well as higher-level skills for manufacturing students and workers. For example, OCC recently completed two training programs for Xylem company.

After analyzing data and interviews, workforce development experts concluded that educational and training services are robust and accessible. It appears that manufacturing and wholesale trade companies and workforce services have strong communication and mutually beneficial relationships. Employers utilize workforce development services and workforce services effectively meet the needs of employers. Detailed information on workforce development can be found in Appendix A.

Industrial Property

Equalized Assessed Value

Morton Grove's industrial properties are important contributors to the community's equalized assessed value (EAV). As shown on Table 6.7, 14% of the community's total EAV is attributable to industrial properties. Most of Morton Grove's EAV is attributable to residential properties which account for 76% of the community, which is normal for most suburban communities. Residential properties have also dramatically grown in value over the past decade as illustrated on Table 6.8. The EAV of residential properties has increased by 153% while industrial has only increased by 15% and commercial has experienced no change.

Table 6.7 Equalized Assessed Value (EAV) by Property Type, 2009

Property	EAV	Percent
Residential	\$784,203,243	76%
Industrial	\$147,319,741	14%
Commercial	\$98,422,952	10%
Total	\$1,030,060,996	100%
Source: Cook County Assessor's Office.		

Table 6.8 Equalized Assessed Value (EAV) by Property Type, 1999-2009

Property	EAV 1999	EAV 2009	Percent Difference
Residential	310,005,671	784,203,243	153%
Industrial	128,053,746	147,319,741	15%
Commercial	98,381,197	98,422,952	0%
Total	536,440,614	1,030,060,996	92%
Source: Cook County Assessor's Office.			

Industrial Space and Occupancy

According to CoStar, Morton Grove has 5.7 million square feet of commercial space. Approximately 74% of this space is industrial, 19% is retail, and approximately 7% is office space.

As illustrated on Table 6.9, Morton Grove's industrial space has a relatively low vacancy rate of 6.7% which is lower than the submarket rate of 7.9% and the regional rate of 10.1%. Consequently, the Village's industrial spaces are not likely facing downward pressure of rents due to low vacancy. Within Morton Grove, retail space and office space bear considerably higher vacancy rates than the submarket and region.

Morton Grove's industrial buildings vary in size from a few thousand square feet to over 500,000 square feet, but most of the rentable building space falls within the range of 15,000 to 97,300 square feet. As a whole, the near north industrial submarket buildings tend to be smaller with most of them ranging from 9,000 square feet to 63,000 square feet. Most buildings in both geographies were built during the 1960s, even though some date back to the 1930s while others were built in recent years.

The majority of industrial space in Morton Grove and near north industrial market is considered Class B and C, indicating that many buildings and spaces are functionally obsolete and may be in poor condition. The age of these spaces and the lack of renovation likely contribute to their fair condition. The industrial property with finished office space tends to be more marketable than primarily warehouse space in this submarket.

Although Morton Grove competes with all of the communities within the near north industrial submarket, brokers expressed that Morton Grove's largest competitor is Niles. Currently Niles offers a larger inventory of space than Morton Grove and a lower property tax. Furthermore, Niles recently added state-of-the-art industrial facilities to its inventory.

Table 6.9 Commercial Real Estate Square Footage and Vacancy by Type, 2012 3Q

	Morton Grove		Near North Industrial Submarket*		Region**	
	Total Rentable Building Area	Vacancy Rate	Total Rentable Building Area	Vacancy Rate	Total Rentable Building Area	Vacancy Rate
Retail	1,071,496	9.9%	12,653,763	5.8%	507,447,909	8.5%
Industrial	4,239,848	6.7%	25,948,284	7.9%	1,189,821,948	10.1%
Office	437,039	21.0%	5,825,922	13.8%	459,216,970	14.7%
Total Commercial Real Estate	5,748,383	8.4%	44,427,969	8.1%	2,156,486,827	10.7%
Source: CMAP Analysis of CoStar Realty Information, Inc. *Near North Industrial Submarket includes Skokie, Lincolnwood, Morton Grove, and Niles. ** CoStar's Chicago Region includes portions of Northwest Indiana and southwest Wisconsin.						

Table 6.10 below shows the change in industrial space in Morton Grove and in the near north industrial submarket over the past 10 years. Overall both geographies experienced a marginal net loss in space as Morton Grove lost 4.1% of its industrial space and the near north industrial submarket lost around 2.3% of total space. Recently 637,000 total square feet were added to the submarket in Niles and Skokie in 2004, 2005, and 2011. This space includes three large, high ceiling warehouse buildings on and just north of Howard Street and west of Lehigh Avenue.

Planners in the submarket indicate that no new industrial buildings are slated for development; however a number of potential redevelopment sites are in the planning stages. Grainger's 30+ acre south of Howard Street east of Gross Point Road in Niles, is currently for sale. In addition, the 15-acre Oh-Mite property at 3601 Howard Street in Skokie has been for on the market to sell for several years. Preliminary discussions have also formed around converting several former industrial buildings into retail or commercial uses on busy commercial corridors such as McCormick Boulevard and Touhy Avenue and in Skokie.

Table 6.10 Industrial Space in Morton Grove and Near North Industrial Submarket, 2002-2012(3Q)

	2002	2012 (Q3)	Percent Change
Morton Grove	4,421,290	4,239,848	-4.1%
Near North Industrial Submarket	26,560,767	25,948,284	-2.3%
Source: CoStar Realty Information, Inc.			

A close look at vacancy and net absorption over the past few years provides key insight into the market. Vacancy rates were somewhat high in 2008-2009 for Morton Grove but have decreased considerably since 2009. The industrial submarket vacancy rates were slowly increasing from 2008 to 2011, but the outlook is more positive for 2012 as the 3rd quarter of 2012 numbers show a substantial decrease in vacancy for this time period. The largest vacant space in the submarket is the Niles Industrial Center in Niles which has currently 62,000 square feet vacant.

Net absorption is the net change in the amount of occupied space in the market during a defined period of time. As shown below, Morton Grove started to experience positive absorption rates in 2010, 2011, and 2012. The near north industrial submarket experienced negative absorption up until recent years where it has started to experience positive absorption rates, indicating that industrial space is becoming increasingly occupied.

Table 6.11 Vacancy Rates and Absorption in Industrial Areas and Near North Industrial Submarket, 2007-2012 (3Q)

	Morton Grove Industrial Areas		Near North Industrial Submarket	
	Vacancy Rate	Net Absorption	Vacancy Rate	Net Absorption
2007	7.5%	-71,676	11.2%	-237,689
2008	11.7%	-179,819	8.4%	722,788
2009	12.4%	-41,512	9.4%	-282,476
2010	7.4%	202,047	9.8%	-169,261
2011	6.7%	22,748	10.2%	396
2012 (3Q)	6.70%	3,948	7.90%	472,845
Source: CoStar Realty Information, Inc.				

Rents and Sales

Industrial properties within the Morton Grove and surrounding communities offer a wide range of rents based on the quality and type of space. Flex spaces that feature finished office space such as North Grove Corporate Park as well as the newer industrial facilities in Niles have higher rents. Within the submarket, estimated net rents industrial buildings which exclude building insurance, common area maintenance, and real estate taxes are around \$4 to 7 per square foot per year.

A few industrial properties have recently sold in the submarket area. According to Co-Star, the average sale price for buildings sold in 2012 estimated average of around \$42 dollars per building square foot.

Market Conclusions

The industrial property market within Morton Grove has its share of strengths and weaknesses. Brokers, landlords, and businesses have expressed that Morton Grove industrial properties have a positive image, responsive municipal officials, good accessibility to highways, and generally fair to good infrastructure and buildings. Although some buildings are functionally obsolete, they are attractive for redevelopment due to their affordability and convenient location.

The single biggest drawback for landlords and tenants are real estate taxes. Cook County has higher assessment rates for industrial property compared to Lake County. In fact, Cook County is the only county in the State that assesses commercial and industrial properties at a higher percentage of market value than residential properties. Most of the industrial space in Cook County has a Class 6B property tax classification, which is a tax incentive to encourage the redevelopment or rehabilitation of industrial buildings. Under this type of classification, eligible facilities will be assessed at 10% of market value for 10 years, then 15% in the 11th year, and then 20% in the 12th year. Traditionally, industrial properties are assessed at 25% of their market value in Cook County. This is currently not utilized in Morton Grove, but has been utilized in the new industrial space in Niles. Additionally, Morton Grove is also at a slight disadvantage to Niles as Morton Grove has higher property taxes, however most brokers reported that the lack of local property taxes is not a large factor in determining location decisions.

Morton Grove residents and leaders have expressed interest in exploring transitioning some of the industrial properties into recreational uses. Currently most tenants in the industrial submarket area are involved in manufacturing and wholesale trade, but other industries such as recreational businesses also have a small presence in the submarket. Niles in particular has attracted indoor recreational tenants in its industrial buildings along Howard Street. These tenants offer indoor volleyball, soccer, and gymnastics. The high ceilings, visibility, and ample parking made these facilities suitable and attractive for such tenants.

Overall recreational tenants pay higher rents than other tenants in these types of buildings as the spaces have good heating and cooling systems and the build-out is more expensive. Brokers report that a limited amount of additional recreational tenants are looking for space, but not all recreational users are financially strong and the number of leases and the amount of space leased by such users will not be a substitute for industrial businesses.

Outlook

The recent manufacturing conference held by Crain's in November, 2012 provided useful insight into the future of manufacturing for the region. Heads of hundreds of firms from across metropolitan Chicago expressed optimism for the manufacturing industry and interest in sustaining the region's manufacturing cluster as a competitor in the global economy. Companies dismissed notions that manufacturing is a yesteryear industry and instead agreed that it is a vital economic driver for the region today and into the future.

In terms of Morton Grove and the near north industrial market, overall economic indicators show that the industrial markets in these geographies are stable and improving as the region emerges from the recession. Representatives from industrial brokerage firms active in the Chicago market who were interviewed for this report are generally optimistic about the current state of the market. Since 2010, leasing and sales activity has increased though rents and sales

prices are still lower than they were pre-recession. Brokers also agree that there is a need for more modern industrial space in the north industrial market.

Real estate experts anticipate that larger manufacturing and wholesale firms are likely to consider establishing or relocating to Lake County, as Lake County has a more favorable tax structure for industrial properties than Cook County. Currently, Cook County attracts new industrial development with a Class 6B tax classification which effectively reduces taxes on new or rehabilitated or abandoned industrial space.

At the same time, small and medium-sized companies who value locating in areas close to homes of the owners and employees will continue to establish in inner-ring communities such as Morton Grove. Real estate specialists predict there will continue to be demand for good quality, reasonably-priced buildings in these areas. The relatively low sales price of buildings and properties in Morton Grove, combined with its other strengths, may entice site acquisition and redevelopment.

Indoor recreation, which is considered an attractive use by some Morton Grove officials and stakeholders, may have a potential future within the industrial areas but these uses carry their own complications. Recreational uses tend to lease new space, may not be financially strong, and the market may not be able to support significant amount of additional indoor recreational space. Furthermore, such a transition would have a direct economic impact on employment, as a shift to indoor recreational would reduce the number, salaries, and employment benefits of employees in the industrial areas. Such reductions would subsequently decrease the aggregate buying power of the areas' employees, which may result in further implications. Finally, a shift in industries would also require modifications to workforce development programs.

Section Seven: Transportation and Infrastructure

Focusing on streets, public transit, pedestrian and bicycle infrastructure, this section provides information on the existing transportation system within Morton Grove and its industrial areas. The information in this section was obtained from the Illinois Department of Transportation (IDOT), Regional Transportation Authority (RTA), Metra, Pace, Cook County, the Village of Morton Grove and visual assessments of existing conditions in the community.

Key Findings

- **The Dempster Avenue interchange with I-94 is important for both the northern and southern industrial areas.** Due to the lack of interchanges at Oakton Street and Golf Road, businesses in both the southern and northern industrial areas value the highway access provided by Dempster Avenue.
- **The Village's northern industrial area is well-served by three key bus routes, including a direct express CTA bus.**
- **The Village's southern industrial area is well-served by a network of Pace bus routes along major roads such as Dempster Avenue and Oakton Street. One of the Pace bus routes that serves the southern industrial area is called the South End Special.** The Village of Niles partially funds the South End Special; however, Pace has stated that it is determining if this route should be continued due to shrinking ridership.
- **Although sidewalks are present in most of the industrial areas, there are gaps in the sidewalk system.** In particular, the sidewalk network in the southern industrial area and its connections with downtown Morton Grove needs improvement.
- **Although the Village itself has many bike trails including the North Branch Chicago River Trail, the industrial areas lack connections to the community-wide and regional bike trail system.**
- **The Transportation Improvement Program (TIP) lists surface transportation projects that will be within or near the industrial areas.** Proposed improvements include road realignments, new pedestrian improvements such as sidewalks, and on-street bicycle lanes.

Transportation Overview

As an inner-ring suburb in northern Cook County, the Village of Morton Grove is well-served by multiple bus routes, commuter rail service, and a system of local and regional roads. Map 7.1 illustrates Morton Grove within the larger regional transportation network.

Streets

Morton Grove consists of a primarily grid-based set of streets and sidewalks, which are generally in a good state of repair.

Morton Grove's overall street network, functional classifications, and average annual daily traffic (AADT) is shown on Map 7.2. Detailed information regarding road functional classification is shown on Table 7.1.

Table 7.1 Functional Classification of Streets in Morton Grove

	Functional Class	Roadway - Jurisdiction
THROUGH TRAFFIC MOVEMENT ↑ PRIMARILY SERVES ↓ LOCAL TRIPS, PROPERTY ACCESS	Interstate: route with selected access points	I-94 (Edens Expressway) - IDOT
	Principal Arterials: higher speed, serving mainly regional trips, with limited access (i.e. as few driveways as possible)	Dempster Street - IDOT Waukegan Road - IDOT Caldwell Avenue - IDOT Touhy Avenue - IDOT
	Minor Arterials: moderate to high speed, serving regional and local trips with and low to moderate level of access	Golf Road - IDOT Harlem Avenue - IDOT Oakton Street - IDOT
	Collector Roads: intermediate speeds, serving mainly to connect traffic from arterials to local roads, with more access	Lehigh Avenue - Morton Grove Lincoln Avenue - Morton Grove Austin Avenue - Morton Grove Beckwith Road/ Church Street - Cook County
	Local Roads: lower speed, serving mainly trips to/from a neighborhood, with more access (i.e. many driveways)	All other roadways and alleys - Village
Source: 2012 Illinois Department of Transportation (IDOT) Illinois Roadway Information System via CMAP Roadway Functional Class Mapping System.		

Waukegan Road, Caldwell Avenue, Dempster Street, and Oakton Street are the primary north-south and east-west arterial routes in the southern industrial area. Collector roads like Austin Avenue and Lehigh Avenue link local roads with arterial roadways.

Access to highways is important for industrial businesses particularly for trucks. Morton Grove's southern industrial area enjoys convenient access to I-94. Dempster Street provides the primary expressway access, though businesses in the southern parts of the subarea may use the Touhy Avenue interchange because it is closer. The Avon facility likely utilizes Dempster Street access because Golf Road does not directly connect to I-94.

