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**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
February 10, 2026, 7:00 PM**

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

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

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes**
 - a. Regular Meeting – January 27, 2026
 - b. Special Meeting – January 27, 2026
- 5. Special Reports**
- 6. Public Hearings**
- 7. Plan Commission Reports**
 - a. **PC 24-09:** Request by Poko Loko School Inc. for Approval of an Extension to Special Use Permit Authorizing the Expansion of an Existing Daycare Facility at the Property

Commonly Known As 5633 Dempster Street in Morton Grove, Illinois – *Presented by Brandon Nolin, Community Development Administrator*

- b. **PC 25-14:** Request for a Special Use Permit for Parking Variation for an Existing Shopping Center in A C-1 General Commercial District in Accordance with Section 12-7-3:k at the Property Commonly Known as 9428-38 Waukegan Road in Morton Grove, Illinois – *Presented by Brandon Nolin, Community Development Administrator*
- c. **PC 26-01:** Request for Approval of an Amendment to a Special Use Permit (Ord. 10-26) to Eliminate the Automotive Maintenance and Repair Use and Expand the Retail Sales Area Within an Automobile Minimart Station an a M-2 General Manufacturing District in Accordance with Section 12-4-4:E of the Village of Morton Grove Unified Development Code (Title 12), for the Property Commonly Known as 6000 Oakton Street in Morton Grove, Illinois – *Presented by Brandon Nolin, Community Development Administrator*

8. **Residents' Comments (agenda items only)**

9. **President's Report** – *Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee*

a. Appointments:

- 1) Randall Israel – Commissioner for the Appearance Commission
- 2) Ninous Chalabi – Chairperson for the Traffic Safety Commission

b. Plaque Recognition

- 1) Illinois Law Enforcement Accreditation Program (ILEAP) presents the Morton Grove Police Department with its Tier II Reaccreditation Plaque.

10. **Clerk's Report** – *Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township*

11. **Staff Report**

a. **Village Administrator**

- 1) **Ordinance 26-02** (*Introduced February 10, 2026, First Reading*) Approving the Redevelopment Plan and Project for the Dempster Street Redevelopment Project Area
- 2) **Ordinance 26-03** (*Introduced February 10, 2026, First Reading*) Designating the Dempster Street Redevelopment Project Area
- 3) **Ordinance 26-04** (*Introduced February 10, 2026, First Reading*) Adopting Tax Increment Allocation Financing for the Dempster Street Redevelopment Project Area

b. Corporation Counsel

12. Reports by Trustees

- a. **Trustee Khan** – *Finance Department, Appearance Commission, (Trustee Travis)*
 - 1) **Resolution 26-08** Authorizing the Extension of a Contract with Foster & Foster for Actuarial Services for the Village of Morton Grove Police, Fire, and Municipal Retirement Funds and Other Post Employment Benefits
- b. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*
- c. **Trustee Shiba** – *Building Department, Environment & Natural Resources Commission, Legal Department, IT Department, Sawmill Station TIF (Trustee White)*
- d. **Trustee Thill** – *Public Works Department, SWANCC (Solid Waste Agency of Northern Cook County), MG-Niles Water Commission, Traffic Safety Commission (Trustee Minx)*
- e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, Niles Township Government (Trustee Khan)*
 - 1) **Ordinance 26-01** (*Introduced January 27, 2026, Second Reading*) Amending Title 5, Entitled Motor Vehicle and Traffic, Chapter 13, Entitled Traffic Schedules, of the Municipal Code
 - 2) **Resolution 26-09** Authorizing a Public Auction for Evidence/Property Recovered by the Morton Grove Police Department

f. **Trustee White** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board, Lincoln/Lehigh TIF (Trustee Shiba)*

- 1) **Ordinance 26-05** (*Introduced February 10, 2026, First Reading*) Approving a Minor Amendment to Ordinance 25-03 Granting an Eight (8) Month Extension of Time to Begin Construction of an Expansion to an Existing Daycare Facility at the Property Commonly Known As 5633 Dempster Street in Morton Grove, Illinois
- 2) **Ordinance 26-06** (*Introduced February 10, 2026, First Reading*) Approving a Special Use Permit for a Parking Variation at 9428-9438 Waukegan Road in Morton Grove, Illinois
- 3) **Ordinance 26-07** (*Introduced February 10, 2026, First Reading*) Approving an Amendment to a Special Use Permit (Ord. 10-26) to Eliminate the Automotive Maintenance and Repair Use and Expand the Retail Sales Area Within an Automobile Minimart Station At 6000 Oakton Street in Morton Grove, Illinois

13. **Presentation of Warrants** –\$454,929.97

14. **Other Business**

15. **Residents' Comments**

16. **Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
JANUARY 27, 2026**

CALL TO ORDER

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

III.

APPROVAL OF MINUTES

Mayor Witko asked for a motion to approve the Minutes of the January 13, 2026 Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Travis.

Trustee Thill noted that a correction is needed under his report. The Minutes state the Trustee Thill said "lithium batteries are dangerous and should not be included in your recycling." The correction is "Per State law, all batteries are dangerous and should not be included in recycling bins." The Minutes state that "Menards accepts batteries for disposal." That is incorrect; Menards does not. However, "Lowes, Staples, and Home Depot do accept batteries for proper disposal."

Upon the vote, the **motion passed unanimously via voice vote.**

IV.

SPECIAL REPORTS

- a. Mayor Witko said the Appearance Commission had requested that Staff develop a 2026 Appearance Awards program for consideration by the Village Board. Historically, the Appearance Commission had overseen an Appearance Awards program that recognized property owners for maintaining quality front yards and facades that improved the appearance of the Morton Grove community. It's been several years since such a program existed, and Staff researched examples in surrounding communities to develop a proposed program for 2026. Numerous communities throughout the Chicago region have programs designed to recognize the efforts of residents and business owners that contribute positively to the local community's image. Communities surveyed by Staff include, but are not limited to, Mt. Prospect, Oak Park, Palatine, Park Forest, Park Ridge, Romeoville, and Skokie.
- b. Mayor Witko invited Brandon Nolin, Community Development Administrator, to come to the podium and explain Morton Grove's new 2026 Appearance Awards Program.

IV.

SPECIAL REPORTS (continued)

- c. Mr. Nolin said the 2026 Appearance Awards program is intended to recognize properties for quality upkeep and/or new improvements that enhance the Village's curb appeal. Improvements recognized by the program could vary widely from new gardens and planters to updated facades or signage, or gateway improvements made by a subdivision. Residents and business owners may nominate their own property or any home, subdivision/HOA improvement, or local business they feel improves the Village's overall image. Staff also recommends an emphasis on the use of native plantings in promotional materials for the awards program, given the Appearance Commission's emphasis on the policy during case review.
- d. Staff proposes to accept award nominations for residential properties as well as businesses. For residential properties, Staff recommends having a broad definition that includes single-family homes as well as multifamily developments, and entry/common area improvements to subdivisions/homeowner associations visible from public streets. For businesses, it is also recommended that community organizations such as schools, religious institutions, and entities like the Morton Grove Park District be included.
- e. Mr. Nolin said that Staff has prepared a program description and a simple one-page application form that can be completed by a property owner or a neighbor. The form includes an email address to which 3–5 recent images must be provided. The form also includes an authorization signature requirement to ensure the Village is free to use the required images and the owner is made aware of their nomination. A webpage will be created for the program once Staff has received Appearance Commission and Village Board feedback.
- f. Staff recommends an application deadline at the end of June 2026 to allow plantings to be in full bloom and green. Appearance Commission members would then have the month of July to visit nominated properties before voting on the nominations at the August 2026 meeting. Award winners could then be recognized at the Village Board meeting in September 2026. Staff are in the process of evaluating whether a plaque could be provided to award winners, or if a certificate would be provided, similar to the "Greener Morton Grove" award winners.
- g. In judging the nominations, it is recommended that the program be restricted to improvements/facades in the front yard or street side yard, or otherwise visible from the street. And while general areas of emphasis such as design, maintenance, and plant choice and diversity can be considered in judging a nomination, Staff does not recommend establishing strict ranking or scoring criteria for the 2026 program year. Some communities include points systems attached to specific scoring criteria, but such criteria are still often quite subjective despite having numeric scores assigned to them. The results of the 2026 program year could be reviewed and scoring criteria could then be introduced for the 2027 program year, if desired by the Appearance Commission.

V.

PUBLIC HEARINGS

NONE

VI.

PLAN COMMISSION REPORTS

NONE

VII.

RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)

Allison Tesnar said she wanted to take some time to thank the Village Board, the Traffic Safety Commission, the Police Department, Village staff, the District 219 Board, and the Niles West administration for their partnership and commitment to public safety that has made Ordinance 26-01 a reality. She singled out Commander Anderson, saying that his consistency, responsiveness, and leadership over the past 7–8 years were instrumental in getting us to this point. She said this effort began as a conversation about safety near Niles West, specifically on Menard at Oakton and at Warren during school drop-off and pick-up times. The challenges were complex and will continue to be. Congestion and on-street parking are still issues.

Most recently, the Police Chief, after consulting with senior staff and with the approval of the Village Administrator, enacted temporary traffic regulations which included no parking, standing, passenger drop-off on school days from 7:30am to 8:30am; no parking, standing, passenger drop-off on schools days from 3:00pm to 4:00pm; no U-turns on Menard between Oakton Street and Keeney Street, and no U-turns on Warren Street between Major Avenue and Marmora Avenue. The experimental traffic regulation resulted in decreased congestion, improved safety, and positive feedback from residents. Ordinance 26-01 will make the experimental traffic regulations permanent. Ms. Tesnar said this outcome was made possible by the collaboration, professionalism, and partnership of all involved.

VIII.

PRESIDENT'S REPORT

1. Mayor Witko asked **Donna Hedrick** to come to the podium. Donna is retiring after serving the Village for 20 years as a member of the Appearance Review Commission and the Economic Development Commission.
 - a. Mayor Witko said, "I am pleased to present this plaque to Donna Hedrick, who recently retired from the Appearance Review Commission after nearly 16 years of service. Donna also previously served on the Economic Development Commission beginning in 2006. During her tenure, Donna helped shape many projects in Morton Grove, ensuring they met the Village's high standards for quality and appearance. She served with a thoughtful, active voice and valued seeing completed developments that reflected the Commission's guidance and Village standards. Above all, Donna is proud of her commitment to promoting Morton Grove to residents and the business community. In recognition of her nearly twenty years of dedicated service, we thank Donna for dedicated service and wish her the very best in all her future endeavors."
 - b. Donna has also served as the President of the MG Historical Society and provided her accounting expertise to the MG Chamber of Commerce.

VIII.

PRESIDENT'S REPORT (continued)

Donna thanked the Economic Development Commission and the Appearance Commission. She said, with the Appearance Commission, she always enjoyed going to the actual site of whatever case was before the Commission. Seeing it in person and knowing what was proposed for the particular site was very beneficial. She said she was sorry she had to resign due to her health, and apologized for her husband, Joe, not be her tonight—he fell and broke his hip, so he's house-bound for now.

2. Mayor Witko said that there have recently been a couple of burglaries in Morton Grove, which is shocking and fairly rare. The police are working with neighboring agencies and Mayor Witko said she's confident in their strategies. They are actively investigating these incidents and are pursuing multiple leads.
3. Mayor Witko said she was proud to announce the Village's first Senior Expo, which will take place on Friday, March 13 from 9:00am till noon at the Civic Center. This free event, with complementary refreshments for residents, provides an opportunity to connect with local service providers and obtain educational materials on health, wellness, transportation, housing, and more.

IX.

CLERK'S REPORT

Clerk Harford was absent—no report.

X.

STAFF REPORTSA. Village Administrator:

Mr. Meyer had two resolutions to present this evening:

1. **Resolution 26-02, Authorizing Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Village Administrator to Approve Contracts for Electricity for Village-Owned Buildings, Facilities, and Infrastructure.**
 - a. He explained that NIMEC will serve as the Village's non-exclusive energy broker to search the open market and find electricity at a lower rate than the Commonwealth Edison rate for Village-owned buildings, water pumping stations, and parking lot lighting. The Village has worked with NIMEC since 2008. In 2017, the Village secured a fixed rate for electricity for municipal buildings, water pumping stations and parking lot lighting infrastructure thanks to NIMEC. Village Staff recommends continuing to work with NIMEC in 2026. If the Village chooses an electricity supplier recommended by NIMEC, NIMEC's compensation will be included in the contracted electricity prices, so there will be no direct payment made to NIMEC by the Village. Due to time constraints and procedures required for the acceptance of a competitive bid for the supply of electricity, this Resolution will also authorize the Village Administrator to negotiate and execute a contract with the most optimal bidder for the acquisition of electrical energy for Village-owned buildings, facilities, and infrastructure.

X. **STAFF REPORTS** (continued)

A. Village Administrator: (continued)

Trustee Minx moved to approve Resolution 26-02, seconded by Trustee Shiba.

Motion passes: 6 ayes, 0 nays.

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

- b. Mr. Meyer added, for clarification, that this only applies to Village-owned buildings, facilities, and infrastructure, not residential.
2. **Resolution 26-03, Approving and Authorizing a Settlement Agreement for All Village Claims Regarding an Economic Incentive and Tax Increment Allocation Financing Development Agreement By and Between the Village of Morton Grove, Illinois and P & P Properties, LLC.**
- a. Mr. Meyer explained, in July 2022, the Village Board passed Ordinance 22-15, approving and authorizing the execution of an economic incentive and tax increment allocation financing development agreement between the Village and P&P Properties, LLC, the Developer, for the redevelopment of property commonly known as 8721, 8733, and 8735 Narragansett Avenue, and 8720 through 8726 Ferris Avenue in Morton Grove. The Agreement required the Developer to develop and construct a ten-unit townhome development and a two-unit duplex development on the property in order to receive certain economic incentives as set forth in the Agreement.
- b. The Developer failed to meet certain timeline obligations of the Agreement, and on December 10, 2024, pursuant to Ordinance 24-23, the Village Board approved an extension of the contract, giving the Developer to May 22, 2025, to finish the project. The Developer failed to meet this deadline extension, so, in November of 2025, the Village sent the Developer a “Declaration of Default” and notified the Developer it had terminated the Agreement and intended to seek the contractual damages set forth in the Agreement. The parties then met multiple times in an attempt to settle this matter and avoid costly and protracted litigation. The Developer has finished the construction of the ten-unit townhomes and Certificates of Occupancy were issued by the Village for these units.
- c. The parties have reached a comprehensive settlement, subject to Board approval. Pursuant to this settlement, the Developer will pay the Village the sum of \$275,000.00 upon the first sale of a townhouse unit in the development, will waive all claims against the Village related to the Agreement, including its claim for additional financial reimbursements from the Village, and will complete the construction of the two-unit duplex development by February 15, 2026. In return, the Village will forgive the note from the Developer to the Village, release its mortgage against the Property, and waive all claims against the Developer related to the Agreement. This Resolution will approve this settlement.

Trustee Minx moved to approve Resolution 26-03, seconded by Trustee Travis.

X. **STAFF REPORTS** (continued)

A. Village Administrator: (continued)

Motion passes: 6 ayes, 0 nays.

Tr. Khan aye
Tr. Thill aye

Tr. Minx aye
Tr. Travis aye

Tr. Shiba aye
Tr. White aye

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI. **TRUSTEES' REPORTS**

A. Trustee Khan:

Trustee Khan had no formal report this evening.

B. Trustee Minx:

Trustee Minx had no formal report this evening, but announced that the next Citizens Police and Fire Academy will be starting on March 18 and will run through May 20, 2026. If anyone is curious about what MGPD and MGFD personnel do, please join the Academy. It will be every Wednesday from 6:30pm to 8:30pm. To sign up, please visit www.mortongroveil.org.

C. Trustee Shiba:

Trustee Shiba had no formal report this evening.

D. Trustee Thill:

Trustee Thill had three resolutions this evening:

1. **Resolution 26-04, Authorizing a Contract with Arthur Weiler, Inc. of Bristol, Wisconsin, for the Tree Purchase for the 2026 50/50 Tree Planting Program and United States Dept. of Agriculture Forestry Service and Illinois Dept. of Natural Resources Urban and Community Forestry Tree Grant—Phase II Plantings.**

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

D. **Trustee Thill:** (continued)

- a. The Village has an annual 50/50 tree planting program for parkways that offers adjacent property owners the opportunity to participate in the purchase of trees at a 50% discount for planting on Village rights-of-way and properties it owns. The Public Works Dept. Forestry Section coordinates the Tree Planting Program and opened it to public registration and tree requests in December 2025.
- b. In addition to the annual tree planting program, on March 10, 2025, the Morton Arboretum notified the Village that it was awarded a \$25,000 matching tree grant by the US Dept. of Agriculture (USDA) Forestry Service and Illinois Dept. of Natural Resources (IDNR) Urban and Community Forestry for tree plantings. The USDA Forestry Service and IDNR Urban and Community Forestry Tree Grant was formally accepted and authorized by the Village on April 8, 2025. The Village elected to execute the grant agreement in two (2) phases.
- c. The Phase I tree purchase was executed in 2025 and approved on June 10, 2025. The Phase II matching grant tree purchase of two hundred fifty (250) trees shall be executed in 2026 as part of the annual 50/50 tree planting program of one hundred sixty-five (165) trees, for an estimated total of three hundred ninety (390) trees. The Public Works Dept. Forestry Section completed the solicitation of quotations for the 2026 Tree Planting Program in December 2025. Three quotations were received, and Arthur Weiler, Inc. of Bristol, WI submitted the low bid proposal for \$38,870.
- d. The Public Works Dept. Forestry Section shall plant the trees by June 15, 2026. This contract is unit price contract, and the final price will be based on the number of trees ordered and determined by the Village to be in the best interest of the Village. The fiscal impact of this Resolution is \$38,870.

Trustee Thill moved to approve Resolution 06-04, seconded by Trustee Travis.

Motion passes: 6 ayes, 0 nays.

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

2. **Resolution 26-05, Authorizing a Service Request with Commonwealth Edison and a Contract with Larson Electrical Technology of Kenosha, WI for Electrical Improvements at 8300 Lehigh Avenue.**
 - a. The Village entered into an Economic Incentive and Tax Increment Allocation Financing Development Agreement with Metro on Main, LLC, and IL Limited Liability Company, in December of 2023. Section 3G of the Agreement requires the Developer, at its expense, to relocate the existing utility line located at the approximate south lot line of the property and within the property limits of 8300 Lehigh Avenue. The Agreement requires the Developer to coordinate with ComEd and the Village to bury existing overhead wires (OHW) and requires the Village to assume the costs of converting the interior electric service improvements of the building at 8300 Lehigh Avenue to facilitate the burying of OHW to underground.

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

D. Trustee Thill: (continued)

- b. In addition, ComEd requires the Village to sign a “no-cost Electric Facilities Service Acknowledgement” to authorize the placement of electric facilities and equipment on the property to serve the premises at 8300 Lehigh. To complete these requirements, the Village contracted with an electrical engineer to complete the interior electrical design documents and solicit quotations for the interior electrical improvements at 8300 Lehigh.
- c. Four (4) quotations were received, with Larson Electrical Technology (LETech) submitting the low proposal in the amount of \$21,006. This lump-sum contract includes all labor, material, overhead, and profit, and is based on the electrical design and contract bid documents.
- d. The Village Administrator shall be authorized to issue contract change orders not to exceed fifteen percent (15% or \$3,150) of the contract amount and not to exceed authorization of \$24,156 to accommodate field changes and to keep the project on schedule.
- e. The fiscal impact of this Resolution is \$24,156.00.

Trustee Thill moved, seconded by Trustee Shiba, to approve Resolution 26-05.

Motion passes: 6 ayes, 0 nays.

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

3. **Resolution 26-06, Authorizing a Contract with Globe Construction Company, Inc. of Addison, IL for the 2026 Concrete Sidewalk Replacement Program.**

- a. Concrete sidewalks are repaired throughout the Village as part of the annual concrete replacement program. The work is performed mostly by a contractor hired by the Village. In accordance with the Village Code, the Public Works Engineering Division advertised on the Village’s website, beginning on December 16, 2025, inviting bids on the “2026 Concrete Sidewalk Replacement Program.” Five (5) bids were received and opened on January 13, 2026, with the lowest bid of \$155,900 coming from Globe Construction Company. However, the bid amount is based on unit pricing, and the contract’s final price will be based on the number of units the Engineering Division will determine. The Village Administrator shall be authorized to issue contract change orders not to exceed fifteen percent (15%, or \$23,385) of the contract amount and not to exceed authorization of \$179,285 to accommodate field changes and to keep the project on schedule. This contract must meet the requirements of the Prevailing Wage Act. The fiscal impact of this Resolution shall not exceed \$179,285. Since this is a unit-price contract, the final contract amount will be based on the actual quantity of work performed.

Trustee Thill moved to approve Resolution 26-06, seconded by Trustee White.

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

D. Trustee Thill: (continued)

Motion passes: 6 ayes, 0 nays.

Tr. Khan aye
Tr. Thill aye

Tr. Minx aye
Tr. Travis aye

Tr. Shiba aye
Tr. White aye

E. Trustee Travis:

1. Trustee Travis introduced **Ordinance 26-01, Amending Title 5 Entitled "Motor Vehicles and Traffic," and Chapter 13 Entitled "Traffic Schedules" of the Municipal Code.**
 - a. She explained that the 8000 block of Menard Avenue has been the subject of ongoing traffic and pedestrian safety concerns raised by multiple stakeholders, including area residents, municipal departments, and partner at Niles West High School.
 - b. Drivers associated with school drop-offs have been observed turning from westbound Oakton to northbound Menard, dropping students curbside, and performing U-turns or three-point turns mid-block to return southbound to Oakton. These movements, combined with pedestrian crossing across Oakton and turning movements from southbound Menard to westbound Oakton, contribute to congestion and conflict points. Elevated pedestrian risk has also been noted at Menard and Warren during peak periods. Traffic congestion and safety risks are increased due to parking, standing vehicles, and passenger drop-offs in the 8000 and 8100 blocks of Menard.
 - c. Village departments have implemented safety measures, including high-visibility crosswalks at Menard/Warren, pedestrian crossing signage, and targeted enforcement periods by police officers. During the 2023 school year, the Police Dept. worked with the Niles West Security Director to provide materials for crossing guard training. Niles West utilized a contracted security company to staff crossing guards at Menard/Oakton and directed pedestrians to use the easternmost crosswalk.
 - d. On December 1, 2025, after consultation with senior staff and with the approval of the Village Administrator, the Police Chief, pursuant to Municipal Code Section 5-1-4, enacted temporary traffic regulations which included no parking, standing, passenger drop-off on school days from 7:30am to 8:30am; no parking, standing, passenger drop-off on school days from 3:00pm to 4:00pm; no U-turns on Menard between Oakton Street and Keeney Street, and no U-turns on Warren Street between Major Avenue and Marmora Avenue. These temporary experimental traffic regulations implemented by the Police Department, resulted in decreased congestion, improved safety, and positive feedback from residents. This Ordinance makes the experimental regulations permanent.

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

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

2. Trustee Travis announced that the next Neighborhood Outreach will take place on February 19 at 6:00pm at Melzer School. She encouraged people to attend and interact with Village staff and elected officials.

F. Trustee White:

1. Trustee White presented **Resolution 26-07, Establishing the Long-Time Homeowner Home Improvement Program with Use of the Affordable Housing Trust Fund in the Village of Morton Grove, Cook County, Illinois.**
 - a. He explained that the Village had established the Affordable Housing Trust Fund in July of 2022 with the intent of providing financial resources to address the affordable housing needs of low-to-middle income individuals and families who live or work in the Village. As of December 2025, the Affordable Housing Trust Fund had a balance of \$352,707.39, having received \$114,934.50 in fee-in-lieu contributions in 2025.
 - b. The Community and Economic Development Department has drafted a program description and an application form for a proposed Long-time Homeowner Home Improvement Program that would use Affordable Housing Trust Fund dollars to provide resources for seniors (those 65 or older who have been in Morton Grove for at least 10 years) to make improvements to their homes to maintain a high-quality living environment. Examples of eligible projects include, but are not limited to, roof repair/replacement, electrical repairs, lead paint abatement, plumbing repairs, and accessibility improvements.
 - c. As proposed, funding awards of up to \$10,000 would be given as zero-interest loans. A lien equal to the value of the loan would be placed on the property so that the Village would receive the money back when a home is sold. Applications would be reviewed on a quarterly basis and award amounts and the number of awards granted may vary due to program funding. Priority will be given to qualified applicants with properties with open code enforcement violations and repairs or renovations necessary to correct life-threatening deficiencies and to protect the health and safety of the inhabitants.
 - d. The fiscal impact of this Resolution is up to \$30,000 per year pending successful application volume.

Trustee White moved to approve Resolution 26-07, seconded by Trustee Shiba.

- e. Trustee Shiba asked Mr. Meyer if the Village would do some sort of campaign to notify homeowners of this new program. Mr. Meyer said he believed that would happen. Corporation Counsel Liston cautioned that funds would be awarded based on affordability and possibly proactive code enforcement. Trustee Thill clarified that (1) people have to apply for it; (2) they have to have lived in Morton Grove for at least 10 years, and (3) the loan is payable when the house is sold.

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

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

- f. Mr. Nolin said that applications would be reviewed quarterly, and the Village would be make sure the income qualifications are met. The loan of \$10,000 (\$10,000 per qualifying household) also has an interest penalty if the home is sold too quickly. This is to discourage “flippers.”

Mayor Witko called for the vote on Resolution 26-07.

Motion passes: 6 ayes, 0 nays.

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

XII. **WARRANTS**

Trustee Khan presented the Warrant Register for January 27, 2026 in the amount of \$1,968,148.01. She moved to approve the Warrants as presented, seconded by Trustee Minx.

Motion passes: 6 ayes, 0 nays.

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

XIII. **OTHER BUSINESS**

Mayor Witko gave a shout-out of thanks to the Public Works personnel for the way they handled the snowstorms over the weekend.

XIV. **RESIDENTS' COMMENTS**

1. **David King, 9134 Marmora**, said he completely agrees with Mayor Witko's remarks about the Public Works Department personnel. They are incredible!
- a. Mr. King, a 38-year resident, said he'd like to see the Village consider the dangers of THC products in our community. He is worried about children being exposed to it or experimenting with it. It is definitely a toxic component of cannabis. He noted that the Board had tabled Ordinance 25-16, which would have restricted access to these dangerous products. He said more efforts to restrict access to THC-laden products must be made, and asked the Board to consider what the City of Chicago just did, because it's the right thing to do.

XV.

ADJOURNMENT

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

Motion passes unanimously via voice vote.

The meeting adjourned at 7:44 p.m.

PASSED this 10th day of February 2026.

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

APPROVED by me this 10th day of February 2026.

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

APPROVED and FILED in my office this 11th day of February 2026.

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

Minutes by Teresa Cousar

MINUTES OF THE VILLAGE BOARD OF TRUSTEES
SPECIAL MEETING
PROPOSED DEMPSTER STREET TAX INCREMENT FINANCE(TIF)
REDEVELOPMENT PROJECT AREA

Tuesday, January 27, 2026 - 6:00 P.M.

Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

I. Call to Order

Village President Witko convened the Special Meeting of the Village Board at 6:00 pm in the Council Chambers of the Village Hall.

II. Pledge of Allegiance

Village President Witko led the assemblage in the Pledge of Allegiance.

III. Roll Call

Deputy Clerk Raffel called the roll. Present were Trustee Khan, Trustee Minx, Trustee Thill, Trustee Travis, and Trustee White. Trustee Shiba was absent.

Also in attendance: *Village Administrator C. Meyer, Assistant Village Administrator Z. Heidorn, Community Development Administrator B. Nolin, Public Works Director M. Lukich, Police Chief M. Weitzel, Fire Chief D. Kennedy, and Corporate Council T. Hoffman.*

IV. Open Public Hearing

Village President Witko asked for a motion to open the Public Hearing for the Proposed Dempster Street Tax Increment Finance (TIF) Redevelopment Project Area, Trustee Mix made the motion, Trustee Kahn second. Acclamation vote taken with all ayes.

a. Tax Increment Financing Overview

President Ann Moroney of the Johnson Research Group (JRG) presented the Morton Grove Tax Increment Financing (TIF) Overview. During her presentation, she highlighted the following:

- *TIF Overview: How It Works*
- *Introduction of Written Comments*
 - *Notice of Public Hearing mailed on December 21, 2025*
 - *Notice of Public Hearing published in the Morton Grove Champion on January 1, 2026, and again on January 15, 2026*

- **No written comments received** as of January 27, 2026

b. Proposed Dempster Street Project Area

- *Dempster Street TIF Redevelopment Project Area*
 - *Size and Characteristics*
 - 90.1 Acres
 - 223 tax parcels
 - 100 buildings
 - *Community Context*
 - Centrally located along Dempster, just west of 1-94 (Edens Expressway)
 - Adjacent to Lincoln/Lehigh and Sawmill Station TIFs

c. Summary of TIF Eligibility and Redevelopment Plan

- *Dempster Street TIF, TIF Eligibility Findings*
 - *The Project Area qualifies as a: "improved conservation area" under the Act.*
 - *Size – minimum of 1 ½ acres*
 - 90.1 acres
 - *Conservation Area – 3 of 13 factors*
 - 92% of structures are 35+ years
 - Five (5) of 13 factors are meaningfully present and reasonably distributed
 - Obsolescence
 - Deterioration
 - Inadequate utilities
 - Lack of community planning
 - Lagging EAV
- *Lagging Equalized Assessed Value (EAV)*
 - *Growth Of Project Area EAV vs. Consumer Price Index (CPI)*

d. TIF Designation Schedule and Conformance with Public Notice Requirements

- *Dempster Street TIF Redevelopment Plan Goals*
 - *Modern, mixed-use, commercial/residential corridor*
 - *Convenient and visible off-street parking*
 - *Pedestrian safety and mobility*
 - *Public utilities and infrastructure*
 - *Dempster Civic District*
- *Dempster Street TIF Future Land Use*
 - *Future Land Uses*
 - *Commercial*

- Residential
 - Mixed Use
 - Public
 - Consistent with Comprehensive Plan
- EAV Projections
 - Base EAV:
 - \$42,064,945 (2024)
 - Future EAV:
 - \$142,500,000(2049)
 - Assumes renovation and new construction activities
 - Specific projects not yet identified
 - 5% inflation
- Redevelopment Project Costs
 - TIF Expense Category with Estimated Cost
 - Analysis, Administration, Studies, Surveys, Legal, Marketing, etc. - \$3,600,000
 - Property Assembly including Acquisition, Demolition and Site Preparation - \$10,900,000
 - Rehabilitation, reconstruction or repair of public or private buildings - \$35,700,000
 - Public Works and Improvements – utilities, streets, curbs and gutter, and lighting - \$10,900,000
 - Relocation Costs - \$1,500,000
 - Financing Costs - \$2,200,000
 - Taxing Districts Capital Costs - \$2,900,000
 - Affordable Housing - \$2,900,000
 - Interest Costs - \$2,200,000
 - Total Estimated Budget - \$72,800,000
- TIF Schedule and Actions
 - Milestone and Date
 - Redevelopment Plan & Eligibility Study on file – 11/14/2025
 - Interested Parties Registry adopted – 11/15/2025
 - Joint Review Board Meeting – 12/16/2025
 - **Public Hearing – 1/27/2026**
 - Adoption of TIF Ordinances – 2/10/2026

e. Report of Joint Review Board (Summary of JRB Meeting)

- Report of Joint Review Board
 - Joint Review Board meeting held on December 16,2025
 - Attendees included representatives for all taxing bodies and a public member
 - The Joint Review Board unanimously recommended approval of the Dempster Street TIF District by resolution

f. Introduction of Written Comments (Attached)

Village Administrator Meyer stated that any written comments would be attached to the final copy of Minutes for this Meeting.

Village Administrator Meyer provided a review of the report. He highlighted that local governments utilize the Tax Increment Financing (TIF) districts to stimulate economic development and job creation through property tax revenues. He explained that the Village currently has two active TIF districts: the Sawmill Station TIF District from 2019, which includes 65 acres of retail and entertainment space and 250 multi-family housing units. Secondly, the Lincoln/Lehigh TIF District from 2021, which provides for almost 28 acres around the Metra Train Station, includes the award-winning Metro on Main site with 89 townhomes and is proposing a 60-unit apartment building. He further explained that it also financed the construction of a new Metra train station. He stated the Village has a track record of effectively using TIF districts to enhance the community, such as with the Lehigh Ferris TIF District, which concluded in 2024 after generating \$1 million annually for local schools. Mr. Meyer noted that developments include Woodlands of Morton Grove and Gateway Plaza. He said the new TIF district proposed for Dempster Street covers approximately 90 acres and that the establishment process includes public involvement and compliance with state laws, with meetings and notifications to inform the community. He noted a public hearing was set for January 27, 2026, with formal consideration by the Village Board expected in February 2026. Additionally, the Village Hall/Police Department site at 6101 Capulina Avenue has undergone an entitlement process since 1978, with a public focus on traffic and recreational uses that have led to nearby park developments. He noted that future redevelopment of this site will also involve public input through a Request for Proposals (RFP) process.

g. Public Comments and Discussion

Superintendent of Morton Grove School District 70 Matt Condon *expressed his concerns about rumors regarding the Dempster Street TIF District and stated that the rate of new development within municipal boundaries is concerning. He explained that eight new families have enrolled in the school district due to the Metro on Main development. He explained that the school district does not have adequate time to prepare for new growth and respectfully asks for continued communications with Park View.*

Mr. Randy Erickson of School Street *agrees to maintain public use of the Village Hall property as it has been for the Village's 130-year history. He feels that selling it to a developer to fit up to 30 townhomes with no green or recreational space for children is sufficient or appropriate. He emphasized that sending students across Dempster Street to Harrer Park is not safe for them. He further explained that all single-family homes on large lots in a neighborhood can be described as having a small-town feel, whereas town homes do not. Mr. Erickson stated that Park View School is overcrowded and, with the introduction of full-day kindergarten, suggested that the Village Hall site could be utilized by District 70 for an accessory facility to accommodate the increase in children enrolling in*

the district. He also stated that Julia Molloy School is severely overcrowded and feels administrators at Molloy should be consulted. He commended Village Hall staff for a fiscally responsible plan to relocate. Still, the Village Hall property does not belong in the TIF intended to support the redevelopment of Dempster Street, and he feels the intention is to sell it for residential development. He stated that if you sell the property, the developer will want the densest development for the site.

Ms. Laura Frisch of Crain Street *stated that when you start to look at maps in the presentation, like Figure 3, one can see that the future LU Plan shows that the Preserves are residential; not sure why the Preserves are included; Village Hall does not need to be incentivized for development. She stated that residential construction is inconvenient and creates safety issues, and that this may happen if townhomes are built at this site. She explained that the first people to look at newly listed homes for sale in the area are developers. She also stated that there is no need for a TIF district in areas with limited housing stock. She feels the market is salivating for property availability to raze and reconstruct. She wanted to know why Corporate Council's business property was not included in the TIF district, and why Moretti's is included, even though it's in a newer building. She feels that bulldozing all of Dempster's older buildings, including immigrant-owned businesses, eliminates the heart of Morton Grove.*

Ms. Monica Morrero of School Street *stated she is very tearful because she strongly opposes townhomes in this neighborhood. She explained that she has special needs kids, and introducing more traffic to School Street would be damaging and is not acceptable.*

Mr. Andy Roiniotis of School Street *asked whether this project would not include any subsidized or low-income housing. He also pointed out that many of the Dempster Street properties are obsolete but have shallow lot depths, and he does not see what types of development would be feasible on these lots. He suggested the Village may need to assemble the residential properties to the north and south.*

Resident Lorenzo Fiole of School Street *stated he moved from Chicago to this area to get away from congested housing; He stated he is opposed to condominiums within the neighborhood location.*

Resident Amber Kinser Lindall of Park Avenue *believes the Village Hall area should be a green space; she thinks that's where everyone's concern lies. We have parks for little kids, but she has older kids who don't have a place to hang out. We need a space where the older kids can play. Keep this Village space; don't make it residential, and state that most of the kids aren't old enough to cross Lincoln and Dempster.*

Resident Scott Galson of School Street *stated he thinks the pressure on our schools is one thing; he also understands the greenspace argument and noted we have a lot of parks in Morton Grove. He also knows many families who have moved out because homes in this area do not have enough bedrooms, and he feels apartments are not appropriate for the Village Hall location. He highlighted Floral Avenue, explaining that it is a single-family neighborhood with three- to four-bedroom homes; you can raise a family here without*

having to move out. Mr. Scott wants the Village to consider this: we should build inventory for housing types we don't have; high-density is not appropriate.

V. Close of Public Hearing

VI. Adjournment

Village President Witko asked for a motion to conclude the Public Hearing for the Proposed Dempster Street Tax Increment Finance (TIF) Redevelopment Project Area Meeting, Trustee Minx motioned, Trustee Travis seconded. Acclamation vote taken with all ayes.

Metting adjourned at 6:46 pm.

PASSED this 10th day of February 2026.

Trustee Kahn	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee White	_____

APPROVED by me this 10th day of February 2026

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

APPROVED and FILED in my office this 10th day of February 2026

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

Fw: TIF District

From Brandon Nolin <bnolin@mortongroveil.org>

Date Mon 1/26/2026 3:10 PM

To Chuck Meyer <cmeyer@mortongroveil.org>

Cc Terry Liston <tliston@mortongroveil.org>; Zoe Heidorn <zheidorn@mortongroveil.org>

 1 attachment (19 KB)

Outlook-final_tree.png;

Brandon Nolin, AICP

Community Development Administrator

Village of Morton Grove

6101 Capulina Avenue, Morton Grove, IL 60053

E-mail: bnolin@mortongroveil.org

Phone: 847-663-3063

www.mortongroveil.org



From: Amber Kinser-Lindahl <[REDACTED]>

Sent: Friday, January 23, 2026 2:19 PM

To: Brandon Nolin <bnolin@mortongroveil.org>

Subject: Re: TIF District

So the meeting will be about the village hall since that is part of the TIF district. The TIF District shouldn't include village hall. New housing isn't an improvement.

Amber

Amber Kinser-Lindahl
[REDACTED]

On Jan 23, 2026, at 8:56 AM, Brandon Nolin <bnolin@mortongroveil.org> wrote:

Thank you for your input. Please note that the Village Hall property is within the TIF District, but is not the subject of next week's public hearing. The public hearing is to discuss the establishment of the TIF District which will help provide a funding mechanism for improvements.

Brandon Nolin, AICP

Community Development Administrator
Village of Morton Grove
6101 Capulina Avenue, Morton Grove, IL 60053
E-mail: bnolin@mortongroveil.org
Phone: 847-663-3063
www.mortongroveil.org

<Outlook-final_tree.png>

From: Amber Kinser-Lindahl <[REDACTED]>
Sent: Thursday, January 22, 2026 9:51 PM
To: Brandon Nolin <bnolin@mortongroveil.org>
Subject: Re: TIF District

The municipal building is a community space and should remain as such.

Amber

Amber Kinser-Lindahl
[REDACTED]

On Jan 12, 2026, at 9:16 AM, Brandon Nolin <bnolin@mortongroveil.org> wrote:

Good morning. There will be a public hearing on January 27 at 6:00 pm. The attached notice was mailed to properties within the district last week, and published in the Morton Champion.

Please let me know if you have any further questions. Thank you.