The Illinois Department of Transportation (IDOT)'s truck data, which is illustrated on Map 7.3, emphasizes the important role of Dempster Street and Waukegan Road. The significantly high truck average annual daily traffic count on Dempster Street is likely due to its direct access to I-94 and the lack of any bridge height restrictions through Morton Grove. East-west alternatives to Dempster Street such as Golf Road and Oakton Avenue do not offer these assets. The dramatic jump in truck traffic along Waukegan Road north of Golf Road (875 AADT) and south of Golf Road (2,700 AADT) is likely due to trucks traveling to and from the Avon Facility along Waukegan Road.

As shown on Map 7.3, the Village of Morton Grove's code restricts truck traffic along Austin and Lehigh Avenues to the segments south of Main Street, making these areas part of the local truck routes. This restricted area encourages trucks to travel south and access I-94 via Touhy Avenue. Unfortunately, IDOT does not have truck AADT data for various street segments, including segments of Austin, Lehigh, and Touhy Avenues which are of interest to this report.

Public Transit

Metra Rail Service

Morton Grove commuters can access Metra's Milwaukee District North (MD-N) rail line at the Morton Grove Station and the Golf Metra Station in the Village of Golf as shown on Map 7.4. The service connects Morton Grove with Union Station in downtown Chicago and with suburban destinations as far as Fox Lake. The Morton Grove Metra Station is located near the intersection of Lincoln Avenue and Lehigh Avenue, anchoring both the Village's redevelopment and providing Metra access to employees in the southern industrial area.

As shown on the following table, most of the riders boarding and alighting at the Morton Grove station are boarding during morning rush hours and alighting during evening rush hours, indicating that most riders are residents of Morton Grove or nearby communities traveling to work and home. Approximately 168 riders (17% of the station's daily alighting's) alight during the morning rush hours, implying that these riders are likely commuting to work in Morton Grove's businesses, including businesses within the southern industrial area. As second and third shifts are common in manufacturing businesses, some industrial workers may also be commuting to work via Metra rail during off-peak hours.

According to Metra, riders using the Morton Grove Metra Station mainly access the station by automobile, the majority drove, some were driven, while others were dropped off, and even

fewer carpooled. A fair number around 13%, access the train station by walking which is likely a result of the high density residential units in and around the train station.

The Metra Station at Golf Road has far less riders. Although most riders again seem to be residents of the Village of Golf or the surroundings communities commuting into work, a fair amount of riders also seem to be workers for businesses in Golf and Morton Grove. Approximately 105 riders (37% of the daily alightings) alight at this station in the morning rush-hour, a testament to the nearby job centers such as Avon and Kraft. Avon employees and visitors accessing the site from this station need to walk along Waukegan Road as there is no access to the Golf station from Golf Road. Users accessed the station primarily by walking, being dropped off or driving alone, with walking as the single largest category.

Table 7.2 Metra Ridership at Morton Grove and Golf Road Stations

Station	Ridership Measure	AM Peak	PM Peak	Other Times	Total
Morton Grove	Boardings	716	112	138	966
	Alightings	168	630	167	965
Golf Road	Boardings	177	82	56	315
	Alightings	105	116	65	286
Source: Regional Transit Asset Management System (RTAMS)					

Table 7.3 Metra mode access, 2006

Station	Walked	Drove Alone	Dropped Off	Carpool	Bus	Bike
Morton Grove	13%	60%	19%	4%	1%	1%
Golf Road	35%	23%	33%	6%	3%	0%
Source: Regional Transit Asset Management System (RTAMS)						

In addition to Metra, the Milwaukee District–North rail line also services Amtrak’s Hiawatha and Empire Builder routes from Union Station to Milwaukee and other communities in the country’s northwest. Amtrak does not stop in Morton Grove, but does stop at the Glenview station.

Freight Rail Service

Canadian Pacific railways operates freight service that runs through Morton Grove via the Milwaukee District-North rail line. As there are no freight rail facilities in the Village, all freight trains represent through traffic.

Public Bus Service

Morton Grove is well served with both Pace and CTA bus service. This section will review those bus routes that most directly serve the two industrial areas in Morton Grove. These routes are shown on Map 7.4 and on Table 7.9.

Northern Industrial Area

Pace Bus Routes. The northern industrial area which is solely occupied by Avon is located at the Golf and Waukegan Roads intersection and is served by two Pace routes: #208 Golf Road and #210 Lincoln Avenue.

The **#208 Golf Road** route provides daily service from downtown Evanston to Schaumburg with various destinations such as Old Orchard Mall in Skokie, Woodfield Mall in Schaumburg, and Oakton Community College in Niles. As shown on the table below, this route has maintained significant ridership.

The second route, Pace route **#210 Lincoln Avenue**, connects Glenview to Lincolnwood and provides services to major destinations including Glenview, Golf, and Morton Grove Metra Stations; Lincoln Village Shopping Center; Lincolnwood Town Center; and the Oakton Community College in Skokie. The #210 route has comparatively small number of riders that has decreased by 30% of the past five years.

Located within a short walk of the northern industrial area, the **#423 Harlem Avenue** route provides service to the Harlem Blue Line station, the Glen Town Center, downtown Winnetka, and the Linden Purple Line station. In addition the **#240 Lee Road**, which has selected service into Morton Grove, provides access to Golf Mill Shopping Center and the Metra Dee Road Station and Cumberland Station.

CTA Bus Routes. CTA directly serves the Avon site with the **Express 98 bus (X98)**. This express bus runs from the Irving Park Blue Line station to the Avon facility without intermediate stops. Bus service times correspond with shift changes and the bus stops directly on-site. Harborquest, a non-profit focused on matching low-income inner-city residents with job opportunities, partially funds the express service.

In 2007, weekday ridership for the CTA X98 route averaged 306 passengers; in 2011 weekday ridership was less than half that, averaging only 145 passengers. The significantly reduced ridership is likely due to the closure of the former Avon facility on the north side of Golf Road in Glenview in 2010.

In 2012, CTA approved the “Crowding Reduction Plan” which called for the X98 to be discontinued or for CTA to renegotiate its agreement with Harborquest to provide additional funds for operation.

Table 7.4 Weekday Bus Ridership, 2007 – 2012

Bus Route	May-12	May-09	May-07
PACE			
208 Golf Road	2,323	2,280	2,461
210 Lincoln Avenue	341	398	445
226 Oakton Street	750	714	801
240 Dee Road	558	723	702
250 Dempster Street	3,085	2,893	3,152
413 Niles South End Special	61	63	74
423 Harlem Avenue	987	1,070	1,201
CTA			
Express 98 (X98)	142	334	306
Source: Regional Transportation Asset Management System (RTAMS)			

Southern Industrial Area

Pace Bus Routes. The cluster of industrial properties which includes industrial land in Skokie, Niles, and Morton Grove's southern industrial area is well served by a complex network of Pace buses. Within Morton Grove, the most used service is the **#250 Dempster Street** which connects Morton Grove with downtown Evanston, the Skokie Yellow Line station, Des Plaines, and O'Hare Airport. The area around the Morton Grove train station is also served by the **#210 Lincoln Avenue**. The **#226 Oakton Street** runs from the Jefferson Park Metra/CTA station out to Des Plaines. Combined, these routes largely surround the industrial areas of Morton Grove.

While the **#413 Niles South End Special** does not directly serve the southern industrial area (the closest stop is at the intersection of Oakton Street and Caldwell Avenue), this service passes through the Niles portion of the industrial submarket. In essence, the service functions as a circulator for the Niles industrial area. Niles and Pace jointly fund this bus allowing it to operate without charging passengers. Niles and Pace are currently considering charging 25 cents per regular fare and 10 cents per senior/child reduced fare to ensure that all of the jointly operated routes remain financially sustainable.

Through its Vision 2020 Plan, Pace is exploring the creation of Arterial Rapid Transit (ART) routes. Such routes would make limited bus stops (every ½ mile) and operate in the existing right-of-way but would also benefit from dedicated by-pass lanes, and priority signal technologies would allow buses to proceed before other traffic. Bus station amenities would include off-bus ticketing and real-time arrival information. While Milwaukee Avenue in Niles is scheduled to be the first corridor, other targeted ART routes include streets that currently serve Morton Grove's industrial areas, such as Dempster Road, Golf Road and Harlem Avenue.

Walking and Bicycling

Sidewalks

Both of the industrial areas are fairly accessible for pedestrians. The northern industrial area has a complete pedestrian route from the Avon facility to the Golf Metra Station via sidewalks on Waukegan Road and Overlook Drive. However, the future condition of the pedestrian network north of Golf Road could be impacted by the Glen Gate Shopping Center redevelopment. The network to the south of Golf Road is largely in good condition due to the streetscaping efforts of Morton Grove through the Waukegan Road tax increment financing (TIF) district. Sidewalks varying in quality and size line Golf Road west of Waukegan Road, but are lacking on the east side of Waukegan Road.

The southern industrial area has a complex pedestrian network, with the presence and quality of the system varying greatly. Isolated sections have complete networks such as Austin Avenue, Natchez Avenue, and Nagle Avenue which have sidewalks on both sides of the street. Oakton Street and River Drive have sidewalks on one side of the street and Lehigh Avenue has at least one sidewalk on each side for its entire length. Many of the sidewalks along these streets are either in poor condition or broken up by numerous driveways. The access for employees along Austin Avenue to the train station is circuitous, as there is no direct access from the industrial properties in this area west to the train station.

An internal drive does offer a connection to some areas of the industrial area with the downtown Morton Grove and the train station. This drive is accessible at Oakton Avenue and Lincoln Avenue through St. Paul Woods and Miami Woods. This route does not currently have any designated bike or pedestrian lanes.

Bike Routes and Trails

North Branch Trail. The North Branch Trail parallels the North Branch of the Chicago River. To the south, the trail connects with Edgebrook and with the bike routes along Milwaukee Avenue and Easton Avenue. To the north, the trail connects with the Green Bay Trail that travels into Lake County. The North Branch Trail utilizes an overpass across Oakton Street near the Oakton Street and Caldwell Avenue intersection. The trail entrances closest to the southern industrial area and include access via the Nico Park entrance and the two entrances are at Dempster Street and Lehigh Avenue as shown on Map 7.5.

On-Street Lanes. North from downtown Morton Grove, Lehigh Avenue contains bi-directional bike lanes with on-street markings from Dempster Street to Beckwith Road. At its northern end, the Lehigh Avenue bike route terminates, but bike lanes are present on Beckwith Road from

Lehigh Avenue to Austin Avenue. The route on Lehigh Avenue is part of the proposed Techny Trail.

Proposed Techny Trail and other Bicycle Plans. While currently incomplete, the trail would run from Morton Grove to Northbrook, paralleling the Milwaukee District-North railroad line. Recent portions have been constructed in Glenview though no connection currently exists between the Lehigh Avenue section and portions in Glenview. Completion of the connection between Morton Grove and Glenview could provide bike access to the Avon facility.

Additionally, the Northwest Municipal Conference adopted a Bicycle Plan in 2010. This document recommends extending the Beckwith Road route west as part of a long-term plan.

Transportation Improvement Program (TIP) Projects

The Transportation Improvement Program (TIP) is metropolitan Chicago's agenda of surface transportation projects, listing all federally funded projects and regionally significant non-federally funded projects programmed for implementation in the next four years. The TIP helps both the transportation community and the general public track the use of local, state, and federal transportation funds. The TIP also helps municipalities, counties, other transportation implementers and planning organizations establish a transportation program that implements the goals of GO TO 2040.

The 2010-2015 TIP includes two projects within and around Morton Grove that directly impact the Village's industrial areas as shown on Map 7.5

- ***Lincoln Avenue/ Lehigh Avenue Intersection Realignment.*** As a high priority project for the Village, the North Shore Council of Mayors programed a project to realign the intersection of Lehigh Avenue and Lincoln Avenue, including the way in which Lincoln crosses the Milwaukee District-North train tracks. Beyond this realignment, bicycle lanes will be installed on Lehigh Avenue and Lincoln Avenue and Ferris Avenue from Oakton Street to Dempster Street as shown on the map.
- ***Golf Road and Waukegan Road Intersection Improvement.*** This intersection will be upgraded to include new pedestrian signals and sidewalk improvements, with work to be completed in 2015.

Section Eight: Natural Resources

This section focuses on the relationship between the natural features and systems in Morton Grove and its industrial areas. The information in this section was obtained from a variety of resources, including the Village of Morton Grove, Illinois Department of Natural Resources (IDNR), Illinois Environmental Protection Agency (IEPA), and a visual assessment of existing conditions.

Key Findings

- **Three Morton Grove industrial businesses have recently shown exemplary performance in complying with required pretreatment standards of the wastewater they discharge into sewer systems from operations.**
- **St. Paul Woods and Mimi Woods border the southern industrial area.** The majority of the Village's critical environmental areas (wetlands, endangered species, and floodplains) are located in Cook County Forest Preserve properties, including St. Paul Woods and Miami Woods.
- **Industrial and commercial properties comprise a sizable portion of energy consumption (and greenhouse gas emissions) in Morton Grove.** This concentration creates an opportunity for targeted sustainability efforts that could significantly reduce energy usage and emissions.

Water

Water Source and System

The Village of Morton Grove's Public Works Department operates the local water system with water from Lake Michigan via the City of Chicago. While the Village's primary water connections are from the City of Chicago system, secondary connections with the Villages of Skokie and Niles provide emergency service coverage. Because the Village of Golf purchases its water from Morton Grove, two connections also exist between the two communities.

The Village requires the metering of both residential and business users. Residential users are billed bi-monthly; commercial and other high-volume users are billed monthly. Through metering, the Village charges for water using a tiered rate structure, with heavy water users (those using more 250,000 gallons a month and 500,000 gallons bi-monthly) paying higher rates. This arrangement allows the Village to encourage water conservation for both residential and industrial users.

Water Usage

In 2011, Morton Grove was permitted 3.423 million gallons of water per day (mgd) from Lake Michigan water but pumped only 81% of its allocation (2.771 mgd). Residential properties typically consume most of the Village's water, comprising 57.6% of the community's total water consumption in 2011. Commercial users, including industrial businesses, consumed approximately 21.4% of the water in 2011. The relatively high water consumption is understandable, as manufacturing uses typically have a higher demand for water than other land uses. Between January 1, 2012 and November 30, 2012, four of the five largest individual water users were industrial businesses, including Avon and John Crane. Approximately 17% of the Village's daily water use goes to unavoidable leakage and unaccounted flow, which are classified as water loss, defined as the amount of pumped water that is lost either through leaks, unaccounted flows or a variety of other avenues.

Table 8.1 Water Use, 2011*

Sector	Water Usage (mgd)	% of Total
Municipal	0.070	2.5%
Residential	1.595	57.6%
Commercial	0.594	21.4%
Construction	0.016	0.6%
Hydrant	0.029	1.0%
Unavoidable Leakage	0.266	9.6%
Unaccounted Flow	0.201	7.3%
Total Annual Pumpage	2.771	100.0%
*October 1, 2010- September 30, 2011 Source: Village of Morton Grove, 2011 Water Audit.		

Watershed

The Village is divided between two watersheds: the North Shore Channel and the West Fork (as shown on Map 8.1

While the *North Shore Channel Watershed* covers most of Morton Grove, including all of the southern industrial area, the northern edge of the community, including the northern industrial area, is located in the *West Fork Watershed*. The two watersheds conform to the different segments of the Chicago River. The West Fork Watershed contains the West Fork of the Chicago River. The North Shore Channel Watershed includes the all of the North Branch of the Chicago River between the Skokie River and the North Shore Channel.