Brandon Nolin, AICP

Community Development Administrator
Village of Morton Grove
6101 Capulina Avenue, Morton Grove, IL 60053
E-mail: bnolin@mortongroveil.org
Phone: 847-663-3063
www.mortongroveil.org

<Outlook-final_tree.png>

From: Amber Kinser-Lindahl <[REDACTED]>
Sent: Monday, January 12, 2026 8:56 AM
To: Brandon Nolin <bnolin@mortongroveil.org>
Subject: TIF District

Good morning. When is the next meeting regarding this project?

Amber

Amber Kinser-Lindahl
[REDACTED]
<PublicHearingNotice_Mailing_01082026.pdf>



Outlook

FW: TIF meeting, dempster plan, thumbs down

From Chuck Meyer <cmeyer@mortongroveil.org>

Date Mon 1/26/2026 3:10 PM

To Ann Moroney <[REDACTED]>

Cc Terry Liston <tliston@mortongroveil.org>; Zoe Heidorn <zheidorn@mortongroveil.org>; Brandon Nolin <bnolin@mortongroveil.org>

Good afternoon,

Here is the email we were referencing.

Respectfully,

Chuck Meyer

Village Administrator

Village of Morton Grove

6101 Capulina Avenue, Morton Grove, IL 60053

cmeyer@mortongroveil.org

(847) 663-3001

www.mortongroveil.org



From: Paul C. [REDACTED]

Sent: Wednesday, January 21, 2026 11:37 PM

To: Janine Witko <jwitko@mortongroveil.org>; Saba Khan <skhan@mortongroveil.org>; Rita Minx <rminx@mortongroveil.org>; Ashur Shiba <ashiba@mortongroveil.org>; John C. Thill <jthill@mortongroveil.org>; Connie Travis <ctravis@mortongroveil.org>; Keith White <kwhite@mortongroveil.org>

Subject: TIF meeting, dempster plan, thumbs down

Hello, trustees of Morton Grove and President Witko.

I'm a lifelong Morton Grove resident with great concerns about the Dempster TIF district and redevelopment plan for the Village Hall site. Our taxes in Illinois are the highest in the nation; it is unacceptable to earmark even one dollar for a developer when a household can barely afford to manage a budget amidst inflation, high interest rates, and never ending property tax hikes.

I understand TIF districts and the reason for them but I object strenuously to the notion that it is necessary in a town where the median home price is \$499,250 (Realtor.com, October 2025). We don't have the luxury to give handouts to corporate developers and, further, it isn't necessary. Everyone is already getting outbid on houses, the town is doing just fine. We have great schools with or without bland, corporate retail investment.

I can't believe you would earmark tax increment money for them when my taxes increased almost a thousand dollars this year. They increased greater

than 20 percent over the last 2 years. The TIF means taking more of our money just to give it to a developer.

The multi-unit residential plans at the old village hall sound like a bad idea-inviting congestion into the nicest corner of town. It's not worth the extra tax base to degrade the neighborhood charm, and the taxes will still only go one way, up. Sorry, but I have to say thumbs down to the whole thing.

Respectfully, I would never vote for anyone with their name on this deal.

Thank you for your time,
Paul Ceisel

From: Randall Israel noreply@formresponse.com
Subject: Re: Committee and Commission Application - Randall Israel
Date: January 17, 2026 at 4:45 PM
To: commissions@mortongroveil.org

RI



Committee and Commission Application

Name: Randall Israel

Address: , Morton Grove, IL, 60053

Preferred Phone #:

Cell Phone #:

E-mail:

Committee and/or Commission Desired: Appearance Commission

Reason for Serving:

I would like to join the Appearance Commission because I care deeply about preserving the character and charm of our village while supporting thoughtful, well-planned growth. I believe that maintaining cohesive design standards helps protect property values, strengthens community pride, and ensures that any changes enhance the village rather than take away from what makes it special. Serving on this commission would allow me to contribute positively to decisions that shape the look and feel of our community.

Previous community activities:

Served on Village of Morton Grove's Economic Development Commission along with Dempster Street Redevelopment Commission.

Applicable education, occupational, and/or specialized experience:

A college degree in Marketing, 36 years of Retail Experience along with some Commercial Real Estate Redevelopment and Design work.

When making decisions, do you feel you could be impartial and base your decision on the overall need and benefit of the community?

Definitely

Are there days/evenings when you are not available to meet?

No

Attachment: [SUMMARY.pdf](#)

Legislative Summary

Ordinance 26-02

APPROVING AN ORDINANCE OF THE VILLAGE OF MORTON GROVE APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Introduction:	February 10, 2026
Purpose:	To approve a redevelopment plan and project area for the Dempster Street TIF District within the municipal boundaries of the Village.
Background:	Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village. The Village therefore considered designating the area as a “Redevelopment Project Area” or “TIF District” (“Area”) as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (“JRG”), to conduct an eligibility study. JRG prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (“JRB”) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act. The Corporate Authorities have reviewed the Plan and Project, the JRB’s recommendation, and the information presented at the public hearing and concur with the findings, conclusions, and recommendations of the report prepared by JRG, including that: at least the minimum requirements for a finding of conservation area are present in the proposed Area, private investment in the proposed Area has not and will not occur without the adoption of the proposed Plan and Project; contiguous parcels in the proposed Area would be substantially benefited by the proposed Project improvements; and the proposed Plan and Project conform to the Comprehensive Plan of the Village. This is the first of three ordinances required to create the Dempster Street TIF District and will adopt and approve the Plan and Project for the Dempster Street Redevelopment Project Area.
Programs, Dept’s, Groups Affected	Administration, Legal, Finance, and Community and Economic Development Departments
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Village Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Zoe Heidorn, Assistant Village Administrator

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-02

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE
APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER
STREET REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 24th DAY OF FEBRUARY 2026**

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois, this 24th day
of February 2026

ORDINANCE NO. 26-02

AN ORDINANCE OF THE VILLAGE OF MORTON GROVE APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment project area known as the Dempster Street Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area constitutes in the aggregate more than one and one-half acres, as described in Section 2 of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached hereto as Exhibit D; and

WHEREAS, by authority of the President and Trustees of the Village (the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the Village established an interested parties registry and, on September 4, 2025, published in the *Pioneer Press*, a newspaper of general circulation within the Village, a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since November 14, 2025, being a date not less than 10 days before the meeting of the Corporate Authorities on November 25, 2025, at which Resolution 25-77 was adopted fixing a time and place for a public hearing concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for January 27, 2026; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit) was sent by mail on December 1, 2025, which is within a reasonable time after the adoption of Resolution 25-77, to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area; and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5(a) and Section 11-74.4-6 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 1, 2025, by first class mail to residential addresses located (i) within the Area and (ii) located outside the Area and within 750 feet of the boundaries of the Area on December 1, 2025, by publication in the *Pioneer Press* newspaper on January 1, 2026, and January 15, 2026, and by certified mail to taxpayers within the Area on January 8, 2026; and

WHEREAS, the duly noticed public hearing began and was concluded on January 27, 2026; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on December 16, 2025, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on December 16, 2025, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be approved and that the Dempster Street Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” as set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The forgoing recitals are true, correct, a material part of this Ordinance and are incorporated into this Section as if they were fully set forth in this Section.

SECTION 2: Findings.

The Corporate Authorities of the Village of Morton Grove hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area as a “conservation area” under the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan, the designation of the Area as a redevelopment project area under the Act and the approval of tax increment financing for the Area.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole, as reflected in the Village’s zoning map.

e. The Redevelopment Plan and Project for the Area establishes an estimated date for final completion that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the Redevelopment Project Area was adopted.

f. The Redevelopment Plan and Project for the Area establishes an estimated date for retirement of obligations incurred to finance Redevelopment Project Costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the Redevelopment Project Area was adopted.

g. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon will be substantially benefited by the proposed Project improvements are included in the proposed Area.

h. The Redevelopment Plan and Project for the Area do not provide for the removal of any inhabited residential units.

SECTION 3: Plan and Project Approved.

The Plan and Project, which were the subject matter of the public hearing held on January 27, 2026, are hereby adopted and approved. A copy of the Plan and Project approved by this Ordinance is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

SECTION 4: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Dempster Street Redevelopment Project Area

EXHIBIT B – General Street Location of the Dempster Street Redevelopment Project Area

EXHIBIT C – Map of the Dempster Street Redevelopment Project Area

EXHIBIT D – Dempster Street Redevelopment Plan and Project

PASSED this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 24th day of February 2026:

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

Attested and filed in my office
This 25th day of February 2026.

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

EXHIBIT A

LEGAL DESCRIPTION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

THAT PART OF SECTION S 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTION S 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET; THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET; THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW $\frac{1}{4}$ OF SECTION 17 A DISTANCE OF 442.77 FEET; THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET; THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE

NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET

SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE; THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION S 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

The Dempster Street Redevelopment Project Area is generally bounded on the East by Central Avenue, on the West by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the North by the alley North of Dempster Street, and on the South by the alley South of Dempster Street. A portion of the Project Area extends South of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue) in Morton Grove, Illinois.

EXHIBIT C

MAP OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

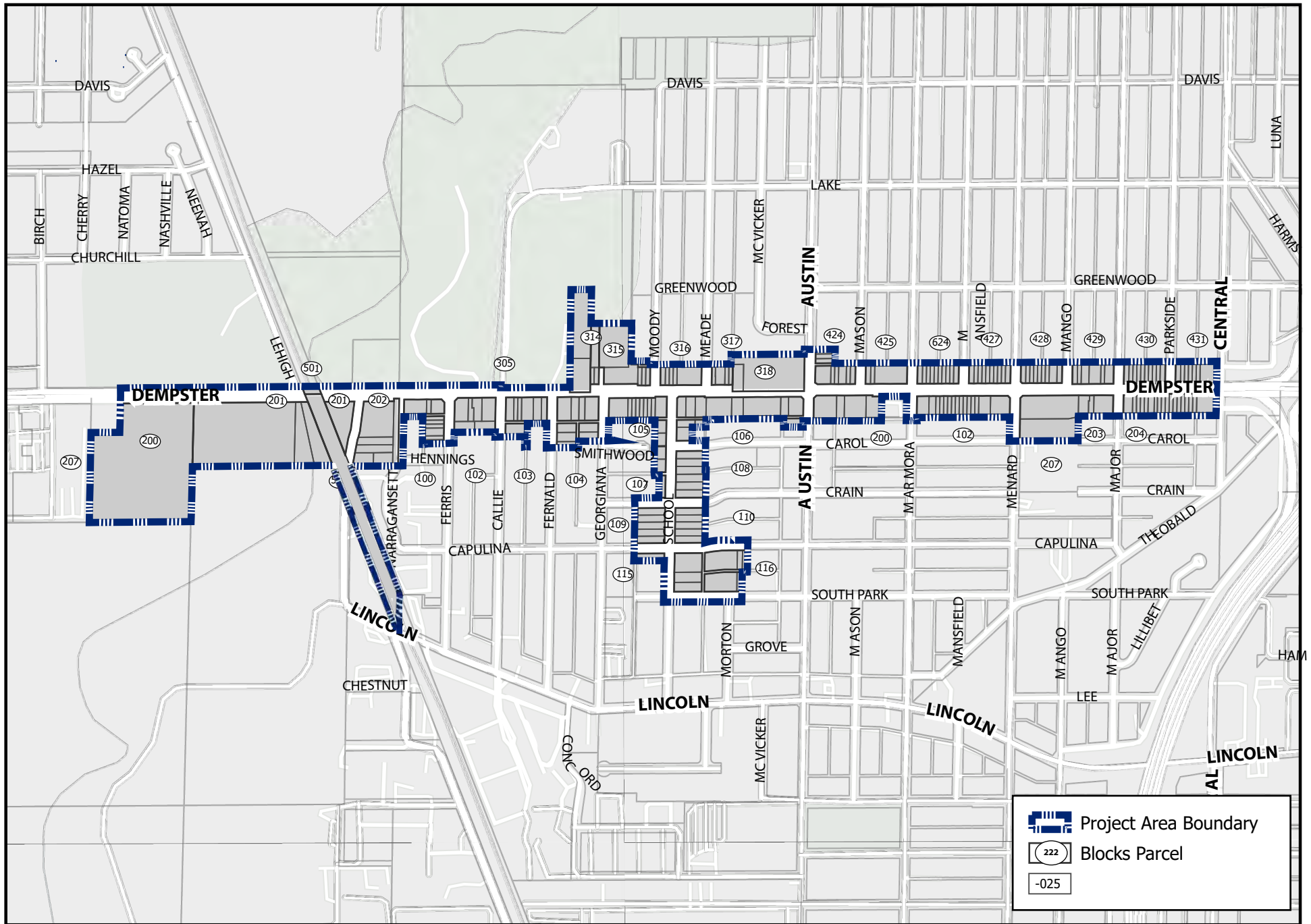


Exhibit C: Dempster Street Redevelopment Project Area Boundary
 Dempster Street TIF District

EXHIBIT D

**REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET
REDEVELOPMENT PROJECT AREA**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 24th day of February 2026, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE
APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER
STREET REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 25th day of February 2026.

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

(SEAL)

**DEMPSTER STREET
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PLAN AND PROJECT**

Village of Morton Grove, Illinois

November 14, 2025

Prepared by:

Johnson Research Group Inc.
105 West Madison Street, Suite 406
Chicago, Illinois 60602

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EXHIBIT II: 2024 EAV BY PIN

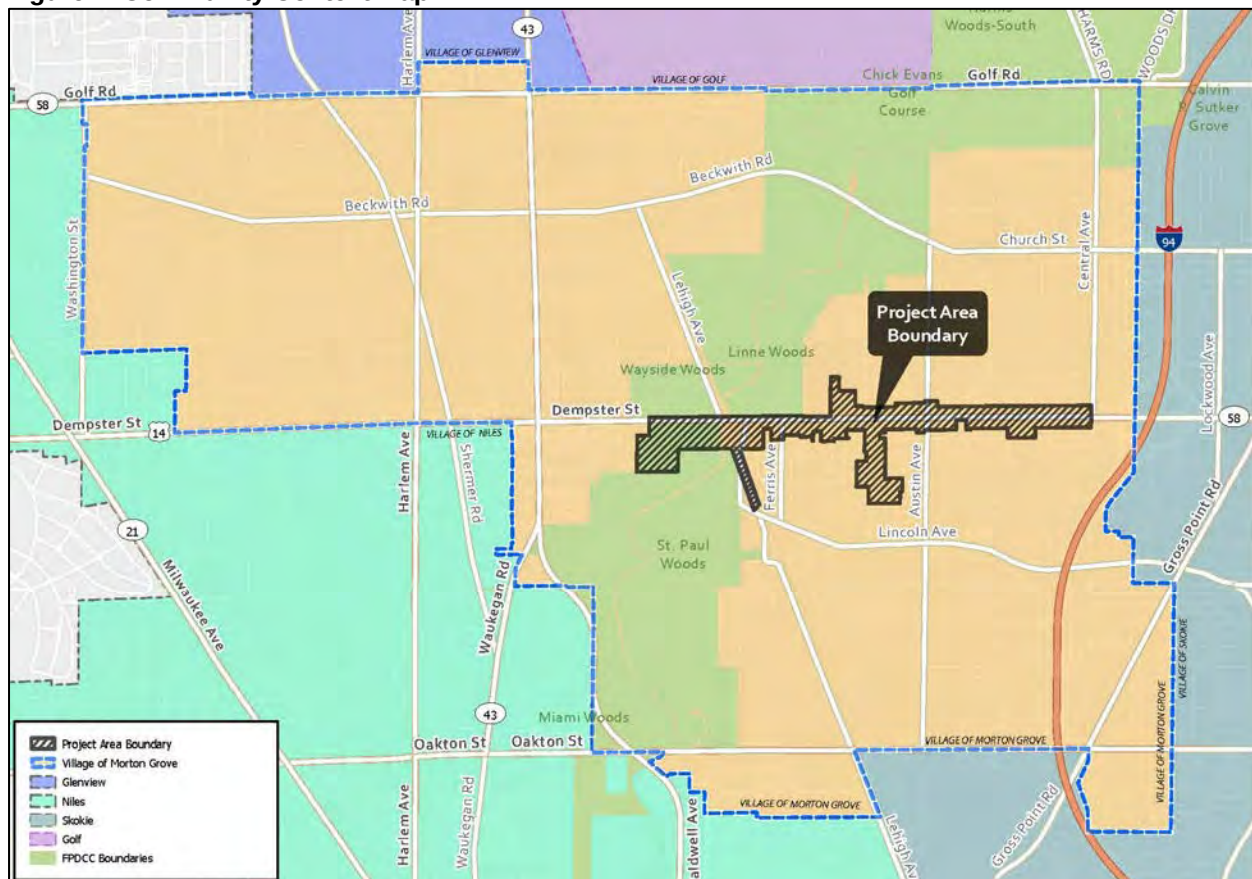
EXHIBIT III: DEMPSTER STREET TAX INCREMENT FINANCING ELIGIBILITY REPORT

I. INTRODUCTION

This document is to serve as the tax increment financing redevelopment plan and project (the “Redevelopment Plan”) for an area centrally located in the Village of Morton Grove (the “Village”), immediately west of the Edens Expressway (Interstate-94). The area includes the north and south frontage of Dempster Street generally bounded by Central Avenue on the east and the Cook County Forest Preserve on the west and also includes School Street frontage from Dempster Street on the north to South Park Avenue on the south where the Richard T. Flickinger Municipal Center is located. This area is referred to in this document as the Dempster Street Tax Increment Financing Redevelopment Project Area (the “Project Area”) and illustrated in *Figure 1. Community Context Map*.

In conjunction with the Village’s strategy to encourage managed growth and stimulate private investment within the Project Area, the Village engaged Johnson Research Group, Inc. (“JRG” or the “Consultant”) to study whether the Project Area of approximately 90.1 acres qualifies as a “conservation area,” a “blighted area,” or a combination of both under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “Act”). The Project Area, described in more detail below as well as in the accompanying Dempster Street Tax Increment Financing Eligibility Report (the “Eligibility Report”), as a whole has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the Village.

Figure 1. Community Context Map



The Redevelopment Plan summarizes the analyses and findings of the Consultant's work, which, unless otherwise noted, is the responsibility of JRG. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Redevelopment Plan and the related Eligibility Report with the understanding that the Village would rely: 1) on the findings and conclusions of the Redevelopment Plan and the related Eligibility Report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Report will comply with the Act.

A. Dempster Street Tax Increment Financing Redevelopment Project Area

The Project Area generally includes the north and south sides of the Dempster Street corridor from Central Avenue to the Cook County Forest Preserve and extends south along School Street to include the Morton Grove Village Hall and Police Department site. The Project Area is an improved area of approximately 90.1 acres, much of which was developed prior to 1970. The Project Area encompasses 223 tax parcels within 33 tax blocks in Niles Township. The Project Area boundaries are illustrated in *Figure 2. Project Area Boundary*. A legal description of the Project Area is referenced in *Section II* and included in *Exhibit I*.

The Village of Morton Grove was incorporated as a Village in 1895 and named after Levi Parsons Morton, a railroad financier responsible for bringing the Chicago, Milwaukee, and St. Paul Railroad through the Village. A single-track railroad was laid in 1872 and a second track, added in 1892, coincided with the development of the first residential subdivision. At that time, the Village encompassed 1,200 acres and served a population of 564. The Village grew in size and population slowly over the first half of the 20th Century but experienced its biggest growth in population after the opening of the Edens Expressway in 1951. Between 1950 and 1970, population grew rapidly, and retail development expanded along major east-west arterials—most notably Dempster Street (Illinois Route 58). The majority of structures in the Project Area were built between 1940 and 1970 and are characterized by single-story, small building footprints, and large window storefronts.

With two lanes in both directions and on-street parking, Dempster Street emerged as the Village's principal commercial corridor. In 1993, the Illinois Department of Transportation designated the corridor a Strategic Regional Arterial and identified roadway improvements to enhance public transportation, reduce congestion and accommodate commercial vehicular traffic. IDOT improvements were completed in 2011 including establishing a middle turning lane and removal of on-street parking. Average daily traffic on Dempster Street is 41,300 vehicles. As of 2025, the population of Morton Grove is 25,300 and the Village land area encompasses 5.09 square miles.

In addition to the Dempster Street frontage, the Project Area includes residential properties along School Street and the Richard T. Flickinger Municipal Center, where Village Hall and Police Department have operated since 1980. Originally constructed as a school in the 1890s, the building has been modified and added onto over the years. The building is highly inefficient, costly to maintain and insufficient for contemporary Village Administration and Police Department needs.

Although the Project Area benefits from good schools, stable housing stock, and excellent proximity to major roads, highways and commuter rail, the constraints and conditions that qualify the area as a redevelopment project area under the Act will cause the area to languish and adversely affect property values in the Project Area and beyond. Without the intervention of the Village and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area overall would not reasonably be expected to be developed.

B. Tax Increment Financing

In January 1977, Tax Increment Financing (“TIF”) was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “redevelopment project costs” with incremental property tax revenues. “Incremental Property Tax” or “Incremental Property Taxes” are derived by applying the tax rate to the increase in the current Equalized Assessed Valuation (“EAV”) of real property within the redevelopment project area over and above the “Certified Initial EAV” of such real property. Incremental Property Taxes are reinvested in the area through rehabilitation, developer incentives, public improvements and other eligible redevelopment activities.

All taxing districts continue to receive property taxes levied on the Certified Initial EAV of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs have been paid. Taxing districts also benefit from the increased property tax base after the expiration or termination of the redevelopment project area.

C. The Redevelopment Plan for the Dempster Street Tax Increment Financing Redevelopment Project Area

The Village’s overall goals include a desire to stabilize and enhance the tax base and create shopping and employment opportunities that enhance the community’s appeal and sustainability. As evidenced in *Section VI*, the Project Area as a whole has not been subject to growth and development through private investment. Overall, it is not reasonable to expect that redevelopment and improvements will occur on a comprehensive and coordinated basis without the use of TIF.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate economic growth and private investment in the Project Area in a manner that is consistent with the goals of the Village. The goal of the Village, through implementation of this Redevelopment Plan, is to redevelop the Project Area with adequate stormwater capacity and modernized infrastructure on a comprehensive and planned basis to ensure that private investment occurs:

1. on a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;
2. that meets modern requirements, increases property values, and eliminates conservation area factors; and
3. within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the Village.

Redevelopment of the Project Area will depend on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will enable the implementation of a comprehensive redevelopment program and coordinated private investment. Without public investment, the comprehensive redevelopment and coordinated improvements in the Project Area would not be expected to be realized by the private sector alone.

This Redevelopment Plan sets forth the overall “Redevelopment Project” to be undertaken to accomplish the Village’s above-stated goals. During implementation of the Redevelopment Project, the Village may, from time to time: (i) undertake or cause to be undertaken public improvements

and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements and undertake other redevelopment project activities authorized under the Act on one or several parcels (items (i) and (ii) are collectively referred to as “Redevelopment Projects”).

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Project Area as a “conservation area” as defined in the Act.

The use of Incremental Property Taxes will permit the Village to direct, implement, and coordinate public involvement and activities that are intended to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- A strengthened tax base for affected taxing districts arising from new or rehabilitated commercial, residential and mixed-use development;
- Increased opportunities for a diversity of rental and for-sale housing within the Project Area;
- Provision of infrastructure and community facilities that support growth and development;
- Elimination of the problem conditions and development obstacles in the Project Area; and
- A stable and predictable environment that promotes economic growth.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are illustrated in *Figure 2. Project Area Boundary* and are generally described below:

The Project Area is generally bounded on the east by Central Avenue, on the west by the western line of the Cook County Forest Preserve's St. Paul Woods (parcel 10-19-200-003-0000), on the north by the alley north of Dempster Street, and on the south by the alley south of Dempster Street. A portion of the Project Area extends south of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue).

The legal description for the Project Area is found in *Exhibit I* at the end of this report.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the conservation area factors in the Project Area. The report, prepared by JRG is entitled “Dempster Street Tax Increment Financing Eligibility Report,” (the “Eligibility Report”) and is attached as *Exhibit III* to this Redevelopment Plan.

A. Surveys and Analyses Conducted

The conditions documented in the Project Area are based upon surveys and analyses conducted by JRG. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Review of current land use to current zoning ordinance and the current zoning map;
5. Analysis of platting and current parcel size and layout;
6. Analysis of building floor area, site coverage, and parking areas/capacity;
7. Review of previously prepared plans, studies and data;
8. An assessment of storm, sanitary sewer lines and water supply lines within the Project Area, based on information provided by the Village Department of Public Works;
9. Analysis of building permit data from 2014 through 2025;
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2018 through 2024;
11. Review of Cook County Treasurer property tax payment records for collection years 2019 through 2024; and
12. Research of tax maps and the history of PIN changes, online and with the assistance of staff at Cook County Assessor’s office.

B. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies under the applicable criteria as a conservation area within the requirements of the Act.

Section 11-74.4.3 (b) of the Act defines the eligibility criteria for a conservation area. Specifically, an improved area qualifies as a conservation area if at least fifty percent (50%) of the structures in the Project Area are over 35 years old and a combination of three (3) or more of 13 conservation area factors listed in the Act are found meaningfully present and reasonably distributed throughout the Project Area.

Based on surveys and analyses documented in the Eligibility Report the Project Area qualifies as a conservation area under the criteria as set forth in the Act and summarized below.

Age

The Project Area meets the threshold criteria that fifty percent (50%) or more of buildings are 35 years of age or older. Ninety-two percent (92%) of the Project Area’s buildings are 35 years of age or older.

Conservation Area Factors

The meaningful presence and reasonable distribution of a minimum of three (3) of the 13 factors set forth in the Act are required for an improved area to qualify for designation as a conservation area. The analysis of the Project Area found a meaningful presence and a reasonable distribution of five (5) factors throughout the Project Area, including:

1. Obsolescence
2. Deterioration
3. Inadequate Utilities
4. Lack of Community Planning
5. Declining or Lagging Equalized Assessed Value (EAV)

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment and public improvement of the Project Area. Redevelopment of the Project Area will benefit the Village through improvements in public infrastructure, new residential and mixed-use commercial/industrial development, and an increased tax base.

This section identifies the general goals and objectives adopted by the Village for redevelopment of the Project Area. *Section V* presents more specific objectives for development and design within the Project Area and the redevelopment activities that the Village plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the Village for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. Provide a balance of land uses along Dempster Street which will enable the Village to be economically competitive and provide opportunities for commercial and mixed-use developments.
2. Promote the establishment of a civic district on Dempster at Fernald that unites various community activities and public buildings including Village, police, park, and American Legion Memorial Civic Center facilities.
3. Encourage redevelopment of the Flickinger Municipal Center with uses that will add to the taxable base of the Village and complement the character of the neighborhood.
4. Provide infrastructure that delivers safe, reliable, and efficient water, wastewater and stormwater services for all Village residents, businesses, and industries.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Provide public infrastructure and streets, including the storm water drainage system and a sufficiently sized water supply system.
2. Support modern, commercial developments that are designed to coexist with residential uses while enhancing the Village tax base and providing employment opportunities.
3. Encourage thoughtful design and best management practices for public and private improvements.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the Village and by other public and private entities on behalf of the Village in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including: the Dempster Corridor Plan Draft (2025); Village of Morton Grove Zoning Code (2007), and working documents for the Village of Morton Grove Comprehensive Plan Update (2025/2026).

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the land use plan; b) redevelopment goals and objectives; c) a description of redevelopment improvements and activities; d) estimated redevelopment project costs; e) a description of sources of funds to pay estimated redevelopment project costs; f) a description of obligations that may be issued; and g) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Land Use Plan

The land uses within the Project Area and their recommended uses within those land uses are listed and described below. The Land Use Plan is intended to direct Redevelopment Project Costs that support the redevelopment of the Project Area. The Village's Comprehensive Plan and Zoning Code form the primary bases for this land use plan and further define the guidelines for considering future development projects. The land uses are intended to provide flexibility and reflect the long-term objectives of the Redevelopment Plan and support the redevelopment of obsolete and underutilized properties consistent with the needs of the overall Project Area.

A summary description of the future land uses to be considered within the Project Area are described below and illustrated in *Figure 3. Land Use Plan*.

The Land Use Plan promotes the development of a modern and attractive mixed-use environment that will provide economically sustainable uses and new investment in the Project Area. As indicated in Figure 3, the Dempster Street portion of the Project Area is primarily designated as Mixed-Use which is intended to accommodate a greater variety and blend of commercial retail, service, and residential uses complemented by public and open space uses at key locations. New development and improvements to viable existing buildings should enhance the physical character and function of the Project Area. Attractive landscaping and streetscape treatments and improvements to infrastructure, vehicular access, parking, and signage are encouraged to give the corridor a coordinated and distinctive character.

Public uses identified in Figure 3 include a number of public parking sites scattered along the corridor as well as the much anticipated relocation of the Village Hall and Police Department to Dempster Street between Fernald and Georgiana. With the addition of this key public function in proximity to the existing Morton Grove American Legion Civic Center, Morton Grove Historical Museum, and Harrer Park and Pool, this area is intended to become the civic district of the Village. Site planning should incorporate pedestrian safety and connectivity enhancements.

The Richard T. Flickinger Municipal Building, which is expected to be vacated by the Village Administration and Police Department and redeveloped, is designated as Residential. Redevelopment of the site should strike a thoughtful balance of market-appropriate density and compatibility with the surrounding neighborhood. Utilization of the Village's Planned Development regulations will help ensure harmonious architecture and site design that is in line with overall scale and character of the area. Residential uses also apply to the existing homes along School Street where infrastructure improvements are encouraged to preserve and maintain the existing housing stock.

B. Redevelopment Goals and Objectives

Listed below are the specific redevelopment goals and objectives which will assist the Village in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract desirable uses such as new development coordinated with other nearby uses.

a) Land Use, Building, and Site Development

- Promote the most desirable use of land in accordance with the comprehensive plan for the Village.
- Encourage the retention and attraction of businesses that provide viable employment opportunities for Morton Grove residents and strengthen the Village's economic base.
- Promote the redevelopment of obsolete and underutilized buildings with commercial and mixed-uses which contribute to the tax base and provide employment opportunities.
- Encourage the clustering of similar and supporting commercial uses to promote cumulative attraction and multi-stop shopping.
- Ensure the provision of conveniently located off-street parking with enhanced signage for commercial uses.

b) Infrastructure and Circulation

- Install or upgrade public and private utilities and infrastructure as required, including lead pipe replacement, replacement of aging lines, and separation of combined storm/sanitary sewers.
- Enhance pedestrian safety and mobility along Dempster Street and at key crossings.
- Encourage the development of shared, off-street parking areas to maximize commercial parking opportunities.

c) Urban Design, Landscaping, and Open Space

- Promote landscaping and pedestrian oriented amenities that reinforce a civic identity.
- Ensure that architectural design of new developments is consistent with the standards established by the Village in order to establish an attractive, unified visual image.
- Encourage building design that provides façade articulation and visual interest.
- Ensure that all landscaping and design materials comply with the Village's ordinances and any applicable Planned Development requirements.

C. Redevelopment Improvements and Activities

The Village proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques such as tax increment financing to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The Village also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The Village may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, renovate or restore improvements on one or several parcels. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan.

1. Property Assembly and Site Preparation

The Village may facilitate property assembly in the Project Area, assist in the acquisition of land, provide for site preparation, demolition, and the clearing and grading of land.

2. Provision of Public Works or Improvements

The Village, or an agent of the Village, may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the Village as a whole.

3. Taxing Districts Capital Costs

The Village may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

4. Interest Subsidies

Funds may be provided to developers for a portion of interest costs incurred by a developer related to the construction, renovation, or rehabilitation of a redevelopment project, subject to the limitations outlined in the next section.

5. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the Village and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

D. Redevelopment Project Costs

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan (the “**Redevelopment Project Costs**”).

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the Village of Morton Grove Board of Trustees to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendments to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or Leadership in Energy and Environmental Design (LEED) certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.C.2 above);

- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act; and
 - 5. The cost limits set forth in paragraphs 2 and 4 above shall be modified to permit payment of up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the Village may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;

- o) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80 percent of the Village, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et. seq. then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in **Table 1. Estimated Redevelopment Project Costs**. All estimates are based on 2025 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the Village’s discretion.

Table 1. Estimated Redevelopment Project Costs

TIF EXPENSE CATEGORY	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$3,600,000
Property Assembly including Acquisition, Demolition and Site Preparation	\$10,900,000
Rehabilitation, reconstruction or repair of public or private buildings	\$35,700,000
Public Works and Improvements, includes utilities, streets, curbs and gutter, and lighting	\$10,900,000
Relocation Costs	\$1,500,000
Financing Costs	\$2,200,000
Taxing Districts Capital Costs ^[1]	\$2,900,000
Affordable Housing	\$2,900,000
Interest Costs	\$2,200,000
TOTAL ESTIMATED COSTS	\$72,800,000 ^[2]

^[1] This category may also include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district’s capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

^[2] All costs are in 2025 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures that may be incurred over the life of the TIF. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the Village may deem appropriate. The Village may incur redevelopment project costs, which are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

As of the date of this Redevelopment Plan, the Project Area is contiguous to the Sawmill Station TIF District and the Lincoln/Lehigh TIF District. The Project Area may, in the future, be contiguous to or separated by only a public right-of-way or separated by a forest preserve less than one mile from other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the Village may determine that it is in the best interests of the Village and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The Village therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in *Table 1. Estimated Redevelopment Project Costs*.

F. Issuance of Obligations

The Village may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2050, assuming Village Board approval of the Project Area and Redevelopment Plan in 2026). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

G. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2024 EAV of all taxable parcels in the Project Area is approximately \$42,064,945. This total EAV amount by PIN is summarized in *Exhibit II*. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County. The Plan has utilized the most recent finalized EAVs for this report.

2. Anticipated Equalized Assessed Valuation

By tax year 2049 (collection year 2050) and following the substantial completion of the Redevelopment Project, the anticipated EAV of the Project Area could be as high as \$142,500,000. The estimate is based on potential improvements and redevelopment that could include new commercial, residential, and mixed-use development modeled by using an estimated annual inflation rate in EAV of 5% through 2049, realized annually; and applying the most recent tax rate of 9.576% and an equalization factor of 3.035 in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in *Section III* of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the meaningful presence and reasonable distribution of five improved area factors. The presence of these blight factors within the Project Area impairs the value of private investments and threatens the sound growth and tax base of taxing districts. In order to promote a stable economic and physical development of the Project Area it is necessary to remove and eradicate adverse conditions before they lead to decline and deterioration of the area.

The lack of growth and private investment in the Project Area is evidenced by the following:

- A primary commercial corridor that is characterized by aging and obsolete commercial buildings on parcels with limited depth.
- Ninety-two percent (92%) of the buildings in the Project Area were built before 1990, a majority (77%) of which were built before 1970.
- Since 2015, only five new construction permits were issued for commercial development and permits overall have declined by nearly 50% in the last five years.
- Five eligibility factors are meaningfully present and reasonably distributed throughout the Project Area. These include:
 1. Obsolescence
 2. Deterioration
 3. Inadequate Utilities
 4. Lack of Community Planning
 5. Declining or Lagging EAV

In summary, the Project Area qualifies under the Act as a Conservation Area on the basis that it: 1) meets the age threshold; and 2) exhibits the meaningful presence and reasonable distribution of five of the 13 criteria listed in the Act for designation as a Conservation Area. Therefore, the Project Area qualifies as eligible under the TIF Act as a redevelopment project area, with blighted area conditions that are detrimental to sound growth of the taxing districts.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and the use of TIF. In the absence of Village-sponsored redevelopment initiatives, there is a prospect that blighted area factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will languish or deteriorate, eventually becoming a blighted area. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

VII. FINANCIAL IMPACT ON TAXING DISTRICT SERVICES

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the Village to create an environment in which private investment can occur. The Redevelopment Project will be a multi-year endeavor tied to local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction of commercial, residential, mixed-use, and public developments consistent with the goals and objectives of the Village's comprehensive plan and other applicable adopted planning documents.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the Village's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in and adjacent to the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts can be expected to benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. Public facilities within a half mile of the Project Area are illustrated in Figure 4. *Community Facilities*.

The following major taxing districts presently levy taxes against properties located within the Project Area.

Village of Morton Grove. The Village is responsible for the provision of a range of municipal services, including: police protection; fire protection and emergency medical services; and capital improvements and maintenance; sanitation service; family and senior services; and building, housing and zoning codes, etc.

Morton Grove Park District. General responsibilities include the provision, maintenance and operation of park and recreational facilities throughout the Village and for the provision of recreational programs.

Morton Grove School District 70. General responsibilities of the school district includes the provision, maintenance and operation of educational facilities and the provision of educational services for pre-school through eighth grade.

Niles Township School District 219. General responsibilities of the school district includes the provision, maintenance and operation of educational facilities and the provision of educational services for nine through twelfth grade.

Other Taxing Districts. Additional districts serving the Project Area include the Oakton College District 535, Morton Grove Library fund, Cook County, Cook County Forest Preserve District, Niles Township, Metropolitan Water Reclamation District of Chicago and North Shore Mosquito Abatement District - Northfield.

The amount and type of new private development is not known at this time. Therefore, no special programs are proposed for these taxing districts. The Village intends to monitor development in the

Project Area with the cooperation of the other affected taxing districts and will attempt to ensure that any increased needs are addressed in connection with any particular development.

Section 74.4-3 (q) (7.5) of the TIF Act requires that 40% of incremental revenue from TIF supported housing developments be set aside to assist with any increased costs to the schools, attributable to those units.

VIII. PROJECT AREA CONFORMS TO THE COMPREHENSIVE PLAN

This Redevelopment Plan and the Redevelopment Project described herein include land uses that are consistent with the uses set forth in the Morton Grove Comprehensive Plan.

IX. PHASING AND SCHEDULING

A phased implementation strategy may be utilized to achieve comprehensive and coordinated improvements in the Project Area, as well as to allow time for incremental revenues to accumulate.

It is anticipated that Village expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the Village.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2050, assuming Village Board approval of the Project Area and Redevelopment Plan in 2026).

X. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XI. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The Village is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- C) Redevelopers will meet Illinois standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees

The Village shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

XII. HOUSING IMPACT

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that such displacement will not result from the Redevelopment Plan, the Village must prepare a housing impact study and incorporate the study in the redevelopment plan and project.

The Project Area includes 38 residential units, 37 of which are inhabited units. These include 14 apartment units above or behind commercial storefronts on Dempster Street and 23 single-family and duplex homes between Dempster and the Village Hall site.

The Village hereby certifies that there will not be displacement of 10 or more inhabited units within the redevelopment project area. As such, a full housing impact study is not required as part of this Redevelopment Plan.

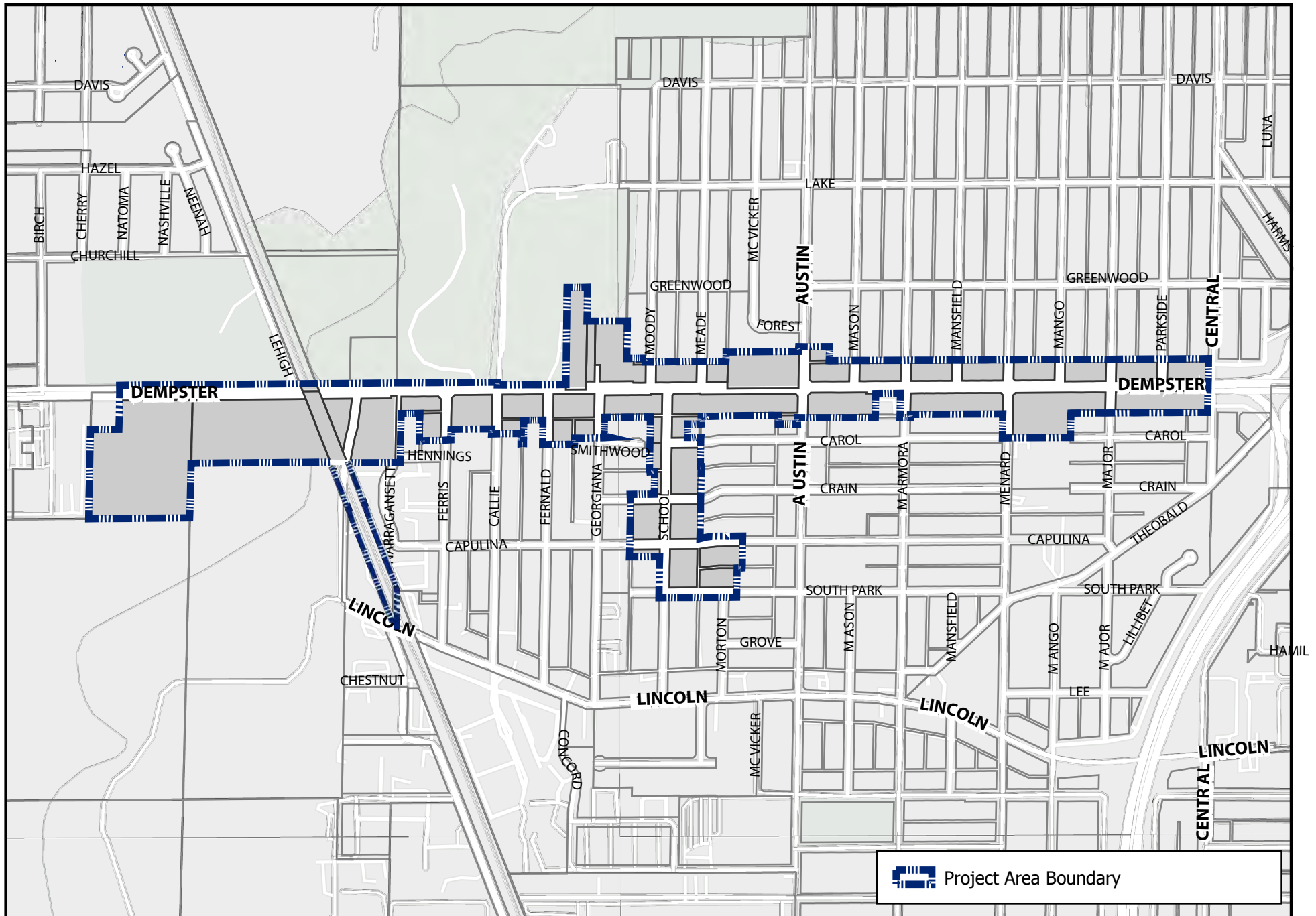


Figure 2: Project Area Boundary
DEMPSTER STREET TIF

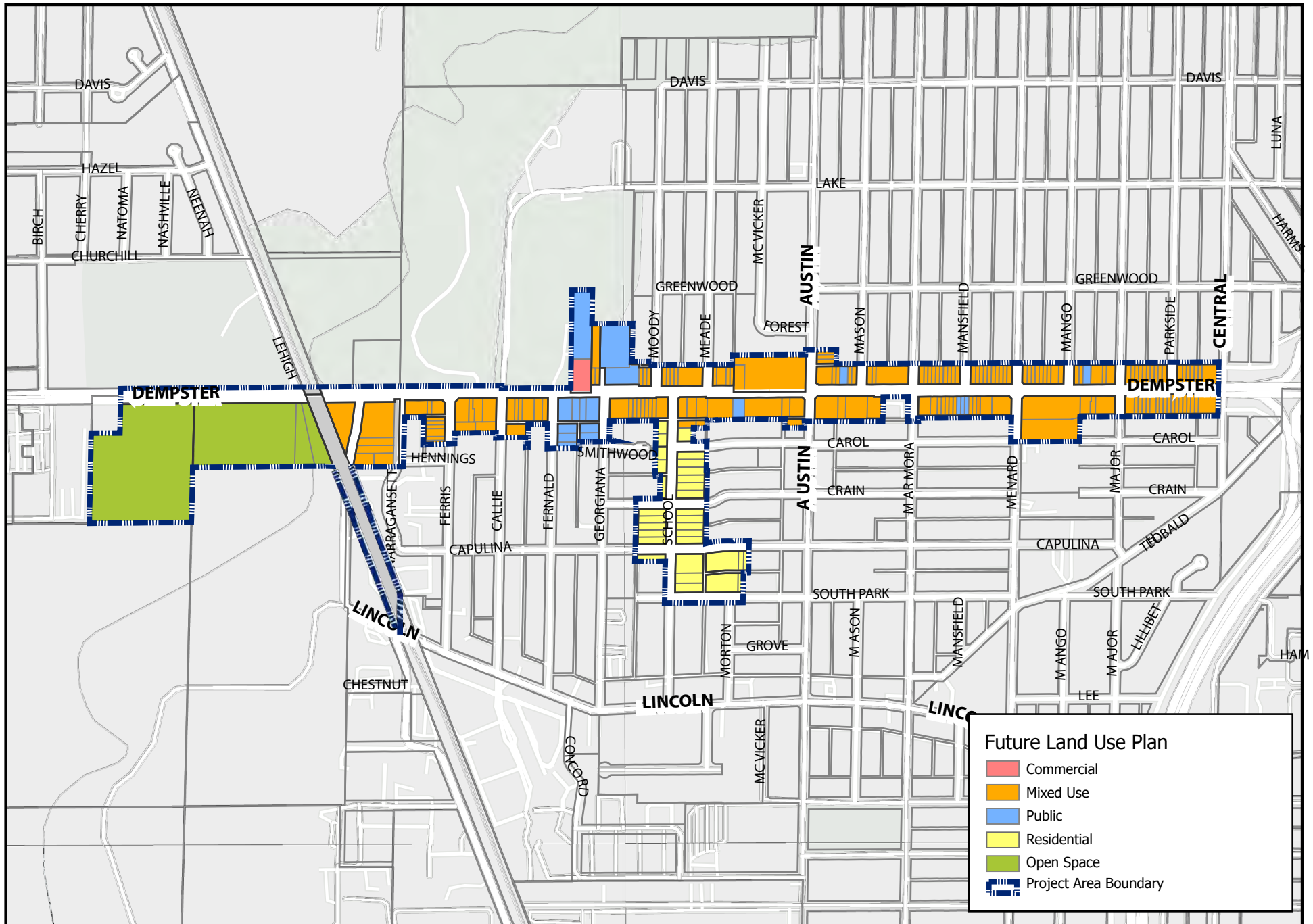


Figure 3: Future Land Use Plan
DEMPSTER STREET TIF

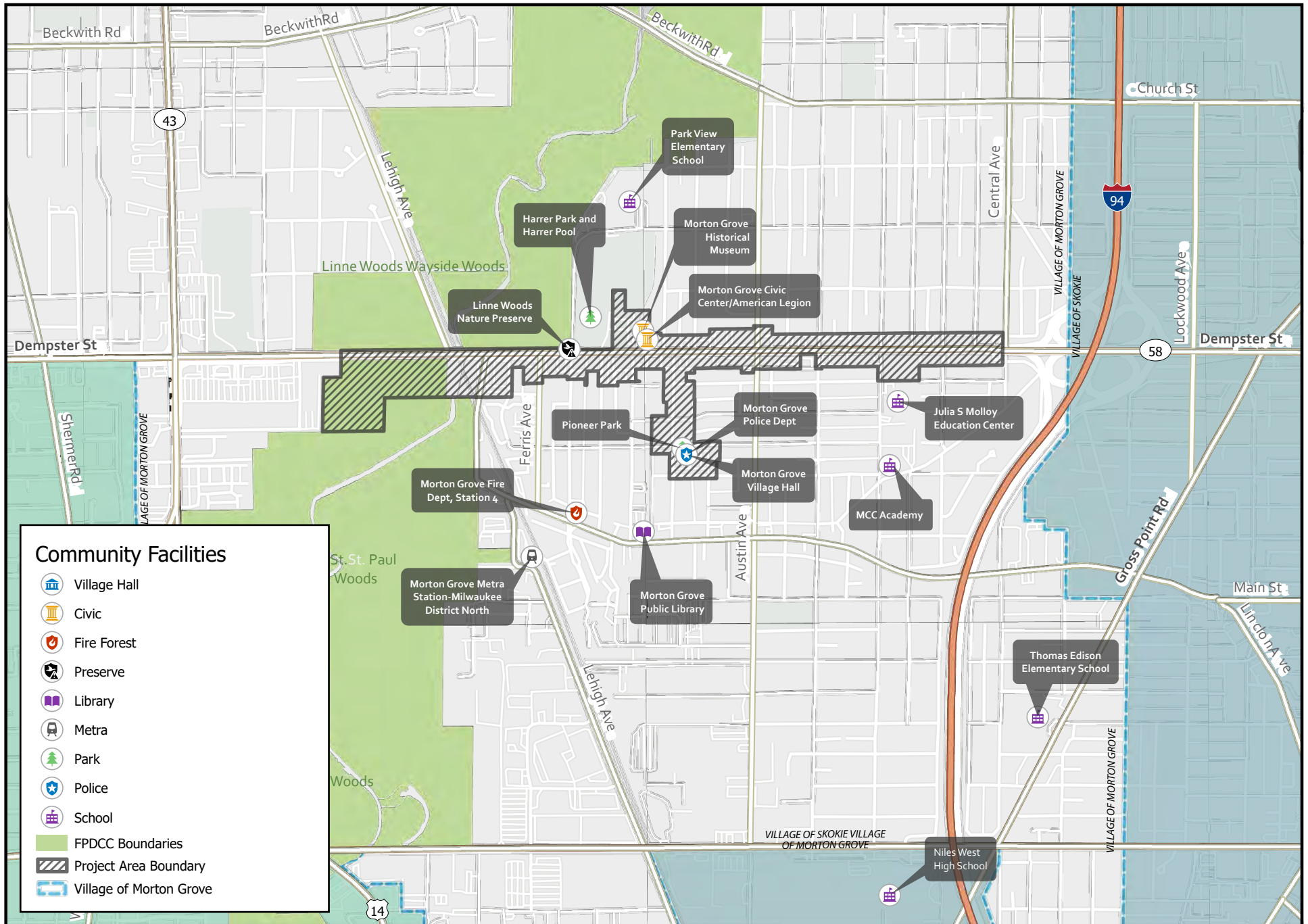


Figure 4: Community Facilities

**DEMPSTER STREET
TIE**

EXHIBITS

EXHIBIT I
LEGAL DESCRIPTION OF THE PROJECT AREA

THAT PART OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTIONS 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E ½ OF THE SE ¼ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE ¼ OF THE SE ¼ OF SECTION 17 AFORESAID;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW ¼ OF THE SE ¼ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY;

THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID;

THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24;

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E ½ OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW ¼ OF SECTION 17 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET;

THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID;

THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET;

THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW $\frac{1}{4}$ OF SECTION 17 A DISTANCE OF 442.77 FEET;

THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET;

THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 AFORESAID;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL;

THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19;

THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD;

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19;

THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE NE $\frac{1}{4}$ OF SECTION 19 AND PART OF THE NW $\frac{1}{4}$ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID;

THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN

RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE;

THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID;

THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E $\frac{1}{2}$ OF THE

NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20 AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE;

THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY;

THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE;

THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID;

THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID;

THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE;

THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID;

THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W ½ OF THE NE ¼ OF SECTION 20 AFORESAID;

THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE;

THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE ¼ OF SECTION 20 AFORESAID;

THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTIONS 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT II
2024 EAV by PIN

PIN			PIN		
		2024 EAV			2024 EAV
1.	10-17-305-010-0000	-	41.	10-17-426-035-0000	99,094
2.	10-17-305-011-0000	-	42.	10-17-426-036-0000	97,764
3.	10-17-314-001-0000	-	43.	10-17-426-037-0000	97,764
4.	10-17-314-002-0000	-	44.	10-17-426-038-0000	228,558
5.	10-17-314-003-0000	-	45.	10-17-427-030-0000	133,844
6.	10-17-315-029-0000	55,768	46.	10-17-427-031-0000	118,284
7.	10-17-315-030-0000	72,233	47.	10-17-427-032-0000	97,704
8.	10-17-315-031-0000	80,756	48.	10-17-427-033-0000	97,701
9.	10-17-315-032-0000	-	49.	10-17-427-034-0000	97,831
10.	10-17-315-038-0000	3,518	50.	10-17-427-035-0000	53,762
11.	10-17-315-044-0000	-	51.	10-17-427-036-0000	53,759
12.	10-17-316-031-0000	219,039	52.	10-17-427-037-0000	94,847
13.	10-17-316-032-0000	167,590	53.	10-17-427-038-0000	94,847
14.	10-17-316-033-0000	167,590	54.	10-17-427-039-0000	124,984
15.	10-17-316-034-0000	239,006	55.	10-17-428-031-0000	71,304
16.	10-17-316-054-0000	430,786	56.	10-17-428-032-0000	55,471
17.	10-17-317-019-0000	92,935	57.	10-17-428-033-0000	55,471
18.	10-17-317-020-0000	92,935	58.	10-17-428-034-0000	55,471
19.	10-17-317-042-0000	100,172	59.	10-17-428-035-0000	136,904
20.	10-17-317-043-0000	219,606	60.	10-17-428-036-0000	203,976
21.	10-17-318-002-0000	234,371	61.	10-17-428-037-0000	203,976
22.	10-17-318-003-0000	1,487,483	62.	10-17-428-038-0000	370,525
23.	10-17-424-013-0000	69,926	63.	10-17-428-039-0000	191,552
24.	10-17-424-014-0000	70,360	64.	10-17-429-029-0000	197,125
25.	10-17-424-015-0000	70,360	65.	10-17-429-030-0000	149,592
26.	10-17-424-030-0000	511,124	66.	10-17-429-036-0000	57,483
27.	10-17-424-031-0000	54,809	67.	10-17-429-047-0000	609,407
28.	10-17-424-032-0000	54,809	68.	10-17-429-048-0000	-
29.	10-17-424-035-0000	189,206	69.	10-17-429-051-0000	283,977
30.	10-17-424-036-0000	244,746	70.	10-17-430-029-0000	102,400
31.	10-17-424-047-0000	3,394	71.	10-17-430-030-0000	73,784
32.	10-17-425-031-0000	69,653	72.	10-17-430-031-0000	73,784
33.	10-17-425-032-0000	397,787	73.	10-17-430-032-0000	73,784
34.	10-17-425-051-0000	538,173	74.	10-17-430-033-0000	73,784
35.	10-17-426-029-0000	141,211	75.	10-17-430-034-0000	73,784
36.	10-17-426-030-0000	111,679	76.	10-17-430-035-0000	73,043
37.	10-17-426-031-0000	111,679	77.	10-17-430-036-0000	73,043
38.	10-17-426-032-0000	134,066	78.	10-17-430-037-0000	233,348
39.	10-17-426-033-0000	133,826	79.	10-17-430-038-0000	250,760
40.	10-17-426-034-0000	133,826	80.	10-17-431-033-0000	240,366

PIN			2024 EAV		
PIN			2024 EAV		
81.	10-17-431-036-0000	151,769	124.	10-20-104-005-0000	135,371
82.	10-17-431-037-0000	134,521	125.	10-20-104-006-0000	135,371
83.	10-17-431-038-0000	59,314	126.	10-20-104-007-0000	54,973
84.	10-17-431-045-0000	464,274	127.	10-20-104-021-0000	135,371
85.	10-17-431-050-0000	167,517	128.	10-20-104-022-0000	135,371
86.	10-17-431-051-0000	188,972	129.	10-20-104-040-0000	253,892
87.	10-18-501-002-0000	-	130.	10-20-104-041-0000	142,325
88.	10-19-200-003-0000	-	131.	10-20-105-002-0000	391,910
89.	10-19-201-001-0000	-	132.	10-20-105-009-0000	60,579
90.	10-19-201-002-0000	-	133.	10-20-105-010-0000	59,635
91.	10-19-201-003-0000	-	134.	10-20-105-011-0000	80,766
92.	10-19-201-004-0000	768,777	135.	10-20-105-012-0000	126,641
93.	10-19-202-001-0000	1,418,067	136.	10-20-105-013-0000	126,641
94.	10-19-202-002-0000	222,314	137.	10-20-105-014-0000	126,641
95.	10-19-202-003-0000	231,882	138.	10-20-105-015-0000	59,763
96.	10-19-202-014-0000	208,827	139.	10-20-105-021-0000	97,136
97.	10-19-202-015-0000	206,787	140.	10-20-105-022-0000	100,172
98.	10-19-202-021-0000	-	141.	10-20-105-027-0000	277,372
99.	10-19-500-001-0000	-	142.	10-20-106-001-0000	458,269
100.	10-20-100-005-0000	73,772	143.	10-20-106-002-0000	466,912
101.	10-20-100-006-0000	212,998	144.	10-20-106-003-0000	312,150
102.	10-20-100-015-0000	102,211	145.	10-20-106-030-0000	-
103.	10-20-100-016-0000	102,214	146.	10-20-106-033-0000	87,656
104.	10-20-100-017-0000	104,379	147.	10-20-106-034-0000	46,668
105.	10-20-100-020-0000	223,422	148.	10-20-106-051-0000	16,999
106.	10-20-100-021-0000	22,183	149.	10-20-106-053-0000	326,316
107.	10-20-100-025-0000	190,848	150.	10-20-106-055-0000	135,417
108.	10-20-100-026-0000	426,673	151.	10-20-106-057-0000	305,684
109.	10-20-102-001-0000	672,369	152.	10-20-106-058-0000	703,608
110.	10-20-102-003-0000	647,706	153.	10-20-106-064-0000	966,382
111.	10-20-102-004-0000	100,108	154.	10-20-107-009-0000	133,799
112.	10-20-102-019-0000	167,332	155.	10-20-107-015-0000	94,101
113.	10-20-102-043-0000	267,510	156.	10-20-107-016-0000	109,278
114.	10-20-102-044-0000	155,694	157.	10-20-108-001-0000	109,278
115.	10-20-103-001-0000	180,913	158.	10-20-108-002-0000	103,216
116.	10-20-103-002-0000	111,779	159.	10-20-108-003-0000	103,413
117.	10-20-103-003-0000	80,863	160.	10-20-108-004-0000	100,172
118.	10-20-103-004-0000	56,348	161.	10-20-108-005-0000	124,616
119.	10-20-103-052-0000	310,189	162.	10-20-108-006-0000	115,276
120.	10-20-103-053-0000	228,637	163.	10-20-109-006-0000	139,317
121.	10-20-103-058-0000	52,168	164.	10-20-109-007-0000	169,794
122.	10-20-104-003-0000	655,683	165.	10-20-109-008-0000	139,633
123.	10-20-104-004-0000	2,428,731	166.	10-20-109-009-0000	33,849

PIN			2024 EAV		
PIN			2024 EAV		
167.	10-20-109-010-0000	112,314	196.	10-20-201-015-0000	-
168.	10-20-110-001-0000	161,294	197.	10-20-201-049-0000	369,011
169.	10-20-110-002-0000	96,565	198.	10-20-201-050-0000	101,273
170.	10-20-110-003-0000	182,133	199.	10-20-201-051-0000	481,036
171.	10-20-110-004-0000	119,644	200.	10-20-201-052-0000	456,178
172.	10-20-110-005-0000	103,210	201.	10-20-203-020-0000	674,761
173.	10-20-115-006-0000	115,349	202.	10-20-203-021-0000	518,639
174.	10-20-116-001-0000	-	203.	10-20-203-022-0000	418,389
175.	10-20-116-005-0000	-	204.	10-20-203-023-0000	119,587
176.	10-20-116-006-0000	-	205.	10-20-203-024-0000	302,360
177.	10-20-116-007-0000	17,390	206.	10-20-204-001-0000	129,422
178.	10-20-116-014-0000	-	207.	10-20-204-002-0000	166,834
179.	10-20-116-015-0000	-	208.	10-20-204-003-0000	197,116
180.	10-20-116-035-0000	-	209.	10-20-204-004-0000	197,116
181.	10-20-116-036-0000	-	210.	10-20-204-005-0000	197,116
182.	10-20-200-006-0000	199,848	211.	10-20-204-006-0000	286,909
183.	10-20-200-038-0000	827,754	212.	10-20-204-007-0000	34,007
184.	10-20-200-039-0000	388,016	213.	10-20-204-008-0000	48,422
185.	10-20-200-041-0000	282,590	214.	10-20-204-009-0000	85,553
186.	10-20-201-005-0000	146,511	215.	10-20-204-010-0000	118,454
187.	10-20-201-006-0000	236,563	216.	10-20-204-011-0000	71,264
188.	10-20-201-007-0000	236,563	217.	10-20-204-012-0000	177,665
189.	10-20-201-008-0000	129,012	218.	10-20-204-013-0000	53,340
190.	10-20-201-009-0000	129,012	219.	10-20-204-014-0000	53,352
191.	10-20-201-010-0000	-	220.	10-20-204-015-0000	129,613
192.	10-20-201-011-0000	-	221.	10-20-204-016-0000	129,613
193.	10-20-201-012-0000	-	222.	10-20-204-017-0000	372,371
194.	10-20-201-013-0000	155,214	223.	10-20-204-047-0000	498,010
195.	10-20-201-014-0000	259,790	TOTAL		
			42,064,945		

EXHIBIT III

**DEMPSTER STREET
TAX INCREMENT FINANCING ELIGIBILITY REPORT**

DEMPSTER STREET TAX INCREMENT FINANCING ELIGIBILITY REPORT

Village of Morton Grove, Illinois

November 14, 2025

Prepared by:
Johnson Research Group Inc.
105 West Madison Street, Suite 406
Chicago, Illinois 60602

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INTRODUCTION

As part of a strategy to foster growth and economic development, the Village of Morton Grove (the "Village") has pursued the designation of the Dempster Street Project Area and taken the necessary or incidental actions to implement this redevelopment plan and project in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended (the "Act"). Johnson Research Group, Inc. ("JRG" or the "Consultant") has been retained by the Village to conduct an analysis of the potential qualification and designation of an area as a "redevelopment project area" pursuant to the Act. The purpose of this report, entitled the *Dempster Street Tax Increment Financing Eligibility Report*, (the "Eligibility Report") is to determine whether approximately 90.1 acres of land located along Dempster Street, between Cook County Forest Preserve to the west and Central Avenue to the east, qualifies for designation as a redevelopment project area based on findings for a "conservation area" or a "blighted area" within the requirements set forth in the Act.

The area examined in this Eligibility Report is generally bounded by Central Avenue on the east and the Cook County Forest Preserve on the west and also includes School Street frontage from Dempster Street on the north to South Park Avenue on the south where the Richard T. Flickinger Municipal Center is located. This area is referred to in this document as the Dempster Street Tax Increment Financing Redevelopment Project Area (the "Project Area"). The boundaries of the Project Area are shown on the map entitled *Figure 1, Project Area Boundary*.

The findings and conclusions presented in this report, unless otherwise noted, are based on surveys, documentation, and analyses conducted by JRG. The Village is entitled to rely on the findings and conclusions of this Eligibility Report in designating the Project Area as a redevelopment project area under the Act. JRG has prepared this Eligibility Report and the related Dempster Street Redevelopment Plan and Project (the "Plan") with the understanding that the Village would rely on: i) the findings and conclusions of this Eligibility Report and the related redevelopment plan, and ii) the fact that JRG has obtained the necessary information so that the Eligibility Report and related redevelopment plan will comply with the Act. The determination of whether the Project Area qualifies for designation as a redevelopment project area based on findings of the area as an improved conservation area pursuant to the Act, is made by the Village after careful review and consideration of the conclusions contained in this Eligibility Report.

The Project Area

The Project Area is in the central portion of the Village, just west of Interstate-94. The Project Area comprises 223 tax parcels along the north and south sides of Dempster Street and includes the existing Richard T. Flickinger Municipal Center on Capulina Avenue as well as several residential parcels along School Street ("Improved Area"). For purposes of this Eligibility Report, the Project Area and the Improved Area are the same and these terms are used interchangeably. Most properties along Dempster Street consist of old commercial buildings with incompatible or outmoded parcel layouts and a significant shortage of off-street and on-street parking. The majority of structures in the Project Area were built between the 1940s and the 1970s and are experiencing varying levels of deterioration due to deferred maintenance. Rent levels for leased commercial properties are very low, making it difficult for property owners to afford ongoing maintenance. The Municipal Center buildings are reasonably well maintained on the exterior, but interior conditions and building systems are obsolete and have been neglected due to the high cost of repairs. Existing land uses in the Project Area are illustrated in *Figure 2, Existing Land Use*.

Project Area Eligibility

The Project Area consists of 100 primary structures, 92 (92%) of which are over 35 years old. Despite the area's strengths, such as high traffic volume on Dempster Street, the Project Area suffers from insufficient on-street and off-street parking, obsolete or inefficient site layouts, deterioration of structures and surface areas, lagging property value growth and the infrastructure needs significant upgrades.

The Project Area exhibits five (5) blighting factors including:

1. Obsolescence;
2. Deterioration;
3. Inadequate Utilities;
4. Lack of Community Planning; and
5. Declining or Lagging Equalized Assessed Value (EAV).

Summary of Project Area Eligibility

For TIF designation, a redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. A summary of qualifying criteria is presented below.

Size Qualifications – The Project Area meets the minimum size threshold for redevelopment project areas of 1 ½ acres. The Project Area is approximately 90.1 acres in size.

Improved Conservation Area. The Project Area qualifies as a conservation area due to i) 92% of the structures in the Project Area are over 35 years of age, and ii) the meaningful presence and reasonable distribution throughout the Project Area of five (5) of the 13) criteria set forth in the Act for improved conservation areas (three are required).

In conclusion, the surveys and analyses documented in this report indicate that the Project Area is eligible as an improved conservation area within the requirements of the Act.

Finally, the Project Area includes only real property and improvements that would substantially benefit from redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, and unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a blighted area, a conservation area, or a combination of both within the definitions for each set forth in the Act (Section 11-74.4-3).

Blighted areas are defined as: i) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the 13 improved area eligibility factors set forth in the Act; or ii) any vacant area in which its sound growth is impaired by the presence of one or more of seven (7) criteria set forth in the Act.

Conservation areas are defined in the Act as any improved area in which 50 percent (50%) or more of the structures have an age of 35 years or more and the improved area exhibits the presence of a combination of three (3) or more of the 13 improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but if left unchecked, the presence of three (3) or more such factors which are detrimental to the public safety, health or welfare, such an area may become a blighted area.

The Project Area has been evaluated as an improved area under the Conservation Area criteria. The Vacant Area criteria of the TIF Act are also cited below for general reference.

Improved Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the 13 eligibility factors for improved areas. To support a designation as a blighted or conservation area each qualifying factor must be: i) present to a meaningful extent and that presence documented so that the Village may reasonably find that the factor is clearly present within the intent of the Act and ii) reasonably distributed throughout the improved part of the Project Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities

8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

Vacant Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the seven (7) eligibility criteria for vacant areas. To support a designation as a blighted area at least one of the seven (7) qualifying criteria must be: i) present to a meaningful extent and that presence documented so that the Village may reasonably find that the factor is clearly present within the intent of the Act and ii) reasonably distributed throughout the vacant part of the Project Area.

1. The vacant area exhibits a combination of two (2) or more of the following six (6) factors:
 - (a) Obsolete platting of the vacant land;
 - (b) Diversity of ownership;
 - (c) Tax and special assessment delinquencies or the subject of tax sales;
 - (d) Deterioration of structures or site improvements in adjacent areas;
 - (e) Environmental remediation costs have been incurred or are required;
 - (f) Declining or lagging rate of growth of total equalized assessed valuation.
2. The area consists of one or more unused quarries, mines or strip-mine ponds.
3. The area consists of unused rail yards, rail tracks or railroad rights-of-way.
4. The area is subject to chronic flooding.
5. The area consists of an unused or illegal disposal site.
6. The area had been designated as a town or village center and not developed as such.
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation areas to determine whether any factors are present in the Project Area, and if so, to what extent and in what locations is a factor present. Surveys and analyses conducted by JRG included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Review of current land use to the current zoning ordinance and the current zoning map;
5. Analysis of platting and current parcel size and layout;
6. Analysis of building floor area, site coverage and parking areas/capacity;
7. Review of previously prepared plans, studies and data;
8. An assessment of storm, sanitary sewer lines and water supply lines within the Project Area, based on information provided by the Village Department of Public Works;
9. Analysis of building permit data from 2014 to 2025;
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2018 through 2024;
11. Review of Cook County Treasurer property tax payment records for collection years 2019 through 2024; and
12. Research of tax maps and the history of PIN changes, online and with the assistance of staff at Cook County Assessor's office.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "not present" indicates that either no information was available or no evidence could be documented as part of the various surveys and analyses. A factor noted as "present to a limited extent" indicates that conditions exist documenting the presence of the factor, but that the distribution or impact of the condition is limited. Finally, a factor noted as "present to a meaningful extent" indicates that conditions exist that document the presence of the factor throughout major portions of the block and that the conditions have a major adverse impact or influence on adjacent and nearby development.

The following is the summary evaluation of the eligibility factors for the Project Area, presented in the order in which they appear in the Act.

III. PROJECT AREA ELIGIBILITY

The following is the summary evaluation of the eligibility factors for the Project Area presented in the order in which they appear in the Act. The supporting eligibility factors for the Project Area are presented below and illustrated in *Figures 3 through 9*.

Age

As a prerequisite for consideration as a Conservation Area, at least 50% of the structures in the area must be over 35 years old. The Project Area consists of 100 primary structures, 92 (92%) of which are over 35 years old.

A. Dilapidation

Section 11-74.4-3 of the Act defines Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with JRG's Building Conditions Survey Manual. The Building Conditions Survey Manual, with updates to current standards, was developed through decades of field surveys and analysis, providing a consistent method of evaluating buildings necessary for the background findings for the planning profession.

The building condition analysis is based on an exterior inspection of the buildings and sites conducted in August and September 2025. Structural deficiencies in building components and related site improvements in the Project Area were noted during the inspections.

Building Components Evaluated

During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two (2) types:

Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof, and roof structure.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, porches and steps, chimneys, and gutters and downspouts.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal

maintenance. Minor defects that have no real effect on either primary or secondary components are not considered in rating a building as structurally substandard.

Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor -- one or more minor defect, but no major defect.

Major -- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects. Dilapidation is evidenced by critical defects in building components including exterior walls, roof, foundations, windows, doors, porches and steps that are visible from the exterior.

"Minor deficient" and "major deficient" buildings are the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings in the Act. The words "building" and "structure" are presumed to be interchangeable.

Exterior Survey

The conditions of the buildings within the Project Area were determined based on observable components. JRG conducted an exterior survey of each building within the Project Area to determine its condition. No buildings in the Project Area were categorized as dilapidated. Of the 100 primary buildings in the Project Area:

- 57 buildings (57%) were classified as structurally sound;
- 42 buildings (42%) were classified as minor deficient (deteriorating);
- 1 building (1%) was classified as major deficient (deteriorating); and
- 0 buildings (0%) were classified as structurally substandard (dilapidated).

Conclusion: Dilapidation (structurally substandard buildings) as a factor is not present in the Project Area.

B. Obsolescence

Section 11-74.4-3 of the Act defines Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erode over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Obsolescence as a factor should be based on the documented presence and reasonable distribution of buildings and site improvements exhibiting such obsolescence.

Obsolete Building Types

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Many of the commercial properties facing Dempster Street exhibit signs of economic obsolescence. JRG and Village staff researched the asking rents in the Project Area and found that existing and asking rents are well below levels that are adequate to support strong property cash flow. Strong cash flow is necessary to support proper maintenance and major renovations. Very few properties in the Project Area show signs of major renovations and many show minor but meaningful signs of deferred maintenance. In addition, vacancies in the commercial corridor are slightly high, despite the corridor's attractiveness to retailers based on very high traffic volumes and affordable rents. Moreover, JRG estimated that 42 of the 100 structures (42%) in the Project Area are obsolete, based on the definition of this factor in the Act.

Conclusion: The analysis indicates that obsolescence is present to a meaningful extent and reasonably distributed throughout the Project Area. See Figure 3. Obsolescence.

C. Deterioration

Section 11-74.4-3 of the Act defines Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows,

porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Based on the definition in the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lacking paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished through normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Building Deterioration

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the 100 buildings in the Project Area, 43 (or 43%) are classified as deteriorating, with 42 considered minor-deficient and one major-deficient. The lack of proper maintenance evident in these buildings demonstrates that the owners lack the ability or the economic justification for fully maintaining their property in good condition. Deterioration of structures is found throughout the Project Area evidenced by walls in need of tuckpointing, deteriorated window frames and other secondary components showing signs of deterioration and neglect including door frames, cornices, signage, and awnings. Windows in many buildings are minimally maintained, with obsolete single paned glass, leading to higher annual utility costs.

Site Deterioration

In addition, deterioration of site improvements is found throughout the Project Area as evidenced by cracked concrete or paving in parking areas and weed growth along building foundations.

Conclusion: Deterioration is present to a meaningful extent and reasonably distributed throughout the Project Area.

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the Presence of structures below minimum code standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

No public data was available regarding documented structural code violations in the Project Area.

Conclusion: The presence of structures below minimum code standards has not been documented in the Project Area. Therefore, the factor of structures below minimum code standards is not a supporting factor for Project Area eligibility.

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Project Area eligibility.

F. Excessive Vacancies

Section 11-74.4-3 of the Act defines excessive vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Vacancies are found in several of the retail buildings in the Dempster Street corridor. The most prominent vacant building is the former CVS Pharmacy building on the southeast corner of Austin and Dempster, which has been 100% vacant for nearly four years. For purposes of this eligibility report, JRG considers a building vacancy rate of 15% or more as an “excessive vacancy” level. Excessive vacancies are considered to be meaningfully present on a block if at least 20% of the buildings exhibit excessive vacancies. Using these criteria, excessive vacancies are present in 15 of the 100 buildings, and 14 of the 33 Project Area blocks.

Conclusion: Excessive vacancies as a factor is meaningfully present in the Project Area, but is not sufficiently distributed throughout the Project Area, so Excess Vacancies is not a supporting factor for Project Area eligibility.

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines lack of ventilation, light, or sanitary facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area. This factor is not a supporting factor for Project Area eligibility.

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines inadequate utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: i) of insufficient capacity to serve the uses in the redevelopment project area, ii) deteriorated, antiquated, obsolete, or in disrepair, or iii) lacking within the redevelopment project area.

The Village Public Works Department provided a detailed list of infrastructure needs within the Project Area, as of October 2025. The most important utility infrastructure upgrade needed within the Project Area is a separation of the existing combined stormwater/sewer lines. This separation of stormwater lines and sewer lines is needed along the full length of Dempster Street, as well as virtually every north-south street of the Project Area. In addition, the water mains in all but one of the north-south streets of the Project Area are over 100 years old, which is beyond their appropriate lifespan, and these will need replacement during the next 10 to 20 years.

Indeed one important element of the plan for implementing a TIF district is to support the installation of separated sewer and stormwater infrastructure sufficient to accommodate new development and modern line sizing.

Conclusion: The factor of Inadequate Utilities is meaningfully present and reasonably distributed throughout the Project Area.

I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Section 11-74.4-3 of the Act defines excessive land coverage and overcrowding of structures and community facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is found in various locations throughout the corridor, due to a lack of sufficient off-street parking. Many retail/commercial buildings in the Project Area were developed prior to the 1950s, which was prior to modern intensive levels of automobile ownership and use, so off-street parking requirements are less substantial than modern needs. Nonetheless, the presence of this factor is not sufficiently distributed throughout the Project Area, so is not considered a contributing factor for Project Area eligibility.

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is not a supporting factor for Project Area eligibility.

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines deleterious land-use or layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

The existing land uses are consistent with the Zoning Ordinance without resulting in any conflicting or inappropriate mix of uses.

Conclusion: No condition pertaining to deleterious land-use or layout is present in the Project Area. This factor is not a supporting factor for Project Area eligibility.

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines lack of community planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This

means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Following the opening of the Edens Expressway (Interstate-94) in 1951, the population of the Village of Morton Grove increased dramatically and Dempster Street quickly became the primary commercial corridor for the Village. A majority of the buildings that exist today along the corridor were built by 1970 and prior to the adoption of the Village's first comprehensive plan in 1979.

Although the Project Area has been the subject of several planning efforts, including subsequent comprehensive plans and Dempster Street Commercial Corridor studies in 2001 and 2025, there continues to be insufficient off-street parking to fully support existing and potential businesses in the corridor. The Village has developed three small off-street parking areas along the corridor to address demand for parking but in a recent survey of local residents and businesses¹. Sixty-three percent (63%) indicated that it is difficult to find parking on Dempster Street.

The issue is due in large part to the limited depth of the commercial parcels. There is insufficient parcel depth to allow both a commercial building and an adequately-sized parking area, so multiple parcels must be combined to create enough space for parking areas. This can be seen in the Walgreen's (northeast corner of Menard/Dempster) and former CVS (southeast corner of Austin/Dempster) development sites, both developed in the late 1990s to early 2000s; large adjacent parking areas were included in those developments in order to properly develop those sites. This limitation was further constrained by the designation of Dempster Street as a Strategic Regional Arterial, which resulted in roadway improvements to facilitate traffic that removed on-street parking from both sides of the street through this section of the corridor.

This factor impacts all but one of the blocks facing Dempster Street, including 25 of the 33 Project Area blocks, or 76% of all Project Area blocks.

Conclusion: Lack of community planning is meaningfully present and reasonably distributed throughout the Project Area.

L. Environmental Remediation

Section 11-74.4-3 of the Act defines environmental remediation: The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Conclusion: No condition pertaining to a need for environmental remediation has been documented as part of the surveys and analyses undertaken within the Project Area. Therefore, this factor is not a supporting factor for Project Area eligibility.

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is

¹ Dempster Corridor Plan Survey Results Summary, August 21, 2025

less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Over the period from 2019 to 2024, the growth in the total equalized assessed valuation (“EAV”) of the Project Area has lagged that of the Consumer Price Index for all Urban Consumers in four of those years. These figures, as well as a comparison to the Village EAV growth, are shown below in *Table 1. Growth of Project Area vs. Consumer Price Index (CPI) and Village of Morton Grove*.

Table 1. Growth Rate of Project Area vs. CPI and Village of Morton Grove

Tax Year	Village of Morton Grove (excluding Project Area)		U.S. CPI		Project Area		Growth Rate Slower than CPI
	Total EAV	Change			Total EAV	Change	
2019	901,201,943		256.974		39,579,353		
2020	913,339,387	1.35%	260.474	1.36%	41,554,555	4.99%	No
2021	839,392,354	-8.10%	278.802	7.04%	39,220,776	-5.62%	Yes
2022	1,021,926,994	21.75%	296.797	6.45%	40,336,156	2.84%	Yes
2023	1,052,299,741	2.97%	306.746	3.35%	41,583,409	3.09%	Yes
2024	n/a		315.605	2.89%	42,064,945	1.16%	Yes

Percent Change reflects the annual growth in EAV from the prior year (e.g. 2.97% change in Total EAV of Village of Morton Grove for Tax Year 2023 represents the growth in EAV from 2022 to 2023). 2024 Village EAV is not available as of mid-November 2025.

Conclusion: Declining or Lagging Equalized Assessed Valuation is present to a meaningful extent and reasonably distributed throughout the Project Area.

IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a Conservation Area.

Project Area Qualifications

Age. The Project Area meets the threshold criteria which requires that 50% or more of buildings are 35 years of age or older. Ninety-two percent (92%) of the Project Area's buildings are 35 years of age or older.