Water Quality

The IEPA collects water quality information for Illinois streams, identifying them as ‘impaired’ if the water quality does not support its intended use. Both the West Fork and the North Branch segments of the Chicago River are “impaired streams,” meaning that the waters are not amenable to primary contact recreation, fishing, and support for aquatic life. The reason for this classification is due to the presence of fecal coliform, DDT, suspended solids, and other contaminants. Likely sources for the identified contaminants are many, including combined sewer overflows (CSOs), municipal point source discharges (the discharge of untreated municipal sanitary sewers), urban runoff from the sewer system including contaminated sediments, channelization, and streambank modifications.

In 2009, the IEPA initiated a Total Maximum Daily Load (TMDL) planning process for the North Branch. Through this process, the maximum pollutant load that the river could receive while still maintaining water quality standards was calculated. The ultimate goal of a TMDL Plan is to improve an impaired water body so that it can fully support the various uses. The North Branch Chicago River TMDL is currently pending approval from the IEPA.

North Branch of the Chicago River Watershed Plan

In 2011, the Metropolitan Water Reclamation District of Greater Chicago (MWRD) adopted the North Branch of the Chicago River Watershed Plan. While this document identified isolated roadway flooding just east of the Village's northern industrial area --where Metra crosses Golf Road -- the local stormwater system was identified as the cause rather than a regional problem.

Sewer and Stormwater

The Village of Morton Grove operates a local sewer system which consists of 40.6 miles of sanitary sewers, 44.8 miles of storm sewers, and 21.3 miles of combined sewers. Areas with combined sewers are predominantly located north of Main Street and east of the Chicago River. All of the northern industrial area and the vast majority of the southern industrial area are not served by combined sewers.

Sewage and stormwater from the system is sent to MWRD for treatment at its Howard and McCormick treatment facility. The combined sewer overflow is located at Dempster Avenue and Lincoln Avenue and diverts water and excess sewage into the Chicago River's North Branch. CSOs negatively affect surface water quality because of various pollutants that may be present in the untreated wastewater.

The Village of Morton Grove's stormwater management program was established in 2003 with a focus on the control and reduction of stormwater pollution in urban areas. Stakeholder input revealed no systematic flooding issues within Morton Grove's industrial areas.

Per United States Environmental Protection Agency (USEPA) requirements under the National Pretreatment Program, the MWRD tracks "categorical industrial users" who discharge wastewater into the sewer system from operations subject to categorical pretreatment standards. As of May 2012, three Morton Grove industrial businesses are classified as categorical industrial users due to the industrial activity performed at the facility: Avon, Morton Grove Pharmaceuticals and Regis Technologies. Each year the MWRD identifies "dischargers demonstrating exemplary compliance." These are users who demonstrated exemplary performance in maintaining compliance with pretreatment standards and other requirements. Between 2006 and 2010, each of the three Morton Grove businesses fell into the exemplary category multiple times.

Floodplains, Wetlands, and Endangered and Protected Species Habitats

As shown on Map 8.2, the bulk of the floodplains and wetlands within Morton Grove are located along the North Branch of the Chicago River and the Forest Preserve properties. Because of these open spaces, the floodplains and wetlands rarely extend into the built-up areas. Therefore, few wetlands or flood zones impact industrial businesses. Stakeholder feedback identified minor flooding issues along Main Street, west of Lehigh Avenue. In this area, un-drained water covers up the roadway during heavy rains.

In addition to floodplains and wetlands, the Forest Preserve properties also provide essential habitat for wildlife including endangered and protected species. The impact the industrial development and businesses have on the wildlife is unknown.

Parks and Open Space

At the initial public meeting, one of the public comments which generated broad agreement described Morton Grove as a community which “screams green.” With six Cook County Forest Preserves along the North Branch of the Chicago River, it is easy to understand why residents view park space as a key part of the local identity. The Forest Preserves and the local parks are illustrated on Map 8.3

Park Acreage and Access

Between the Forest Preserve District of Cook County and the Morton Grove Park District, the Village contains over 700 acres of parkland, providing 30.4 acres of parkland per 1,000 residents. Morton Grove’s high ratio significantly exceeds the GO TO 2040 recommendation of 10 acres per 1,000 people. While some of the extreme western or southeastern edges of the Village are not within a five minute walk of a formal park, many of the residential areas are within walking distance of a school playground or other open space.

Parks Serving the Industrial Areas

Parks and open space are advantageous for industrial areas. They provide functional, aesthetic and psychological relief from the concrete, pervious surfaces, and hard edges often found in industrial properties. Employees can enjoy the benefits of parks and open space and can also potentially use trails and pedestrian paths in their work commute.

St. Paul Woods and Miami Woods line the western boundary of the southern industrial area, featuring picnic groves and playfields. The closest entrances for St. Paul Woods and Miami

Woods is the internal drive entrances on Lincoln Avenue and the intersection of Natchez Avenue and Oakton Avenue. This route connects portions of the industrial area with downtown Morton Grove and the train station, however it doesn't have any designated bike or pedestrian paths or lanes, and/or connections to the North Branch Trail.

Austin Park, at the intersection of Austin Avenue and Main Street, also provides park space for employees in the southern industrial area with a mix of ball fields, picnic benches, basketball courts and playgrounds. While no parkland is directly adjacent to the northern industrial area, the facility is abutted by Golf Middle School.

Energy and Greenhouse Gas Emissions

Coal, nuclear and natural gas generate the bulk of the Chicago region's energy supply. The Village's energy and emissions profile was analyzed as part of the Municipal Energy Profile Project for the seven-county Chicago Metropolitan Area.

Energy Usage

Of the 277 million kilowatts of electricity consumed by Morton Grove users in 2007, industrial and commercial properties accounted for the majority or 66% of the total local electric consumption. Comparatively, Cook County's industrial and commercial properties accounted for 71% of the total county electrical consumption. Factors that impact the amount of electricity consumed include the size of the facility, the efficiency and use of air conditioning, lighting, and other appliances.

Industrial and commercial users only accounted for 40% of natural gas usage of Morton Grove and Cook County. Because natural gas is commonly used to heat homes in Northern Illinois, it is not surprising that residential users are the leading consumer of this energy source. The amount of natural gas consumed is often related to the building size, age, as well as efficiency of the building envelop, furnace, and water heater.

Table 8.2 Electricity (kWh) and Natural Gas Consumption (Therms), 2007

	Morton Grove		Cook County	
	Count	Percent	Count	Percent
Residential electricity consumption	77,445,467	34%	14,915,965,265	29%
Industrial/ commercial electricity consumption	150,215,388	66%	35,664,503,040	71%
Total electricity consumption	227,660,855	100%	50,580,468,305	100%
Residential natural gas consumption	9,121,456	60%	2,191,453,638	60%
Industrial/ commercial natural gas consumption	6,176,183	40%	1,442,823,862	40%
Total natural gas consumption	15,297,639	100%	3,634,277,500	100%
Source: Municipal Emissions Profile - Center for Neighborhood Technology.				

Greenhouse Gas Emissions

Different sources of energy yield different amounts of greenhouse gas emissions. Electricity, often produced by coal, emits more greenhouse gas emissions than natural gas. As a result, the higher usage of electricity by industrial and commercial users represents an important factor to consider when evaluating future sustainability measures. The greenhouse gas emissions by sector for Morton Grove and Cook County are shown below.

Table 8.3 Greenhouse Gas Emissions by Sector, 2007

	Morton Grove	Cook County
Electricity	44.6%	45.2%
Natural Gas	22.6%	24.6%
Transportation	24.2%	21.0%
Other	8.6%	9.2%
Emissions per capita	15.62 (MT CO ₂ E*)	14.86 (MT CO ₂ E*)
* Metric Tons. Source: Municipal Emissions Profile - Center for Neighborhood Technology.		

Overall, the share of total emissions among the four components is similar for both Cook County and Morton Grove. However, Morton Grove's transportation is a larger contributor to the total emissions than Cook County, while its natural gas is a smaller contributor. Morton Grove generates more greenhouse gas emissions per capita than Cook County, due in part to the higher level of transportation. The transportation sector's emissions were calculated based on the amount of annual vehicle miles travelled (VMT) by Morton Grove residents, which measures the average amount of miles driven by an average household inside and outside of the community borders.

Since the non-residential sector is responsible for the majority of energy consumption (and the associated greenhouse emissions) in Morton Grove, building upgrades and energy efficiency improvements focused on the industrial sector could significantly reduce local emissions. Interviews with industrial owners and operators indicate that existing businesses have considered making energy efficiency improvements, mostly commonly through lighting to reduce operating costs. Residents identified the recent efforts by Shure Incorporated in Niles as a model for possible sustainable efforts within Morton Grove's industrial areas.

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Section Nine: Looking Ahead

The existing conditions report has identified a number of issues, strengths, weaknesses, and opportunities that exist for the Morton Grove industrial areas. The report's findings are meant to influence the overall vision, recommendations, and plan for the Morton Grove's industrial areas. Key topic areas of the Industrial Areas Plan are identified in this section and are meant for further discussion. It should be noted that the following questions do not include all of the issues that will be addressed in the final Plan, however, they are meant to help the Village begin to make decisions regarding the future of the industrial areas.

Questions that will be addressed in the final plan include:

- What should be the overall vision for the industrial areas?
- What should be the future land use of the industrial areas?
- How can partnerships between the Village and the industrial areas' businesses strengthened?
- How can Morton Grove's industrial areas remain competitive within the near north industrial submarket and within the Chicago metropolitan region?
- What financial incentives could be offered to industrial property owners, businesses, and developers?
- How can workforce development programs be strengthened?
- How can the natural resources, signage/design, and transportation in and around the industrial areas be improved to enhance the physical environment?
- How can workers' commute be improved?
- How can adjacent areas, such as the Metra Train Station area support the industrial areas and vice versa?

Appendices

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Appendix A

Main Data Sources

2000 and 2010 U.S. Census.
2006-2010 American Community Survey.
Longitudinal Employer-Household Dynamics, U.S. Census.
Cook County Assessor's Office.
Illinois Department of Employment Security.
Dun and Bradstreet, Inc.
Illinois Department of Commerce and Economic Opportunity.
Economic Modeling Specialists Intl. (EMSI)
CoStar Realty Information, Inc.
2012 Illinois Department of Transportation (IDOT) Illinois Roadway Information System
Regional Transit Asset Management System (RTAMS)
Village of Morton Grove Water Audit (2011)
Municipal Emissions Profile - Center for Neighborhood Technology.

Appendix B

Summary of Additional Plans and Projects

Morton Grove Tax Increment Financing Districts

Waukegan Road TIF District (1995)

Morton Grove's first TIF district, the Waukegan Road TIF District, was created in 1995. Encompassing portions of Waukegan Road from Dempster Avenue to Golf Middle School, the district once included an eclectic mix of uses, including a number of older motels. The TIF helped fund the replacement of these properties with new commercial uses, such as Walgreens, Charter One, and McGrath Acura.

Supplementing the new businesses, Morton Grove also pursued transportation and streetscape improvements for Waukegan Road. The street now includes a continuous center turn lane, decorative street lighting, landscaping, and new street furniture. Because the district does not expire until 2017, the Village continues to pursue commercial opportunities to improve the corridor.

Dempster/Waukegan Redevelopment Project Area (2012)

In October, 2012, the Village created a TIF district at Waukegan Road and Dempster Avenue with properties that include the proposed Prairie View Plaza along with a number of properties around the intersection.

The overall goal for the project is an area-wide revitalization and the creation of a healthy, mixed-use commercial district. Redevelopment objectives include rehabilitation of physical infrastructure, both public facilities and privately-owned buildings, as well as parcel assembly and preparation, including any necessary demolition or environmental cleanup. The Plan seeks to improve the image of the project area, using streetscaping and signage to create a more cohesive identity.

TIF funding is intended to improve streets and sidewalks, increase stormwater detention capacity, create trails and open spaces, and update public utility infrastructure. The Village can also offer financial assistance to private business owners in the form of façade enhancement, building rehabilitation, and pedestrian enhancements that spur business activity. The Plan recommends public-private partnerships between the Village and area business owners to encourage rehabilitation and redevelopment that is consistent with project goals. Property assembly, demolition, and site preparation can be accomplished via a range of Village powers including eminent domain. The Village may also offer financial assistance to private property owners and developers to undertake

these activities. Acquired properties may be devoted to temporary uses until development can occur. The district is set to expire in 2036.

Village of Lincolnwood Comprehensive Plan (2001 and 2006)

Adopted in 2001 and last updated in 2006, the Village of Lincolnwood's Comprehensive Plan outlines two distinct strategies for the industrial areas within the Lincolnwood. Currently, most of the Village's industrial properties are concentrated near the intersection of Touhy Avenue and McCormick Boulevard or the intersection of Devon Avenue and Lincoln Avenue. In both areas, many former industrial properties have been redeveloped for commercial uses, including the former Bell & Howell site which became Lincolnwood Town Center.

Since the redevelopment of the Touhy/McCormick area to include commercial development in the early 1990s the Village explored additional redevelopment of surrounding industrial properties. With the 2006 Comprehensive Plan, the Village emphasizes a policy of maintaining the remaining industrial uses in this area through improved parking, circulation and aesthetics. The industrial area near the intersection of Devon Avenue and Lincoln Avenue is recommended for redevelopment as a mix of residential and commercial uses.

Village of Skokie Comprehensive Plan (2005)

The Skokie Comprehensive Plan was adopted in 2005 and discusses the broad need for various land use categories along with specific land use plans within sections of the Village. Skokie's industrial uses are primarily located in two areas:

- The area south of Morton Grove along Oakton Street and Howard Avenue; and
- The area west of McCormick Boulevard between Touhy Avenue and Main Street which abut the former Union Pacific railroad right-of-way.

The Plan recommends that industrial uses throughout the Village generally, and within these areas specifically, be maintained due to their critical role in Skokie's financial health and status as a regional employment center.

Waukegan Road Corridor Plan, Village of Glenview (2010)

Due to the important role played by Waukegan Road as a major north-south corridor for Glenview, the Village focused in 2010 on creating a short and long term transportation plan for the route. While near-term recommendations impacted the resurfacing of Waukegan Road by Illinois Department of Transportation (IDOT) in 2010, the document also included long-term recommendations for key locations within the corridor.

For the southern portion of Waukegan Road in Glenview near Morton Grove, the Plan predominantly focuses on improvements within the right-of-way, including the preservation of mature landscaping on both sides of Waukegan Road and the installation of a planted median.

While the public identified a former auto dealership at the intersection of Waukegan Road and Golf Road as a redevelopment opportunity, the Plan does not comment on the use or reuse of any abutting property.

Glen Gate Shopping Center, Village of Glenview (2010)

Since the 2010 Plan, Glenview is further defining the future of the Waukegan Road and Golf Road area with the Glen Gate Shopping Center proposal. Thus far, the Village has approved financial incentives for the construction of a new McGrath Audi dealership on the southern portion of the approximately 19 acre Avon site. Additional proposed development of the property would include a shopping center to the north. The project responds to the Waukegan Road Corridor Plan by preserving a number of mature trees along Waukegan Road.