Conservation Area Factors. The meaningful presence and reasonable distribution of a minimum of three (3) of the thirteen (13) factors set forth in the Act are required for an Project Area to qualify for designation as a conservation area. The analysis of the Project Area found a meaningful presence and a reasonable distribution of five (5) factors throughout the Project Area, including:

1. Obsolescence
2. Deterioration
3. Inadequate Utilities
4. Lack of Community Planning
5. Declining or Lagging Equalized Assessed Value

Table 2 below summarizes the conservation factors found present on each block in the Project Area.

The Project Area only includes properties that would benefit from inclusion in the redevelopment project area.

The eligibility findings presented in this report indicate that the Project Area needs revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. The Project Area contains sites and structures that are suffering from economic obsolescence, deterioration, inadequate utilities, lack of community planning, and lagging EAV as evidence of a lack of investment in the area. These conservation factors, as identified and described in detail above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

Table 3: Presence of Conservation Area Eligibility Factors

Block Number	No. of Parcels	No of Buildings	Deterioration	Obsolescence	Excessive Vacancies	Inadequate Utilities	Excessive Land Coverage/ Overcrowding	Declining/ Lagging EAV	Lack of Community Planning
10-17-305	2	1				●		●	●
10-17-314	3	1				●		●	●
10-17-315	6	2				●		●	●
10-17-316	5	3	●	●		●	●	●	●
10-17-317	4	2	●		●	●		●	●
10-17-318	2	3	●	●	●	●	●	●	●
10-17-424	9	2		●	●	●		●	●
10-17-425	3	2	●		●	●		●	●
10-17-426	10	4	●	●	●	●	●	●	●
10-17-427	10	3	●	●		●	●	●	●
10-17-428	9	1				●		●	●
10-17-429	6	4	●	●		●	●	●	●
10-17-430	10	3	●	●	●	●	●	●	●
10-17-431	7	4	●	●		●	●	●	●
10-19-200/201	6	0	Open Space / Forest Preserve / Railroad ROW					●	
10-19-201	1	1		●		●		●	
10-19-202	6	1				●		●	●
10-20-100	9	5	●	○	○	●	●	●	●
10-20-102	6	2	●		●	●		●	●
10-20-103	7	2	●	●	●	●	●	●	●
10-20-104	9	1	●			●		●	●
10-20-105	11	5	●	●		●		●	●
10-20-106	12	6	●	●	○	●	●	●	●
10-20-107	3	3				●		●	
10-20-108	6	6				●		●	
10-20-109	5	5				●		●	
10-20-110	5	5				●		●	
10-20-115	1	1				●		●	
10-20-116	8	1	●	●		●		●	
10-20-200	4	1	●		●	●		●	●
10-20-201	15	7	●	●	○	●	●	●	●
10-20-203	5	5	●	●	○	●	●	●	●
10-20-204	18	8	●	●	○	●	●	●	●
Totals	223	100							
Blocks by Factor #			20	17	14	32	13	33	25
Blocks by Factor %			61%	52%	42%	97%	39%	100%	76%

○

Present to a limited extent

●

Present to a meaningful extent

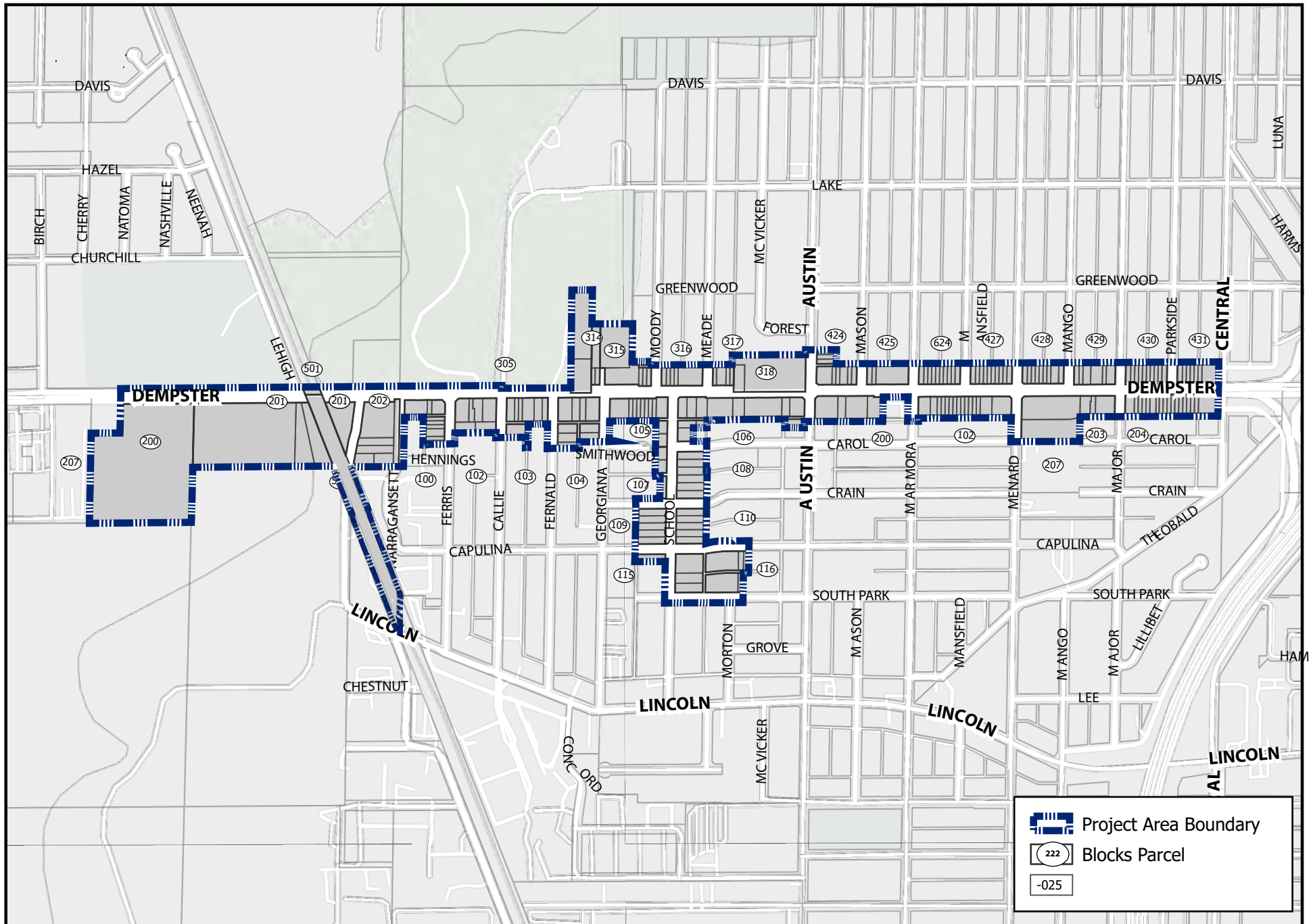


Figure 1: Project Area Boundary
DEMPSTER STREET TIF

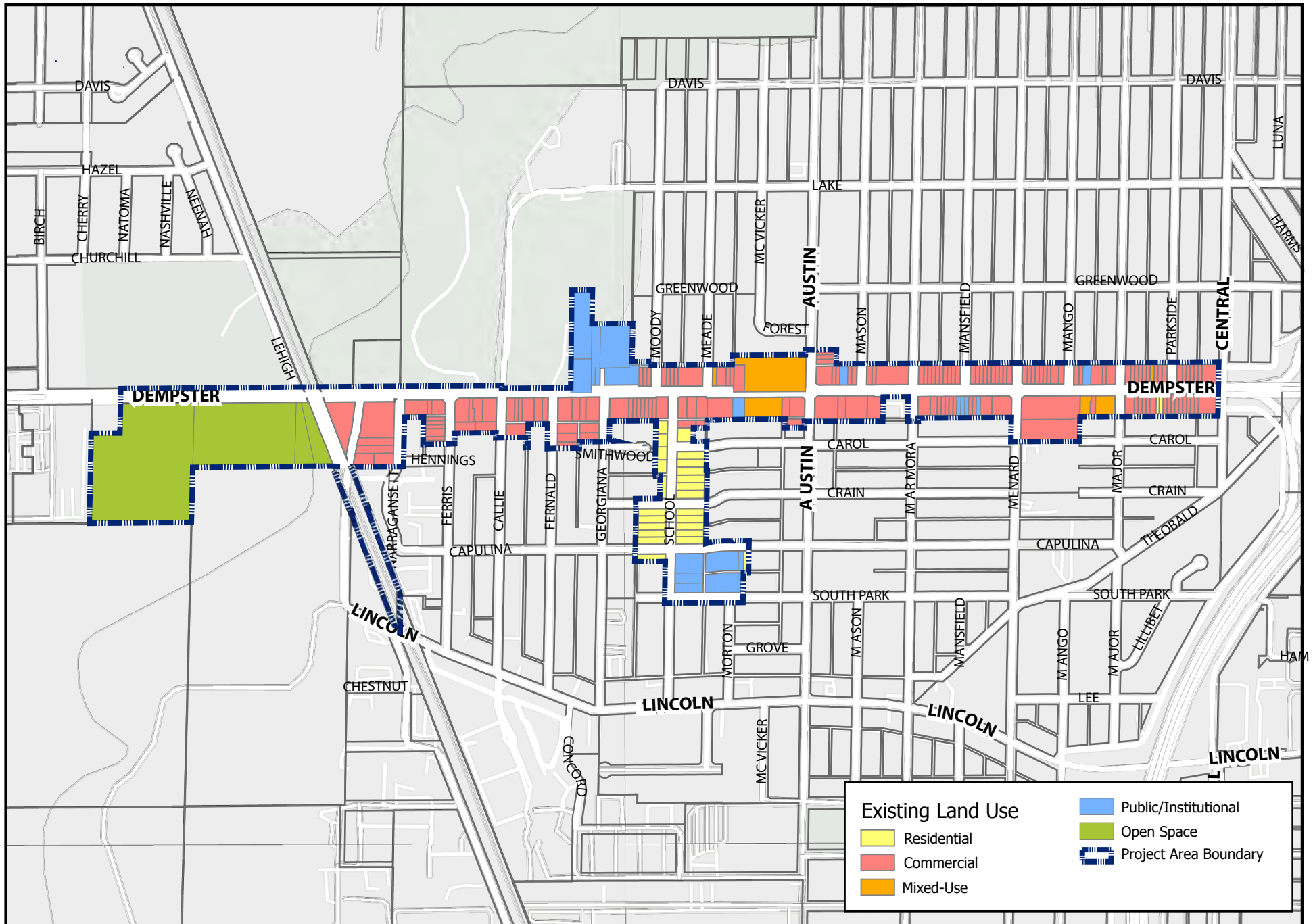


Figure 2: Existing Land Use
DEMPSTER STREET TIF

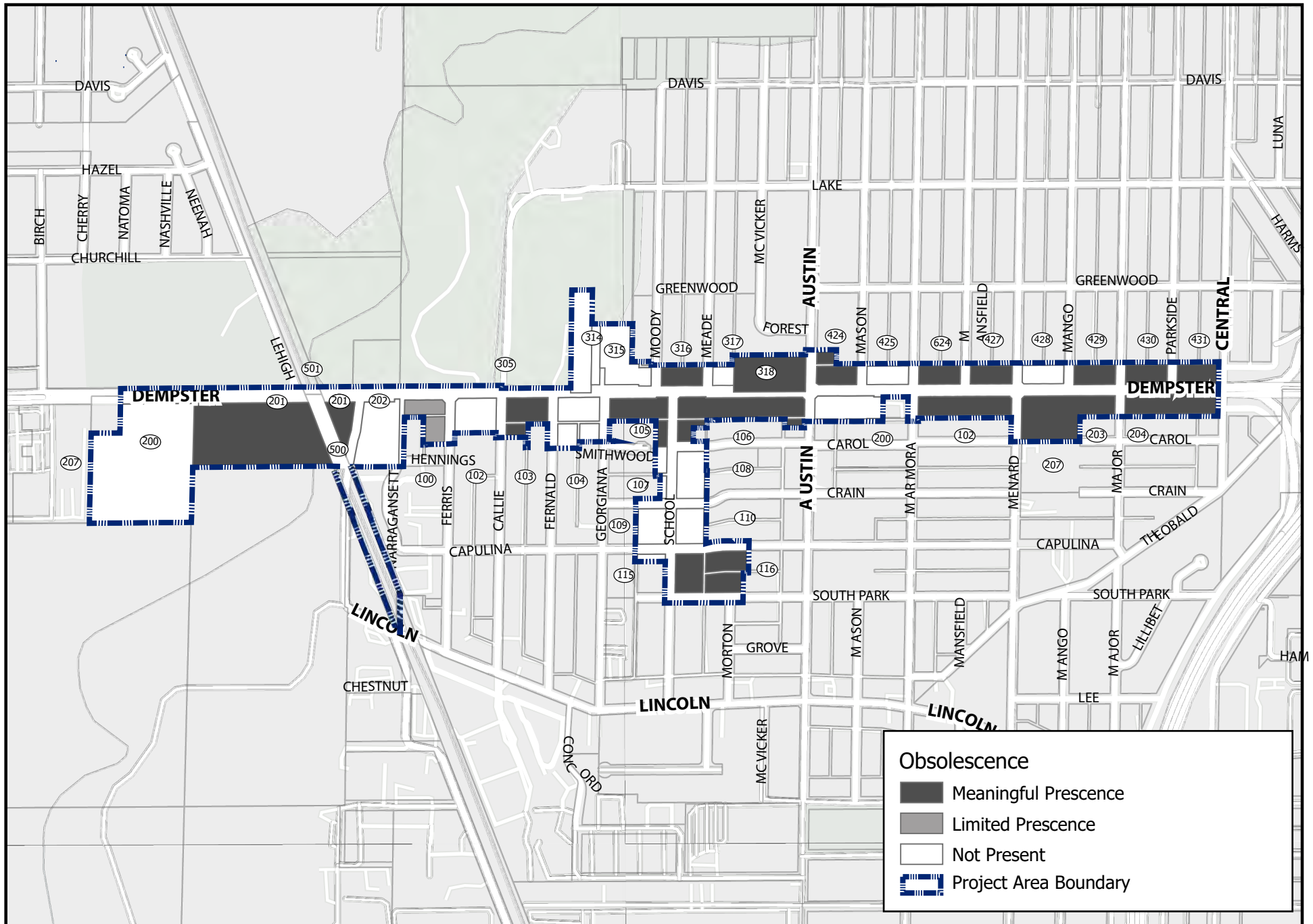


Figure 3: Obsolescence
DEMPSTER STREET TIF



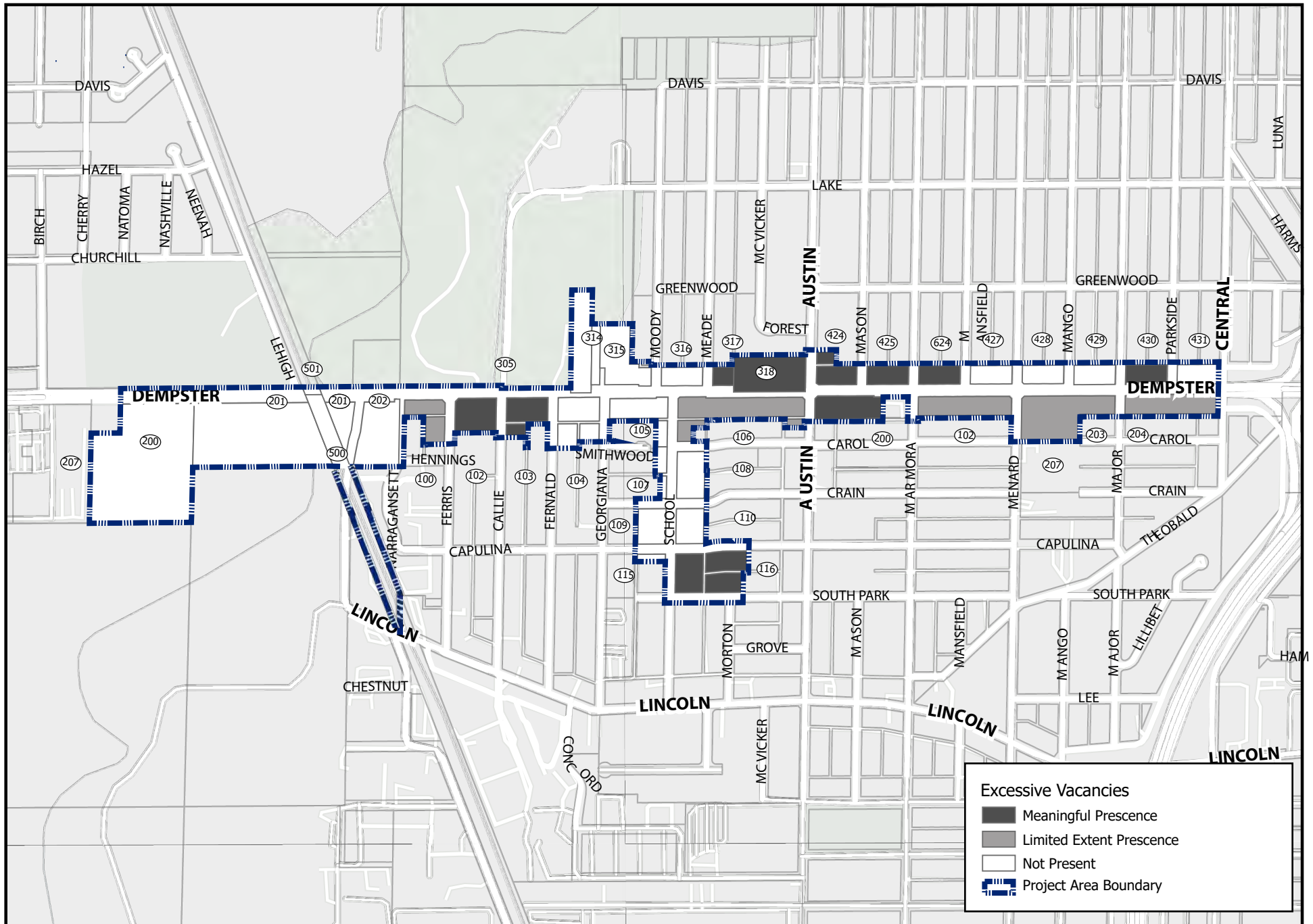


Figure 5: Excessive Vacancies
DEMPSTER STREET TIF



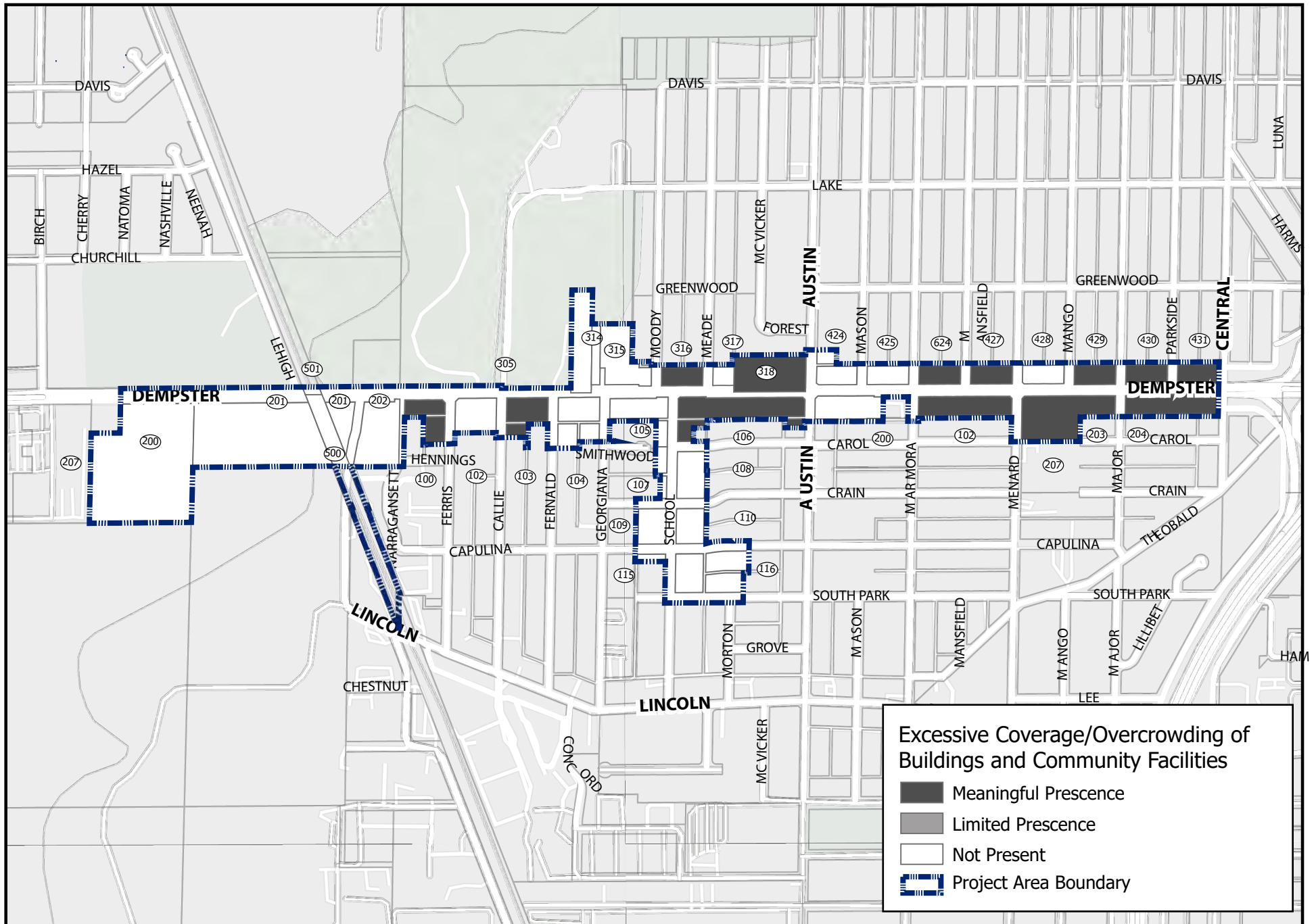


Figure 7: Excessive Land Coverage/Overcrowding of Buildings and Community Facilities

DEMPSTER STREET TIF



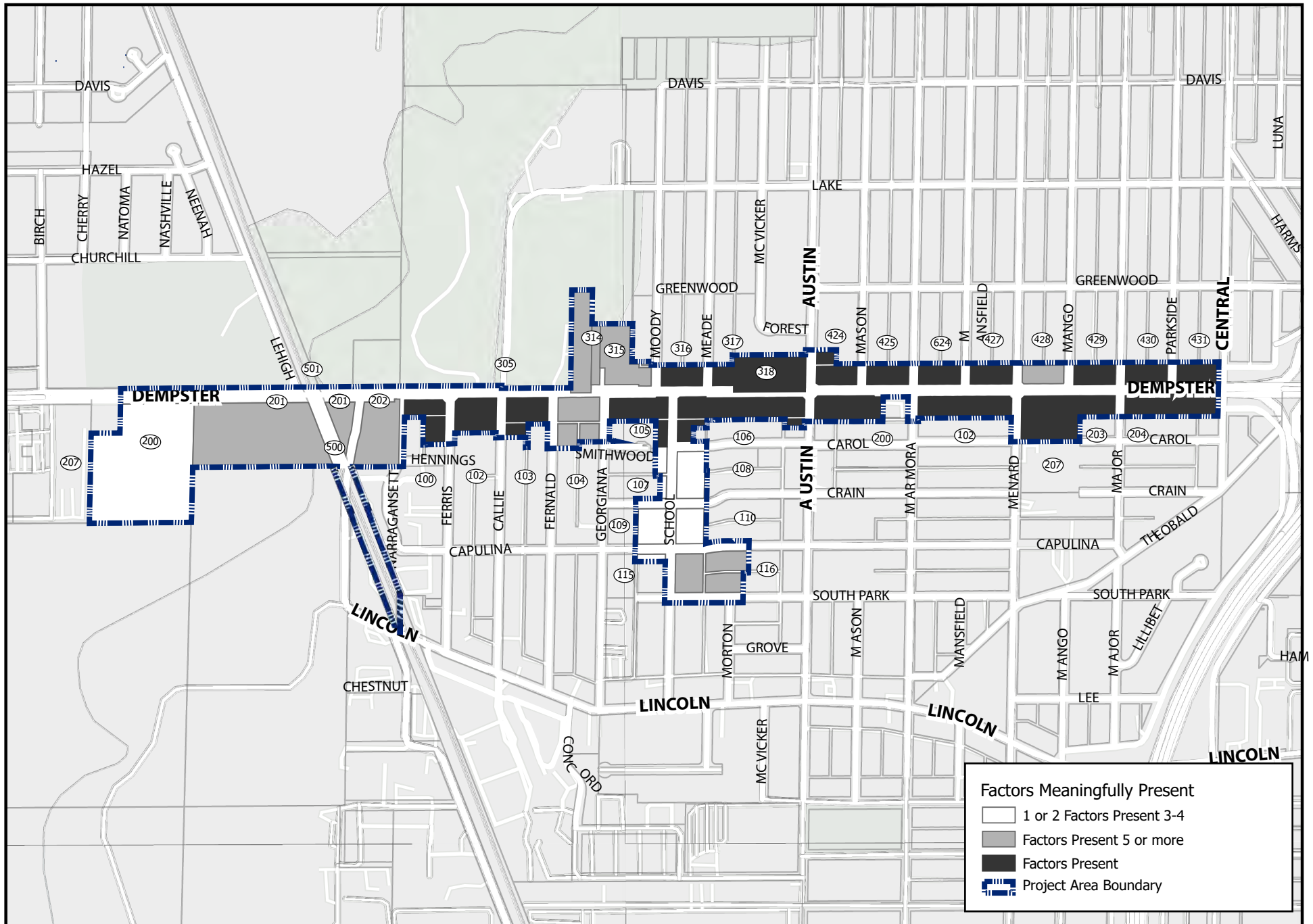


Figure 9: Summary of Eligibility Factors
DEMPSTER STREET TIF

Legislative Summary

Ordinance 26-03

AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Introduced:	February 10, 2026
Purpose:	To formally designate the Dempster Street Redevelopment Project Area.
Background:	Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village. The Village therefore considered designating the area as a “Redevelopment Project Area” or “TIF District” (“Area”) as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (“JRG”), to conduct an eligibility study. JRG prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (“JRB”) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act. The Corporate Authorities have reviewed the Plan and Project, the JRB’s recommendation, and the information presented at the public hearing and concur with the findings, conclusions, and recommendations of the report prepared by JRG, including that: at least the minimum requirements for a finding of conservation area are present in the proposed Area, private investment in the proposed Area has not and will not occur without the adoption of the proposed Plan and Project; contiguous parcels in the proposed Area would be substantially benefited by the proposed Project improvements; and the proposed Plan and Project conform to the Comprehensive Plan of the Village. This is the second of three Ordinances required to create the Dempster Street TIF District and will designate the area legally described in the attached Exhibit A, and generally described in the attached Exhibit B, and depicted in the map attached as Exhibit C as the Dempster Street Redevelopment Project Area.
Programs, Departments or Groups Affected	Administration, Legal, Finance, and Community and Economic Development Departments
Fiscal Impact:	None at this time
Source of Funds:	N/A
Workload Impact:	The Village Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
Administrator Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-03

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE
DEMPSTER STREET REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 24th DAY OF FEBRUARY 2026

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois, this 24th day
of February 2026

ORDINANCE NO. 26-03

AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Dempster Street Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), described in Section 2 of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres, to be developed pursuant to a redevelopment plan and project (the “Plan”);

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on November 25, 2025, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project for the Area, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for January 27, 2026; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 1, 2025, by first class mail to residential addresses located outside the Area and within 750 feet of the boundaries of the Area on December 1, 2025, by publication in the *Pioneer Press* newspaper on January 1, 2026, and January 15, 2026, and by certified mail to taxpayers within the Area on January 8, 2026; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on December 16, 2025, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on December 16, 2025, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be

approved and that the Dempster Street Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, the duly noticed public hearing began and was concluded on January 27, 2026; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “blighted area” under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area and determine that private development would not take place in the proposed Area as a whole without the designation of the Area as a Redevelopment Project Area under the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area and determine that the contiguous parcels of real property and improvements in the proposed Area would be substantially benefited by the designation of the Area as a Redevelopment Project Area under the Act; and

WHEREAS, the Corporate Authorities have, by Ordinance, approved the Redevelopment Plan and Project for the Area; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The above recitals are true, correct, material to this Ordinance and incorporated herein and made a part hereof as if they were fully set forth in this Section.

SECTION 2: Area.

The property is legally described in Exhibit A, generally described in Exhibit B, and depicted in the map attached as Exhibit C, all of which are attached hereto and made a part hereof.

SECTION 3: Findings.

The Corporate Authorities hereby make the following findings:

- a. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- b. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - i. The Area is not less, in the aggregate, than one and one-half acres in size; and
 - ii. Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area; and
 - iii. The combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area.

SECTION 4: Area Designated.

The Area is hereby designated as a Redevelopment Project Area under the Act and shall be known as the Dempster Street Redevelopment Project Area.

SECTION 5: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Dempster Street Redevelopment Project Area

EXHIBIT B – General Street Location of the Dempster Street Redevelopment Project Area

EXHIBIT C – Map of the Dempster Street Redevelopment Project Area

PASSED this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 24th day of February 2026:

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

Attested and filed in my office
This 25th day of February 2026.

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

EXHIBIT A

LEGAL DESCRIPTION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

THAT PART OF SECTION S 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTION S 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET; THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET; THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW $\frac{1}{4}$ OF SECTION 17 A DISTANCE OF 442.77 FEET; THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET; THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE

NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET

SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE; THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION S 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

The Dempster Street Redevelopment Project Area is generally bounded on the East by Central Avenue, on the West by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the North by the alley North of Dempster Street, and on the South by the alley South of Dempster Street. A portion of the Project Area extends South of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue) in Morton Grove, Illinois.

EXHIBIT C

MAP OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

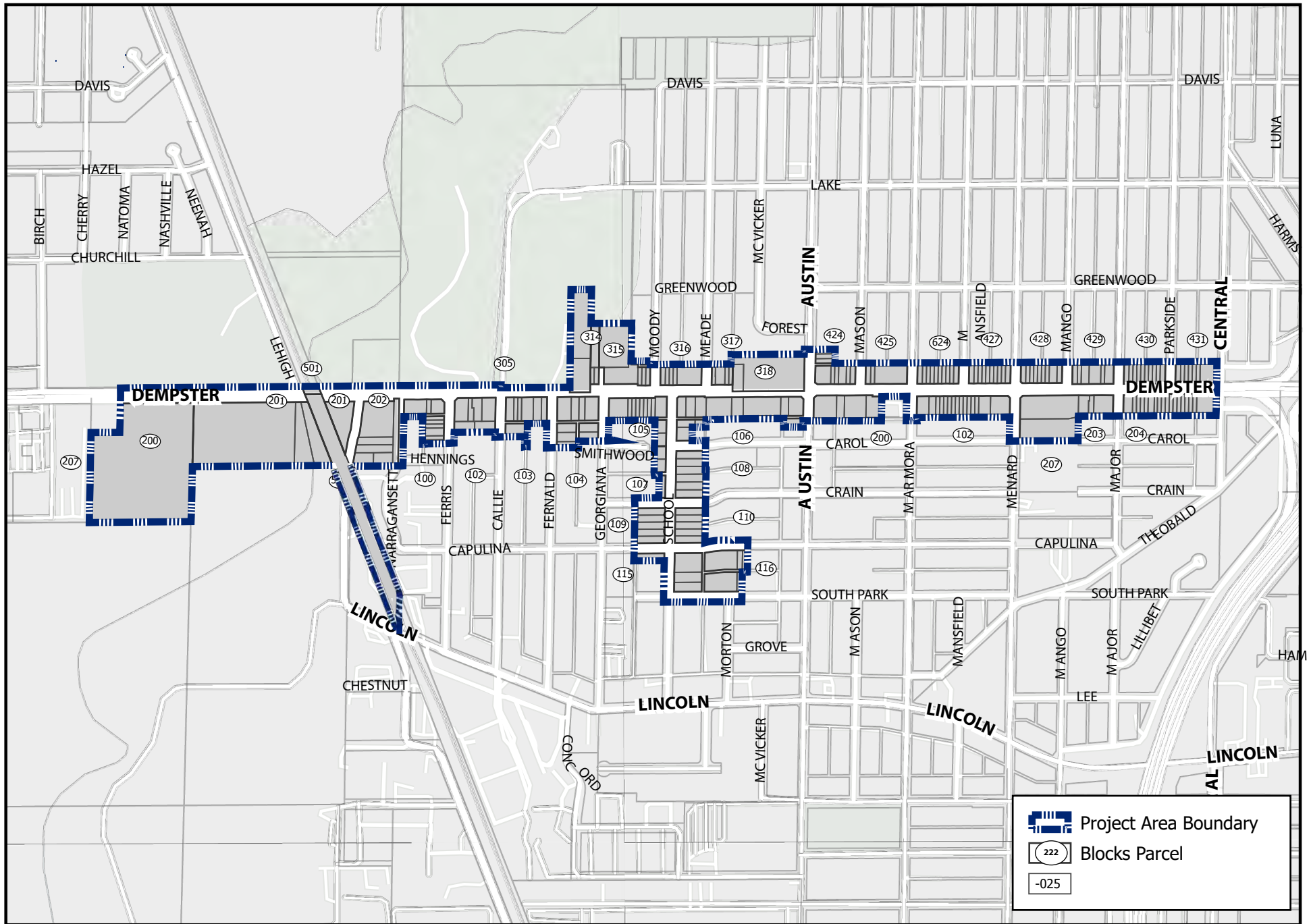


Exhibit C: Dempster Street Redevelopment Project Area Boundary
 Dempster Street TIF District

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 24th day of February 2026, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE
DEMPSTER STREET REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 25th day of February 2026.

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

(SEAL)

Legislative Summary

Ordinance 26-04

AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Introduced:	February 10, 2026
Purpose:	To adopt tax increment allocation financing for the new Dempster Street Redevelopment Project Area.
Background:	Dempster Street from Central Avenue to the Forest Preserve District and School Street from Dempster Street to South Park Avenue property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village. The Village therefore considered designating the area as a “Redevelopment Project Area” or “TIF District” (“Area”) as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On August 12, 2025, pursuant to Resolutions 25-57 and 25-58, the Village engaged the firm of Johnson Research Group, Inc. (“JRG”), to conduct an eligibility study. JRG prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. JRG also prepared a Plan and Project, which have been available for public inspection since on or before November 14, 2025. The Plan and Project were considered and recommended to be approved by the Joint Review Board (“JRB”) on December 16, 2025, and were also considered at a public hearing on January 27, 2026, pursuant to proper notice as required by the TIF Act. This is the third of three ordinances required to create the Dempster Street TIF District and will adopt Tax Increment Allocation Financing pursuant to the TIF Act. Property taxes for property in the Redevelopment Project Area (RPA) shall be segmented by allocating taxes attributed to the lower of (i) the current equalized assessed value, or (ii) the “initial” equalized assessed value of property in the RPA to the taxing districts, and allocating taxes attributable to the increase in the initial equalized assessed valuation to the “Dempster Street Redevelopment Project Area Special Tax Allocation Fund” to be used for paying redevelopment project costs and obligations pursuant to the TIF Act.
Programs, Departments or Groups Affected	Administration, Legal, Finance, and Community and Economic Development Departments
Fiscal Impact:	None at this time
Source of Funds:	N/A
Workload Impact:	The Village Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
Administrator Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-04

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET
REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 24th DAY OF FEBRUARY 2026**

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois, this 24th day
of February 2026

ORDINANCE NO. 26-04

AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Dempster Street Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on November 25, 2025, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project for the Area, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for January 27, 2026; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on December 1, 2025, by first class mail to residential addresses located within the Area and to residential addresses located outside the Area and within 750 feet of the boundaries of the Area on December 1, 2025, by publication in the *Pioneer Press* newspaper on January 1, 2026, and January 15, 2026, and by certified mail to taxpayers within the Area on January 8, 2026; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on December 16, 2025, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, on December 16, 2025, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be

approved and that the Dempster Street Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, the duly noticed public hearing began and was concluded on January 27, 2026; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area and determine that private development would not take place in the proposed Area as a whole without the approval of tax increment financing pursuant to the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area and determine that the contiguous parcels of real property and improvements in the proposed Area would be substantially benefited by the approval of tax increment financing pursuant to the Act; and

WHEREAS, the Corporate Authorities have, by Ordinance, approved the Redevelopment Plan and Project for the Area and have, by Ordinance, designated the Area as a Redevelopment Project Area under the Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The above recitals are true, correct, material to this Ordinance and are incorporated herein and made a part hereof as if they were fully set forth in this Section.

SECTION 2: Tax Increment Financing Adopted.

Tax increment allocation financing is hereby adopted pursuant to the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and

incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

SECTION 3: Allocation of Ad Valorem Taxes.

Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in the Act each year after the effective date of this Ordinance until the termination of the Area, shall be divided as follows, except as otherwise required by the Act:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the “Dempster Street Redevelopment Project Area Special Tax Allocation Fund” of the Village and such taxes shall be used for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof as provided in the Act.

SECTION 4: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Dempster Street Redevelopment Project Area

EXHIBIT B – General Street Location of the Dempster Street Redevelopment Project Area

EXHIBIT C – Map of the Dempster Street Redevelopment Project Area

PASSED this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

APPROVED by me this 24th day of February 2026:

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

Attested and filed in my office
This 25th day of February 2026.

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

EXHIBIT A

LEGAL DESCRIPTION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

THAT PART OF SECTION S 17, 18, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MORTON GROVE, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION IN SECTION S 16 & 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING IS LOCATED IN THE E $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID AND BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 3 IN NORTH SIDE REALTY COMPANIES ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BATES' SECOND "L" TERMINAL ADDITION BEING A SUBDIVISION OF PART OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 34 AND 35 AND CONTINUING WEST TO A POINT BEING THE SOUTHEAST CORNER OF LOT 102 IN BATES' SECOND "L" TERMINAL ADDITION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE PUBLIC ALLEY EXTENDED TO A POINT BEING 8 FEET WEST OF THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION BEING PART OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17 AFORESAID, SAID POINT BEING ON THE CENTER LINE OF A VACATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG SAID CENTER LINE OF THE VACATED ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 24 IN BLOCK 2 IN RESUBDIVISION OF LOTS 20 TO 42 OF BLOCK 1 AND LOTS 22 TO 38 OF BLOCK 2 IN DEMPSTER TERMINAL GARDENS SECOND ADDITION AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF LOT 24 IN BLOCK 2 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID LOT 24 EXTENDED TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO THE SOUTHEAST CORNER OF LOT 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 46 TO 52 IN ALDRICH'S WILDWOOD ADDITION TO MORTON GROVE AND CONTINUING WEST ALONG THE WESTERLY EXTENSION TO THE EAST LINE OF LOT 100 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION IN THE E $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 100 AND CONTINUING SOUTH TO THE SOUTHEAST CORNER OF LOT 99 IN OLIVER SALINGER & COMPANIES SECOND DEMPSTER STREET SUBDIVISION AFORESAID, SAID POINT ALSO BEING ON THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE OF THE EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE EAST LINE OF LOT 20 A DISTANCE OF 23 FEET; THENCE WEST ALONG A LINE BEING 23 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 20 TO THE WEST LINE OF SAID LOT 20; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 20 EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19 EXTENDED WEST TO THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG A LINE BEING 660 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID A DISTANCE OF 132 FEET; THENCE SOUTH ALONG A LINE BEING 132 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SUBDIVISION OF THE SOUTH 3 ACRES OF PART OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID TO A POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE SW $\frac{1}{4}$ OF SECTION 17 A DISTANCE OF 442.77 FEET; THENCE NORTH TO A POINT BEING 50 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 17 AFORESAID ALSO BEING THE NORTH LINE OF DEMPSTER STREET; THENCE WEST ALONG THE NORTH LINE OF DEMPSTER STREET TO A POINT OF INTERSECTION WITH A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF A ONE ACRE PARCEL LYING IN THE NORTHWEST CORNER OF THE EAST 12.15 ACRES OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID 1 ACRE PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID ONE ACRE PARCEL TO THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF LOT 5 IN KENSINGTON SUBDIVISION OF LOT 1 IN WHITE'S SUBDIVISION OF THE W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 19 TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN WHITE'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 49 IN COUNTY CLERK'S DIVISION OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 19 AND ALL OF SECTION 20 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 49 IN COUNTY CLERK'S DIVISION AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 49 BEING THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE NORTHWEST CORNER OF LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT A SUBDIVISION OF PART OF THE

NE ¼ OF SECTION 19 AND PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THE CROSSINGS AT MORTON GROVE PLANNED UNIT DEVELOPMENT AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN LUMPP'S SUBDIVISION OF PART OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 17 AND CONTINUING NORTH TO THE NORTHWEST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF LOT 24 IN LUMPP'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF LOT 19 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE OF LOT 14 IN LUMPP'S SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF LOT 13 IN LUMPP'S SUBDIVISION AFORESAID; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF LOT 4 IN BLOCK 4 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 4 AND 13 IN BLOCK 4 AFORESAID TO THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF CALLIE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 27 FEET OF SAID LOT 5 TO THE EAST LINE OF LOT 5 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 15 AT A POINT BEING 25 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 15 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 EXTENDED TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 5 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF FERNALD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RESUBDIVISION OF LOTS 6 TO 9 OF RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE WEST LINE OF LOT 15 IN BLOCK 6 IN SUBDIVISION OF LOTS 4, 5 & 6 OF HENNING'S SUBDIVISION OF LOTS 42, 33 AND PART OF 44 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 AND EXTENDED EAST TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SMITHWOOD DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF GEORGIANA AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SMITHWOODS A SUBDIVISION OF THE NORTH 4 ACRES OF THE WEST 10 ACRES OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SMITHWOODS AFORESAID; THENCE SOUTHERLY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION OF PART OF THE W ½ OF THE NE ¼ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 19 TO THE EAST LINE OF THE WEST 30 FEET OF LOT 19 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 30 FEET OF LOT 19 TO THE NORTH RIGHT OF WAY LINE OF CRAIN STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CRAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 EXTENDED SOUTH TO THE SOUTHEAST CORNER OF LOT 51 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 50 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SCHOOL STREET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS IN THE E ½ OF THE NE ¼ OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 31 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 4 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAPULINA AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAPULINA AVENUE TO THE SOUTHWEST CORNER OF LOT 38 IN BLOCK 3 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 38 EXTENDED NORTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN KAY MILLER'S SUBDIVISION OF PART OF THE NW ¼ OF SECTION 20 AFORESAID; THENCE WEST A DISTANCE OF 6 FEET TO THE EAST LINE OF A DEDICATED NORTH-SOUTH ALLEY; THENCE NORTH ALONG THE EAST LINE OF THE NORTH-SOUTH ALLEY EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF CAROL AVENUE TO A POINT BEING 17 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID; THENCE NORTH ALONG A LINE BEING 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 7 TO A POINT BEING 40 FEET

SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF LOTS 6 AND 7 IN GEORGE FERNALD'S MORTON GROVE SUBDIVISION AFORESAID TO THE WEST LINE OF LOT 1 IN STAL SUBDIVISION OF PART OF LOT 23 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1 IN STAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 3 IN STAL SUBDIVISION AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.40 FEET OF PART OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND CONTINUING EAST TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 12 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 14 IN BLOCK 1 IN DEMPSTER'S AUSTIN HIGHLANDS AFORESAID TO THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF AUSTIN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 11 ALSO BEING THE SOUTH LINE OF AN EAST-WEST ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OSCO MORTON GROVE RESUBDIVISION OF PART OF LOT 10 IN BLOCK 1 IN LUMPP'S DEMPSTER STREET SUBDIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MARMORA AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION OF PART OF W $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE EAST TO THE WEST LINE OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF LOT 35 IN NORTHWESTERN REALTY COMPANIES DEMPSTER TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 EXTENDED EAST TO THE WEST RIGHT OF WAY LINE OF MENARD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MENARD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF CAROL AVENUE; THENCE EAST ALONG THE CENTER LINE OF CAROL AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION OF PART OF LOT 1 IN CIRCUIT COURT PARTITION OF LOTS 2 & 3 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF LOT 11 IN DEMPSTER GARDEN "L" TERMINAL SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11 AND CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE BEING 33 FEET WEST OF THE EAST LINE OF THE NE $\frac{1}{4}$ OF SECTION 20 AFORESAID; THENCE NORTH ALONG A LINE BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION S 17 AND 20 TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 13 IN HIELD & MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

The Dempster Street Redevelopment Project Area is generally bounded on the East by Central Avenue, on the West by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the North by the alley North of Dempster Street, and on the South by the alley South of Dempster Street. A portion of the Project Area extends South of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue) in Morton Grove, Illinois.

EXHIBIT C

MAP OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

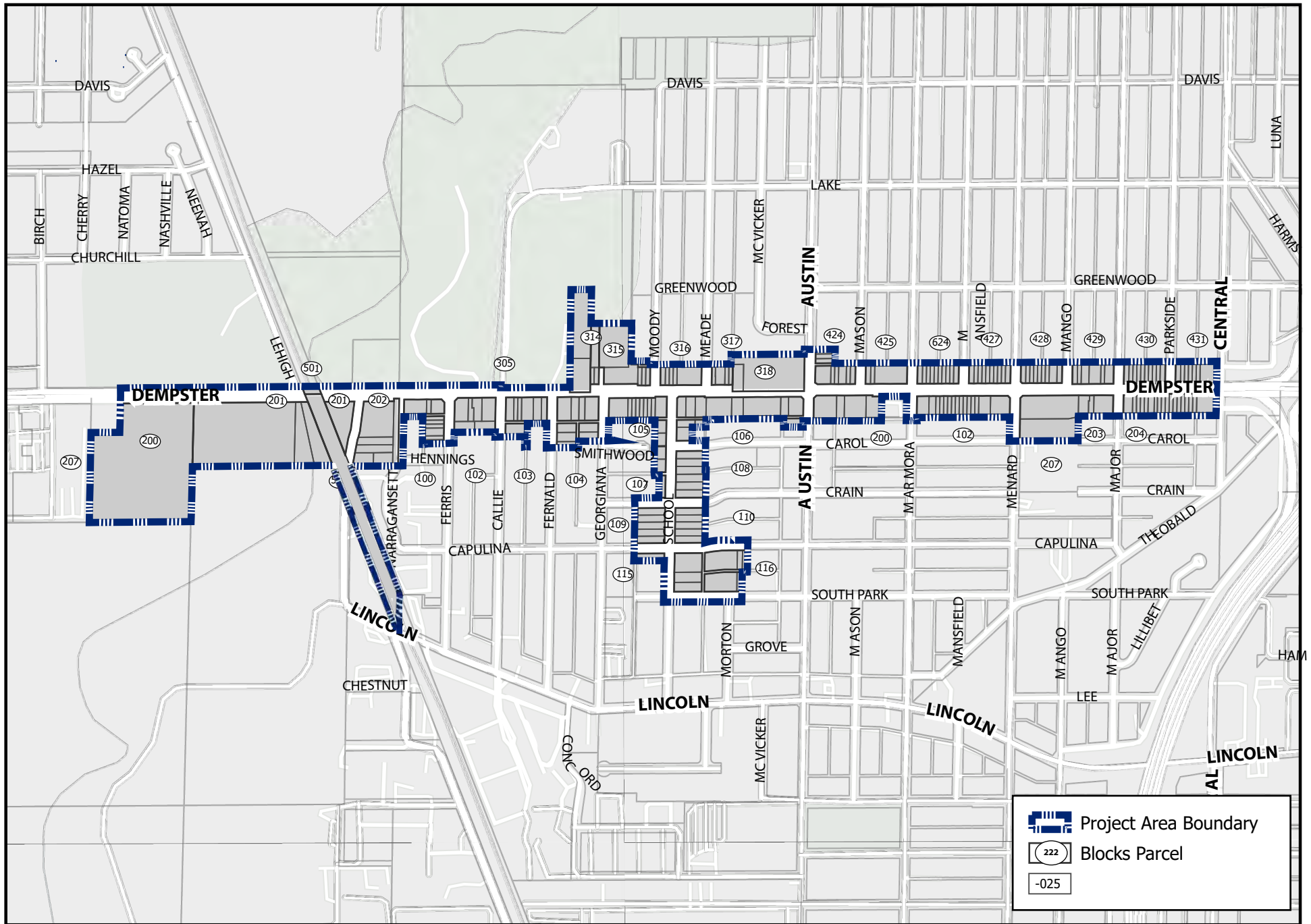


Exhibit C: Dempster Street Redevelopment Project Area Boundary Dempster Street TIF District

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 24th day of February 2026, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE DEMPSTER STREET
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 25th day of February 2026.

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

(SEAL)

Legislative Summary

Resolution 26-08

AUTHORIZING THE EXTENSION OF A CONTRACT WITH FOSTER & FOSTER FOR ACTUARIAL SERVICES FOR THE VILLAGE OF MORTON GROVE POLICE, FIRE, AND MUNICIPAL RETIREMENT FUNDS AND OTHER POST EMPLOYMENT BENEFITS

Introduced:	February 10, 2026
Purpose:	State law and governmental accounting standards require the Village to contract for actuarial services for its police, fire, and municipal retirement funds and other post-employment benefits. This allows the Village to assess the assets, liabilities, and annual funding requirements of each plan. This resolution will authorize the Village Administrator to execute said contract for actuarial services.
Background:	On January 24, 2023, the Board authorized a contract with Foster & Foster for actuarial services for a period of three years starting with the fiscal year ending December 31, 2022, through fiscal year ending December 31, 2024. Foster & Foster have provided satisfactory services and the Village wishes to extend this contract by one year.
Programs, Departments or Groups Affected	Legal, Administration, and Finance Departments
Fiscal Impact:	Foster & Foster's total fees will be \$30,536 for the year ending December 31, 2025, \$7,457 will be paid by the police and fire pension funds.
Source of Funds:	General Fund - Enterprise Fund
Workload Impact:	The Finance Department as part of their normal work activities will oversee the implementation of the contract and agreement.
Administrator Recommendation:	Approval as presented.
Second Reading:	Not required.
Special Considerations or Requirements:	None

Submitted by: Chuck Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Hanna Sullivan, Finance Director/Treasurer

RESOLUTION 26-08

AUTHORIZING THE EXTENTION OF A CONTRACT WITH FOSTER & FOSTER FOR ACTUARIAL SERVICES FOR THE VILLAGE OF MORTON GROVE POLICE, FIRE, AND MUNICIPAL RETIREMENT FUNDS AND OTHER POST EMPLOYMENT BENEFITS.

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

WHEREAS, the Village is required by accounting standards to have conducted an actuarial report of the Morton Grove Police, Fire, and Municipal Employees Retirement Funds, and Other Post-Employment Benefits; and

WHEREAS, on October 18, 2022, the Village solicited proposals from various actuarial firms for services; and

WHEREAS, on November 18, 2022, staff evaluated two proposals and found while the pricing of the proposal from Foster & Foster was not the lowest, staff had concerns with the other firm's ability to perform the services; and

WHEREAS, on January 24, 2023, the Village President and Board of Trustees deemed it to be in the best interest of the Village to obtain actuarial services from Foster & Foster for a three-year period for the fiscal year ending December 31, 2022, through December 31, 2024; and

WHEREAS, Foster and Foster have provided satisfactory services and the Village wishes to extend the contract by one year; and

WHEREAS, the proposal for a one-year extension is attached.

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

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

SECTION 2: The Village Administrator and/or his designee is hereby authorized to execute a contractual agreement with Foster & Foster for actuarial services pursuant to terms and conditions consistent with their proposal dated February 2, 2026 (Exhibit "A").

SECTION 3: The Village Administrator and/or his designee are hereby authorized to take all steps necessary to implement such a contract.

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

Passed this 10th day of February 2026

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 10th day of February 2026

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

Approved and Filed in my office this
11th day of February 2026

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

February 2, 2026

Via Electronic Mail

Village of Morton Grove

E. hsullivan@mortongroveil.org

Re: Actuarial Services for the Village of Morton Grove

Dear Hanna,

Please consider this a Letter of Engagement for providing actuarial services for the Village of Morton Grove ("Village") for Plan Year Ending 12/31/2025. Foster & Foster Consulting Actuaries, Inc.'s ("Foster & Foster") services will include the following:

- Actuarial Valuation Report that calculates the tax levy requirements will be prepared using the chosen/agreed upon assumptions and methods;
- The "Statutory Minimum" will be included in the report;
- A report with all required GASB annual report calculations and disclosures and a discussion of the actuarial assumptions and methods used;
- Liaise with auditors, as needed, to ensure sufficient information provided to support the financial reporting in accordance with GASB 67 and GASB 68; and
- Attend one Board meeting to present the results.

In consideration of the satisfactory performance of services and delivery of work products as provided above, the Village agrees to pay Foster & Foster as follows:

	Fee
Fire Pension Funding and GASB Valuations	\$7,457
Police Pension Funding and GASB Valuations	\$7,457
Municipal Employees' Pension Funding and GASB Valuations	\$5,305
GASB 75 Valuation (Interim – 12/31/2025)	\$2,122
GASB 75 Valuation (Full – 12/31/2026)	\$8,195

The Village will be invoiced for these services upon delivery of the actuarial valuation reports. The fee in subsequent years is subject to an annual increase of 3%.

In addition to the work necessary to complete the services outlined in above, Foster & Foster shall also perform such other actuarial services as may be requested by the Village including, but not limited to:

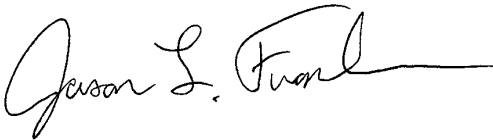
- Perform special actuarial studies to determine the costs associated with the implementation of alternative benefit designs.
- Perform an experience study to provide the Village with historical data to use when selecting actuarial assumptions.
- Calculate standard prior service and military buy back contribution requirements.
- Determine refunds of employee contributions.
- Prepare accounting expense estimates for future years.
- Furnish pension quotes.
- The preparation of annual reconciliation of investment managers' statements to the custodian statement.
- Review and advise on content for domestic relations orders.
- Perform true cost calculations for \$450. These calculations will be performed and the results given to the Village within ten business days following the receipt of all necessary employee and financial information.
- The preparation of analysis for the impact of proposed changes to the plan, including but not limited to the calculation of the effect of benefit changes, mortality tables, and discount rate changes on the annual contribution (ADEC).
- The preparation of asset liability modeling and cash-flow projections, as requested, to measure the risks of the plan and to determine the long-term sustainability of the system (which may include performing a stress test on the plan, with multiple simulations using numerous variables and/or changes to the assumptions).
- Perform other general or specific consulting services via telephone, email, or other correspondence.

Charges for work outlined immediately above, unless specifically stated, will be based upon the amount of time required to complete each task. A firm fee quotation prior to commencing any work may be provided upon request. The hourly charges shall be:

	Hourly Rate
Senior Consultant	\$400
Senior Staff	\$350
Junior Staff	\$315
Administrative	\$175

Please let me know if you have any questions or if you would like to discuss further. If acceptable, please sign where indicated below

Respectfully submitted,
Foster & Foster, Inc.



Jason L. Franken, Principal

Accepted and Approved by the
Village of Morton Grove

Authorized Signature

Date

Legislative Summary

Ordinance 26-01

AMENDING TITLE 5, ENTITLED MOTOR VEHICLES AND TRAFFIC, CHAPTER 13, ENTITLED TRAFFIC SCHEDULES, OF THE MUNICIPAL CODE

Introduction:	January 27, 2026
Purpose:	To update Village Code Chapter 5-13 to include additional parking regulations in the area of Oakton Street and Menard Avenue in response to traffic complaints due to Niles West High School.
Background:	The 8000 block of Menard Avenue has been the subject of ongoing traffic and pedestrian safety concerns raised by multiple stakeholders, including area residents, municipal departments, and partners at Niles West High School. Drivers associated with school drop-off have been observed turning from westbound Oakton to northbound Menard, dropping students curbside, and performing U-turns or three-point turns mid-block to return southbound to Oakton. These movements, combined with pedestrian crossings across Oakton and turning movements from southbound Menard to westbound Oakton, contribute to congestion and conflict points. Elevated pedestrian risk has also been noted at Menard and Warren during peak periods. Traffic congestion and safety risks are increased due to parking, standing vehicles, and passenger drop off in the 8000 and 8100 block of Menard. Village departments have implemented safety measures, including high-visibility crosswalks at Menard/Warren, pedestrian crossing signage, and targeted enforcement periods by police officers. During the 2023 school year, the Police Department worked with the Niles West Security Director to provide materials for crossing guard training. Niles West utilized a contracted security company to staff crossing guards at Menard/Oakton and directed pedestrians to use the easternmost crosswalk. On December 1st, after consultation with senior staff, and with the approval of the Village Administrator, the Police Chief, pursuant to Municipal Code Section 5-1-4, enacted temporary traffic regulations which included no parking, standing, passenger drop off on school days from 7:30 AM to 8:30 AM, no parking, standing, passenger drop off on school days from 3:00 PM to 4:00 PM, no U-Turns on Menard between Oakton Street and Keeney Street and no U-Turns on Warren Street between Major Avenue and Marmora Avenue; and Village implemented experimental traffic regulation which resulted in decreased congestion, improved safety, and positive feedback from residents. This Ordinance will make those experimental regulations permanent.
Departs Affected	Police Department, Public Works
Fiscal Impact:	None
Source of Funds:	Not Applicable

Workload Impact:	The enforcement of this ordinance will be performed by the Police Department as part of their normal operations.
Administrator Recommendation	Approval as presented
Second Reading:	February 10, 2026
Special Requirements:	None

Submitted by: Chuck Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Weitzel, Chief of Police
Prepared by: Dennis Johnson, Deputy Police Chief

ORDINANCE 26-01
AMENDING TITLE 5, ENTITLED MOTOR VEHICLES AND TRAFFIC, CHAPTER 13,
ENTITLED TRAFFIC SCHEDULES, OF THE MUNICIPAL CODE

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

WHEREAS, the Village President and Board of Trustees are committed to protecting the health, safety and welfare of the Village and its residents by controlling the flow of traffic and parking in Village of Morton Grove; and

WHEREAS, the 8000 block of Menard Avenue has been the subject of ongoing traffic and pedestrian safety concerns raised by multiple stakeholders, including area residents, municipal departments, and partners at Niles West High School; and

WHEREAS, Drivers associated with school drop-off have been observed turning from westbound Oakton to northbound Menard, dropping students curbside, and performing U-turns or three-point turns mid-block to return southbound to Oakton. These movements, combined with pedestrian crossings across Oakton and turning movements from southbound Menard to westbound Oakton, contribute to congestion and conflict points. Elevated pedestrian risk has also been noted at Menard and Warren during peak periods. Traffic congestion and safety risks are increased due to parking, standing, and passenger drop off in the 8000 and 8100 block of Menard; and

WHEREAS, Village departments have implemented safety measures, including high-visibility crosswalks at Menard/Warren, pedestrian crossing signage, and targeted enforcement periods by police officers. During the 2023 school year, the Police Department worked with the Niles West Security Director to provide materials for crossing guard training. Niles West utilized a contracted security company to staff crossing guards at Menard/Oakton and directed pedestrians to use the easternmost crosswalk; and

WHEREAS, the Police Chief, with the approval of the Village Administrator is authorized by Municipal Code Section 5-1-4, to enact temporary traffic regulations; and

WHEREAS, after consultation with senior staff, and with the approval of the Village Administrator, the Police Chief, pursuant to Municipal Code Section 5-1-4, enacted temporary traffic regulations which included no parking, standing, passenger drop off on school days from 7:30 AM to 8:30 AM, no parking, standing, passenger drop off on school days from 3:00 PM to 4:00 PM, no U-Turns on Menard between Oakton Street and Keeney Street and no U-Turns on Warren Street between Major Avenue and Marmora Avenue; and

WHEREAS, the temporary regulation were in place for 60 days from December 1, 2025, to January 30, 2026; and

WHEREAS, notifications were made to affected properties in the area of this experimental regulation; and

WHEREAS, affected residents were asked to provide feedback to the Village and only positive feedback was received from the public; and

WHEREAS, senior Village staff discussed the results of the temporary experimental restriction to evaluate the effects of the suggested change; and

WHEREAS, senior Village staff recommend making the temporary parking regulations permanent.

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

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

SECTION 2: Title 5, entitled Motor Vehicles and Traffic, Chapter 13 entitled Traffic Schedules, section F-4 entitled Restricted Parking Streets, of the Municipal Code is hereby amended to add subsection D:

- D. No Parking, Standing, Passenger Drop Off
- There shall be no parking, standing, or passenger drop off on the following streets between the hours indicated where official signs are posted stating “No Parking, No Standing, No Passenger Drop-Off”

Street	Between	Side Of Street	Day And Time
Menard Avenue	Oakton Street and Keeney Street	Both	On School Days 7:30 A.M. to 8:30 A.M. and 3:00 P.M. to 4:00 P.M.

SECTION 3: Title 5, entitled Motor Vehicles and Traffic, Chapter 13 entitled Traffic Schedules, of the Municipal Code is hereby amended to add section J-6 No U-Turn:

The following streets, intersections or lanes, at the times stated and in the direction indicated, are hereby declared no U-turn streets, intersections or lanes; and the superintendent of public works shall post appropriate signs to indicate such "No U-turn" restrictions:

Menard Avenue— Between Oakton Street and Keeney Street
Warren Street — Between Major Avenue and Marmora Avenue

SECTION 4: Title 5, entitled Motor Vehicles and Traffic, Chapter 13 entitled Traffic Schedules, section F-4 entitled Restricted Parking Streets, subsection A of the Municipal Code is hereby amended to remove:

Menard Avenue	Oakton and Madison	Both	8:00 A.M. to 3:00 P.M.
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And add:

Menard Avenue	Keeney and Madison	Both	8:00 A.M. to 3:00 P.M.
Menard Avenue	Oakton and Keeney	Both	8:30 A.M. to 3:00 P.M.

SECTION 5: The Director of Public Works and/or his designee is hereby authorized and directed to remove any conflicting signs and erect such signs as detailed in this Ordinance.

SECTION 6: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 7: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 8: Except as to code amendments set forth in this ordinance, all chapters and sections of the *Morton Grove Village Code* shall remain in full force and effect.

SECTION 9: This resolution shall be in full force and effect upon its passage and approval.

Passed this 10th day of February 2026

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

Approved by me this 10th day of February 2026

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

Attested and Filed in my office this
11th day of February 2026

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

Chapter 5-13 TRAFFIC SCHEDULES

[Article 5-13A: STOP INTERSECTIONS](#)

[Article 5-13B: YIELD INTERSECTIONS](#)

[Article 5-13C: THROUGH STREETS](#)

[Article 5-13D: NO ENTRY STREETS](#)

[Article 5-13E: ONE-WAY STREETS AND ALLEYS](#)

[Article 5-13F: PARKING RESTRICTION STREETS](#)

[Article 5-13G: SNOW ROUTES](#)

[Article 5-13H: LIMITED LOAD STREETS](#)

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[Article 5-13L: TRUCK PARKING RESTRICTION STREETS](#)

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Article 5-13A: STOP INTERSECTIONS

[5-13A-1: ONE-WAY STOP INTERSECTIONS](#)

[5-13A-2: TWO-WAY STOP INTERSECTIONS](#)

[5-13A-3: THREE-WAY STOP INTERSECTIONS](#)

[5-13A-4: FOUR-WAY STOP INTERSECTIONS](#)

5-13A-1: ONE-WAY STOP INTERSECTIONS

The following intersections are hereby designated as one-way stop intersections; and the superintendent of public works shall post appropriate signs at all such intersections:

<u>Street</u>	<u>Direction</u>	<u>At Its Intersection With</u>
Alley north of Dempster	Westbound	Between Major and Mango at Mango
	Westbound	Between Mango and Menard at Menard
	Westbound	Between Meade and Moody at Moody
Alley south of Dempster	Eastbound	Between Dempster and Carol - west of Major at Major
	Eastbound	Between Dempster and Carol - west of Marmora Avenue at Marmora Avenue
	Eastbound	Between Dempster and Carol - west of Menard at Menard
	Northbound	Between Callie and Fernald
	Westbound	Callie Avenue
	Westbound	Fernald Avenue
Alley west of the 8600 block of Georgiana Avenue	Southbound	The first alley north of the 6200 block of Capulina Avenue
Arcadia Avenue	Eastbound	Harlem Avenue
	Westbound	Washington Street
Avalon Drive	Southbound	Washington Court
Beckwith Road	Westbound	Washington Street
Belleforte Avenue	Southbound	Dempster Street

Birch Avenue	Southbound	Dempster Street
Callie Avenue	Northbound	Dempster Street
	Southbound	Lincoln Avenue
Capri Lane	Eastbound	Central Avenue
Capulina Avenue	Eastbound	Menard Avenue
Carol Avenue	Eastbound	Central Avenue
	Eastbound	Menard Avenue
Central Avenue	Northbound	Lincoln Avenue
Chestnut Street	Eastbound	Lehigh Avenue
Church Street	Eastbound	Beckwith Road
	Eastbound	Lehigh Avenue
	Westbound	Washington Street
Churchill Street	Eastbound	Lehigh Avenue
	Northbound	Davis Street
	Westbound	Washington Street
	Westbound	Waukegan Road
Cleveland Street	Eastbound	Major Avenue
	Westbound	Austin Avenue
	Westbound	Gross Point Road
	Westbound	Parkside Avenue
Concord Drive	Northbound	Lincoln Avenue
Crain Street	Eastbound	Theobald Road
Davis Street	Eastbound	Lehigh Avenue
	Eastbound	Linder Avenue
	Westbound	Washington Street
Eldorado Terrace	Eastbound	Overlook Drive
Elm Street	Eastbound	Lehigh Avenue
Emerson Street	Westbound	Octavia Avenue
Enfield Avenue	Westbound	Ozark Street
Fernald Avenue	Southbound	Lincoln Avenue
Ferris Avenue	Southbound	Lincoln Avenue
Forest Drive	Eastbound	Austin Avenue
Foster Street	Eastbound	Shermer Road
	Westbound	Washington Street
Frontage Road	Southbound	Lincoln Avenue
	Westbound	Central Avenue

	Westbound	Central Avenue (south)
	Westbound	Mango Avenue
Georgiana Avenue	Northbound	Dempster Street
Greenwood Avenue	Eastbound	Waukegan Road
	Westbound	Austin Avenue
	Westbound	Linder Avenue
	Westbound	Ozark Street
Grove Court	Eastbound	Austin Avenue
Harms Road	Northbound	Central Avenue
Hazel Street	Eastbound	Lehigh Avenue
Henning Court	Eastbound	Ferris Avenue
	Westbound	Narragansett Avenue
Hoffman Terrace	Eastbound	Narragansett Avenue
Keeney Street	Eastbound	Long Avenue
	Eastbound	Major Avenue
	Westbound	Parkside Avenue
Kirk Street	Eastbound	Lehigh Avenue
	Eastbound	Long Avenue
	Westbound	Nagle Avenue
Lake Street	Eastbound	Harlem Avenue
	Westbound	Washington Street
Lee Street	Eastbound	Frontage Road
	Westbound	Menard Avenue
Lehigh Avenue	Northbound	Lincoln Avenue
Lincoln Avenue	Eastbound	Lehigh Avenue
	Northbound	Dempster Street
	Southbound	Frontage Road
Linder Avenue	Southbound	Church Street
Long Avenue	Southbound	Galitz Street
	Southbound	Oakton Street
Lotus Avenue	Northbound	Oakton Street
Luna Avenue	Northbound	Oakton Street
	Southbound	Frontage Road
Lyons Street	Eastbound	Harlem Avenue
	Eastbound	Maple Court
	Eastbound	Menard Avenue

	Eastbound	Shermer Road
	Westbound	Oriole Avenue
	Westbound	Washington Street
	Westbound	Waukegan Road
Madison Street	Eastbound	Major Avenue
	Westbound	Austin Avenue
Main Street	Eastbound	Gross Point Road
	Eastbound	Lehigh Avenue
Major Avenue	Northbound	Main Street
	Southbound	Frontage Road
	Southbound	Oakton Street
Mango Avenue	Northbound	South Park Avenue
Mansfield Avenue	Northbound	Lincoln Avenue
	Southbound	Dempster Street
	Southbound	Theobald Road
Maple Street	Eastbound	Lehigh Avenue
	Westbound	Washington Street
Marion Avenue	Southbound	Greenwood Avenue
Marmora Avenue	Southbound	Oakton Street
Mason Avenue	Southbound	Dempster Street
Mayfair Avenue	Westbound	Concord Drive
McVickers Avenue	Northbound	Lincoln Avenue
Meade Avenue	Southbound	Dempster Street
Merrill Avenue	Southbound	Beckwith Road
	Southbound	Park Avenue
Merrimac Avenue	Northbound	Kirk Street
Monroe Street	Westbound	Austin Avenue
	Westbound	Central Avenue
Moody Avenue	Southbound	Dempster Street
Mulford Street	Westbound	Central Avenue
Nagle Avenue	Northbound	Oakton Street
Narragansett Avenue	Northbound	Dempster Street
Nashville Avenue	Northbound	Golf Road
Natchez Avenue	Northbound	Oakton Street
National Avenue	Southbound	Dempster Street
Neenah Avenue	Southbound	Beckwith Road

New England Avenue	Northbound	Beckwith Road
	Southbound	Dempster Street
Newcastle Avenue	Northbound	Beckwith Road
Normandy Avenue	Northbound	Golf Road
Oak Park Avenue	Southbound	Dempster Street
Octavia Avenue	Westbound	Shermer Road
Oketo Avenue	Southbound	Dempster Street
Olcott Avenue	Southbound	Dempster Street
Oleander Avenue	Northbound	Golf Road
	Southbound	Dempster Street
Oriole Avenue	Southbound	Dempster Street
Osceola Avenue	Southbound	Davis Street
	Southbound	Dempster Street
Oswego Street	Southbound	Dempster Street
Ottawa Avenue	Southbound	Dempster Street
Overlook Drive	Southbound	Beckwith Road
Ozanam Avenue	Northbound	Golf Road
	Southbound	Beckwith Road
Ozark Street	Southbound	Enfield Avenue
	Southbound	Greenwood Avenue
Palma Lane	Eastbound	Narragansett Avenue
	Westbound	Shermer Road
Park Avenue	Eastbound	Lehigh Avenue
	Westbound	River Road
Parking lot 6101 Capulina Avenue	North drive at Capulina Avenue	
	Northwest drive at School Street	
	South drive at South Park Avenue	
	Southwest drive at School Street	
Parkside Avenue	Southbound	Dempster Street
Ponto Drive	Eastbound	Harlem Avenue
	Westbound	Shermer Road
Reba Street	Eastbound	Major Avenue
	Westbound	Central Avenue

River Drive	Eastbound	Lehigh Avenue
Sayre Avenue	Northbound	Golf Road
	Southbound	Dempster Street
School Street	Northbound	Dempster Street
	Southbound	Lincoln Avenue
Simpson Street	Westbound	Golf Road
South Park Avenue	Eastbound	Frontage Road
	Eastbound	Menard Avenue
	Westbound	Theobald Road
Suffield Court	Eastbound	Harlem Avenue
Theobald Road	Eastbound	Frontage Road
	Westbound	Marmora Avenue
Warren Street	Eastbound	Major Avenue
	Westbound	Gross Point Road
Washington Court	Eastbound	Austin Avenue
Washington Street	Northbound	Foster Lane (west leg)
	Westbound	Austin Avenue
	Westbound	Central Avenue
Wilson Terrace	Eastbound	Harlem Avenue
	Westbound	Washington Street

(Ord. 06-24, 6-26-2006; amd. Ord. 07-21, 8-13-2007; Ord. 09-37, 1-11-2010; Ord. 10-07, 3-22-2010; Ord. 12-01, 2-13-2012; Ord 17-03, 1-23-17)

5-13A-2: TWO-WAY STOP INTERSECTIONS

The following intersections are hereby designated as two-way stop intersections:

<u>Street</u>	<u>At Its Intersection With</u>
Alley north of Dempster	Meade Avenue
Alley south of Dempster	Georgiana Avenue
Arcadia Street	Ozark Avenue
Beckwith Road	Harlem Avenue
	Shermer Road
Birch Street	Churchill Street
Capulina Avenue	Austin Avenue
	Marmora Avenue
Carol Avenue	Austin Avenue
	Marmora Avenue
Church Street	Harlem Avenue

	Shermer Road
	Waukegan Road
Churchill Street	7417 Churchill Street
Crain Street	Austin Avenue
	School Street
Davis Street	Austin Avenue
	Central Avenue
Emerson Street	Harlem Avenue
	Menard Avenue
Foster Street	Harlem Avenue
Greenwood Avenue	Central Avenue
	Harlem Avenue
	Harms Road
	Oriole Avenue
	Ozark Avenue
	Shermer Road
Keeney Street	Gross Point Road
Lake Street	Central Avenue
	Harms Road
	Ozark Avenue
Lee Street	Major Avenue
Linder Avenue	Oakton Street
Lotus Avenue	Kirk Street
Luna Avenue	Church Street
Lyons Street	Central Avenue
Madison Street	Gross Point Road
Main Street	Austin Avenue
	Menard Avenue
Major Avenue	Church Street
	Dempster Street
	Lake Street
	Theobald Road
Mango Avenue	Church Street
	Lincoln Avenue
Marmora Avenue	Church Street
	Dempster Street

	Lincoln Avenue
Mason Avenue	Church Street
	Greenwood Avenue
	Lincoln Avenue
Meade Avenue	Davis Street
Menard Avenue	Church Street
	Lincoln Avenue
Monroe Street	Gross Point Road
Moody Avenue	Lake Street
Morton Avenue	Lincoln Avenue
Nashville Avenue	Beckwith Road
Natchez Avenue	Beckwith Road
Normandy Avenue	Beckwith Road
Oak Park Avenue	Beckwith Road
Oleander Avenue	Suffield Street
Overhill Avenue	9421 and 9422
Ozanam Avenue	9423 and 9424
Ozark Street	9421 and 9422
Palma Lane	Normandy Avenue
	Oriole Avenue
Parkside Avenue	Church Street
	Davis Street
Reba Avenue	Gross Point Road
Sayre Avenue	Beckwith Road
South Park Avenue	Austin Avenue
	School Street
Washington Street	Gross Point Road

(Ord. 06-24, 6-26-2006; amd. Ord. 06-26, 7-24-2006; Ord. 07-22, 8-13-2007; Ord. 17-16, 07-10-17; Ord 17-32, 12-11-17; Ord. 20-05, 2-10-2020)

5-13A-3: THREE-WAY STOP INTERSECTIONS

The following intersections are hereby designated as three-way stop intersections; and the superintendent of public works shall post appropriate signs at all such intersections:

<u>Street</u>	<u>At Its Intersection With</u>
Beckwith Road	Lehigh Avenue
Central Avenue	Cleveland Street
Church Street	Oriole Avenue

Churchill Street	New England Avenue
Kirk Street	Central Avenue
Lake Street	Davis Street East
Lehigh Road	Beckwith Road
Lincoln Avenue	Cook County Forest Preserves St. Paul entrance
Maple Court	Maple Street
Marmora Avenue	Keeney Street
Menard Avenue	Crain Street
Merrill Avenue	Lyons Street
Moody Avenue	Greenwood Avenue
Narragansett Avenue	Eldorado Terrace
Nashville Avenue	Foster Street
Oak Park Avenue	Lyons Street
Oriole Avenue	Emerson Street
Parkside Avenue	Madison Street
Sayre Avenue	Foster Avenue
	Palma Lane
School Street	Carol Avenue
South Park Avenue	Morton Avenue
Suffield Street	Olcott Avenue
	Ozark Avenue
Theobald Road	Central Avenue

(Ord. 06-24, 6-26-2006; amd. Ord. 12-25, 8-13-2012)

5-13A-4: FOUR-WAY STOP INTERSECTIONS

The following intersections are hereby designated as four-way stop intersections:

<u>Street</u>	<u>At Its Intersection With</u>
Arcadia Street	Merrill Avenue
Austin Avenue	Lake Street
Beckwith Road	Austin Avenue
	Marion Street
	National Avenue
	Oriole Avenue
	Osceola Avenue
	Ozark Avenue
Capulina Avenue	Callie Avenue
	Fernald Avenue

	Ferris Avenue
	Georgiana Avenue
Central Avenue	Madison Street
Church Street	Merrill Avenue
	National Avenue
	Oak Park Avenue
	Osceola Avenue
	Ozark Avenue
Churchill Street	Merrill Avenue
	Oak Park Avenue
Cleveland Street	Marmora Avenue
Crain Street	Marmora Avenue
Davis Street	Cherry Avenue
	Marmora Avenue
	Mason Avenue
	Menard Avenue
	Merrill Avenue
	Oak Park Avenue
	Ozark Avenue
Emerson Street	Marion Avenue
	Sayre Avenue
Foster Avenue	Marion Avenue
Greenwood Avenue	Belleforte Avenue
	Mango Avenue
	Marmora Avenue
	National Avenue
	Oketo Avenue
	Ottawa Avenue
Keeney Street	Central Avenue
	Linder Avenue
Lake Street	Marmora Avenue
	Merrill Avenue
Linder Avenue	Kirk Street
	Madison Street
	Main Street
	Washington Street

Long Avenue	Cleveland Avenue
Luna Avenue	Davis Street
	Kirk Street
Main Street	Central Avenue
	Marmora Avenue
Major Avenue	Davis Street
	Greenwood Avenue
	South Park Avenue
Mango Avenue	Davis Street
	Lake Street
	Lee Street
Mansfield Avenue	Greenwood Avenue
	Lake Street
Mansfield Street	Davis Street
Mason Avenue	Lake Street
Meade Avenue	Lake Street
Menard Avenue	Greenwood Avenue
	Lake Street
	Madison Street
	Reba Street
	Theobald Road
Merrill Avenue	Maple Street
Oleander Avenue	Greenwood Avenue
Osceola Avenue	Lyons Street
Ozark Avenue	Churchill Street
	Maple Street
Parkside Avenue	Greenwood Avenue
	Lake Street
Sayre Avenue	Greenwood Avenue
School Street	Capulina Avenue
South Park Avenue	Marmora Avenue
Suffield Street	Oriole Avenue
Warren Avenue	Linder Avenue
Washington Street	Marmora Avenue

(Ord. 06-24, 6-26-2006; amd. Ord. 06-26, 7-24-2006; Ord. 16-10, 05-09-16; Ord. 17-16, 07-10-17; Ord. 21-01)

Article 5-13B: YIELD INTERSECTIONS

5-13B-1: YIELD RIGHT OF WAY INTERSECTIONS

5-13B-2: SCHOOL CROSSINGS

5-13B-1: YIELD RIGHT OF WAY INTERSECTIONS

- A. The following intersections are hereby designated as "yield right of way" intersections; and suitable signs shall be erected indicating such preference:

<u>Intersection</u>	<u>Traffic Preference</u>
Lotus and Kirk	Kirk
Marion Avenue and Church Street	Church Street
McVicker and Lake	Lake
Oconto and Arcadia	Arcadia
Olcott and Greenwood	Greenwood
Oleander and Greenwood	Greenwood
Osceola and Greenwood	Greenwood
Oswego and Greenwood	Greenwood
Sayre and Church	Church

(Ord. 92-50, 10-12-1992; amd. Ord. 93-8, 2-22-1993; Ord. 96-22, 5-13-1996; Ord. 01-41, 9-10-2001; Ord. 04-36, 10-25-2004)

- B. The following intersections are hereby designated as "turning vehicles must yield to pedestrians" intersections and suitable signs shall be erected indicating such preference.