Village of Niles 2030 Comprehensive Plan (2011)

The Village of Niles adopted a new Comprehensive Plan in October 2011. While covering a wide range of topics, the Plan makes the following specific recommendations regarding Niles' industrial areas:

- Maintain the industrial developments within the southeastern part of Niles;
- Establish good quality and consistent communication with business owners to understand changing needs;
- Promote the rehabilitation or redevelopment of obsolete structures;
- Encourage the use of sustainable development techniques throughout the industrial area;
- Identify brownfield sites for priority redevelopment;
- Improve the appearance and functionality of the industrial area through upgraded business and directional signage;
- Better the broadband infrastructure to accommodate the needs of all industrial businesses; and
- Recognizing the important anchor role of the Grainger development at Lehigh Avenue and Howard Street, redevelop the soon-to-be vacant site with either another industrial use or multi-family housing.

Appendix C

Businesses in Industrial Areas

Business Name	Address
Nick and Ernie's Inc	6000 Oakton St
Magrabar Chemical Corporation	6100 Madison CT
Argyle Cut Stone Co.	6100 Oakton St
Lasalle Chemical & Supply Co	6108 Madison CT
Svi Themed Construction Solutions, Inc.	6115 Monroe CT Ste 100
Hai-Tec, Inc.	6131 Monroe CT
Ward Mfg Co	6137 Monroe CT
DOT Sharper Printing Inc	6204 Oakton St
K & B Machining	6206 Madison CT
Camelot Cartage Inc	6211 Monroe CT
Patio World Inc	6214 Madison CT
Laundryland Route Inc	6216 Madison CT
Oceanaire, Inc.	6228 Oakton St
Golden Shield Laboratories Inc	6304 Oakton St
US T'S, Inc.	6314 Oakton St
Miller Stephenson Chemical Company Inc	6348 Oakton St
John Crane Inc	6400 Oakton St
Johncar, Inc.	6400 Oakton St
Lifeway Foods, Inc.	6431 Oakton St
Morton Grove Pharmaceuticals, Inc.	6451 Main St
Life Storage Centers	6505 Oakton St
Quantum Color Graphics, L.L.C.	6511 Oakton St
Avon Products, Inc.	6901 Golf Rd
E. I. Du Pont De Nemours and Company	7828 Merrimac Ave
Krez Arcadia, LLC	7831 Nagle Ave
Paul J. Krez Company	7831 Nagle Ave
The Krez Group	7831 Nagle Ave
Ameralloy Steel Corporation	7848 Merrimac Ave
Lin-Mar Motors, Inc	7860 Lehigh Ave
Grapevine Telephone Network Solutions LLC	7900 Nagle Ave Ste 100
Trek Freight Services, LLC	7900 Nagle Ave Ste 100
Corpsport, Inc.	7900 Nagle Ave Ste 500
Alyce Designs, Inc.	7901 Caldwell Ave
International Spring Company	7901 Nagle Ave
House of Electronics Inc.	8100 River Dr
Z-Way Travel & Cargo Services, Inc.	8105 Austin Ave
Moore Supply Co.	8109 Austin Ave
Design Installation Systems Inc	8110 River Dr
W R Typesetting Co	8120 River Dr Ste 2
Concentra Inc.	8125 River Dr Ste 102
Global Industrial Products, Inc.	8129 Austin Ave

Business Name	Address
Richco, Inc.	8145 River Dr Ste 106
Builders Heating Supply Company (mi)	8150 Lehigh Ave
Charger Water Conditioning, Inc.	8150 Lehigh Ave
Excelsior Manufacturing and Supl	8150 Lehigh Ave
The Crawford Supply Group Inc	8150 Lehigh Ave Ste A
Xylem Inc.	8200 Austin Ave
Jay Midwest Inc	8210 Lehigh Ave
American Carpets Inc	8214 Lehigh Ave
L G Import and Manufacturing Company	8220 Austin Ave
Bbj Rentals, Inc.	8226 Lehigh Ave
Barbara Creations, Inc.	8230 Austin Ave
Malko Mt Prospect Vill Ha	8234 Lehigh Ave
Allyn Bank Equipment Co.	8248 Lehigh Ave
Hasan Bakery	8258 Lehigh Ave
Ghp Group, Inc.	8280 Austin Ave
Strange Engineering, Inc.	8300 Austin Ave
General Bandages Inc	8300 Lehigh Ave
Schwarz Paper Company	8338 Austin Ave
Land of Nod	3135 River Drive
Grainger, Inc.	8045 River Drive
TSI Accessory Group, Inc.	8350 Lehigh Avenue
Lin-Mar Towing, Inc.	5940 W. Oakton St
Roughneck Concrete Drilling and Sawing Co.	8400 Lehigh Ave
Z Baking Co.	6160 Oakton St
Source: Dun and Bradstreet, Inc., 2012.	

Appendix D

Workforce Analysis: Morton Grove Industrial Areas

Chicago Jobs Council, 2012

Workforce Development Resources and Related Services

Workforce development refers to the services, programs, and activities that provide people with education, skill development, and improved access for employment and career advancement in the labor market. Workforce development programs provide a variety of essential services to a wide range of job seekers, workers, and employers, directly increasing the skills of potential and current workers. Since the skill level and suitability of the labor market is one of the major considerations for employers when choosing where to locate,¹ maintaining a strong workforce system is an important step toward spurring economic growth in both Morton Grove, IL and the Chicago region.

The customers of workforce development services and activities can be individuals or businesses, or both. This section provides information about local entities that provide workforce development services to Morton Grove residents and businesses. These entities include community-based provider organizations, entities that provide skills training, educational institutions, and administrators of public workforce development programs.

Across the metropolitan region workforce development services are delivered by a variety of public and private entities and are funded through a number of public funding streams. This allows the system to meet the various needs of diverse job seekers and businesses. There is a core “workforce development” system—the federal Workforce Investment Act (WIA)—but it is not the only source of publicly-funded education, training and workforce services. While the federal WIA system has workforce development as its primary mission, it is important to also understand how the education and human services systems provide workforce development-related services and support local workforce goals.

¹ Natalie Cohen, *Business Location Decision-Making in the Cities: Bringing Business Back*, the Brookings Institution, April 2000.

In order to gain insight into the workforce development conditions and opportunities in Morton Grove, interviews were conducted with several key stakeholders from nearby communities. These individuals represent a range of interests and perspectives:

- Regional WorkNet Center, Arlington Heights, Al Saulys, Director
- Jewish Vocational Services, Malachi Kelly, Employer Services Representative
- Oakton Community College, Manufacturing & Machine Technology Department, Dave Geller, Chair and Professor
- Oakton Community College, Rachel Lindley, WIA administrator (National ABLE)
- Wright College, Cynthia Lawrence, WIA Administrator
- Youth Job Center of Evanston, Molly Verble, Director of Programs
- Oakton Community College, Lynn Seinfeld, Business Institute Director

Public Workforce System: Workforce Investment Act (WIA), Title I

Federal WIA funding flows through the Illinois Department of Commerce and Economic Opportunity (DCEO) to local workforce investment areas (LWIAs). Most programming is delivered through the federally-required local one-stop system (in Illinois these are called WorkNet Centers) and affiliate organizations. Workforce Investment Boards (WIBs) are local boards required by federal law to oversee the local use of WIA funds in the 24 designated LWIAs in the state, six of which are in the Chicago metropolitan region.²

The five goals of Title I of WIA are:

- *Streamlining services* through a One Stop system involving mandated sector partners;
- Providing *universal services* to all job seekers, workers and employers;
- Promoting *customer choice* through the use of vouchers and consumer report card on the performance of training providers;
- Strengthening *accountability* by implementing stricter and longer-term performance measures;
- Promoting *leadership* by the business sector through involvement on the state and local Workforce Investment Boards.

WIA-funded **core services** include self-help services and services that require minimal staff assistance³ and are available to the general public. They include access to computers with internet, for job search, labor market information, career and occupational information, and access to the IL WorkNet website. WIA-funded **intensive**

² The jurisdiction of the six LWIAs comprises ten counties.

³ As described under Section 134 (d) (2) of the Workforce Investment Act

services are available to those who qualify (i.e. 18 years or older, legally able to work in the U.S., low-income, registered with WIA program, and have been unable to gain employment after having completed core services). Intensive Services include individual career planning, resume preparation, job clubs, career counseling, internships, and comprehensive assessments. Other services that are sometimes considered intensive are basic education, English as a Second Language, and basic computer literacy. WIA-funded **training services** are available to those who have not been able to get employed having received core and intensive services. Training services are made available through a list of WIA-certified training providers and paid for through Individual Training Accounts (ITA). The training and provider is selected in conjunction with a case manager, counselor or coordinator.

Morton Grove is located within the newly re-configured LWIA 7,⁴ which now covers all of Cook County. The Chicago Cook Workforce Partnership and its Board oversees and administers funding for WIA Title I workforce development services within all of Cook County. Until June 30, 2012, Morton Grove was located in LWIA 8 in Northern Cook County. WIA Title 1 services in LWIA 8 were delivered through one WorkNet Center, 4 affiliate organizations serving Adults and Dislocated Workers, and 4 affiliate organizations serving Youth. None of the service locations were located in Morton Grove, so residents travel to neighboring communities to get WIA services--at the Illinois WorkNet Center in Arlington Heights (11 miles west); a satellite location at the Evanston Public Library (5.3 miles east) and a satellite location at the DesPlaines campus of Oakton Community College (5.2 miles west). Jewish Vocational Services (JVS, Northbrook Office) and Youth Job Center of Evanston are the two WIA Youth providers in northern Cook County, including Morton Grove. WIA services are most often accessible at non-government sites. For example, the following are the key service delivery community access points that are accessible to Morton Grove residents and businesses:

- National ABLE is the organization that operates the two satellite locations where jobseekers can access all three types of WIA services, including: informational services, orientation, job readiness counseling and training, and also provide access to individual training accounts. The caseload for the two satellites is currently made up of 53% Morton Grove residents⁵.
- The Arlington Heights WorkNet Center runs a volunteer outreach program fourth Thursday of the month, 9:00 am-4:00pm, at the Morton Grove Library.

⁴ LWIA 7 now includes LWIA 8 Northern Cook County, and LWIA 9 the City of Chicago

⁵ As of 8/6/12 the satellites have a caseload of 400 of which 213 are Morton Grove residents

These workshops cover job search techniques, resume and cover letter writing, interview preparation that includes mock interviews and networking skills.

- National ABLÉ also manages access to the Center for Professional Development site located at the Old Orchard Mall in Skokie but does not provide direct services. Services accessible at this location are provided by Oakton Community College and the Jewish Vocational Center. Oakton Community College provides ESL courses and its Business Institute provides workshops. Jewish Vocational Services provides some WIA youth services.
- The Northbrook Office of JVS provides youth services, career counseling through the PAT program for people with disabilities referred from the Department of Rehabilitation Services and fee-based career counseling for any job seeker. JVS' job developers coordinate job placement services and develop strategies for meeting employer needs.
- Youth Job Center of Evanston (YJCE) currently works with a number of residents of Morton Grove, as well as 15-20 employers from Morton Grove. One recent employer YJCE assisted from Morton Grove is AnswerNet, a call center that was hiring for supervisors and customer services positions. Morton Grove residents are referred to YJCE from the Arlington Heights One-Stop, National ABLÉ satellite sites, and from High School counselors. YJCE provides job-readiness, placement and employment support in partnership with employers. They provide direct placement, direct referrals, on-site employer recruitment, job fairs and internship opportunities.
- The YJCE runs a Career Pathways program through which they partner with several employers and training providers. The employer partners provide 200 hours of subsidized work experience for individuals who gain industry recognized credentials. Industries in the program include: Healthcare, Manufacturing, Transportation Distribution and Logistics, Service & Hospitality, and Childcare Education. Healthcare employers include: St. Francis Hospital; Resurrection Hospital; CVS, Walgreens and North Shore Hospital in Evanston. Partners for the manufacturing pathway include John Crain, Inc., Oakton Community College and Harper College.
- YJCE's WILL—Women Invested in Learning Livelihood—program serves a cohort of 30 women that receive financial literacy training, mentoring, career advancement support, and matching savings.

Other Public and Private Workforce System Services:

Workforce Investment Act, Title III: The federal Employment Services (ES) system under Title III of WIA (also known as the Wagner-Peyser Act) and the federal Unemployment Insurance (UI) System are administered separately from the WIA Title I system. ES and UI services are administered by the Illinois Department of Employment

Security (IDES), which provides services through its local offices in the region, some of which are co-located with WIA one-stops. Local IDES offices are locations where individuals can go to apply for unemployment benefits and to receive basic employment services. Employment Services include job search assistance, access to career and labor market information, online job search tools, as well as workshops that focus on resume writing and interviewing techniques. Additionally, there are employment services specifically targeted to veterans and individuals with criminal records. The closest IDES office for Morton Gove residents is co-located with the WorkNet Center in Arlington Heights (723 West Algonquin Rd.)

Post-Secondary Education: The region's post-secondary institutions (two year and four year; public and private) provide the majority of educational opportunities beyond high school. The Illinois Community College Board (ICCB) provides administration and some oversight for the state's community college system. In addition to general education degree programs, community colleges develop and deliver occupational training, as well as remedial and adult education. In addition, private entities (both non-profit and for-profit) complement the offerings of public institutions by developing customized training solutions for specific industries or businesses.

There are five *public* post-secondary institutions within 10 miles of Morton Grove--Oakton Community College (within 5 miles in Des Plaines); Northern Illinois University (within 6.8 miles in Chicago); Wilbur Wright College (within 6.9 miles in Chicago); Harry S. Truman College (within 8.1 miles in Chicago); and Triton College (within 8.4 miles in River Grove). There are six *private non-profit* institutions within five miles away of Morton Grove--five are four year institutions and three of those are theological seminaries. The other two private non-profit institutions are Knowledge Systems, which offers computer and information science, and NorthShore Health System School of Nurse Anesthesia. There are ten *private for-profit* institutions less than five miles away. One of the ten private for-profit institutions is a four year school, Westwood College, and the other is a two year school, Sanford Brown College. The remaining eight private for-profit institutions offer less than two year certificate programs in cosmetology, computer services, massage therapy, health professions, and skin care & spa.⁶

Based on its services, operations and location, Oakton Community College (OCC) is the post-secondary institution that is currently working to meet the workforce training and preparation needs of Morton Grove residents and businesses. OCC also appears to

⁶ 2011 data from the National Center for Education Statistics at the Institute of Education

have close working relationships with community workforce initiatives and WIA-funded programs. OCC is located at 1600 E Golf Rd in Des Plaines with a satellite location in Skokie (known as the High Tech Pavilion and is where 90% of the manufacturing classes take place). Just over 11,000 undergraduate students are enrolled at OCC--29% full-time and 71% part-time. Fifty seven percent of OCC students are under 25 years old and 42% are over.⁷ OCC offers a wide range of areas of study⁸ and 646 one year certificates, 70 certificates of two years or less, and 507 associate degrees⁹. Relevant workforce programming at OCC includes:

- Continuing education courses are offered at local high schools and more than 240 other locations.
- Dislocated Worker services: OCC's Business Institute currently has a contract to provide WIA dislocated worker services. They have provided dislocated workers with pre-employment services including: job search essentials, networking, life management success skills, and workplace success skills.
- Customized Training: OCC offers customized training to employers and individuals through the Business Institute and the Manufacturing and Technology Department. They reach out to business, labor, healthcare, government, educational to assess needs. Instructors customize the curriculum by: taking components of pre-existing for credit courses; creating something new to train for a specific set of skills; and including additional components such as ESL, management, workforce skill development, business writing. The Business Institute deals with a number of industries and most courses are delivered at the company.
- Upgrading for skilled workers: Three quarters of students in the OCC Manufacturing and Technology Department programs are already employed and enroll part-time. Employed manufacturing students are upgrading their skills to advance in their career; whereas unemployed students are looking to upgrade outdated manufacturing skills from previous jobs.
- The Manufacturing & Technology Departments program focuses on machining (CNC, mastercam, and CAD programs) and maintenance (hydraulics, PNU, and robotics). The CNC training is accredited by the National Institute for Metalworking Skills (NIMS). The department customizes its existing courses to meet the needs of companies. For example, they can offer their geometric dimension & tolerance training (GD & T) course in an 8 week class at the Skokie

⁷ 2011 data from the National Center for Education Statistics at the Institute of Education

⁸ Areas of study include: Business, Communication, Computer and Information Sciences and Support Services, Construction Trades, Education, Engineering, Engineering Technology and Engineering-Related Fields, Family and Consumer Sciences/Human Sciences, Health Professions and Related Programs, Homeland Security, Law Enforcement, Firefighting and Related Protective Services, Liberal Arts and Sciences, General Studies and Humanities, Mechanic and Repair Technologies/Technicians, Multi/Interdisciplinary Studies, Public Administration and Social Service Professions, and Visual and Performing Arts.