<u>Intersection</u>	<u>Traffic Preference</u>
Prairie View and Dempster	Dempster Street

(Ord. 96-23, 5-13-1996)

5-13B-2: SCHOOL CROSSINGS

No driver of any vehicle shall fail to obey the legends on the flashing school crossing lights when such lights are in operation. Such lights shall be located opposite Golf School in the vicinity of Waukegan Road and Emerson Avenue. (1969 Code § 72.170)

Article 5-13C: THROUGH STREETS

5-13C-1: THROUGH STREETS DESIGNATED

5-13C-1: THROUGH STREETS DESIGNATED

The following streets or parts of streets are hereby designated as through streets, and the superintendent of public works shall post appropriate signs at all such intersections:

Austin Avenue	Beginning at the intersection of the north line of Oakton Street and Austin Avenue, and extending to the intersection of the south line of Lincoln Avenue and Austin Avenue.
	Beginning at the north line of Lincoln Avenue and extending to the south line of Dempster Street at its intersection with Austin Avenue and extending from the north

Austin Avenue	line of Dempster Street at its intersection with Austin Avenue to the south line of Beckwith Road.
Dempster Street	Within the Village limits.
Lincoln Avenue	Within the Village limits.

(1969 Code § 76.01)

Article 5-13D: NO ENTRY STREETS

5-13D-1: NO ENTRY STREETS DECLARED

5-13D-2: NO ENTRY STREETS DECLARED

5-13D-1: NO ENTRY STREETS DECLARED

The following streets, at the intersections stipulated, are hereby declared "no entry" streets, between the hours of three thirty o'clock (3:30) P.M. and five thirty o'clock (5:30) P.M., except Saturday, Sunday and holidays:

Menard Avenue	The driveway on the east side approximately three hundred five feet (305') south of the centerline of Dempster Street.
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(1969 Code § 76.025; amd. Ord. 74-13, 7-8-1974; Ord. 76-5, 3-22-1976; Ord. 7-17, 7-10-17)

5-13D-2: NO ENTRY STREETS DECLARED

The following streets segments are hereby declared "no entry" streets, between the hours of 7:30 A.M. and 8:30 A.M. and between 2:00 P.M. and 4:30 P.M. on school days:

Monroe Street westbound between Gross Point Road and Central Avenue

(Ord. 20-06, 2-10-2020)

Article 5-13E: ONE-WAY STREETS AND ALLEYS

5-13E-1: STREETS AND ALLEYS DESIGNATED AS ONE-WAY

5-13E-1: STREETS AND ALLEYS DESIGNATED AS ONE-WAY

The following streets and alleys are designed as one-way streets and alleys:

<u>Street</u>	<u>Between</u>	<u>Direction</u>
Alley 1/4 block north of Church Street	Sayre Avenue and the north/south alley 1/2 block east of Sayre Avenue	Eastbound
Alley 1/4 block south of Dempster Street	Narragansett Avenue and the north/south alley 1/2 block east of Narragansett Avenue	Westbound
Alley 1/2 block south of Beckwith Road	New England Avenue and the north/south alley between Beckwith Center	Eastbound
Alley 1/2 block south of Dempster Street	Austin Avenue and Marmora Avenue	Eastbound
Austin Avenue	A point 100 feet north of the main entrance of Bell and Gossett Company to a point 290 feet north (3 driveways north of main entrance)	Westbound
Enfield Avenue	Ozark Avenue	Westbound

Enfield Avenue	Shermer Road and Belleforte	Eastbound
Foremost Liquor Store driveway	Moody Avenue	Westbound
Georgiana Avenue	Lincoln and Capulina	Northbound
Lyons Street	Shermer Road and Harlem	Eastbound
Monroe Street	Central Avenue	Westbound
Nashville Avenue	Beckwith Road and Foster Avenue	Southbound
Ozark Avenue	At its intersection with Enfield Avenue	Southbound
Reba Avenue	Central Avenue	Westbound
Washington Avenue	Central Avenue	Westbound

(Ord. 72-17, 6-6-1972; amd. Ord. 72-21, 7-18-1972; Ord. 74-15, 7-8-1974; Ord. 74-23, 9-23-1974; Ord. 78-9, 1-23-1978; Ord. 84-6, 1-23-1984; Ord. 90-2, 1-8-1990; Ord. 93-28, 7-26-1993; Ord. 06-13, 4-24-2006; Ord. 11-34, 9-26-2011; Ord. 11-46, 12-12-2011)

Article 5-13F: PARKING RESTRICTION STREETS

5-13F-1: NO PARKING STREETS

5-13F-2: NO PARKING DURING CERTAIN HOURS

5-13F-3: TIME LIMIT PARKING ZONES

5-13F-4: RESTRICTED PARKING STREETS

5-13F-5: HANDICAPPED PARKING ZONES

5-13F-1: NO PARKING STREETS

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

<u>Street</u>	<u>Between</u>	<u>Side Of Street</u>
Austin Avenue	Points 50 and 359 feet north of centerline of Oakton Street extended	East
	From the centerline of Beckwith Road (west leg) to a point 230 feet south thereof	West
	South line of the first alley south of Dempster Street and a point 90 feet south thereof	East
	South line of Dempster Street and a point 250 feet south thereof	West
	185 feet north of Dempster Street and a point 243 feet north thereof	East
	North line of the first alley north of Dempster Street and a point 70 feet north thereof	West
	Dempster Street and Carol Avenue	West
	Forest Drive and first alley north of Dempster Street and a point 70 feet north thereof	West
	From the centerline of Lincoln Avenue to a point 300 feet north and a point 300 feet south thereof	East and west
	Points 96 and 208 feet south of the centerline extended of Washington Street	West

	Points 56 and 133 feet south of the centerline extended of Washington Street	West
	A point 75 feet north of the centerline of Washington Street to a point 75 feet south of the centerline of Washington Street	East
	From the centerline of Main Street to a point 90 feet south of the centerline of Main Street	East
	The centerline of Main Street (pavement) and 99 feet south of the centerline of Main Street (pavement)	West
	From Dempster Street to the centerline of the first alley south of Dempster Street	East
Avalon Drive	Washington Street and Mayfair Street	West
Callie Avenue	From a point 183 feet south of the centerline of Dempster Street to the centerline of Dempster Street	West
	From the centerline of Lincoln Avenue to the centerline of Dempster Street	East
Capulina Avenue	Ferris Avenue and a point 73 feet east of the centerline of Callie Avenue	North
	Callie Avenue to a point 52 feet east of the centerline of Callie Avenue	South
	Georgiana Avenue to the alley east of Georgiana Avenue	South
	Points 375 and 443 feet east of the centerline of School Street	South
	A point 40 feet west of the centerline of Ferris Avenue to a point 310 feet west of the centerline of Ferris Avenue	North
Chestnut Street	Dead end and Lehigh Avenue	South
Concord Drive	Lincoln Avenue and Washington Street	West
	Lincoln Avenue and a point 230 feet north of the centerline of Mayfair Street	East
Dempster Street	Within the Village limits	Both
Elm Street	Easternmost point of the intersection of Elm Street with Lehigh Avenue and a point 212 feet west thereof	South
Ferris Avenue	Dempster Street and a point 175 feet south of the centerline of Dempster Street	West
	Lincoln Avenue and a point 150 feet north of the centerline of Lincoln Avenue	West
	A point 240 feet north of the centerline of Lincoln Avenue to a point 395 feet north of the centerline of Lincoln Avenue	West
	Lincoln Avenue and a point 125 feet north of the centerline of Lincoln Avenue	East
	Henning Court and Dempster Street	East
	Points 98 feet south of the centerline of Hennings Court and 114 feet north of the centerline of Hennings Court	West
Foster Avenue	Merrill Avenue and Washington Street	North

	Normandy Avenue and Nashville Avenue	North and south
Georgiana Avenue	Dempster Street and first alley south of Dempster Street	East
	Dempster Street and Smithwood Drive	West
Golf	On Golf Road from the centerline of Golf Road to a point 300 feet north of said centerline and to a point 300 feet south of said centerline (except for the south side of Golf Road from the Village limits)	
Greenwood	A point at the centerline of Waukegan Road to the first alley west of Waukegan Road	South
	A point at the centerline of Waukegan Road to a point 115 feet west of the centerline of Waukegan Road	South
Harlem Avenue	Dempster Street to approximately 310 feet north of Greenwood Avenue	West
	Dempster Street to the centerline of Greenwood Avenue	East
	Arcadia Street to approximately 40 feet north of Church Street	West
	Approximately 370 feet north of Church Street to approximately 45 feet north of Lyons Street	West
	Approximately 30 feet south of Wilson Terrace to Golf Road	West
	Approximately 40 feet south of Foster Street to Golf Road	East
Kirk Street	East from a point 235 feet east of the centerline of Nagle Avenue to Merrimac Avenue	North
Lake Street	Austin Avenue and the first alley west of Austin Avenue	North
Lee Street	Points 30 and 44 feet east of centerline of Menard Avenue	North
Lehigh Avenue	The north edge of Dempster Street, as it intersects with Lehigh Avenue, as the south boundary, north to the centerline of Church Street, as it intersects Lehigh Avenue as the north boundary	East and west
	Lincoln Avenue and Oakton Street	West
Lincoln Avenue	Central Avenue and Linder Avenue	North and south
	Linder Avenue and Central Avenue except in front of 6020 Lincoln Avenue	South
	Central Avenue to a point 120 feet west of the centerline of Mango Avenue	North
	Central Avenue to a point 50 feet west of the centerline of Mango Avenue	South
	A point 31 feet west of the centerline of Mansfield Avenue extended to a point 91 feet west of the centerline of Mansfield Avenue extended	North
	A point 75 feet east of the centerline of Menard Avenue to a point 75 feet west of the centerline of Menard Avenue	North
	A point 74.5 feet east of the centerline of Marmora Avenue to a point 100 feet east of the centerline of Mason Avenue	North
	A point 55 feet east of the centerline of Marmora Avenue to a point 80 feet	South

	west of the centerline of Marmora Avenue	
	A point 50 feet east of the centerline of Mason Avenue to a point 55 feet west of the centerline of Mason Avenue	North and south
	A point 150 feet east of the centerline of Austin Avenue to a point 175 feet west of the centerline of Austin Avenue	North
	Georgiana Avenue to a point 75 feet west of the centerline of Georgiana Avenue	North
	A point 87 feet east of the centerline of Callie Avenue to a point 60 feet west of the centerline of Callie Avenue	North
	A point 207 feet west of the centerline of Callie Avenue to the METRA right of way	North
	A point 160 feet east of the centerline of Ferris Avenue extended to the METRA right of way	South
	From a point 53 feet east of the centerline of Mansfield Avenue to a point 90 feet west of the centerline of Mansfield Avenue	South
	A point 75 feet east of the centerline of School Street to the centerline of School Street	North
	A point 110 feet west of the centerline of Mason Avenue to a point 65 feet west of the centerline of McVicker Avenue	South
	From a point 100 feet east of the centerline of the entrance to the Woodlands Subdivision to a point 150 feet west of the centerline of the entrance to the Woodlands Subdivision	South
	Points 190 feet west and 75 feet east of the centerline of Menard Avenue	South
	Points 178 feet west and 115 feet east of the centerline of Concord Drive	South
	A point 190 feet west of the centerline of Mason Avenue to a point 65 feet west of the centerline of McVicker Avenue	South
Linder	Points 122 and 155 feet south of centerline of Main Street	East
Lyons Street	Merrill Avenue and west driveway of the Northwest Suburban Jewish Congregation	North
	First alley east of Waukegan Road and Oak Park Avenue	North and south
Main Street	Marmora Avenue and Austin Street	South
Major Avenue	From the centerline of the first alley south of Dempster Street to Carol Avenue	East and west
Mango Avenue	Midpoint of centerline curve with South Park Avenue through curve to a point 55 feet south of the centerline of South Park Avenue	Both
Marion Avenue	Public service right of way to a point 130 feet north thereof	East and west
Mason Avenue	From the centerline of the first alley south of Lincoln Avenue to a point 36 feet north of the centerline of the first alley south of Lincoln Avenue	West
Mayfair Street	Avalon Drive And Concord Drive	South
Menard Avenue	From the centerline of Oakton Street to a point 150 feet north of said centerline	
	South Park Avenue and the north right of way line of Carol Avenue	East

	North right of way line of Carol Avenue and Dempster Street	West
Nagle Avenue	Cul-de-sac at south end of Nagle Avenue	East and west
	A point 140 feet north of the centerline of Kirk Street and a point 215 feet north of the centerline of Kirk Street	East
	Oakton Street to a point 285 feet south of the centerline of Oakton Street	East and west
	Kirk Street and a point 160 feet north of the centerline of Kirk Street	West
Narragansett	Points 41 and 465 feet south of centerline of Golf Road	West
Nashville Avenue	Beckwith Road and Foster Avenue	East and west
	Golf Road and Foster Avenue	East and west
Oakton Street	On Oakton Street from the centerline of Menard Avenue to a point 250 feet east of said centerline and to a point 250 feet west of said centerline	
	Long Avenue to the north branch of the Chicago River	
Oriole Avenue	Church Street and the public service right of way	East
Oriole Avenue (during June, July, August and September)	Church Street and the public service right of way	West
Ozark Avenue	Dempster Street to Greenwood Avenue	West
	200 feet north of the north line of Dempster Street	
Palma Lane	Normandy Avenue as the western boundary and where Palma Lane dead ends as the eastern boundary	North and south
	From the centerline of Sayre Avenue to a point 869 feet west of the centerline of Sayre Avenue	North
Parkside Avenue	From a point 50 feet south of the centerline of Main Street to Frontage Road and along the south side of Frontage Road to a point 70 feet west of the centerline of Central Avenue	West
River Drive	Oakton Street and Park Avenue	East and west
	From the centerline of Lehigh Avenue to a point 695 feet west	West
	From the centerline of Lehigh Avenue to a point 181 feet west	South
Sayre Avenue	From the centerline of Palma Lane to a point 237 feet south thereof	West
	From a point 97 feet north of the centerline of Palma Lane to a point 118 feet south of the centerline of Palma Lane	East
School Street	South Park Avenue and Capulina Avenue (except for the spaces in the recessed parking bay)	East
	From Dempster Street to the centerline of the first alley south of Dempster Street	East
Shermer Road	Centerline of Harlem Avenue to approximately 190 feet north of Harlem Avenue	West

	Approximately 250 feet south of Harlem Avenue to approximately 60 feet north of Harlem Avenue	East
	Approximately 180 feet north of Church Street to approximately 60 feet north of Ponto	East
	From the centerline of Dempster Street to the centerline of Enfield Avenue	East
	From the centerline of Enfield Avenue to 55 feet north	East
	From the centerline of Dempster Street to 390 feet north	West
	From the centerline of Greenwood Avenue to 73 feet south	West
Simpson Street	From the centerline of Sayre Avenue to a point 869 feet west of the centerline of Sayre Avenue	North
South Park Avenue	Midpoint of centerline curve with Mango Avenue through curve to a point 55 feet east of the centerline of Mango Avenue	Both
Theobald Road	Menard Avenue and Marmora Avenue	North
	A point 134 feet east of the centerline of Marmora Avenue to a point 300 feet east of the centerline of Marmora Avenue	South
	A point 235 feet northeast of centerline of Menard Avenue to a point 195 feet northeast of the extended centerline of Mango Avenue	South
	A point 210 feet northeast of centerline of Menard Avenue to a point 235 feet northeast of the extended centerline of Mango Avenue	North
Washington Street	Austin Avenue and Avalon Drive	North
	Austin Avenue and Concord Drive	South
	Marmora Avenue and Austin Avenue	North
Waukegan Road	Dempster Street and Churchill Street	East
	Golf Road and the MGM Motel	West
	From the centerline of Golf Road to a point 300 feet north of said centerline and to a point 300 feet south of said centerline	
	Approximately 320 feet south of Beckwith Road to approximately 470 feet north of Beckwith Road	East and west

(Ord. 04-24, 8-9-2004; amd. Ord. 06-04, 3-13-2006; Ord. 06-23, 6-12-2006; Ord. 07-03, 2-26-2007; Ord. 07-04, 2-26-2007; Ord. 08-35, 9-8-2008; Ord. 11-05, 2-28-2011; Ord. 11-06, 2-28-2011; Ord. 11-07, 2-28-2011; Ord. 11-08, 2-28-2011; Ord. 11-09, 2-28-2011; Ord. 11-35, 9-26-2011; Ord. 11-36, 9-26-2011; Ord 13-08, 7-8-2013; Ord 16-21, 10-10-16; Ord 17-03, 1-23-17; Ord. 17-13; 06-12-17; Ord. 17-16, 07-10-17; Ord. 19-28, 12-09-19)

HISTORY

Amended by Ord. [22-04](#) on 5/9/2022

Amended by Ord. [22-05](#) on 5/9/2022

5-13F-2: NO PARKING DURING CERTAIN HOURS

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

<u>Street</u>	<u>Between</u>	<u>Side Of Street</u>	<u>Day And Time</u>
Austin Avenue	8100 and 8500	East and west	Saturday and Sunday at all times
	Main Street and Oakton Street	West	Daily except Saturday, Sunday and holidays 7:30 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.
	Main Street to 359 feet north of centerline of Oakton Street extended	East	Daily except Saturday, Sunday and holidays 7:30 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.
Beckwith Road	Nashville Avenue to the Milwaukee Road railroad tracks	South	Daily 8:00 A.M. to 6:00 P.M.
Callie Avenue	Lincoln Avenue and Dempster Street	West	Wednesday 8:30 A.M. to 9:30 A.M. March 1 to December 1
Capulina Avenue	Fernald Avenue and School Street	South	Sunday 8:00 A.M. to 1:00 P.M.
Central Avenue	170 feet south of the centerline of Monroe Street and Monroe Street	East	On school days 7:30 A.M. to 8:30 A.M. and between 2:00 P.M. to 4:30 P.M.
	A point 215 feet north of Dempster Street to Greenwood Avenue	West	Except Saturday, Sunday and holidays 7:00 A.M. to 7:00 P.M.
	Dempster Street to Greenwood Avenue	East	Except Saturday, Sunday and holidays 7:00 A.M. to 7:00 P.M.
Church Street	The center point of Central Avenue and Church Street, 297 feet east to Luna Avenue	South	Daily 10:00 A.M. to 6:00 P.M.
Fernald Avenue	The south side of Dempster Street and the first alley	West	Monday through Saturday 7:00 A.M. to 9:00 A.M.
Ferris Avenue	A point 150 feet north of the centerline of Lincoln Avenue to a point 240 feet north of the centerline of Lincoln Avenue	West	Midnight to 6:30 P.M. daily except Saturday, Sunday and holidays
Georgiana Avenue	Points 342 and 626 feet north of the centerline of Lincoln Avenue	East	Monday through Friday 9:00 A.M. to 3:00 P.M.
	Points 626 and 817 feet north of the centerline of Lincoln Avenue	East	Any time
	From the centerline of Capulina Avenue to the centerline of the first alley north of Capulina Avenue	West	On school days 8:00 A.M. to 3:30 P.M.
Henning Court	The centerline of Narragansett Avenue to the centerline of Ferris Avenue	Both	Except Saturday, Sunday and holidays 8:30 A.M. to 9:30 A.M.
Keeney Street	Major Avenue to Menard Avenue	North and south	Weekdays 8:00 A.M. to 10:00 A.M.
Kirk Street	Nagle Avenue to Lehigh Avenue	South	All Days from 10:00 P.M. to 7:00 A.M.

Linder Avenue	Points 122 and 155 feet south of the centerline of Main Street	East	
Mason Avenue	From the centerline of Lincoln Avenue to the centerline of the first alley south of Lincoln Avenue	East	Monday through Friday 8:00 A.M. to 6:00 P.M.
Narragansett Avenue	The centerline of Henning Court to the centerline of Dempster Street	West	All days from 4 A.M. to 6 A.M.
Oriole Avenue	Lyons Street and Emerson Street	Both	Monday through Friday from 8:45 A.M. to 4:15 P.M. on school days
Park Ave	River Dr and Lehigh Ave	Both	Daily 2:00 A.M. to 4:00 A.M.
River Drive	Park Ave and 8130 River Dr	West	Daily 2:00 A.M. to 4:00 A.M.
River Drive	Park Ave and a point 181 feet west of the centerline of Lehigh Ave	East	Daily 2:00 A.M. to 4:00 A.M.

(Ord. 05-05, 1-24-2005; amd. Ord. 06-47, 12-11-2006; Ord. 08-36, 8-25-2008; Ord. 10-03, 2-8-2010; Ord. 11-35, 9-26-2011; Ord. 12-11, 4-23-2012; Ord. 12-20, 6-11-2012; amd. Ord. 13-23, 12-9-13; Ord. 16-13; 5-23-16; Ord. 17-01, 2-27-2017; Ord 17-14, 06-12-17; Ord. 20-06, 2-10-2020; Ord. 20-21, 09-28-2020)

5-13F-3: TIME LIMIT PARKING ZONES

There shall be a time limit on parking on the following streets and at the following times within the zone specified herein and the Director of Public Works shall place "Limited Parking" signs in or at suitable places within the limited parking zones herein established which shall specify parking restrictions herein established:

A. Two Hour Parking:

Street	Between	Side Of Street	Day And Time
Georgiana Avenue	Lincoln Avenue and Capulina Avenue	East	Sunday 7:00 A.M. to 2:00 P.M.
Parkside	The north line of Dempster Street to a point 125 feet north of said north line of Dempster Street	East and west	At all times

(Ord. 72-17, 6-6-1972; amd. Ord. 90-48, 7-23-1990; Ord. 11-09, 2-28-2011)

B. Ninety Minute Parking:

Street	Between	Side Of Street	Day And Time
Austin Avenue	The north line of Dempster Street as it intersects Austin Avenue and the point 224 feet north of said north line of Dempster Street	East	At all times
	The north line of Dempster Street as it intersects Austin Avenue and the point 214 feet north of said north line of Dempster Street	West	At all times
Chestnut Street	Dead end and Lehigh Avenue	North	Monday through Friday 8:00 A.M. to 6:00 P.M.
Church	The west line of Waukegan Road as it intersects		8:00 A.M. to 5:00 P.M.

Street	Church Street and the point 125 feet west of said west line of Waukegan Road	South	Monday through Friday
Fernald Avenue	The north side of Lincoln Avenue and the first alley	East and West	Monday through Saturday 9:00 A.M. to 6:00 P.M.
	The south side of Dempster Street and the first alley	East	At all times
	Lincoln Avenue and a point 240 feet north of the centerline of Lincoln Avenue	West	9:00 A.M. to 5:00 P.M. Monday through Friday
Ferris Avenue	Capulina Avenue and a point 325 feet south of the centerline of Dempster Street	West	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	A point 150 feet north of the centerline of Lincoln Avenue to a point 240 feet north of the centerline of Lincoln Avenue	West	6:30 P.M. to midnight Monday through Friday and Saturday, Sunday and holidays
	A point 325 feet south of the centerline of Dempster Street and a point 175 feet south of the centerline of Dempster Street	West	Daily, except Saturday, Sunday and holidays 9:30 A.M. to 3:00 P.M.
Georgia Avenue	From the centerline of Lincoln Avenue to the centerline of the first alley north of Lincoln Avenue	Both	6:00 A.M. to 9:00 A.M. Monday through Friday
Lincoln Avenue	A point 175 feet west of the centerline of Austin Avenue to a point 250 feet east of the centerline of Georgiana Avenue	North	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	A point 65 feet west of the centerline of McVicker Avenue to a point 225 feet east of the centerline of Georgiana Avenue	South	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	A point 75 feet west of the centerline of Georgiana Avenue to a point 150 feet west of the centerline of Fernald	North	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	A point 60 feet west of the centerline of Callie Avenue to a point 207 feet west of the centerline of Callie Avenue	North	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	The METRA right of way and the centerline of Dempster Street	East and west	Monday through Friday, 8:00 A.M. to 6:00 P.M.
Major Avenue	Dempster Street and the centerline of the first alley south of Dempster Street	East and west	At all times

(Ord. 73-20, 4-15-1973; amd. Ord. 75-8, 3-20-1975; Ord. 89-28, 7-24-1989; Ord. 90-3, 1-8-1990;

Ord. 90-48, 7-23-1990; Ord. 94-3, 3-14-1994; Ord. 04-16, 6-14-2004; Ord. 06-14, 6-12-2006; Ord. 06-38, 10-23-2006; Ord. 08-36, 8-25-2008; Ord. 10-03, 2-8-2010; Ord. 10-09, 4-12-2010; Ord. 11-05, 2-28-2011; Ord. 11-07, 2-28-2011; Ord. 11-09, 2-28-2011; Ord. 11-35, 9-26-2011; Ord. 11-36, 9-26-2011; Ord. 12-11, 4-23-2012; Ord. 16-13, 5-23-16; Ord. 18-05, 6-11-18; Ord. 21-03)

C. Thirty Minute Parking:

Street	Between	Side Of Street	Day And Time
Lincoln Avenue	A point 50 feet east of the centerline of Mason Avenue to a point 100 feet east of the centerline of Mason Avenue	North	At all times
	A point 150 feet west of the centerline of Fernald Avenue to a point 87 feet east of the centerline of Callie	North	Daily 8:00 A.M. to 6:00 P.M.

(Ord. 93-51, 12-13-1993; amd. Ord. 94-3, 3-14-1994; Ord. 11-09, 2-28-2011)

D. Four Hour Parking:

Street	Between	Side Of Street	Day And Time
Callie Avenue	Lincoln Avenue and the alley north of Lincoln Avenue	West	Daily, except Saturday, Sunday and holidays 8:30 A.M. to 6:00 P.M.
Lincoln Avenue	Georgiana Avenue and a point 350 feet east of the centerline of Georgiana Avenue	North	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	A point 150 feet west of the centerline of Fernald Avenue to a point 87 feet east of the centerline of Callie Avenue	North	Daily 8:00 A.M. to 6:00 P.M.
	Georgiana Avenue and a point 150 feet east of the centerline of Georgiana Avenue	North	Daily, except Saturday, Sunday and holidays 8:00 A.M. to 6:00 P.M.
	Georgiana Avenue and a point 160 feet east of the centerline of Ferris Avenue extended except for a point 100 feet east of the centerline of the entrance to the Woodlands Subdivision to a point	South	Daily, except Saturday, Sunday and holidays 8:00

	150 feet west of the centerline of the entrance to the Woodlands Subdivision	th	A.M. to 6:00 P.M.
River Drive	From a point 181 feet west of the centerline of Lehigh Avenue to a point 621 feet west of the centerline of Lehigh Avenue	South	Daily, except Saturday, Sunday and holidays 9:00 A.M. to 5:00 P.M.

(Ord. 94-3, 3-14-1994; amd. Ord. 94-44, 11-14-1994; Ord. 95-16, 5-22-1995; Ord. 01-18, 5-22-2001; Ord. 02-17, 3-25-2002)

E. Fifteen Minute Parking:

Street	Between	Side Of Street	Day And Time
Ferris Avenue	Points 88 feet and 108 feet north of the centerline of Capulina Avenue	West	All times and all days
Oriole Avenue	Emerson Street and Wilson Terrace	East	8:00 A.M. to 3:30 P.M. Monday through Friday

(Ord. 12-20, 6-11-2012; Ord. 17-16, 07-10-17)

F. Three Hour Parking:

Street	Between	Side Of Street	Date And Time
Mason	Dempster and the first alley north	East and West	At all times

(Ord. 96-1, 1-8-1996)

5-13F-4: RESTRICTED PARKING STREETS

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

A. Special Permit Parking:

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

Street	Between	Side Of Street	Time
Central Avenue	From the centerline of Frontage Road to the centerline of Cleveland Street	West	8:00 A.M. to 3:00 P.M.
	From the centerline of Frontage Road to the centerline of Cleveland Street	East	8:00 A.M. to 3:00 P.M.
Cleveland	Marmora and Major	Both	8:00 A.M. to 3:00 P.M.

Crain Street	From the centerline of Marmora Avenue to the centerline of Menard Avenue	Both	8:00 A.M. to 3:00 P.M.
Frontage Road	From the centerline of Central Avenue to the centerline of Parkside Avenue	North	8:00 A.M. to 3:00 P.M.
	From a point 70 feet west of the centerline of Central Avenue to the centerline of Central Avenue	South	8:00 A.M. to 3:00 P.M.
Gross Point Road	Oakton and Reba	Both	8:00 A.M. to 3:00 P.M.
Keeney Court	Marmora and cul-de-sac	Both	8:00 A.M. to 3:00 P.M.
Keeney Street	Frontage and Marmora	Both	8:00 A.M. to 3:00 P.M.
	From the centerline of Parkside Avenue to the centerline of Gross Point Road	Both	8:00 A.M. to 3:00 P.M.
	Gross Point Road and Long Avenue	Both	8:00 A.M. to 3:00 P.M.
Kirk Street	Central Avenue and Linder Avenue	Both	8:00 A.M. to 3:00 P.M.
Linder Avenue	Oakton Street and Kirk Street	Both	8:00 A.M. to 3:00 P.M.
	Oakton Street and Reba Street	Both	8:00 A.M. to 3:00 P.M.
Luna Avenue	Mulford Street and Kirk Street	Both	8:00 A.M. to 3:00 P.M.
	Oakton Street and Kirk Street	Both	8:00 A.M. to 3:00 P.M.
Marmora	Oakton and Cleveland	Both	8:00 A.M. to 3:00 P.M.
Menard Avenue	Keeney and Madison	Both	8:00 A.M. to 3:00 P.M.
Menard Avenue	Oakton and Keeney	Both	8:30 A.M. to 3:00 P.M.
Parkside Avenue	From the centerline of Frontage Road to the centerline of Cleveland Street	East	8:00 A.M. to 3:00 P.M.
Reba Court	Marmora and cul-de-sac	Both	8:00 A.M. to 3:00 P.M.
Warren Court	Marmora and cul-de-sac	Both	8:00 A.M. to 3:00 P.M.
Warren Street	Frontage and Marmora	Both	8:00 A.M. to 3:00 P.M.
	Gross Point and Long	Both	8:00 A.M. to 3:00 P.M.

(Ord. 93-14, 4-12-1993; amd. Ord. 93-18, 5-10-1993; Ord. 93-46, 11-8-1993; Ord. 02-36, 8-12-2002; Ord. 02-39, 9-9-2002; Ord. 04-17, 6-14-2004; Ord. 04-37, 10-25-2004; Ord. 05-07, 2-14-2005; Ord. 05-23, 4-25-2005; Ord. 05-40, 8-8-2005; Ord. 05-41, 8-8-2005; Ord. 09-12, 6-22-2009; amd. Ord. 13-23, 12-9-13)

2. There shall be no parking without payment of the designated commuter parking lot fee

on the following street between the hours indicated except for vehicles displaying a zone 2 special parking permit:

Street	Between	Side Of Street	Date And Time
Elm Street	6427 Elm to Lehigh Avenue	South	At all times

3. There shall be no parking on the following streets between the hours indicated except for vehicles displaying a zone 3 special parking permit:

Street	Between	Side Of Street	Date And Time
Austin Avenue	South property line of 8233 Austin to Cleveland	East	7:30 A.M. to 3:00 P.M. except Saturday, Sunday and holidays
	8424 Austin to Main Street	West	7:30 A.M. to 3:00 P.M. except Saturday, Sunday and holidays
	8427 Austin to Main Street	East	7:30 A.M. to 5:00 P.M.

4. There shall be no parking on the following streets between the hours indicated except for vehicles displaying a zone 4 special parking permit:

Street	Between	Side Of Street	Date And Time
Greenwood Avenue	Parkside to Central	Both	1 hour parking on weekdays from 8:00 A.M. to 3:00 P.M.
Parkside Avenue	The alley north of Dempster Street to Greenwood	Both	1 hour parking on weekdays from 8:00 A.M. to 3:00 P.M.

5. There shall be restricted parking on the following streets between the hours indicated except for vehicles displaying a zone 5 special parking permit:

Street	Between	Side Of Street	Date And Time
Capulina Avenue	The centerline of Narragansett Avenue and the centerline of Ferris Avenue	South	3 hour parking Monday through Friday
Ferris Avenue	A point 125 feet north of the centerline of Lincoln Avenue to the centerline of Henning Court extended	East	90 minute parking from 8:00 A.M. to 6:00 P.M. daily, except Saturday, Sunday and holidays
	A point 395 feet north of the centerline of Lincoln Avenue to the centerline of Capulina Avenue	West	90 minute parking from 8:00 A.M. to 6:00 P.M. daily, except Saturday, Sunday and holidays
Narragansett			

tt Avenue	The centerline of Capulina Avenue and the centerline of Hennings Court	Both	3 hour parking Monday through Friday
School Street	A point 40 feet north of the centerline of Lincoln Avenue to a point 40 feet south of the centerline of South Park Avenue	East	90 minute parking daily, except Saturday, Sunday and holidays
	A point 195 feet north of the centerline of Lincoln Avenue to a point 40 feet south of the centerline of South Park Avenue	West	At all times
South Park Avenue	From the centerline of School Street to the intersection of South Park Avenue with the first alley to the west	Both	Daily, except Saturday, Sunday, and holidays
Washington Street	From a point 35 feet west of the centerline of Marmora Avenue to a point 41 feet east of the centerline of Austin Avenue	South	8:00 A.M. to 4:00 P.M. Monday through Friday

(Ord. 94-3, 3-14-1994; amd. Ord. 98-31, 8-10-1998; Ord. 99-24, 6-14-1999; Ord. 02-18, 3-25-2002; Ord. 07-16, 7-9-2007; Ord. 11-24, 6-27-2011; Ord. 16-29, 01-09-17)

6. There shall be no parking on the following streets between the hours indicated except for vehicles displaying a zone 6 special parking permit:

Street	Between	Side Of Street	Date And Time
Main Street	Gross Point Road for a distance of 46 feet west	South	All days and at all times
	Austin Avenue and Mason Avenue	North	8:00 A.M. to 6:00 P.M. daily

7. There shall be no parking on the following street(s) between the hours indicated except for vehicles displaying a zone 7 special parking permit:

Street	Between	Side Of Street	Day And Time
Lyons Street	First alley east of Waukegan Road and Oak Park Avenue	Both	All days and at all times

8. There shall be no parking on the following street(s) between the hours indicated except for vehicles displaying a zone 8 special parking permit:

Street	Between	Side Of Street	Day And Time
Cal lie	Alley north of Lincoln Avenue and Capulina Avenue	West	90 minute parking weekdays from 8:00 A.M. to 6:00 P.M

9. There shall be no parking on the following street(s) between the hours indicated, except

for vehicles displaying a zone 9 special parking permit or a zone 9 special parking pass, provided no more than two (2) passes shall be issued to each household:

Street	Between	Side Of Street	Day And Time
Carol	Menard Avenue and Marmora	West	All days and at all times

(Ord. 02-31, 7-8-2002; Ord 13-09, 7-8-2013)

10. There shall be no parking on the following street(s) between the hours indicated except for vehicles displaying a zone 10 special parking permit:

Street	Between	Side of Street	Day And Time
McVicker	Lincoln Avenue and Main Street	Both	6:00 A.M. to 5:00 P.M. weekdays, except holidays

11. There shall be no parking on the following street(s) between the hours indicated, except for vehicles displaying a zone 11 special parking permit or a zone 11 special parking pass, provided that no more than two (2) passes shall be issued to each household:

Street	Between	Side Of Street	Day And Time
Callie Avenue	From the centerline of Capulina Avenue to a point 183 feet south of the centerline of Dempster Street	West	6:00 A.M. - 9:00 A.M. Monday - Friday
Capulina Avenue	From the centerline of Ferris Avenue to the centerline of School Street	Both	6:00 A.M. to 9:00 A.M.
Crain Street	From the centerline of Georgiana Avenue to the centerline of School Street	Both	6:00 A.M. - 9:00 A.M. Monday - Friday
Fernald	A point 240 feet north of the centerline of Lincoln and Capulina. The alley north of Lincoln east and Capulina	West	6:00 A.M. to 9:00 A.M.
	From the centerline of the first alley south of Dempster Street to the centerline of Capulina Avenue	Both	6:00 A.M. to 9:00 A.M.
Georgiana Avenue	From the centerline of Capulina Avenue to the first alley south of Dempster Street	East	6:00 A.M. - 9:00 A.M. Monday - Friday
	From the centerline of the first alley north of Capulina Avenue to Smithwood Drive	West	6:00 A.M. - 9:00 A.M. Monday - Friday
	From the centerline of the first alley north of Lincoln Avenue to the centerline of Capulina Avenue	West	6:00 A.M. - 9:00 A.M. Monday - Friday
	From the centerline of the first alley north of		6:00 A.M. - 9:00

	Lincoln Avenue to 342 feet north of the centerline of Lincoln Avenue	East	A.M. Monday - Friday
	From a point 817 feet north of the centerline of Lincoln Avenue to the centerline of Capulina Avenue	East	6:00 A.M. - 9:00 A.M. Monday - Friday
Grove Street	From the centerline of Morton Avenue to the centerline of Austin Avenue	Both	6:00 A.M. - 9:00 A.M. Monday - Friday
Morton Avenue	From the centerline of Lincoln Avenue to the centerline of Elm Street	Both	6:00 A.M. - 9:00 A.M. Monday - Friday
	From the centerline of Lincoln Avenue to the centerline of South Park Avenue	West	6:00 A.M. - 9:00 A.M. Monday - Friday
	From the centerline of the first alley north of Lincoln Avenue to the centerline of South Park Avenue	East	6:00 A.M. - 9:00 A.M. Monday - Friday

(Ord. 93-13, 3-22-1993; amd. Ord. 03-04, 5-12-2003; Ord. 06-14, 5-12-2006; Ord. 06-37, 10-23-2006; Ord. 06-47, 12-11-2006; Ord. 07-01, 1-22-2007; Ord. 08-24, 6-23-2008; Ord. 08-34, 9-8-2008; Ord. 08-35, 9-8-2008; Ord. 08-37, 9-8-2008)

12. There shall be no parking on the following streets between the hours indicated, except for vehicles displaying a zone 12 special parking permit or a zone 12 special parking pass, provided no more than two (2) passes shall be issued to each household:

Street	Between	Side Of Street	Day And Time
Foster	From the centerline of Sayre Avenue to the centerline of Marion	Both	8:00 A.M. to 10:00 A.M. weekdays, except holidays
Palma Lane	From the centerline of Sayre west to the centerline of Marion	South	8:00 A.M. to 10:00 A.M. weekdays, except holidays
	From a point 117 feet west of the centerline of Sayre west to the centerline of Marion	North	8:00 A.M. to 10:00 A.M. weekdays, except holidays
Sayre Avenue	From the centerline of Golf to the centerline of Palma Lane	West	8:00 A.M. to 10:00 A.M. weekdays, except holidays
	From the centerline of Golf to a point 97 feet north of the centerline of Palma Lane	East	8:00 A.M. to 10:00 A.M. weekdays, except holidays
	From a point 237 feet south of the centerline of Palma Lane to the centerline of Wilson Terrace	West	8:00 A.M. to 10:00 A.M. weekdays, except holidays
	From a point 118 feet south of the centerline of Wilson Terrace	East	8:00 A.M. to 10:00 A.M. weekdays, except holidays

Simps on Street	From the centerline of Sayre to a point 899 feet west of the centerline of Sayre	South	8:00 A.M. to 10:00 A.M. weekdays, except holidays
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(Ord. 93-33, 9-13-1993; amd. Ord. 96-1, 1-8-1996)

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

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

(Ord. 16-13; 5-23-16)

- B. Parking Restricted To Village Residents Only: There shall be no parking allowed at any time except for vehicles displaying a valid Morton Grove vehicle license (sticker) pursuant to Chapter 3 of this title on the following streets and on such other specific streets designated by the Village Administrator and where official signs are posted stating "Parking With Valid Morton Grove Vehicle Sticker Only".

Street	Between	Side of Street
Lincoln Avenue	Between Austin Avenue and Mason Avenue	South
Mason Avenue	Between Lincoln Avenue and the first alley south of Lincoln Avenue	West

- C. Time Restricted Parking Except for Village Residents

There shall be a time limit on parking on the following streets and at the following times within the zone specified herein except for vehicles displaying a valid Morton Grove vehicle license (sticker) pursuant to Chapter 3 of this title:

1. Ninety Minute Parking (Except for Village Residents):

Street	Between	Side of Street	Day and Time
Greenwo od Avenue	A point 115 feet west of the centerline of Waukegan Road to Sayre Avenue	North	At all times
Greenwo od Avenue	A point at the first alley west of Waukegan Road to Sayre Avenue	South	At all times

Sayre Avenue	A point 250 feet south of the centerline of Greenwood Avenue to point 215 feet north of the centerline of Greenwood Avenue	Both	At all times
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D. No Parking, Standing, Passenger Drop Off

There shall be no parking, standing, or passenger drop off on the following streets between the hours indicated where official signs are posted stating "No Parking, No Standing, No Passenger Drop-Off"

Street	Between	Side Of Street	Day And Time
Menard Avenue	Oakton Street and Keeney Street	Both	On School Days 7:30 A.M. to 8:30 A.M. and 3:00 P.M. to 4:00 P.M.

HISTORY

Amended by Ord. [22-04](#) on 5/9/2022

Amended by Ord. [22-05](#) on 5/9/2022

5-13F-5: HANDICAPPED PARKING ZONES

- A. Handicapped Permit Parking: There shall be no parking in a designated handicapped parking zone or handicapped parking space except for vehicles displaying the appropriate identification card, decal or plates as described in section 5-9-7 of this title.
- B. Handicapped Parking Zone: There shall be handicapped parking zones on the following street(s) and the superintendent of public works shall place the "handicapped parking" signs in or at suitable places within the handicapped parking zones herein established:

Street	Between	Side Of Street
Church Street	Points 158 and 181 feet east of the centerline of Parkside	North

(Ord. 85-1, 1-25-1985)

Article 5-13G: SNOW ROUTES

5-13G-1: SNOW ROUTE STREETS

5-13G-1: SNOW ROUTE STREETS

The following streets are hereby designated as snow route streets and parking thereon shall be prohibited after a one inch (1") snowfall until such time as snow removal operations shall be completed:

Austin Avenue between Oakton Street and Beckwith Road.

Beckwith Road between Waukegan Road and Washington Street.

Capulina Avenue between Austin Avenue and Ferris Avenue.

Central Avenue between Lake Street and Golf Road.

Central Avenue between Theobald Road and Lake Street.

Church Street between Oriole Avenue and Washington Street.

Greenwood Avenue between Waukegan Road and Ozark Avenue.

Kirk Street between Lehigh Avenue and Nagle Avenue.

Lake Street between Harlem Avenue and Oleander Avenue.

Lake Street from Linder Avenue to the Parkview school.

Menard Avenue between Oakton Street and Capri Lane.

Oak Park Avenue between Dempster Street and Beckwith Road.

Oleander Avenue between Lake Street and Suffield Avenue.

Oriole Avenue between Dempster Street and Wilson Terrace.

Ozark Avenue between Dempster Street and Palma Lane.

Suffield Avenue between Oleander Avenue and Ozark Avenue.

Theobald Road between Central Avenue and Marmora Avenue.

(Ord. 79-46, 11-12-1979; amd. Ord. 84-10, 3-12-1984; Ord. 12-19, 6-11-2012)

See section 5-12-1 of this code for streets allowing parking.

Article 5-13H: LIMITED LOAD STREETS

5-13H-1: TRUCK ROUTES

5-13H-1: TRUCK ROUTES

Motor vehicles with a weight including load in excess of eight (8) tons or with a license plate designation of "H" or higher shall be permitted only on the following streets:

Weights up to twenty five (25) tons or with a license plate designation from "H" through "Q":	
Street	Between
Austin Avenue	Main Street and Oakton Street
Central Avenue	Oakton Street and Mulford Street
Central Avenue/Harms Road	Church Street and Golf Road
Church Street	Central Avenue and Linder Avenue
Kirk Street	Nagle Avenue and Lehigh Avenue
Lehigh Avenue	Main Street and the south Village limits
Main Street	Lehigh Avenue and its western terminus
Menard Avenue	Dempster Street and Carol Avenue
Merrimac Avenue	Kirk Street and the south Village limits
Nagle Avenue	Oakton Street and its cul-de-sac
Natchez Avenue	Oakton Street and its cul-de-sac
Park Avenue	River Drive and Lehigh Avenue
River Drive	Oakton Street and Lehigh Avenue
Washington Street	Golf Road and Foster Avenue
Weights up to forty (40) tons:	

Street	Between
Harlem Avenue	Dempster Street and Golf Road

(Ord. 09-21, 10-12-2009, eff. 1-1-2010)

Article 5-13I: BICYCLE ROUTES

5-13I-1: BICYCLE ROUTES ESTABLISHED

5-13I-1: BICYCLE ROUTES ESTABLISHED

Bicycle routes shall be established with the designated rights of way and/or streets serving as the routes, said designated rights of way and/or streets to be those depicted on the bicycle route map on file in the city offices. (Ord. 74-10, 5-13-1974)

Article 5-13J: TURN RESTRICTION STREETS

5-13J-1: RIGHT TURN ONLY

5-13J-2: NO RIGHT TURN

5-13J-3: NO LEFT TURN

5-13J-4: NO RIGHT TURN ON RED

5-13J-5: LEFT TURN ONLY

5-13J-1: RIGHT TURN ONLY

The following are designated as right turn only intersections or lanes, and no vehicle may proceed in any way upon said lane other than making a right turn from said area:

Avon parking lot north exit, immediately south of Golf Road, at its intersection with Waukegan Road.

Beckwith Street, the northernmost lane from a point 186 feet west of Mason Street to Austin Avenue.

Customer exit driveways of the Mobil Oil service station and mini-mart at 9544 Waukegan Road onto Golf Road and Waukegan Road.

Customer exit driveways of the Shell service station (5600 Dempster) onto Dempster Street.

Customer lane exit from the Jiffy Lube facility (southwest corner of Beckwith and Waukegan Roads) onto Waukegan Road.

First alley north of Dempster Street onto Harlem Avenue and Shermer Road.

The private north access drive exit at the proposed Trafalgar Woods development onto Waukegan Road.

(Ord. 79-10, 5-28-1979; amd. Ord. 84-27, 6-11-1984; Ord. 88-40, 12-13-1988; Ord. 90-36, 5-14-1990; Ord. 90-61, 11-12-1990; Ord. 06-35, 10-9-2006)

5-13J-2: NO RIGHT TURN

The following streets, alleys and intersections, at the times stated and in the directions indicated, are hereby declared no right turn streets, alleys and intersections and the superintendent of public works shall post appropriate signs to indicate such "no right turn" restrictions:

Alley behind the 5900 block of Lincoln Avenue, the westbound approach to Mason Avenue.

Belleforte Street southbound traffic into Enfield Avenue.

Classic Bowl parking lot exit at its intersection with Waukegan Road.

Emerson Street westbound traffic into Oriole Avenue between the hours of eight o'clock (8:00) A.M. and three thirty o'clock (3:30) P.M.

Fernald Avenue at its intersection with Dempster Street.

First alley north of Lincoln Avenue eastbound traffic into Georgiana Avenue.

Harlem Avenue southbound traffic into Lyons Street is hereby prohibited.

Lincoln Avenue eastbound traffic into McVickers Street between the hours of six thirty o'clock (6:30) A.M. and nine thirty o'clock (9:30) P.M.

Washington Street northbound traffic into Churchill Avenue, Lake Street or Davis Street.

(Ord. 72-17, 6-6-1972; amd. Ord. 74-4, 1-28-1974; Ord. 74-9, 5-13-1974; Ord 7-17, 7-10-17)

5-13J-3: NO LEFT TURN

The following streets, intersections or lanes, at the times stated and in the direction indicated, are hereby declared no left turn streets, intersections or lanes; and the superintendent of public works shall post appropriate signs to indicate such "no left turn" restrictions:

Alley behind the 6000 block of Dempster Street - the westbound approach to School Street.

Arcadia Street eastbound into Harlem Avenue.

Austin Avenue northbound into Main Street between the hours of three thirty o'clock (3:30) P.M. and six thirty o'clock (6:30) P.M., daily except Saturday, Sunday and holidays.

Central Avenue southbound at its intersection with the right-in driveway entrance to Edison School at all times.

Customer lane exits from the drive-in facilities of the First National Bank of Morton Grove daily except Sunday and holidays.

Harlem Avenue southbound into the first alley north of Dempster.

Lincoln Avenue northbound into Dempster Street.

Narragansett Avenue northbound into Dempster Street.

New England Avenue southbound at its intersection with Dempster Street.

North exit of the Beckwith Center (southeast corner of Beckwith and Waukegan Roads) shopping plaza.

Shermer Road northerly and southerly into Harlem Avenue.

Shermer Road northbound into the first alley north of Dempster.

Waukegan Road southbound into the proposed Trafalgar Woods development at the private south access drive located at the traffic signal at the intersection of Waukegan Road with Caldwell Avenue.

(Ord. 72-17, 6-6-1972; amd. Ord. 79-41, 9-10-1979; Ord. 88-40, 12-13-1988; Ord. 89-23, 6-26-1989; Ord. 90-47, 6-25-1990; Ord. 05-50, 11-14-2005; Ord. 06-35, 10-9-2006; Ord. 20-06, 2-10-2020)

5-13J-4: NO RIGHT TURN ON RED

The following streets and intersections, at the times stated and in the direction indicated, are hereby declared to be "no right turn on red when pedestrians are present", and the superintendent of public works shall post appropriate signs to indicate such restrictions:

On all four (4) approaches to the intersection of Dempster Street and Menard Avenue for vehicles proceeding north or south bound on Menard Avenue approaching Dempster Street.

Emerson Street at Waukegan Road (southwest corner of Emerson Street and Waukegan Road): No turn on red on school days when children are present. (Ord. 85-1, 1-25-1985)

5-13J-5: LEFT TURN ONLY

The following are designated as left turn only intersections or lanes, and no vehicle may proceed in any way upon said lane other than making a left turn from said area:

Customer exit driveway of Hillerich's Car Care Enterprises onto Menard Avenue and the first alley south of Dempster Street onto Menard Avenue (trucks). (Ord. 89-23, 6-26-1989)

5-13J-6: NO U-TURN

The following streets, intersections or lanes, at the times stated and in the direction indicated, are hereby declared no U-turn streets, intersections or lanes; and the superintendent of public works shall post appropriate signs to indicate such "No U-turn" restrictions:

Menard Avenue— Between Oakton Street and Keeney Street
Warren Street — Between Major Avenue and Marmora Avenue

Article 5-13K: SPEED LIMITS

5-13K-1: SPEED LIMITS; EXCEPTIONS

5-13K-1: SPEED LIMITS; EXCEPTIONS

All streets and highways under the jurisdiction of the Village shall have a speed limit of twenty five (25) miles per hour and no person shall operate or cause to be operated on any Village street a motor vehicle at speeds in excess of the twenty five (25) mile per hour limit, except for the following listed streets and locations which shall have and be posted at the speed limits indicated:

Street	Between	MPH
Beckwith Road	Austin Avenue and Lehigh Avenue	30
	Waukegan Road and Lehigh Avenue	30
Harlem Avenue	Golf Road and Dempster Street	30
Lehigh Avenue	Dempster Street and Beckwith	30
	Oakton Street and Elm	35
School zones	Where posted; on school days when children are present	20
Shermer Road	Golf Road and Dempster Street	30

(Ord. 89-47, 11-27-1989; amd. Ord. 94-27, 6-27-1994; Ord. 94-34, 9-12-1994; Ord. 96-39, 8-19-1996; Ord. 98-6, 2-23-1998; Ord. 08-42, 1-12-2009)

Article 5-13L: TRUCK PARKING RESTRICTION STREETS

5-13L-1: NO TRUCK PARKING

5-13L-2: NO COMMERCIAL VEHICLE PARKING; TOW AWAY ZONE

5-13L-1: NO TRUCK PARKING

There shall be no parking of commercial vehicles at the times indicated on any of the following streets. The superintendent of public works shall place "No Truck Parking" signs in or at suitable places within the no truck parking zones as herein established:

Street	Between	Side Of Street	Date And Time
Austin Avenue	From a point 750 feet north of the centerline of Oakton to Madison Street	East	At all times
	Main Street and Cleveland	West	At all times
Lincoln Avenue	Austin Avenue and Mason Avenue	South	At all times
	Marmora Avenue and a point 244 feet east of the centerline of Marmora	North	At all times
	From a point 207 feet west of the centerline of Callie to a point 60 feet west of the centerline of Callie	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 87 feet east of the centerline of Callie to a point 75 feet west of the centerline of Georgiana Avenue	North	Daily 12:00 midnight to 6:00 A.M.
	From the centerline of Georgiana to a point 175 feet west of the centerline of Austin	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 150 feet east of the centerline of Austin to a point 55 feet west of the centerline of Mason Avenue	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 50 feet east of the centerline of Mason Avenue to a point 100 feet east of the centerline of Mason	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 31 feet west of the centerline of Mansfield extended to a point 75 feet west of the centerline of Menard	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 75 feet east of the centerline of Menard to a point 120 feet west of the centerline of Mango	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 160 feet east of the centerline of Ferris extended to a point 65 feet west of the centerline of McVicker	North	Daily 12:00 midnight to 6:00 A.M.
	From a point 50 feet east of the centerline of Mason to a point 80 feet west of the	North	Daily 12:00 midnight to 6:00 A.M.

	centerline of Marmora		
	From a point 55 feet east of the centerline of Marmora to a point 50 feet west of the centerline of Mango	North	Daily 12:00 midnight to 6:00 A.M.
Waukegan Road	From points 49 feet and 570 feet north of the centerline of Beckwith	West	At all times

(Ord. 90-55, 9-24-1990; amd. Ord. 94-6, 6-27-1994; Ord. 95-31, 10-9-1995; Ord. 11-09, 2-28-2011)

5-13L-2: NO COMMERCIAL VEHICLE PARKING; TOW AWAY ZONE

There shall be no parking of commercial vehicles at the times indicated on any of the following streets. The superintendent of public works shall place "No Truck Parking Tow Away Zone" signs in or at suitable places within the zones as herein established. The chief of police and/or the chief's subordinates shall individually have the authority to cause any vehicle violating the provisions of this section to be towed away.

Street	Between	Side Of Street	Date And Time
Ferris Avenue	Lincoln Avenue and Capulina	West	At all times

(Ord. 95-26, 7-17-1995)

Article 5-13M: TRAFFIC SCHEDULES

5-13M-1: PARKING ZONES FOR BUSES

5-13M-1: PARKING ZONES FOR BUSES

Reserved for Future Use (Ord. 09-25, 10-26-2009; amd. Ord. 13-23, 12-9-13; Ord. 20-06, 2-10-2020)

Legislative Summary

Resolution 26-09

AUTHORIZING A PUBLIC AUCTION FOR EVIDENCE/PROPERTY RECOVERED BY THE MORTON GROVE POLICE DEPARTMENT

Introduced:	February 10, 2026
Purpose:	To authorize the Village to approve the sale by public auction of lost, stolen, and abandoned items currently in the custody of the Morton Grove Police
Background:	The Illinois Law Enforcement Disposition of Property Act, 765 ILCS 1030, allows a Police Department to sell property at public auction property which has been lost, stolen, or abandoned if, the owner of property cannot be located within six (6) months after making reasonable inquiry and efforts to ascertain or locate the owner. The Morton Grove Police Department has custody of items of property listed in Exhibit "A" which it reasonably believes were lost, stolen, or abandoned, and cannot ascertain the owner of the property after making reasonable inquiry and efforts for at least six (6) months. The Chief of Police recommends the property be sold at an on-line auction conducted by Obenauf Auction Service Inc., located at 810 Magna Drive, Round Lake, Illinois 60073. This Resolution will authorize the sale of this property at auction and will require the Police Department to publish notice of the auction at least ten (10) days prior to the sale.
Departments Affected	Police Department and Finance Department
Fiscal Impact:	None
Source of Funds:	N/A
Workload Impact:	The auction items will be processed through the normal course of business.
Administrator Recommendation	Approval as presented.
Second Reading:	Not Required
Special Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Hanna Sullivan Finance Director
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Dennis Johnson, Deputy Chief
Reviewed by: Michael Weitzel, Chief of Police

RESOLUTION 26-09

AUTHORIZING A PUBLIC AUCTION FOR EVIDENCE/PROPERTY RECOVERED BY THE MORTON GROVE POLICE DEPARTMENT

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

WHEREAS, pursuant to the Illinois Law Enforcement Disposition of Property Act, 765 ILCS 1030, if within six (6) months after making reasonable inquiry and efforts to ascertain or locate the owner or person entitled to possession of property reasonably believed to be lost, stolen, or abandoned, and such owner or person entitled to possession cannot be ascertained or located, the property may be sold at public auction; and

WHEREAS, the Morton Grove Police Department has custody of items of property listed in “Exhibit A” which it reasonably believes were lost, stolen, or abandoned (“the property”); and

WHEREAS, the Chief of Police of the Morton Grove Police Department, after making reasonable inquiry and efforts for at least six (6) months to identify and notify the owner or other person entitled to possession of the property listed in “Exhibit A” has determined the identity or location of the owner or other person entitled to possession of the property has not been ascertained; and

WHEREAS, the Obenauf Auction Service, Inc., a corporate organization representing municipalities and townships chartered with the State of Illinois and Counties of Cook, Lake, McHenry, and Du Page organizes joint municipal auctions for the sale of surplus property; and

WHEREAS, the Finance Director, Village Administrator, and Police Chief recommend the property listed in “Exhibit A” be sold at an auction conducted by the Obenauf Auction Service, Inc., 810 Magna Drive, Round Lake, Illinois 60073; and

WHEREAS, at least ten (10) days prior to conducting the auction, the Morton Grove Police Department shall cause notice of the auction including the time, place and a brief description of the property to be sold to be published at least once in a newspaper of general circulation in Cook County, Illinois as required by the Illinois Law Enforcement Disposition of Property Act.

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

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

SECTION 2: The Village Administrator and the Chief of Police and/or their designees are hereby authorized to sell the property listed in “Exhibit A” at an online public auction conducted by Obenauf Auction Service, Inc. between March 3rd, 2026, and March 10th, 2026.

SECTION 3: On or before February 21, 2026, the Chief of Police shall publish a notice of the auction in a newspaper of general circulation in Cook County including the time, place and a brief description of the property to be sold.

SECTION 4: The owner or other person entitled to possession of such property may claim and recover possession of the property at any time before its sale at public auction, upon providing reasonable and satisfactory proof of ownership or right to possession and after reimbursing the Village for all reasonable expenses of custody of said property.

SECTION 5: Proceeds of the sale of any property sold pursuant to this Resolution shall be deposited in Village’s General Fund.

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

Passed this 10th day of February 2026

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

Approved by me this 10th day of February 2026

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

Attested and Filed in my office this
11th day of February 2026

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

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction**Department Case Number:** 00-11309**Offense Date/Time:** 08/14/2000 - 00:21hrs**Case Officer:** 22 - STUEBER, DANIEL**Offense Type:** 1200 - Deception: Stolen Property; Buy, Receive or Possess**Item:** 01**Collection Date:** 08/14/2000**Packaging/Quantity/Item Type:** One sealed plastic bag with: - Qty: 1 - Jewelry/Watch**Detail Description:** MISC JEWELRY - NECKLACE with cultured pearls gold chain , BRACELET 10K gold**Current Custody:** Saved For Auction - Auction Box 2**Department Case Number:** 01-01730**Offense Date/Time:** 02/07/2001 - 21:30hrs**Case Officer:** DC1 - STROMBERG, NORMAN**Offense Type:** 0820 - Theft: Under \$500**Item:** 01**Collection Date:** 02/07/2001**Packaging/Quantity/Item Type:** One sealed plastic bag with: - Qty: 1 - Jewelry/Watch**Detail Description:** (1) gold "Hampden" mechanical pocket watch**Current Custody:** Saved For Auction - Auction Box 2**Department Case Number:** 03-07929**Offense Date/Time:** 06/17/2003 - 17:40hrs**Case Officer:** 113 - MURAKAMI, KERRY**Offense Type:** 7415 - Found Property / Article**Item:** 01**Collection Date:** 06/17/2003**Packaging/Quantity/Item Type:** One sealed plastic bag with: - Qty: 1 - Purse/Handbag**Detail Description:** (1) black canvas "Coach" shoulder bag**Current Custody:** Saved For Auction - Auction Box 1**Department Case Number:** 07-07362**Offense Date/Time:** 06/27/2007 - 19:37hrs**Case Officer:** 22 - NOVAK, ANDREW**Offense Type:** 3710 - Interfer w/Pub. Offic: Resist/Obstruct/Disarm Officer**Item:** 02**Collection Date:** 06/27/2007**Packaging/Quantity/Item Type:** One sealed plastic bag with: - Qty: 1 - Jewelry/Watch**Detail Description:** (1) MOVADO LADIES WATCH**S/N:** AJN-4**Current Custody:** Saved For Auction - Auction Box 1**Department Case Number:** 08-11376**Offense Date/Time:** 10/01/2008 - 20:10hrs**Case Officer:** 112 - SCHUETTE, JEREMY**Offense Type:** 0760 - Burglary: From Motor Vehicle**Item:** 03.01**Collection Date:** 10/01/2008**Packaging/Quantity/Item Type:** One sealed paper bag with: - Qty: 1 - Wallet**Detail Description:** (1) COACH WALLET**Current Custody:** Saved For Auction - Auction Box 1**Department Case Number:** 09-00446**Offense Date/Time:** 01/12/2009 - 20:30hrs**Case Officer:** 112 - SCHUETTE, JEREMY**Offense Type:** 0625 - Burglary: Residential (Forcible Entry)**Item:** 10.01**Collection Date:** 01/12/2009**Packaging/Quantity/Item Type:** One sealed plastic bag with: - Qty: 1 - Jewelry/Watch**Detail Description:** (1) 18" long thin silver necklace (removed from Item # 10)**Current Custody:** Saved For Auction - Auction Box 2**Item:** 14 (A)**Collection Date:** 03/04/2019**Packaging/Quantity/Item Type:** One sealed plastic bag with: - Qty: 1 - Jewelry/Watch**Detail Description:** (1) women's silver ring with dark red stone, 1.5 cm in diameter, 1.8 grams, removed from Item # 14**Current Custody:** Saved For Auction - Auction Box 2

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction

Department Case Number: 09-01911

Offense Date/Time: 02/23/2009 - 16:11hrs

Case Officer: 22 - ANDERSON, ANTHONY

Offense Type: 2220 - Liquor Control Act Viol: Illegal Poss. by Minor

Item: CMR-01

Collection Date: 12/28/2017



Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) "Apple - iPod", black and chrome, model A1136, 30GB

S/N: 4U613NWRTXK

Current Custody: Saved For Auction - Auction Box 1

Item: CMR-02

Collection Date: 02/23/2009



Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) "Apple - iPod", model A1040, white and chrome, 20GB

S/N: 2X4450D2PS9

Current Custody: Saved For Auction - Auction Box 1

Department Case Number: 09-05785

Offense Date/Time: 06/11/2009 - 16:56hrs

Case Officer: 128 - WALSH, TIMOTHY

Offense Type: 2480 - Motor Vehicle: Suspend, Revoked Driver's License

Item: 01

Collection Date: 06/11/2009



Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) gold colored "Apple - iPod Shuffle", model A1204, 1GB

S/N: 4H910A978CQ

Current Custody: Saved For Auction - Auction Box 1

Item: 02

Collection Date: 06/11/2009



Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) gold colored "Apple - iPod Shuffle", model A1204, 1GB

S/N: 5C9107958CQ

Current Custody: Saved For Auction - Auction Box 1

Department Case Number: 10-00668

Offense Date/Time: 01/14/2010 - 11:00hrs

Case Officer: 113 - MURAKAMI, KERRY

Offense Type: 7415 - Found Property / Article

Item: 01

Collection Date: 01/14/2010



Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 1 - Wallet

Detail Description: (1) womens wallet, "Cartier", model L3000912, black buff Marcello zip compact, with chrome accents

S/N: KMM-1

Current Custody: Saved For Auction - Auction Box 1

Department Case Number: 10-05422

Offense Date/Time: 04/02/2010 - 11:51hrs

Case Officer: 112 - SCHUETTE, JEREMY

Offense Type: 7220 - Public Service: Information for Police

Item: 01

Collection Date: 04/02/2010



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) "Blackberry" cell phone, model Storm 2,

S/N: JWS-001

Current Custody: Saved For Auction - Auction Box 1

Item: 01.01

Collection Date: 04/02/2010



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) "Blackberry" cell phone, model Storm 2

Current Custody: Saved For Auction - Auction Box 1

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction

Department Case Number: 10-18748

Offense Date/Time: 12/09/2010 - 10:07hrs

Case Officer: 132 - BERNABEL, BRANDON

Offense Type: 1110 - Deception: Deceptive Practices

Item: 04

Collection Date: 12/09/2010

Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) computer game, "Conan - Hyborian Adventures", for Windows

S/N: BMB-004

Current Custody: Saved For Auction - Auction Box 1

Department Case Number: 12-00821

Offense Date/Time: 01/27/2012 - 20:43hrs

Case Officer: 128 - WALSH, TIMOTHY

Offense Type: 0860 - Theft: Retail Theft

Item: 04.01

Collection Date: 01/27/2012

Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Purse/Handbag

Detail Description: Juicy Couture purse

Current Custody: Saved For Auction - Auction Box 1

Item: 04.02

Collection Date: 01/27/2012

Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: SILVER I POD 4GB

Current Custody: Saved For Auction - Auction Box 1

Department Case Number: 12-11189

Offense Date/Time: 12/07/2012 - 10:24hrs

Case Officer: 46 - MALLANEY, PATRICK

Offense Type: 2480 - Motor Vehicle: Suspend, Revoked Driver's License

Item: 03

Collection Date: 12/07/2012

Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 1 - Jewelry/Watch

Detail Description: PM1 (1) YELLOW METAL RING

Current Custody: Saved For Auction - Auction Box 2

Department Case Number: 14-05203

Offense Date/Time: 02/15/2014 - 11:30hrs

Case Officer: CSO12 - ROBERTS, CHARLES

Offense Type: 5083 - Other Offenses: Recovered Property ONLY

Item: CMR-1

Collection Date: 02/16/2014

Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 1 - Jewelry/Watch

Detail Description: one women's wedding ring, ylw gold, 1/3 carat diamond, twisting band, "925" inside band.

Current Custody: Saved For Auction - Auction Box 2

Department Case Number: 15-14987

Offense Date/Time: 06/15/2015 - 17:17hrs

Case Officer: 101 - TOUSSAINT, ROBERT

Offense Type: 4710 - Other Offenses: Suspicion

Item: DVJ-002

Collection Date: 08/10/2015

Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Clothing/Belt/Hat/Shoes

Detail Description: package (one pair of gym shoes)

Current Custody: Saved For Auction - Auction Box 2

Item: RBT-001

Collection Date: 06/15/2015

Packaging/Quantity/Item Type: One sealed box with: - Qty: 2 - Clothing/Belt/Hat/Shoes

Detail Description: (1) Brown box addressed to a : (navy bikini)

Current Custody: Saved For Auction - Auction Box 1

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction

Department Case Number: 15-21087

Offense Date/Time: 09/03/2015 - 15:12hrs

Case Officer: 116 - MERCIERI, MICHAEL

Offense Type: 0840 - Theft: Financial Identity (Over \$300)

Item: NMN-10

Collection Date: 09/03/2015



Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Sporting equipment

Detail Description: One Bown Box that was delivered to 9212 Merrill from Titleist

Current Custody: Saved For Auction - Rack14 Shelf 4

Department Case Number: 15-21967

Offense Date/Time: 09/15/2015 - 14:18hrs

Case Officer: 131 - ELLIOTT, KEVIN

Offense Type: 0410 - Aggravated Battery

Item: CMR-O28

Collection Date: 06/10/2016



Packaging/Quantity/Item Type: One sealed envelope with: - Qty: 2 - Jewelry/Watch

Detail Description: (1) 20" slv chain with cross and (1) slv diamond ear ring

Current Custody: Saved For Auction - Auction Box 2

Department Case Number: 16-02778

Offense Date/Time: 01/27/2016 - 16:38hrs

Case Officer: 121 - LANG, SEAN

Offense Type: 7280 - Public Service: Other Public Service (Non-Specific)

Item: SDL001

Collection Date: 01/27/2016



Packaging/Quantity/Item Type: One sealed envelope with: - Qty: 1 - Jewelry/Watch

Detail Description: 1 gold in color ring

Current Custody: Saved For Auction - Auction Box 2

Department Case Number: 17-04133

Offense Date/Time: 02/16/2017 - 10:04hrs

Case Officer: 103 - DAHM, DANIEL

Offense Type: 0625 - Burglary: Residential (Forcible Entry)

Item: EX-014

Collection Date: 02/16/2017



Packaging/Quantity/Item Type: One sealed envelope with: - Qty: 1 - Other item(s)

Detail Description: "Diana, Princess of Wales" gold coin SN: 0931

Amount: \$1.00

Current Custody: Saved For Auction - Auction Box 1

Department Case Number: 17-25654

Offense Date/Time: 11/16/2017 - 17:21hrs

Case Officer: 138 - FIEJTEK, (JIM) PRZEMYSŁAW

Offense Type: 1190 - Deception: Attempts

Item: 04

Collection Date: 11/16/2017



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Jewelry/Watch

Detail Description: One yellow metal chain and a receipt from Morton Grove coins and collectibles.

Current Custody: Saved For Auction - Auction Box 2

Department Case Number: 18-17999

Offense Date/Time: 08/23/2017 - 11:00hrs

Case Officer: CSO14 - WADOWSKI, VICTORIA

Offense Type: 7415 - Found Property / Article

Item: CMR-01

Collection Date: 08/23/2018



Packaging/Quantity/Item Type: One sealed envelope with: - Qty: 1 - Jewelry/Watch

Detail Description: (1) "Pandora" silver bracelet with eight charms

Current Custody: Saved For Auction - Auction Box 2

Item: CMR-19

Collection Date: 08/23/2018



Packaging/Quantity/Item Type: One sealed envelope with: - Qty: 1 - Currency

Detail Description: (1) double stamped U.S. quarter, packaged in sealed cardboard/plastic, priced \$34

Amount: \$0.25

Current Custody: Saved For Auction - Auction Box 2

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction**Department Case Number:** 19-02769**Case Officer:** 105 - SLIVA, THOMAS**Offense Date/Time:** 02/04/2019 - 23:59hrs**Offense Type:** 2090 - Controlled Sub. Act: Other**Item:** JWS-011**Collection Date:** 02/05/2019**Packaging/Quantity/Item Type:** One sealed paper bag with: - Qty: 1 - Other item(s)**Detail Description:** Beats 3 wireless headphones**Current Custody:** Saved For Auction - Auction Box 2**Department Case Number:** 19-08815**Case Officer:** CSO14 - WADOWSKI, VICTORIA**Offense Date/Time:** 04/25/2019 - 07:40hrs**Offense Type:** 7415 - Found Property / Article**Item:** CMR-01**Collection Date:** 04/25/2019**Packaging/Quantity/Item Type:** One sealed envelope with: - Qty: 1 - Jewelry/Watch**Detail Description:** (1) womens silver colored ring, with a center heart shaped clear stone flanked by three small clear stones.**Current Custody:** Saved For Auction - Auction Box 2**Department Case Number:** 19-21952**Case Officer:** 124 - ATTO, MARK**Offense Date/Time:** 11/01/2019 - 20:13hrs**Offense Type:** 0486 - Battery: Domestic Battery**Item:** CMR-01**Collection Date:** 11/01/2019**Packaging/Quantity/Item Type:** One sealed envelope with: - Qty: 1 - Jewelry/Watch**Detail Description:** Prisoner Property (see image tab) gold ring**Current Custody:** Saved For Auction - Auction Box 2**Department Case Number:** 22-07734**Case Officer:** 101 - TOUSSAINT, ROBERT**Offense Date/Time:** 06/16/2022 - 17:05hrs**Offense Type:** 7334 - Public Complaint: Suspicious Incident/Circumstances**Item:** RBT-003**Collection Date:** 06/16/2022**Packaging/Quantity/Item Type:** One sealed paper bag with: - Qty: 1 - Tools/Hand/Power/Burglar**Detail Description:** Yellow and black Dewalt power drill.**Current Custody:** Saved For Auction - Rack14 Shelf 4**Item:** RBT-004**Collection Date:** 06/16/2022**Packaging/Quantity/Item Type:** One sealed paper bag with: - Qty: 1 - Tools/Hand/Power/Burglar**Detail Description:** Green and black Ryobi power inflator**Current Custody:** Saved For Auction - Rack14 Shelf 4

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction

Department Case Number: 22-09586

Case Officer: 138 - JARAMILLO, COLIN

Offense Date/Time: 07/21/2022 - 17:52hrs

Offense Type: 0610 - Burglary: Forcible Entry

Item: CMR-001.01

Collection Date: 01/07/2025

Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 8 - Jewelry/Watch

Detail Description: 10K gold bracelet seperated from item CMR-001 for auction

Current Custody: Saved For Auction - Auction Box 2

Item: RPC-013

Collection Date: 07/26/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) "Zota" gaming graphics card

S/N: N221800052727

Current Custody: Saved For Auction - Rack 14 Shelf 3

Item: RPC-014

Collection Date: 07/26/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Electronics/CPU/Camera/TV/Tablet/Radio

Detail Description: (1) "Zota" gaming graphics card

S/N: N221800052727

Current Custody: Saved For Auction - Rack 14 Shelf 3

Item: RPC-015

Collection Date: 07/26/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Household Items/Cook/Clean/Utensils/Etc.

Detail Description: (1) "Kitchen Aid" tilt head mixer

S/N: WB2A3777

Current Custody: Saved For Auction - Rack 14 Shelf 3

Item: RPC-017

Collection Date: 07/26/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Household Items/Cook/Clean/Utensils/Etc.

Detail Description: (1) "Waring" commercial drink mixer

Current Custody: Saved For Auction - Rack 14 Shelf 3

Item: RPC-040A

Collection Date: 07/26/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Tools/Hand/Power/Burglar

Detail Description: (1) Craftsman 1/2" drive pneumatic impact gun, removed from item RPC-040

Current Custody: Saved For Auction - Rack 14 Shelf 3

Item: RPC-041A

Collection Date: 07/26/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Tools/Hand/Power/Burglar

Detail Description: (1) "Craftsman" recipricating saw removed from item RPC-041

Current Custody: Saved For Auction - Rack 14 Shelf 3

Department Case Number: 22-15176

Case Officer: 117 - MAYBERRY, MATTHEW

Offense Date/Time: 11/18/2022 - 01:07hrs

Offense Type: 2410 - Motor Vehicle: Driving Under the Influence of Alcohol

Item: TMS-001

Collection Date: 11/19/2022

Packaging/Quantity/Item Type: The following item was collected: - Qty: 13 - Tools/Hand/Power/Burglar

Detail Description: 1 RED MILWAUKEE BAG CONTAINING 1 ELEC. SAW, 1 BATTERY CHARGER, AND 11 EXTRA SAW BLADES

Current Custody: Saved For Auction - Rack14 Shelf 4

Item: TMS-003

Collection Date: 11/19/2022

Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 2 - Tools/Hand/Power/Burglar

Detail Description: 2 6.0 AH BATTERY PACKS, Milwaukee M18 lithium batteries

Current Custody: Saved For Auction - Rack14 Shelf 4

COMBINED ITEM TMS-003 WITH ITEM TMS-001

Morton Grove Police Department

Item Status Report

Item Status: 0026 - Saved For Auction

Department Case Number: 23-08542

Offense Date/Time: 06/26/2023 - 17:51hrs

Case Officer: 111 - SCHRAMM, MICHAEL

Offense Type: 0860 - Theft: Retail Theft

Item: MAS-001

Collection Date: 06/26/2023



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 2 - Building Materials/Wood/Brick/Pipe/Etc

Detail Description: ONE BAG WITH TWO 16 GAUGE BUILDING WIRE SPOOLS.

Current Custody: Saved For Auction - Rack14 Shelf 4

Department Case Number: 23-09424

Offense Date/Time: 07/15/2023 - 20:30hrs

Case Officer: 103 - DAHM, DANIEL

Offense Type: 5081 - Other Offenses: In-State Warrant

Item: CCJ-001.01

Collection Date: 01/07/2026



Packaging/Quantity/Item Type: One sealed plastic bag with: - Qty: 2 - Jewelry/Watch

Detail Description: (1) 18" sterling silver chain with a Virgin Mary medal and (1) 8" sterling silver chain bracelet. Both items removed from item CCJ-001 for auction.

Current Custody: Saved For Auction - Auction Box 2

Department Case Number: 23-16120

Offense Date/Time: 12/17/2023 - 15:34hrs

Case Officer: 120 - BALLAZHI, LIRIDON

Offense Type: 7413 - Lost/Found/Missing: Lost Article

Item: LXB-003

Collection Date: 12/17/2023



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Other item(s)

Detail Description: Lego Icons Botanical Collection Tiny Plants

Current Custody: Saved For Auction - Rack 19 Shelf 1

Item: LXB-004

Collection Date: 12/17/2023



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Other item(s)

Detail Description: Raxial 54 Doot Boof Fan

Current Custody: Saved For Auction - Rack14 Shelf 4

Item: LXB-007

Collection Date: 12/17/2023



Packaging/Quantity/Item Type: One sealed paper bag with: - Qty: 1 - Containers/Bag/Baggie/Box/Can/Jar/Bottle

Detail Description: 1 box with 1 Milwaukee Battery Charger

Current Custody: Saved For Auction - Rack14 Shelf 4

Department Case Number: 24-16622

Offense Date/Time: 12/25/2024 - 15:45hrs

Case Officer: 125 - ROY, CHARLES

Offense Type: 7415 - Found Property / Article

Item: CRR-001

Collection Date: 12/25/2024



Packaging/Quantity/Item Type: One sealed envelope with: - Qty: 1 - Jewelry/Watch

Detail Description: One silver colored charm bracelet, two charms attached, Pandora stamped on clasp.