⁹ 2011 data from the National Center for Education Statistics at the Institute of Education

campus or on site at the company's location. OCC recently completed two trainings for Xylam, a global water technology company, from Morton Grove.

- **OCC Business Engagement:** Business and Employer Advisory Councils are convened by every division and course of study and include human resources professionals and businesses from each sector. Council members serve on job panels, present no-cost workshops and review student resumes and provide industry-specific feedback and input. The Manufacturing Department convenes an advisory group of about 12-15 companies, mostly in manufacturing and some in transportation, distribution and logistics (TDL). The participating companies are almost all located within a 10 mile radius of the OCC Skokie Campus and is convened to discuss current issues of need. The advisory council also keeps OCC informed about: open positions; skill needs; and appropriateness of curriculum/teaching. OCC also stays current on business and employer needs through staff outreach including: serving on the board of directors for the local area chambers of commerce; memberships in industry professional organizations; facilitating manufacturing employers participating in day-long expo for high school student; regular coordination with colleagues at nearby community colleges (College of Lake County, Elgin Community College, and College of DuPage) to discuss employer needs.

In addition to referrals from the public workforce systems and its affiliates, Morton Grove residents would learn about programs at OCC through its course schedule sent to 2,000 households in the Oakton Community College District, as well as word of mouth, flyers posted at local companies about upcoming courses, and informational visits by the college to local businesses. OCC's college-wide internship program includes manufacturing and companies regularly approach relevant departments with job postings for students and other opportunities to recruit students.

Although two City Colleges of Chicago--Wilbur Wright and Harry S. Truman Colleges—offer workforce services and are located relatively close for Morton Grove residents, students who live outside of Chicago cannot enroll in their adult education classes or receive in-district tuition rates. The new configuration of LWIA to include all of Cook County may change the accessibility of programming at City Colleges because the ITA system will be countywide.

Human Services: Publicly-funded human services in Illinois are administered by the Illinois Department of Human Services (IDHS). The federal Temporary Assistance for Needy Families (TANF) program and the federal Supplemental Nutrition Assistance Program (SNAP, or food stamps) are two human services programs that have limited employment-related services. The primary delivery system for the employment-related

services connected with TANF¹⁰ and SNAP¹¹ are the local IDHS offices (called Family Community Resource Centers) and organizations that have contracts with IDHS. The closest IDHS Family Community Resource Center closest to Morton Grove is in Skokie and is located at 8020 St. Louis Avenue. This center receives applications for Cash, SNAP, and Medical Assistance by fax, mail or in person. Recipients of the TANF and SNAP programs are referred to employment programs from the local IDHS offices. Program participants are unemployed, reliant on assistance programs, and are likely to be the least skilled and have the least amount of work experience. The public human services system also has programs that provide support to some low-income workers and their families, including child care subsidies and health insurance. Some programs for public assistance participants include help paying for transportation or other supports that an individual needs to participate in training or maintain employment.

Other Community-based Workforce Services: Other local organizations that are located within five miles of Morton Grove and that provide workforce-related services include: Avenues to Independence; Korean American Community Services; New Horizons Computer Learning Centers of Chicago; Symbol Job Training; the Douglas Center; and Zarem/Golde ORT Technical Institute.

Key Workforce Development Conclusions

- Morton Grove residents appear to have strong access points to workforce training and services. Over 50% of recipients of WIA-funded services at satellite offices are Morton Grove residents and OCC has strong partnerships with the WIA system, community providers, other colleges, businesses and high schools, all of which are well-designed to reach Morton Grove residents. The recently created Chicago Cook Workforce Partnership has not changed the service structure for northern Cook County.
- Providers in northern Cook County, especially OCC have extensive relationships with local employers and strong training programs that can and do benefit the businesses in the Morton Grove industrial submarket. In general, there does not appear to be a lack in educational and training services provided to meet employer needs—both the interviews and the occupational data show that

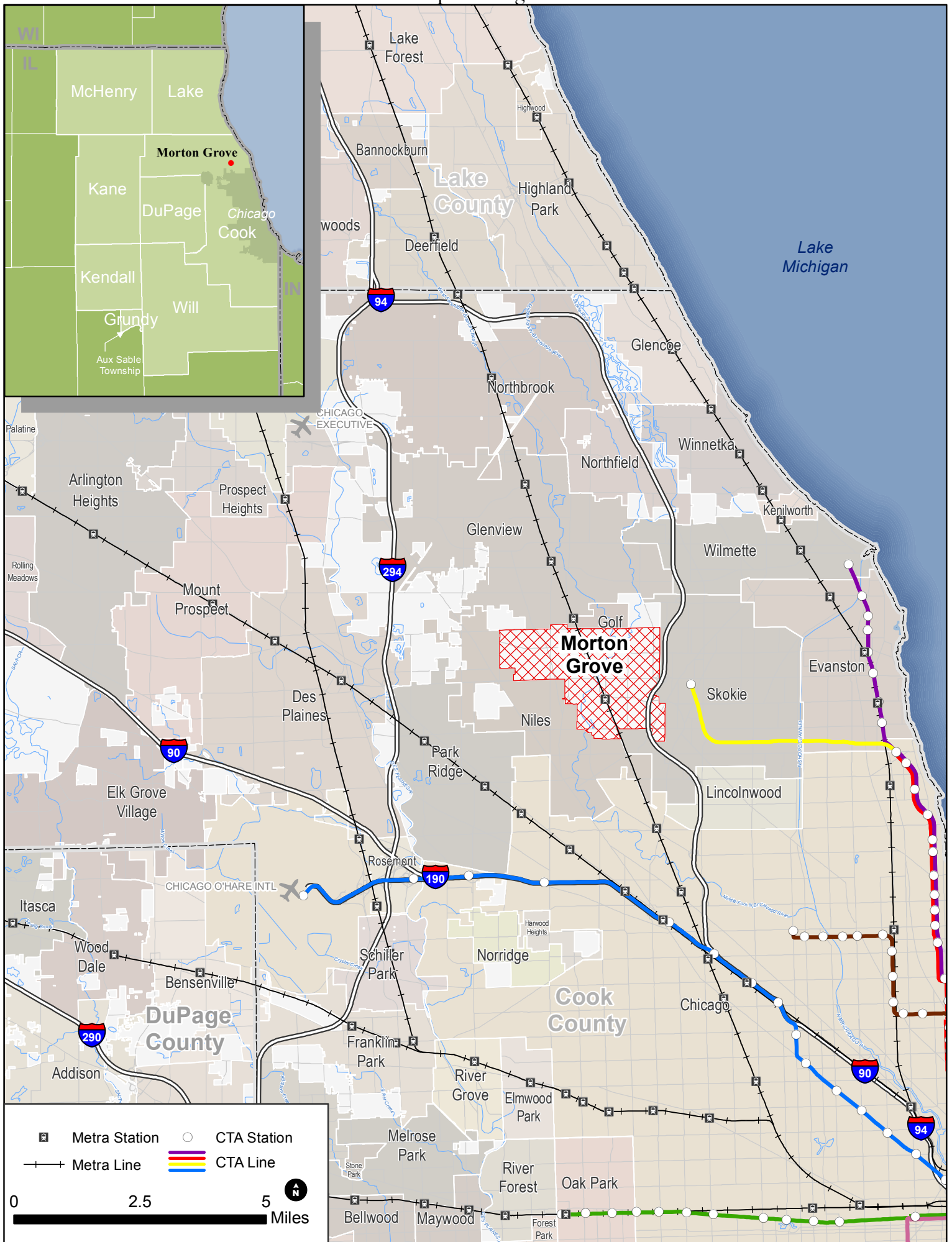
¹⁰ TANF Job Placement program is funded through the U.S. Department of Health & Human Services (at approximately 80 percent) and State General Revenue Fund (at approximately 20 percent) and provides targeted employment services designed to address the needs of TANF recipients with significant employment barriers.

¹¹ SNAP Employment and Training is funded through the U.S. Department of Agriculture- Food & Nutrition Service (at approximately 80 percent) and State General Revenue Fund (at approximately 20 percent) and provides special target populations of food stamp recipients with education, job skills training, pre-employment services, and unsubsidized job placement.

employers are actively engaged in the training of the current and future workforce through on-the-job training and work experience programs.

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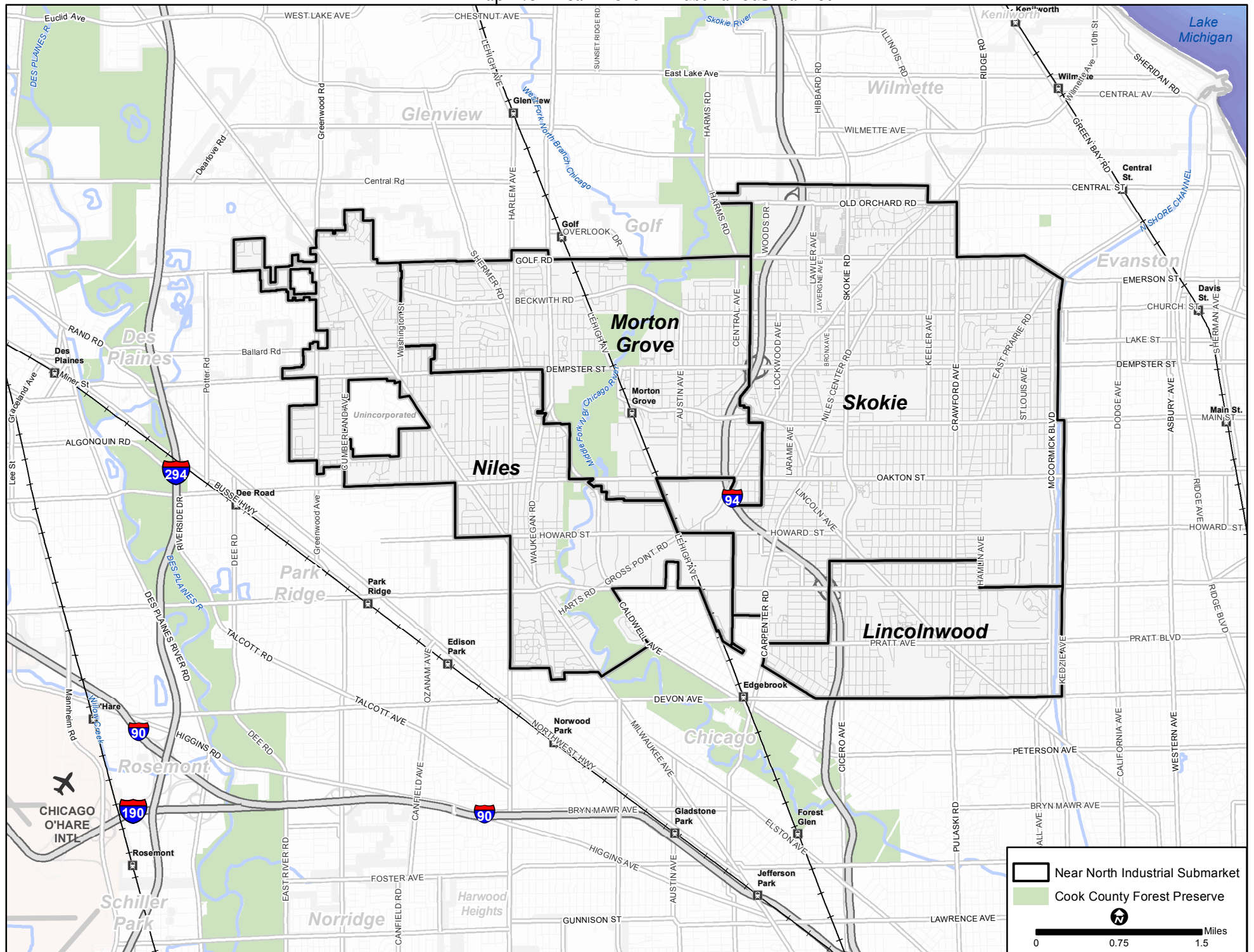
Map 1.1 Regional Context



This map illustrates the industrial areas within Morton Grove, Illinois. The city's limits are outlined in black. Two specific industrial zones are highlighted with pink hatching: the North Industrial Area, located near the intersection of Golf Rd and Waukegan Rd, and the South Industrial Area, situated south of Dempster St and east of Waukegan Rd. The Middle Fork of the Chicago River flows through the eastern portion of the city. Surrounding municipalities are labeled: Glenview to the north, Skokie to the northeast, Niles to the southwest, and Morton Grove to the south. Major roads shown include Golf Rd, Waukegan Rd, Dempster St, and the I-94 corridor. A legend in the bottom left corner provides a key for the map's symbols: a black outline for Morton Grove Limits, pink hatching for Industrial Areas, and green shading for Cook County Forest Preserve. A scale bar indicates distances up to 0.5 miles, and a north arrow is included.

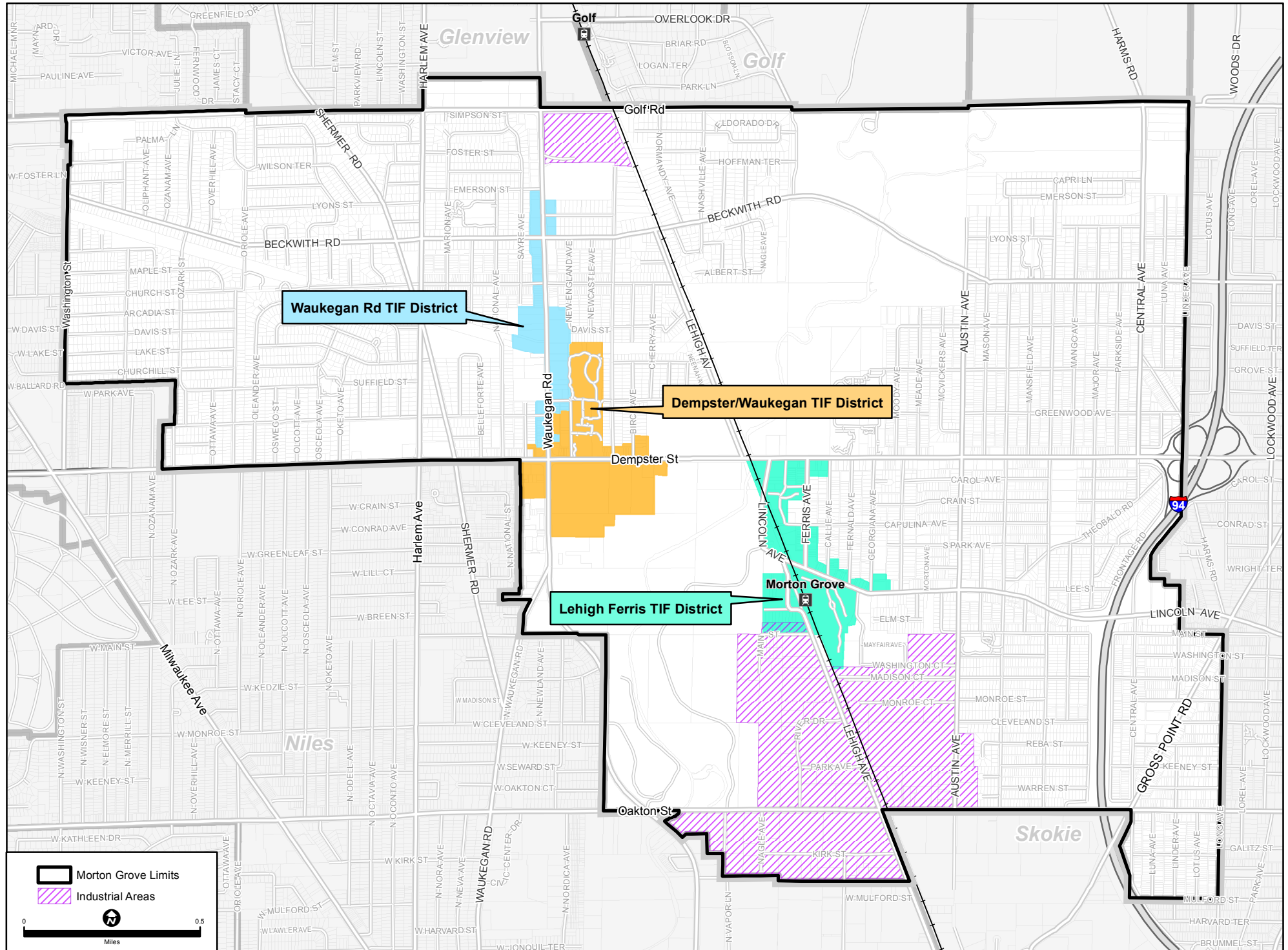
Source: Village of Morton Grove, Chicago Metropolitan Agency for Planning, 2012.

Map 1.3 Near North Industrial Submarket

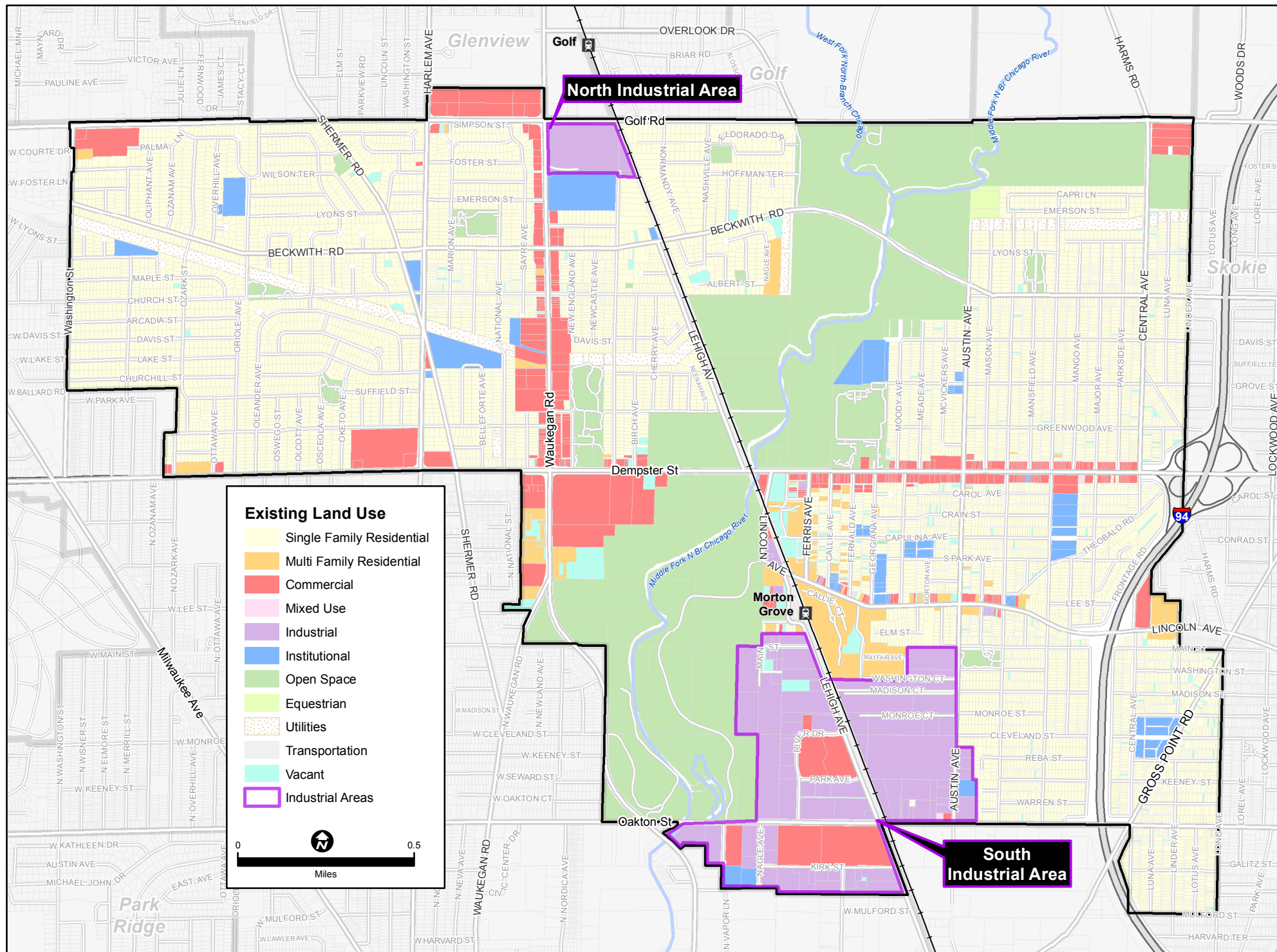


Source: Chicago Metropolitan Agency for Planning, 2012.

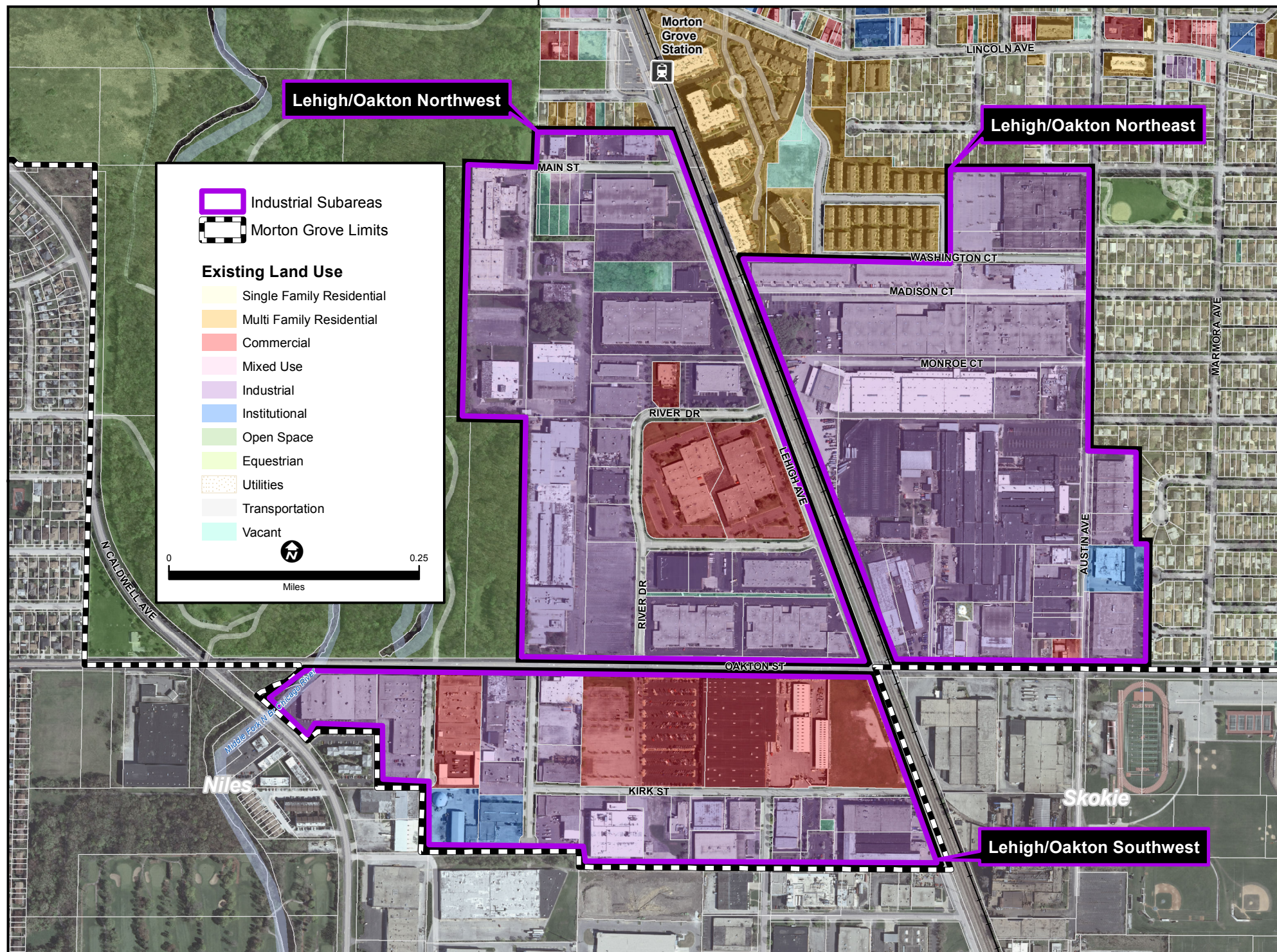
Map 2.1 Morton Grove TIF Districts



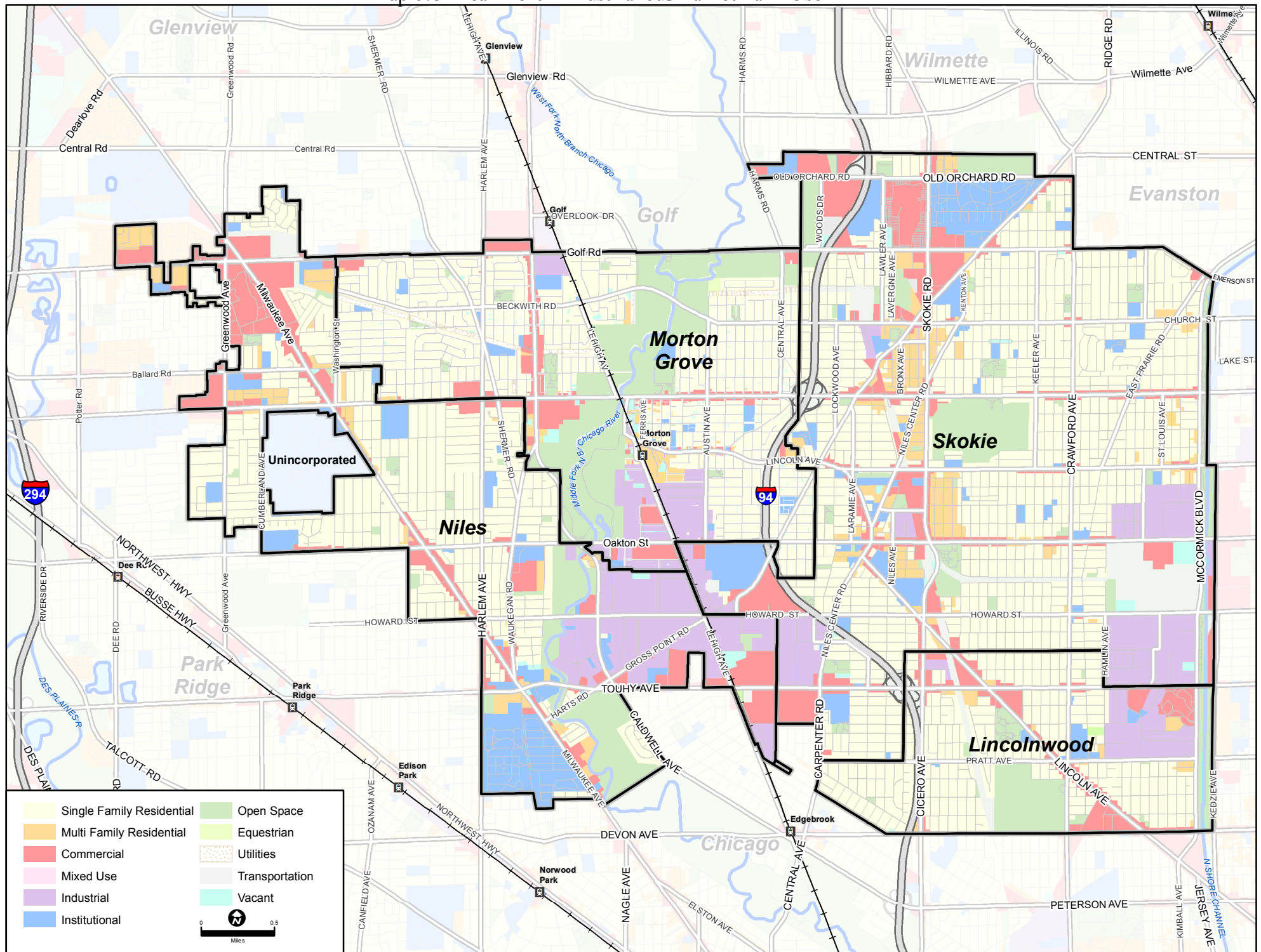
Map 5.1 Land Use



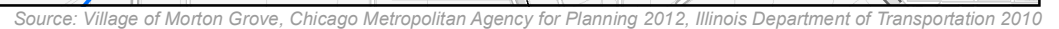
Map 5.2 Southern Industrial Area



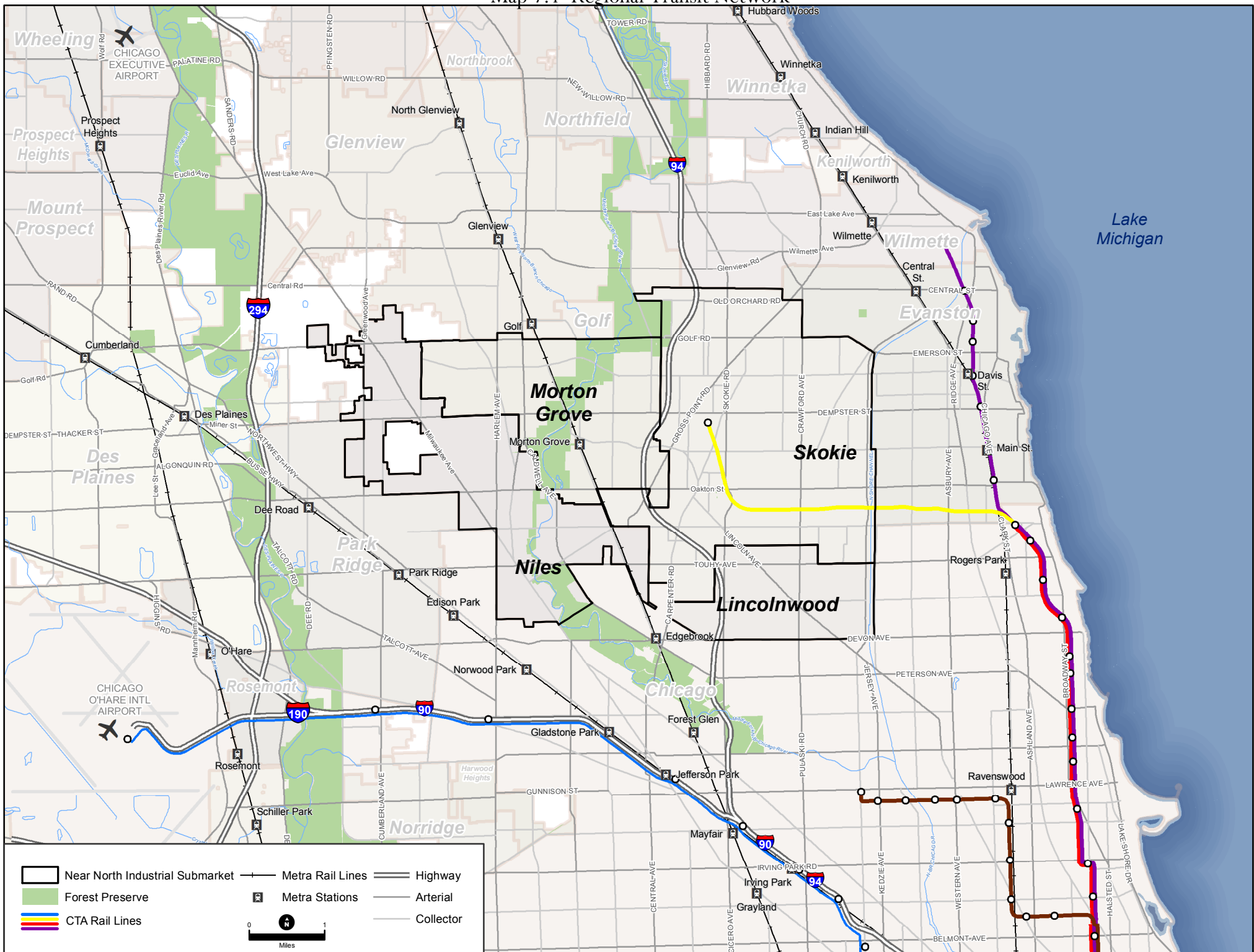
Map 5.3 Near North Industrial Submarket Land Use



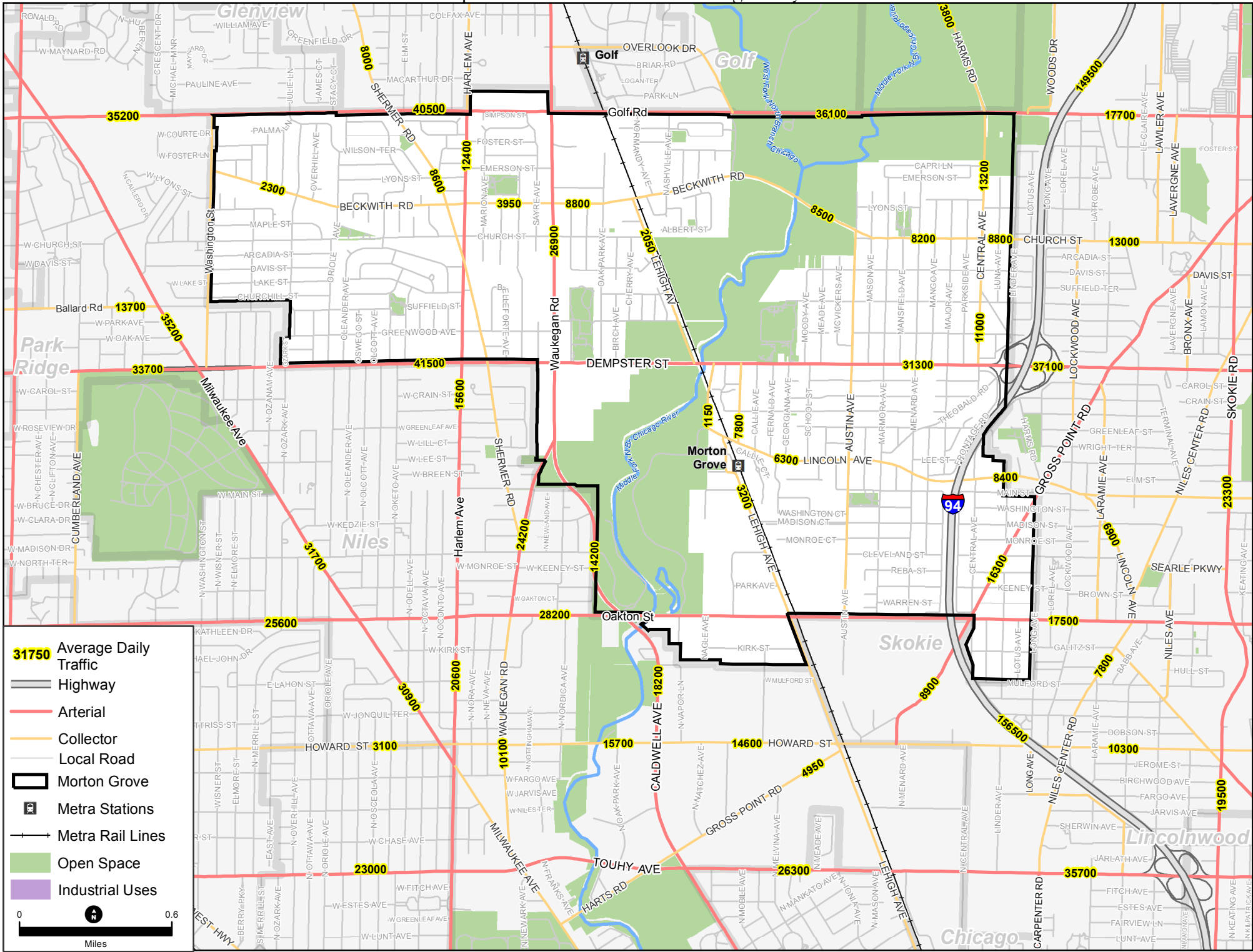
Glenview



Map 7.1 Regional Transit Network

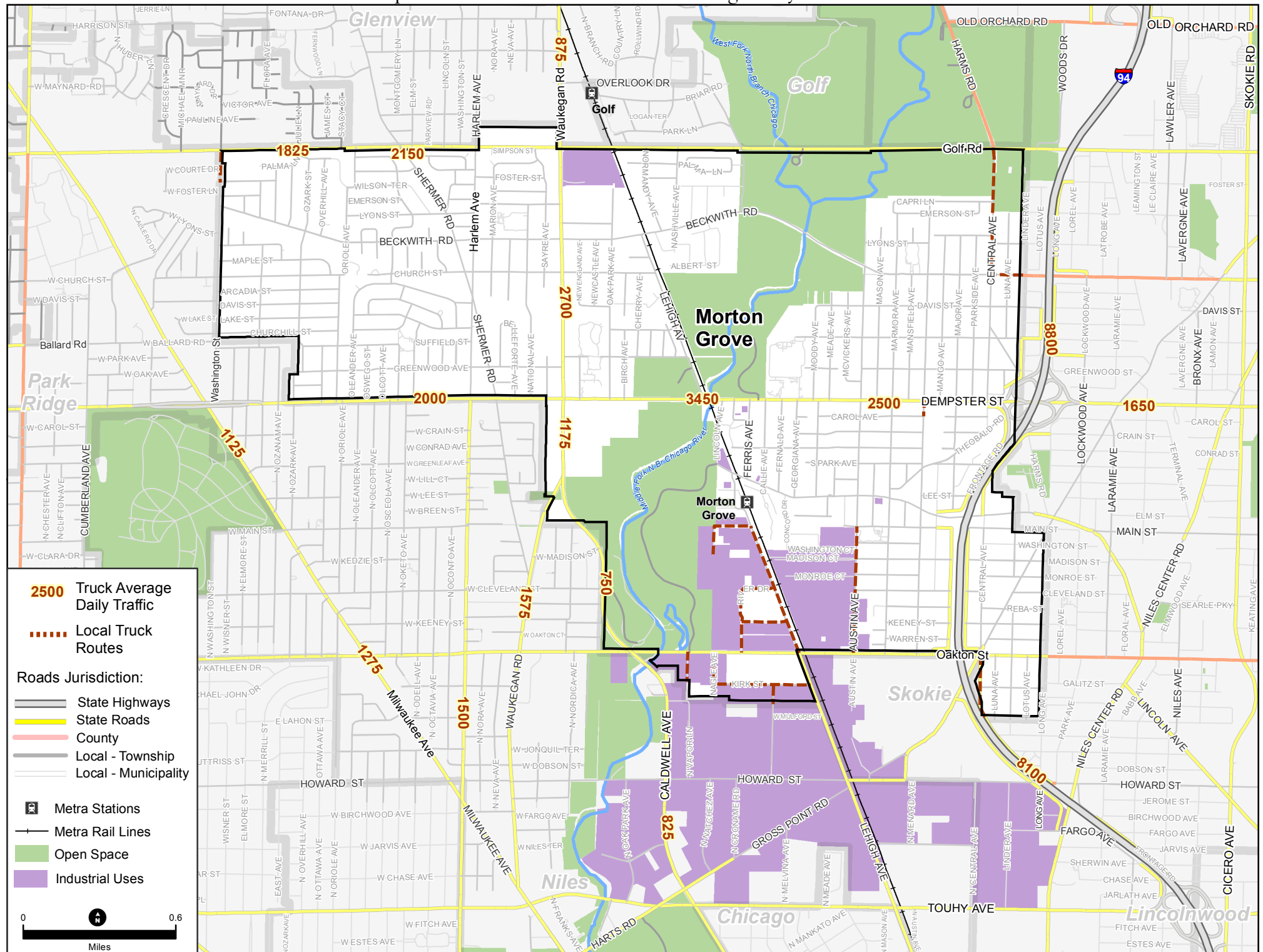


Map 7.2 Street Network and Average Daily Traffic Count

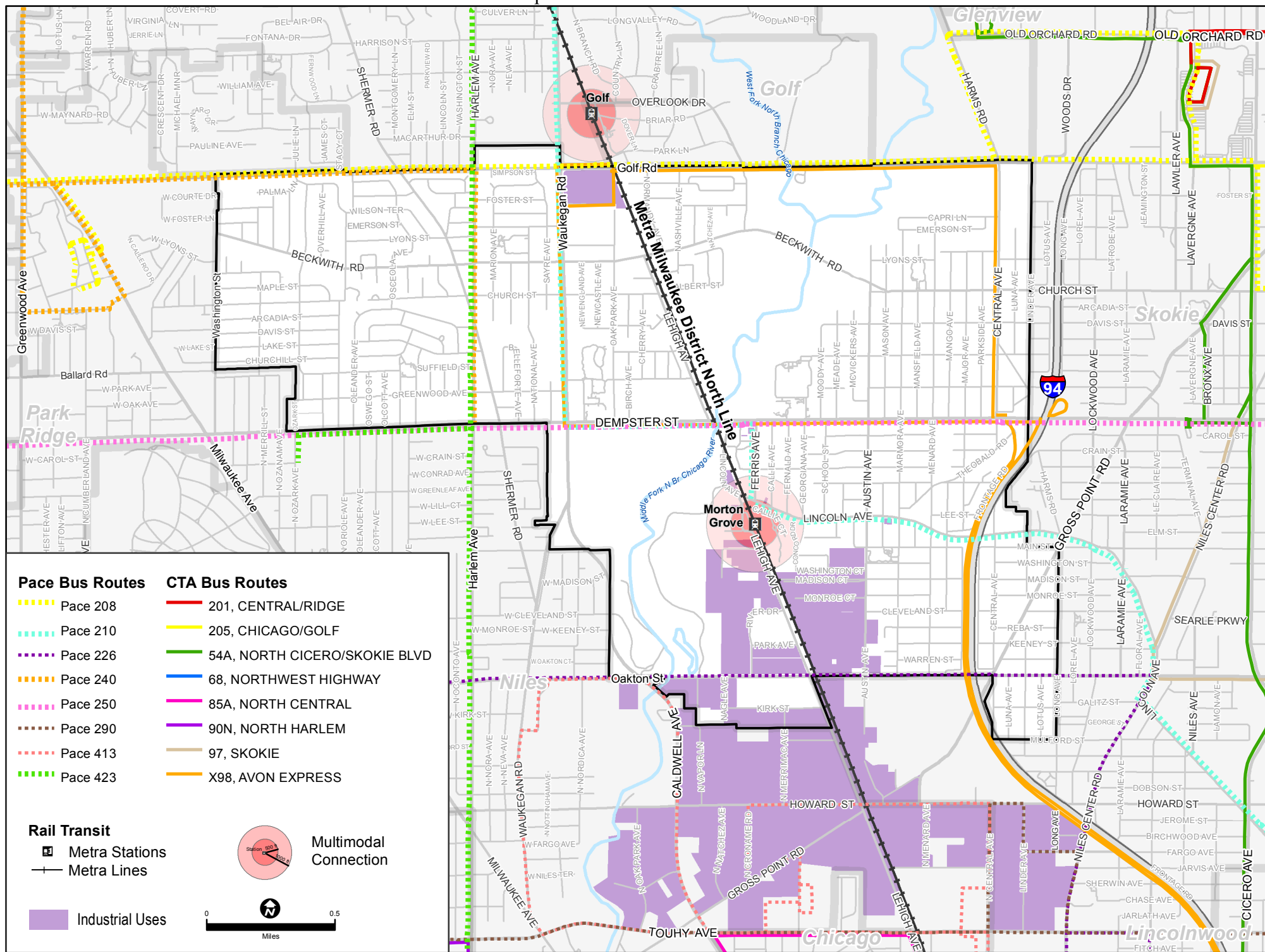


Source: Chicago Metropolitan Agency for Planning 2012, Illinois Department of Transportation 2010

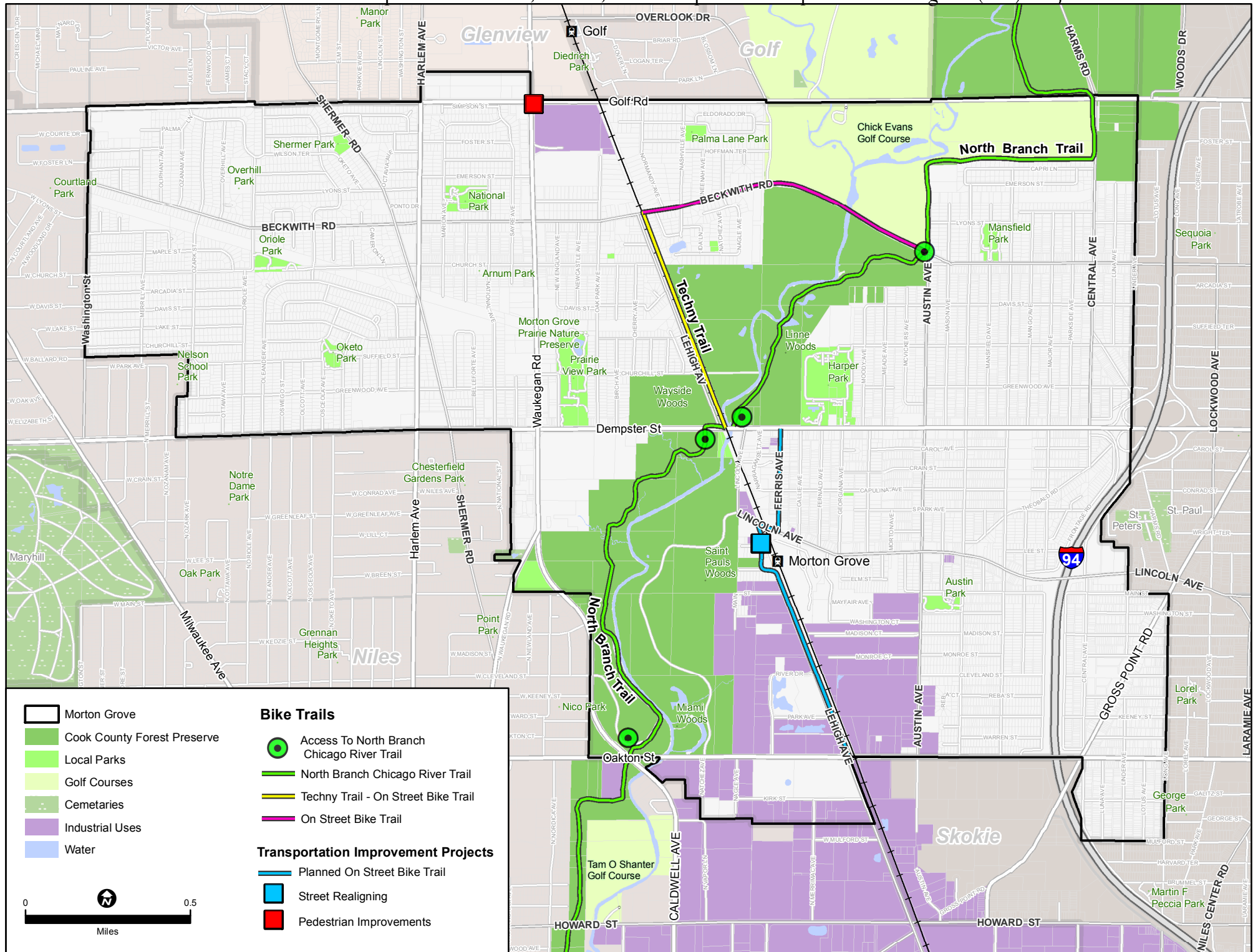
Map 7.3 Street Network and Truck Average Daily Traffic Count



Map 7.4 Transit Network

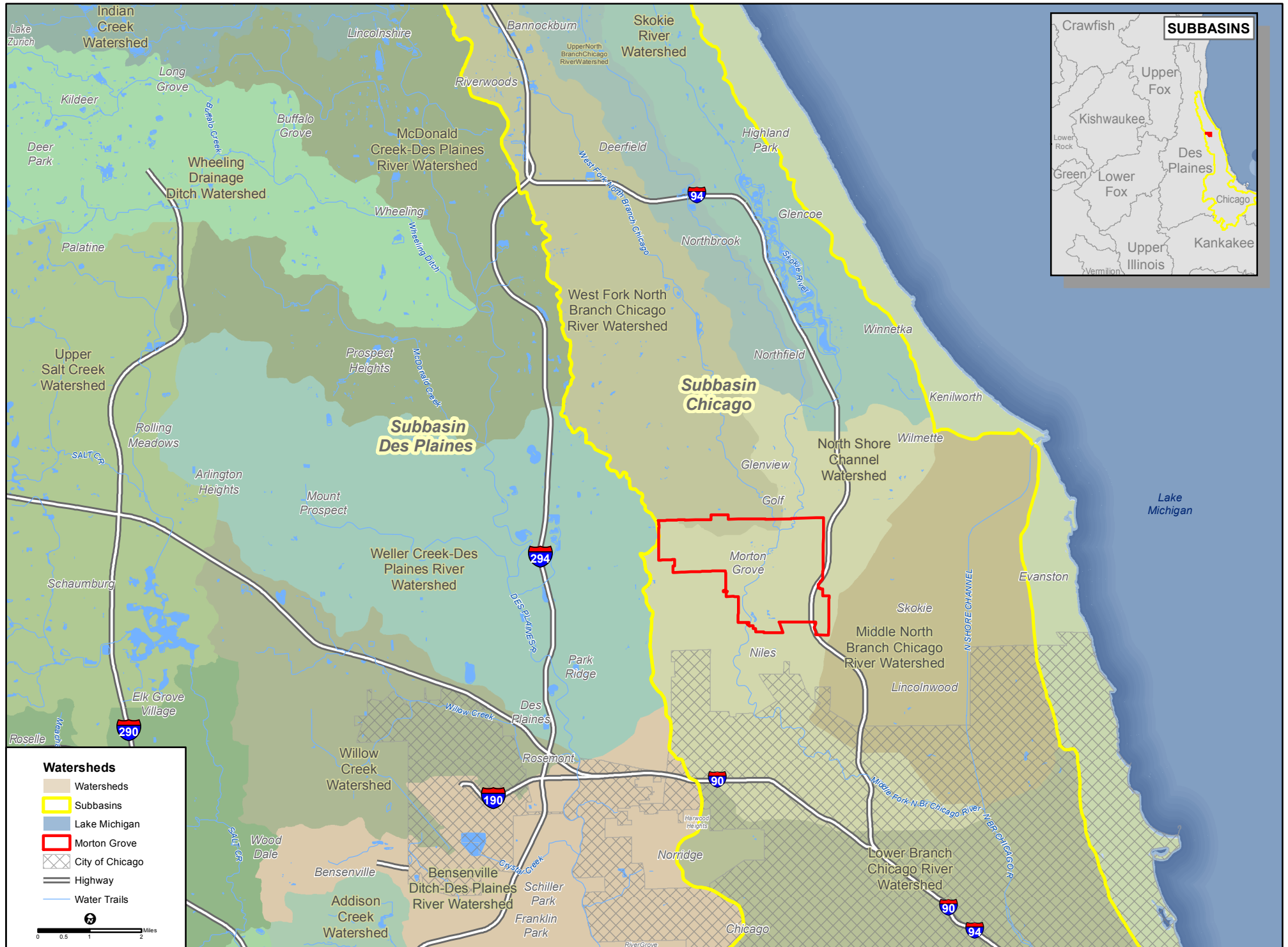


Map 7.5 Bike Trails, Routes, and Transportation Improvement Program (TIP) Projects

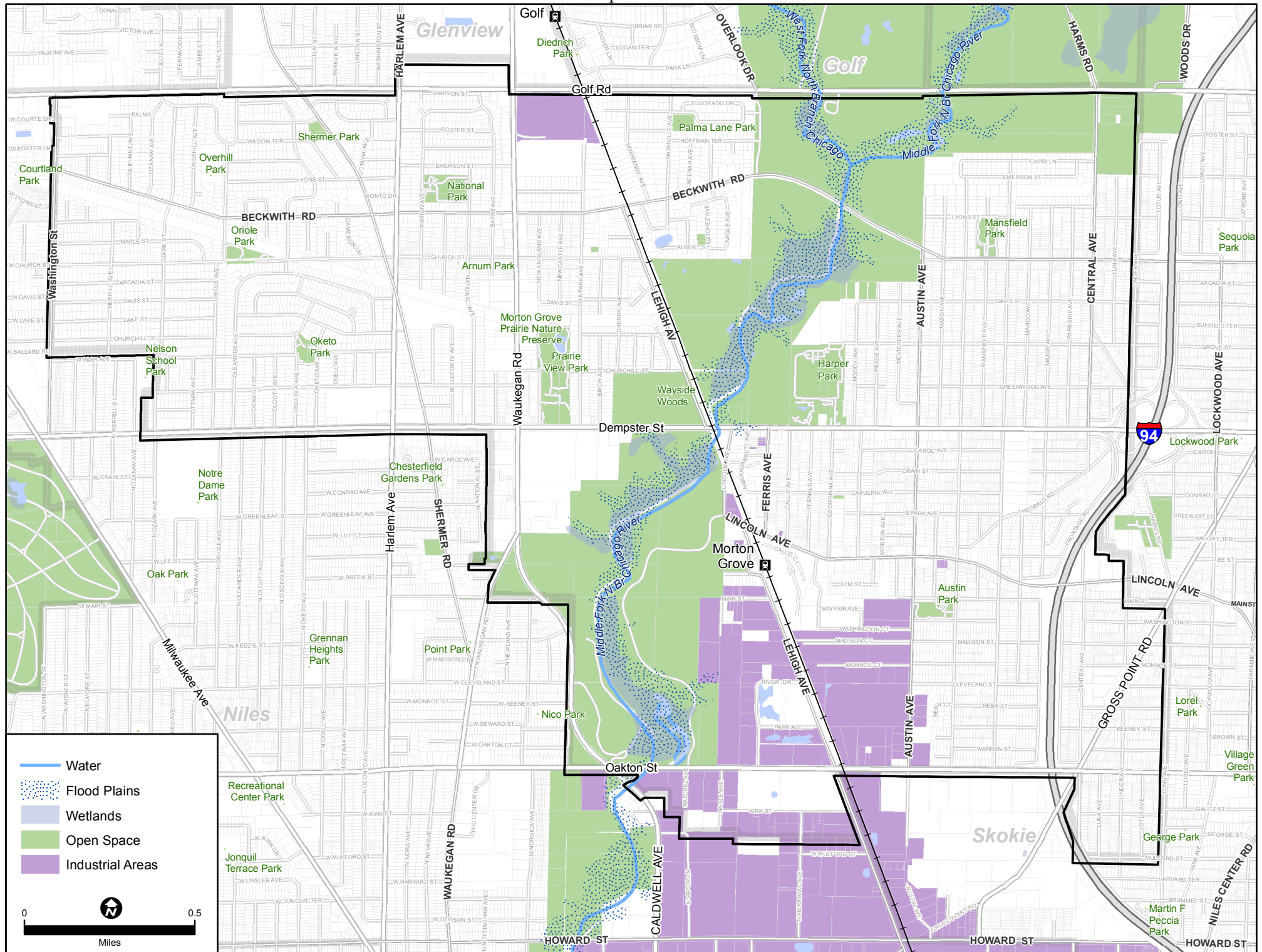


Source: Chicago Metropolitan Agency for Planning, 2012.

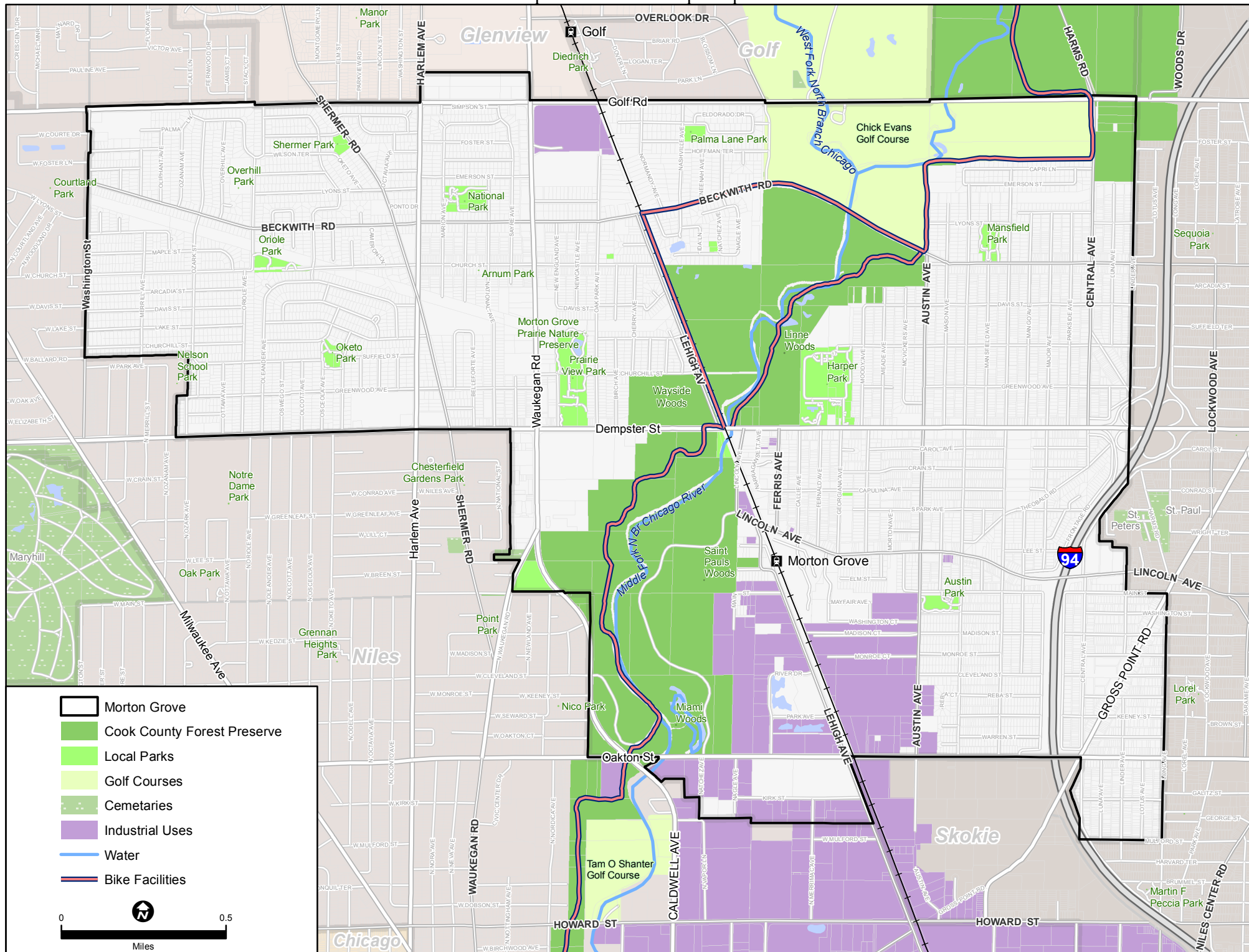
Map 8.1 Regional Watersheds



Map 8.2 Natural Features



Map 8.3 Parks and Open Space



Source: Chicago Metropolitan Agency for Planning, 2012.