Current Custody: Saved For Auction - Auction Box 2

Subtotal: 0026 - Saved For Auction

Of Items: 48

Subtotal Value: 0.00

Total # Of Items: 48

Total Value: 0.00

Legislative Summary

Ordinance 26-05

APPROVING A MINOR AMENDMENT TO ORDINANCE 25-03 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE EXPANSION OF AN EXISTING DAYCARE FACILITY AT THE PROPERTY COMMONLY KNOWN AS 5633 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

Introduction:	February 10, 2026
Purpose:	To amend a Special Use Permit authorizing the expansion of an existing daycare facility at the property commonly known as 5633 Dempster Street to grant an eight-month (8-month) extension of time, until September 28, 2026, to begin construction.
Background:	On January 28, 2025, the Village Board approved a Special Use permit for the expansion of an existing daycare facility at 5633 Dempster Street (Ord. 25-03). Per Section 12-16-4:C.6 of the Village Code, at the time of approval, a special use permit was valid for a period of no longer than 12 months from the date of approval, unless a building permit is issued and construction is begun and actively pursued to completion. Section 12-16-4:C.6 was then amended pursuant Ord. 25-17 on April 22, 2025, to extend the timeline for action on a special use permit to 18 months. In the attached letter received January 22, 2026, David Clatch, authorized applicant of Poko Loko School, Inc., requested an additional eight-month (8-month) extension to September 28, 2026, to allow additional time to obtain all necessary permits and begin construction. The applicant has been working diligently with Village Staff to obtain required permits. Village Staff provided comments on initial permit materials as well as a revised set of materials, and the applicant is working to address outstanding comments issued by the Department of Public Works. Section 12-16-4:B of the Unified Development Code allows minor amendments to existing special use permits upon review of a request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, Village Administrator, and Corporation Counsel. Since the proposed amendment would not change any aspect of the approved use or site plan, the proposed request for an extension is eligible for approval as a minor amendment to Ordinance 25-03.
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	N/A
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by – Charles L. Meyer, Village Administrator

Reviewed by - Teresa Hoffman Liston, Corporation Counsel

Reviewed by – Zoe Heidorn, Assistant Village Administrator

Prepared by – Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 26-05

APPROVING A MINOR AMENDMENT TO ORDINANCE 25-03 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE EXPANSION OF AN EXISTING DAYCARE FACILITY AT THE PROPERTY COMMONLY KNOWN AS 5633 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

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

WHEREAS, 5633 Dempster Street, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 0.15-acre (6,494 sq. ft.) property zoned C-1 General Retail and improved with a commercial building (“Subject Property”); and

WHEREAS, on January 28, 2025, pursuant to Ordinance 25-03, a special use permit application from Poko Loko School, Inc., to expand an existing daycare facility at 5633 Dempster Street was approved by the Village Board; and

WHEREAS, pursuant Section 12-16-4:C.6 of the Village Code, at the time that Ordinance 25-03 was approved, a special use permit shall be valid for one year unless a building permit is issued and construction is begun within that period and is thereafter actively pursued to completion or a certificate of occupancy is obtained and a use commenced; and

WHEREAS, pursuant Ordinance 25-17, Section 12-16-4:C.6 of the Village Code was amended on April 22, 2025, to allow a special use permit to be valid for 18 months during which time a building permit must be issued and construction must begin; and

WHEREAS, the applicant, Poko Loko School, Inc., has made proper application to the Village of Morton Grove for a minor amendment to the previously granted special use permit for an additional time extension of eight (8) months, until September 28, 2026, to meet the parameters of Section 12-16-4:C.6; and

WHEREAS, pursuant to Ordinance 07-07, the Village adopted a Unified Development Code which set forth an abbreviated procedure for minor revisions to special use permits which allows for the granting of such amendments without a formal public hearing process subject to the recommendation for approval by the Village Administrator, Corporation Counsel, Building

Commissioner, and Plan Commission Chairperson and subsequent approval by the Village Board; and

WHEREAS, the Village Administrator, Corporation Counsel, Building Commissioner, and Plan Commission Chairperson have found this amendment with certain conditions as set forth in this Ordinance meets the standard for the abbreviated process described above, and as such recommend approval of the minor amendment to Ordinance 25-03; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have determined the proposed amendment to the special use shall be approved subject to conditions and restrictions as set forth herein.

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

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Amendment to Special Use Permit. The Corporate Authorities hereby grant Poko Loko School, Inc., an amendment to the previously granted Special Use Permit, pursuant to Ordinance 25-03, to allow for an eight-month (8-month) extension of time, until September 28, 2026, for the commencement and progression of the construction of the approved development subject to the following conditions and restrictions which shall be binding upon the owners, lessees, and occupants and users of this property, their successors and assigns:

1. The project shall meet the parameters of Section 12-16-4:C.6 by September 28, 2026; and
2. All other conditions and requirements of Ordinance 25-03 shall remain in effect.

SECTION 3. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 4. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

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

Attested and Filed in my office this
25th day of February 2026.

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

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 5633 Dempster Street
- EXHIBIT B Request for Special Use Permit Time Extension from David Clatch on
 behalf of Poko Loko School, Inc., received January 22, 2026

EXHIBIT A

5633 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

LOTS 913, 914 AND 915 IN KRENN'S AND DATO'S 2ND ADDITION TO DEMPSTER STREET 'L' TERMINAL SUBDIVISION OF THAT PART OF THE EAST 13 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THEOBALD ROAD, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1924 AS DOCUMENT 8542705, IN COOK COUNTY, ILLINOIS.

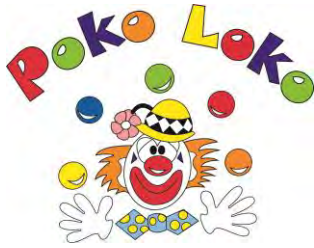
PROPERTY INDEX NUMBERS:

10-20-204-007-0000
10-20-204-008-0000

EXHIBIT B

REQUEST FOR SPECIAL USE PERMIT TIME EXTENSION FROM DAVID CLATCH ON POKO LOKO SCHOOL, INC.

Received January 22, 2026



Poko Loko School, Inc.

5645 Dempster St. • Morton Grove, IL • 60053

Phone: 847-966-8131

www.PokoLokoChildCare.com

Dear Members of the Village Board,

January 22, 2026

I am writing to respectfully request an extension of the development commencement period for my property located at 5633 Dempster Street in Morton Grove. Specifically, I am requesting that the current twelve-month commencement period be extended to eighteen months.

The reason for this request is that the Building and Engineering Departments of the Village of Morton Grove have been actively working with my civil engineer, Bono Consulting, to ensure that all plans fully comply with village requirements. These ongoing discussions have been productive and focused on making certain the plans are exactly as needed before permits are issued.

I would like to sincerely express my appreciation for the village's willingness to collaborate with me throughout this process. The cooperation and guidance provided by village staff have been invaluable in addressing challenges and moving the project forward in a thoughtful and responsible manner.

I remain very optimistic that building permits will be granted soon, and it is my intention to begin development this spring. Granting this extension would allow the project to proceed smoothly and in alignment with the village's standards and expectations. Thank you for your time, consideration, and continued support. Please do not hesitate to contact me if any additional information is needed.

Respectfully,
David Clatch

*LOVE & RESPECT ~ DREAM BUILDING TOO
SAFE CHEERFUL WARM ~ OUR PROMISE TO YOU*

Legislative Summary

Ordinance 26-06

APPROVING A SPECIAL USE PERMIT FOR A PARKING VARIATION AT 9428-9438 WAUKEGAN ROAD IN MORTON GROVE, ILLINOIS

Introduction:	February 10, 2026
Purpose:	To approve a Special Use Permit authorizing a parking variation greater than 35% at an existing shopping center located at 9428-9438 Waukegan Road.
Background:	Naser Hosseini (“applicant”), owner of Cultura Persian Subs, submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting a parking variation to expand their existing restaurant into a space previously occupied by a non-restaurant space with a lower parking requirement, which requires approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan Road. Applying the shared parking calculation provided by Section 12-7-3:H, the minimum off-street parking requirement for the current mix of uses is 21 spaces. The property has 14 spaces. Since the requested parking variation is greater than 35%, and the shopping center is less than 10,000 square feet, the request is considered a special use and requires Plan Commission recommendation and Board of Trustees approval pursuant to Section 12-7-3:K. In reviewing the case with the Village Engineer, review by the Traffic Safety Commission (TSC) was not requested as no changes are proposed for parking configuration, access, or snow storage. The Plan Commission reviewed Case PC 25-14 on January 20, 2026. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (5-0) to recommend approval of the Special Use Permit with conditions relating to employee parking.
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Prepared by: Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 26-06

APPROVING A SPECIAL USE PERMIT FOR A PARKING VARIATION AT 9428-9438 WAUKEGAN ROAD IN MORTON GROVE, ILLINOIS

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

WHEREAS, 9428-9438 Waukegan Road, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is an approximately 0.28-acre (12,234-square-foot) property zoned C-1 General Commercial and improved with a shopping center and a surface parking lot (“Subject Property”); and

WHEREAS, Naser Hosseini (“Applicant”), owner of Cultura Persian Subs, submitted a Special Use Application to the Village’s Plan Commission under Case PC 25-14 (“Application”) requesting a parking variation greater than 35%, at a shopping center that is less than 10,000 square feet, which is considered a special use and requires Plan Commission recommendation and Board of Trustees approval pursuant to Section 12-7-3:K; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on January 20, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on January 1, 2026, written notification was sent to property owners within 250 feet of the Subject Property on December 31, 2025, and a sign was posted on the Subject Property on December 31, 2025, as required by ordinance; and

WHEREAS, in reviewing the Application, review by the Traffic Safety Commission (TSC) was not requested by the Village Engineer, as no changes are proposed for parking configuration, access, or snow storage; and

WHEREAS, at the January 20, 2026, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the

Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated February 3, 2026, which was presented to the Village Board on February 10, 2026, and a copy of that report is contained in **“Exhibit B”**, attached to and made a part of this Ordinance; and

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

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

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant a Special Use Permit to authorize a parking variation at the subject property, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

- A. The site and building shall be operated and maintained consistent with the plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:
 1. Special Use Application, submitted by Naser Hosseini, dated October 25, 2025;
 2. Application Cover Letter, submitted by Naser Hosseini, received October 29, 2025;
 3. Property Owner Authorization Letter, submitted by Khaleel Musa, received October 29, 2025;
 4. Plat of Survey of 9432-38 Waukegan Road, prepared by ALTA/ACSM Land Title Survey, dated June 5, 2009; and
 5. Parking Study – 9430 Waukegan Road, prepared by Kimley-Horn Assoc., dated November 17, 2025.

- B. The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated October 25, 2025.
- C. Employees and all other Property users shall be prohibited from parking along the alley on the subject property.
- D. Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Plan Commission, a requirement for additional measures to reduce parking demand, and/or an amendment to the Special Use Permit.

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

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

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

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

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

Attested and Filed in my office this 25th day of February 2026.

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

LIST OF EXHIBITS

EXHIBIT A	Legal Description, 9428-9438 Waukegan Road
EXHIBIT B	Plan Commission Report for PC 25-14, dated February 3, 2026

EXHIBIT A

9428-9438 WAUKEGAN ROAD, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 11, 1930 AS DOCUMENT 10592815 (EXCEPT THE EAST 4.0 FEET THEREOF) SAID POINT BEING 135.19 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTH 818 FEET OF THE NORTHWEST 1/4 OF SECTION 18, (AS MEASURED ALONG SAID WEST LINE OF WAUKEGA ROAD); THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF WAUKEGAN ROAD, A DISTANCE OF 121.0 FEET; THENCE SOUTH ALONG A LINE PARELLEL TO THE WEST LINE OF WAUEKGAN ROAD TO A POINT 33.0 FEET NORTH OF THE SOTUH LINE OF SAID NORTH 818 FEET OF THE NORTHWEST 1/4 OF SECTION 18; THENCE EAST ALONG A LINE DRAWN PERENDICULAR TO THE WEST LINE OF WAUKEGAN ROAD, A DISTANCE OF 121.0 FEET; THENCE NORTH ALONG THE WEST LINE OF WAUKEGAN ROAD, A DISTANCE OF 102.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-18-100-027-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 25-14

Dated February 3, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, Community Development Administrator

Date: February 3, 2026

Re: Plan Commission Case PC 25-14
Request for a Special Use Permit for a parking variation for an existing shopping center in a C-1 General Commercial District in accordance with Section 12-7-3:K at the property commonly known as 9428-38 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000). The applicant is Naser Hosseini of Cultura Persian Subs.

Executive Summary

The applicant, Cultura Persian Subs, is an existing restaurant tenant at the subject property which is an inline retail center with six (6) tenant spaces. Cultura Persian Subs is located at 9428-9430 Waukegan Road and is seeking to expand into the adjacent 709 sq. ft. space at 9432 Waukegan Road. Expanding the existing restaurant into a space previously occupied by a non-restaurant space with a lower parking requirement requires approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan Road.

Applying the shared parking calculation provided by Section 12-7-3:H, the minimum off-street parking requirement is 21 spaces. The property has 14 spaces. Since the requested parking variation is greater than 35%, and the shopping center is less than 10,000 square feet, it is considered a special use and requires Plan Commission recommendation and Board of Trustees approval pursuant to Section 12-7-3:K. The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on January 20, 2026 and recommended by a vote of 5-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property at 9428 Waukegan Road, is a 0.28-acre (12,234 square feet) site located on the west side of Waukegan Road between Emerson Street and Golf Road. The property is within a C-1 General Commercial District and is improved with a commercial structure. To the north and south are properties also zoned in a C-1 General Commercial District and improved for commercial use. To the west, properties are zoned R-2 and improved with single-family homes, and to the east, across Dempster Street, are Golf Middle School and Fareva.

The subject property has 14 on-site parking spaces that are shared between the mix of uses. One other unit, 709 square feet in size, is currently vacant. The combined parking requirement for all uses on the site, including the proposed restaurant and without applying the shared parking calculation provided by Section 12-7-3:H, is 22.4 spaces, which is rounded down to 22 spaces. Applying the shared parking calculation, the minimum off-street parking requirement is reduced to 21 spaces.

Parking Impact

A traffic study by Kimley-Horn Associates, Inc. utilized security cameras at the subject property to document observed parking demand. The study concluded that peak parking demand observed in the parking lot was 10 out of the available 14 spaces, and there are approximately four (4) spaces available for the proposed dining room expansion. As such, the parking study found that an additional parking demand of three (3) spaces generated by the proposed restaurant expansion could be

accommodated at the subject property. Staff note that per Village code, a typical permitted retail use would require 3 spaces for the same 709-square-foot space compared to 5 spaces for a restaurant use.

Given peak parking demand of 10 spaces currently, the study's findings support the Staff recommendation of using the lower shared parking requirement of 21 spaces. With on-site parking capacity of 14 spaces, the Plan Commission's approval is needed for a variation of 7 spaces or 50% to allow for the existing restaurant to expand into the adjacent vacant in-line retail space.

The Village's shared parking calculation establishes peak demand for restaurant uses to be between the hours of 6:00 p.m. and 2:00 a.m. Other users generally close at 5 p.m. which means parking is more available in the evening hours at the subject property. However, staff notes that Cultura Persian Subs peak hours generally occur in the mid-afternoon when the neighboring businesses are open. Furthermore, while the parking study cites peak observed parking use of 10 out of 14 on-site spaces, parking demand could increase if the restaurant does increased business.

Commission Review

Traffic Safety Commission

In reviewing the case with the Village Engineer, review by the Traffic Safety Commission (TSC) was not requested as no changes are proposed for parking configuration, access, or snow storage.

Department Review

The proposed project was reviewed by several department representatives. No departments provided comment.

Plan Commission Public Hearing

The Village of Morton Grove provided public notice for the January 20, 2026, Zoning Board of Appeals public hearing for PC 25-14 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 1, 2026. The Village mailed letters on December 31, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on December 31, 2025.

Plan Commission – January 20, 2026, Proceedings: Seven members of the Plan Commission were in attendance at the public hearing for Case PC 24-06 held on January 20, 2026.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated September 10, 2024, and attached hereto as "Attachment A," was entered into the public record.

Brandon Nolin summarized that the

Mr. Nolin introduced the case. In the case of PC 25-14, the applicant owner of Cultura Persian Subs requesting a special use to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan. The applicant is proposing to expand into the adjacent vacant retail space. The subject property has 14 on-site parking spaces and the shared parking requirement is 21. The variation is 7 spaces or 50% and must be approved by special use. No changes are proposed to the current parking or access configuration. The alley to the south of the subject property may be wide enough to accommodate public parking spaces, but none have been established.

Chairman Kintner noted the square footage of the businesses dictates the requirements for parking, what is the limiting effect on any future businesses at the strip center. Mr. Nolin discussed the parking ratios. Restaurants have a more intense parking requirement.

Carry-out and full-service restaurant requirements have different parking requirements. Parking is not allowed in the alley nor in the south public road access.

The applicants were sworn in.

Mr. Hosseini said the expansion is for the safety and comfort of his customers, he would like to have a safe space for a table larger than a party of 4. The business cannot accommodate larger tables at this time. He is not seeking more demand.

Commissioner Ingram asked if this will increase the number of dining seats available. How many additional customers can be accommodated? It would add 6 tables, to the current 6 available.

Chairman Kintner asked how much is carry-out? It is about on-half of the business.

Mr. Opitz summarized the parking study. The lot typically has availability throughout the day.

Chairman Kintner said he appreciates the one-way traffic flow, he asked if there could be a different layout to create more spaces. The lot is not wide enough to support perpendicular spaces.

Mr. Opitz said they did not observe stacking in the lot at the exit. The center 2-way turn lane on Waukegan is helpful.

Chairman Kintner asked Mr. Hosseini about the use of the Village accessway, would he consider asking the Village to use/improve that are for additional parking. That is something to be considered, but would not affect the amount of on-site parking.

There was no public comment.

Commissioner Ingram asked if there is a way to revisit the parking use if there is a problem with parking numbers in the future. The conditions of the Special Use Permit will reflect this concern.

Commissioner Liston made a motion to recommend approval of Case PC 25-14, a request for approval of a Special Use Permit for a parking variation for an existing shopping center in a C-1 General Commercial District in accordance with Section 12-7-3:K at the property commonly known as 9428 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000), subject to the following conditions:

The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated 10/25/2025; and

Employees and all other users shall be prohibited from parking along the alley on the subject property.

Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Plan Commission and a requirement for additional measures to reduce parking demand.

Commissioner Ingram seconded the motion and Chairman Kintner called for the vote

<i>Commissioner Ingram</i>	<i>voting</i>	<i>aye</i>
<i>Commissioner Liston</i>	<i>voting</i>	<i>aye</i>
<i>Commissioner Mohr</i>	<i>voting</i>	<i>aye</i>
<i>Commissioner Stein</i>	<i>voting</i>	<i>aye</i>
<i>Chairman Kintner</i>	<i>voting</i>	<i>aye</i>

Motion passed (5-0).

Final Plans and Supporting Documents

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

1. *Variation Application, submitted by Naser Hosseini, dated October 25, 2025*
2. *Application Cover Letter, submitted by Naser Hosseini, received October 29, 2025*
3. *Property Owner Authorization Letter, submitted by Khaleel Musa, received October 29, 2025*
4. *Plat of Survey of 9432-38 Waukegan Road, prepared by ALTA/ACSM Land Title Survey, dated June 5, 2009*
5. *Parking Study – 9430 Waukegan Road, prepared by Kimley-Horn Assoc., dated November 17, 2025*

Attachments

- Attachment A – Staff Report to the Plan Commission for PC 25-14, prepared by Brandon Nolin, Community Development Administrator, dated January 13, 2026
- Attachment B – Final Plans and Supporting Documents for PC 25-14

Attachment A
Staff Report to the Plan Commission for PC 25-14
Prepared by Brandon Nolin, Community Development Administrator
Dated January 13, 2026

Village of Morton Grove

Department of Community & Economic Development

To: Chairperson Kintner and Members of the Plan Commission

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

Date: January 13, 2026

Re: Plan Commission Case PC 25-14
Request for a Special Use Permit for a parking variation for an existing shopping center in a C-1 General Commercial District in accordance with Section 12-7-3:K at the property commonly known as 9428 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000). The applicant is Naser Hosseini of Cultura Persian Subs.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the January 20, 2026, Plan Commission public hearing for PC 25-14 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on January 1, 2026. The Village mailed letters on December 31, 2025, notifying surrounding property owners, and placed a public notice sign on the subject property on December 31, 2025.

Property Background

The subject property at 9428 Waukegan Road, is a 0.28-acre (12,234 square feet) site located on the west side of Waukegan Road between Emerson Street and Golf Road. The property is within a C-1 General Commercial District and is improved with a commercial structure. To the north and south are properties also zoned in a C-1 General Commercial District and improved for commercial use. To the west, properties are zoned R-2 and improved with single-family homes, and to the east, across Dempster Street, are Golf Middle School and Fareva.



Subject Property Location Map

Application Overview

The applicant, Cultura Persian Subs, is an existing restaurant tenant at the subject property which is an inline retail center with six (6) tenant spaces. Cultura Subs is located at 9428-9430 Waukegan Road and is seeking to expand into 9432 Waukegan Road. Expanding the restaurant use into a space previously occupied by a non-restaurant space with a lower parking requirement will require approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 9428-9438 Waukegan Road.

The subject property has 14 on-site parking spaces that are shared between the mix of uses. One unit, 709 square feet in size, is currently vacant. The combined parking requirement for all uses on the site, including the proposed restaurant and without applying the shared parking calculation provided by Section 12-7-3:H, is 22.4 spaces, which is rounded down to 22 spaces. Applying the shared parking calculation, the minimum off-street parking requirement is reduced to 21 spaces. The base parking calculations and shared parking calculations are depicted in the tables below.

BASE PARKING REQUIREMENT - 9428-38 Waukegan					
Unit	Tenant	Use	SF	Fractional Req. Spaces	Required Parking
9428	Cultura Subs	Restaurant	1,418	9.45	9
9430					
9432	Cultura Subs Expansion	Restaurant	709	4.73	5
9434	US Medical Equipments, Inc	Retail	1,418	5.67	6
9436					
9438	Undressed Alterations Tailor	Service	709	2.36	2
Existing on-site parking: 14 spaces (not incl. illegal alley parking spaces)					22

SHARED PARKING REQUIREMENT - 9428-38 Waukegan						
Land Use	Weekdays			Weekends		
	2:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 2:00 a.m.	2:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 2:00 a.m.
Office	0.05	1	0.05	0	0.1	0
Services & Retail	0	0.9	0.8	0	1	0.6
Restaurant (Not 24 hr)	0.1	0.7	1	0.2	0.7	1
Office	0.0	0.0	0.0	0.0	0.0	0.0
Services & Retail	0.0	8.1	7.2	0.0	9.0	5.4
Restaurant (Not 24 hr)	1.4	9.8	14.0	2.8	9.8	14.0
FRACTIONAL TOTAL	1.4	17.9	21.2	2.8	18.8	19.4
FULL TOTAL	1	12	21	2	7	9

Based on the proposed mix of uses, the property will have nine (9) fewer spaces than required by Code for the base parking requirement and seven (7) fewer spaces than required by Code for the shared parking requirement.

Section 12-7-3:K of the Unified Development Code controls requests for parking variations and reads as follows:

12-7-3:K. Parking Variations: Peak Demand: Variations with regards to a reduction in off street parking are obtainable, based on the actual peak demand of a use or combination of uses as demonstrated by an independent traffic study completed by a traffic engineer selected from a list of engineers maintained by the Village or as approved by the Village engineer. In addition to the standards identified in chapter 16 of this title, relative to variations and special uses in general, the amount of available, properly zoned on street parking, and the proximity to municipally owned lots will be taken into consideration regarding a parking variation. Parking variations may be granted, based on the percentages below, by the zoning board of appeals, based on the gross square footage of building size. Any requests for a higher percentage than listed below will be considered a special use and require plan commission recommendation and board of trustees approval.

Based on the shared parking requirement of 21 spaces and an on-site parking capacity of 14 spaces, the requested reduction of 50% requires a Special Use Permit and must be reviewed by the Plan Commission. For a property of this size, requests for a parking variation less than 35% could be approved as a variation by the Zoning Board of Appeals.

Parking Study

As required by Section 12-7-3:K, the applicant obtained an independent parking study to support the request for variation. The study, prepared by Kimley-Horn and Associates, Inc., and dated November 17, 2025, is included in the hearing packet. The study assesses parking demand based on (1) Village Code requirements and (2) observed parking demand at the subject property. The study makes the following observations:

- Based on the Village shared parking standards, the off-street parking requirement is highest during the 6:00 PM – 2:00 AM time period on weekdays, when 21 spaces are required. With the shared parking reduction, the existing supply of 14 parking spaces does not meet the shared parking requirement with a deficit of 7 spaces.
- Site security footage was reviewed to document existing parking demand. Based on the parking observations, peak parking demand in the parking lot was 10 out of 14 spaces on Thursdays between 2:45-3:15PM. Of the 10 spaces occupied, 6 spaces were associated with the Cultura Sub/Steaks restaurant.
- Based on the existing square footage of 1,418 SF for Cultura Subs/Steaks and the maximum observed parking demand of 6 spaces, the maximum parking demand rate equates to 4.23 spaces per 1,000 SF. The proposed expansion would result in an increase in parking demand of three (3) spaces.

The submitted study concludes that peak parking demand observed in the parking lot was 10 out of the available 14 spaces, and there are approximately four (4) spaces available for the proposed dining room expansion. As such, the parking study found that an additional parking demand of three (3) spaces generated by the proposed restaurant expansion could be accommodated at the subject property. Staff note that per Village code, a typical permitted retail use would require 2.9 spaces for the same 709-square-foot space compared to 4.7 spaces for a restaurant use.

Alley Parking

Staff site visits and the parking study both revealed that two unidentified vehicles are currently parking in the alleyway west of the building. The alley is not a legal parking area due to insufficient width, and adjacency to rear exit stairs and utilities. Staff informed the applicant of this issue and confirmed that such spaces cannot be counted toward on-site parking capacity. Per the parking study and in discussion with Staff, the applicant has indicated they will inform employees not to park in the alleyway area. Per the parking study, it is not anticipated that the demand in the parking lot will increase as a result of these vehicles relocating from the alleyway.



Rear Alley at Subject Property where parking has been Observed

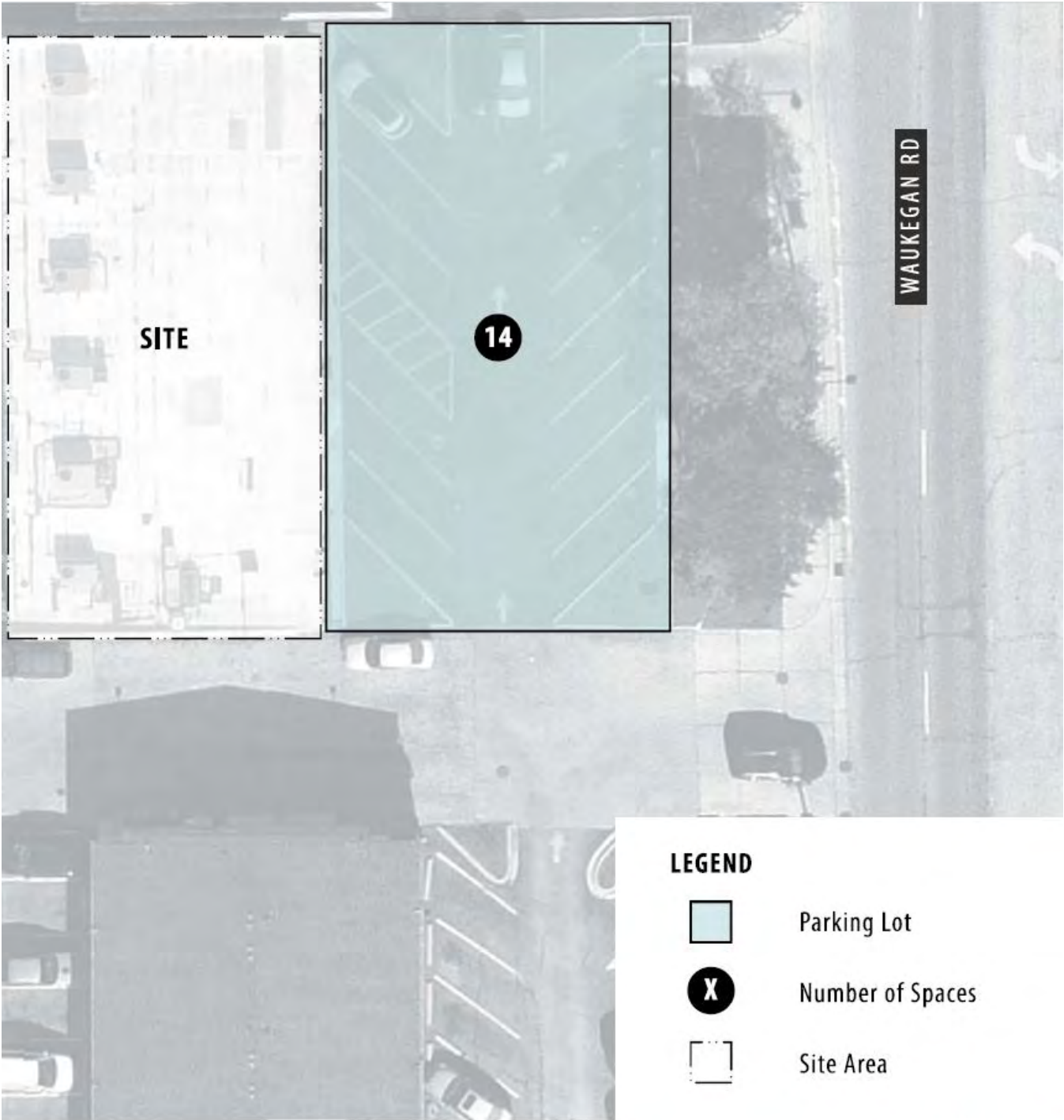


EXHIBIT 1
EXISTING PARKING LOCATIONS

Discussion

Given peak parking demand of 10 spaces currently, the study's findings support the Staff recommendation of using the lower shared parking requirement of 21 spaces. With on-site parking capacity of 14 spaces, the Plan Commission's approval is needed for a variation of 7 spaces or 50% to allow for the existing restaurant to expand into the adjacent vacant in-line retail space.

The Village's shared parking calculation establishes peak demand for restaurant uses to be between the hours of 6:00 p.m. and 2:00 a.m. Other users generally close at 5 p.m. which means parking is more available in the evening hours at the subject property. However, staff notes that Cultura Persian Subs peak hours generally occur in the mid-afternoon when the neighboring businesses are open. Furthermore, while the parking study cites peak observed parking use of 10 out of 14 on-site spaces, parking demand could increase if the restaurant does better business.

Commission Review

Traffic Safety Commission

In reviewing the case with the Village Engineer, review by the Traffic Safety Commission (TSC) was not requested as no changes are proposed for parking configuration, access, or snow storage.

Department Review

The proposed project was reviewed by several department representatives with departments providing comment.

- Building Department: No comments at this time.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: No comments at this time.

Standards for Review

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

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

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

Recommendation

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

Motion to recommend approval of Case PC 25-14, a request for approval of a Special Use Permit for a parking variation for an existing shopping center in a C-1 General Commercial District in accordance with Section 12-7-3:K at the property commonly known as 9428 Waukegan Road in Morton Grove, Illinois (PIN 10-18-100-027-0000), subject to the following conditions:

- 1) The applicant's business shall operate in accordance with the plans submitted by the applicant in the application dated 10/25/2025; and*
- 2) Employees and all other users shall be prohibited from parking along the alley on the subject property.*
- 3) Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Plan Commission and a requirement for additional measures to reduce parking demand.*

Attachments

- Attachment A – Final Plans and Supporting Documents for PC 25-14

Attachment B
Final Plans and Supporting Documents for PC 25-14

1. *Variation Application, submitted by Naser Hosseini, dated October 25, 2025*
2. *Application Cover Letter, submitted by Naser Hosseini, received October 29, 2025*
3. *Property Owner Authorization Letter, submitted by Khaleel Musa, received October 29, 2025*
4. *Plat of Survey of 9432-38 Waukegan Road, prepared by ALTA/ACSM Land Title Survey, dated June 5, 2009*
5. *Parking Study – 9430 Waukegan Road, prepared by Kimley-Horn Assoc., dated November 17, 2025*

Attachment B on file with the Department of Community and Economic Development

Legislative Summary

Ordinance 26-07

APPROVING AN AMENDMENT TO A SPECIAL USE PERMIT (ORD. 10-26) TO ELIMINATE THE AUTOMOTIVE MAINTENANCE AND REPAIR USE AND EXPAND THE RETAIL SALES AREA WITHIN AN AUTOMOBILE MINIMART STATION AT 6000 OAKTON STREET IN MORTON GROVE, ILLINOIS

Introduction:	February 10, 2026
Purpose:	To approve an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street.
Background:	Proyekt Studio, LLC on behalf of St. Mary's Petroleum Inc. ("applicant"), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting to amend a Special Use Permit (Ord. 10-26) to authorize the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including the addition of a walk-in cooler, a work room, two restrooms, and expanded sales area, as well as exterior façade changes. The applicant has also requested to operate twenty-four (24) hours per day, seven (7) days per week. Given the limited impact of the proposed use and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use amendment. On January 6, 2026, the Appearance Commission reviewed Case PC 26-01 and voted unanimously to recommend approval of the application. The applicant made modifications related to lighting levels, landscaping, and window opacity in response to staff and Appearance Commission feedback and revised materials were presented to the Plan Commission. On January 20, 2026, the applicant appeared before the Plan Commission to present the request for approval of the application made under Case PC 26-01. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (5-0) to recommend approval of the Special Use Permit with conditions relating to building materials, lighting, business operations, and operating hours.
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	February 24, 2026
Special Considerations or Requirements:	None

Submitted by: Charles Meyer, Village Administrator

Reviewed by: Teresa Hoffman Liston, Corporation Counsel

Reviewed by: Zoe Heidorn, Assistant Village Administrator

Prepared by: Brandon Nolin, AICP, Community Development Administrator

ORDINANCE 26-07

APPROVING AN AMENDMENT TO A SPECIAL USE PERMIT (ORD. 10-26) TO ELIMINATE THE AUTOMOTIVE MAINTENANCE AND REPAIR USE AND EXPAND THE RETAIL SALES AREA WITHIN AN AUTOMOBILE MINIMART STATION AT 6000 OAKTON STREET IN MORTON GROVE, ILLINOIS

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

WHEREAS, 6000 Oakton Street, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 24,895-square-foot (0.57-acre) property zoned M-2 General Manufacturing and improved with an automobile minimart station (“Subject Property”); and

WHEREAS, St. Mary’s Petroleum Inc. (“Applicant”) submitted a Special Use Application to the Village’s Plan Commission under Case PC 26-01 (“Application”) requesting to amend a Special Use Permit (Ordinance 10-26) to authorize the renovation of an automobile minimart station, a use classified as a Special Use in the M-2 District pursuant to Section 12-4-4:E; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on January 20, 2026, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on January 1, 2026, written notification was sent to property owners within 250 feet of the Subject Property on December 31, 2025, and a sign was posted on the Subject Property on December 31, 2025, as required by ordinance; and

WHEREAS, on January 6, 2026, the Appearance Commission reviewed the Application, including the site plan, building elevations, lighting plan, and landscape plan, issued an Appearance Certificate with select variations, and recommended approval of the Application with conditions; and

WHEREAS, at the January 20, 2026, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village's Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the amendment to the Special Use Permit (Ord. 10-26), subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated February 3, 2026, which was presented to the Village Board on February 10, 2026, and a copy of that report is contained in "**Exhibit B**", attached to and made a part of this Ordinance; and

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

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

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant an amendment to a Special Use Permit (Ord. 10-26) to authorize the renovation of an automobile minimart station, with the conditions and restrictions contained herein, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

A. Section 2, Paragraph 1 of Ord.10-26, which granted the Special Use Permit for the existing automobile mini mart service station that is the subject of this ordinance, shall be amended to state, "The site and building shall be maintained and consistent with the plans and supporting documents, and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:

1. Special Use Application, submitted by Proyek Studio, LLC, received Nov. 18, 2025;

2. Written Authorization from Property Owner, dated September 5, 2025;
 3. Legal Description, submitted by Proyekt Studio, LLC, dated August 14, 2025;
 4. Plat of Survey of 6000 Oakton Street, Morton Grove, Illinois, prepared by Exacta Landscape Surveyors, LLC;
 5. Existing Site Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026
 6. Site Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026;
 7. Landscaping Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026;
 8. Truck Access Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026;
 9. Existing Floor Plan, prepared by Proyekt Studio, LLC, dated July 25, 2025;
 10. Floor Plan, prepared by Proyekt Studio, LLC, dated July 25, 2025;
 11. South Elevation, prepared by Proyekt Studio, LLC, dated July 25, 2025;
 12. East Elevation, prepared by Proyekt Studio, LLC, dated July 25, 2025;
 13. West Elevation, prepared by Proyekt Studio, LLC, dated January 12, 2026;
 14. North Elevation, prepared by Proyekt Studio, LLC, dated July 25, 2025;
 15. South, East, and West Elevations (Color), prepared by Proyekt Studio, LLC, received Nov. 18, 2025;
 16. Lighting Proposal, prepared by Walsh, Long, & Co., dated September 15, 2025;
 17. Scottsdale Legacy (CRUS) LED Canopy Luminaire Features & Specifications, provided by Proyekt Studio, LLC, received November 18, 2025;
 18. Mirada Medium Wall Sconce (XVM) Outdoor Wall Sconce Features & Specifications, provided by Proyekt Studio, LLC, received November 18, 2025; and
 19. Traffic Impact Study Proposed Fuel Center Remodel/Expansion, prepared by KLOA, Inc., dated November 13, 2025.”
- B. Section 2 of Ord.10-26, shall be amended to include a new paragraph nine (9) stating, “Prior to filing any Building Permit Application, the owner/applicant shall provide revised elevation drawings, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that indicate 100% transparent glazing on all windows, except for those located on the east façade and the primary entrance. A note shall also be provided on the revised elevation drawings indicating that no shelving or stock shall be placed in front of any windows

on the south façade to maintain transparency. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.”

- C. Section 2 of Ord.10-26, shall be amended to include a new paragraph 10 stating, “Prior to filing any Building Permit Application, the owner/applicant shall provide revised lighting plan and photometric analysis, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that provides adequate site lighting and limits spillover on all property lines including, but not limited to, the Oakton Street right-of-way. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.”
- D. Section 2 of Ord.10-26, shall be amended to include a new paragraph 11 stating, “Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, to ensure compliance with the Appearance Certificate granted under case AC 24-03, as determined by the Community Development Administrator. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.”
- E. Section 2 of Ord.10-26, shall be amended to include a new paragraph 12 stating, “Prior to filing any Building Permit Application, the owner/applicant shall provide a revised site plan and landscaping plan that include only non-invasive shrub and groundcover species and indicate the installation of a six-foot (6 ft.) solid fence that completely encloses the side and rear yards of the subject property, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.”
- F. Section 2, Paragraph 3 of Ord.10-26, shall be amended to state, “The automobile mini mart station may operate twenty-four (24) hours per day, seven (7) days per week.”

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

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

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

Passed this 24th day of February 2026.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 24th day of February 2026.

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

Attested and Filed in my office this 25th day of February 2026.

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

LIST OF EXHIBITS

EXHIBIT A	Legal Description, 6000 Oakton Street
EXHIBIT B	Plan Commission Report for PC 26-01, dated February 3, 2026

EXHIBIT A

6000 OAKTON STREET, MORTON GROVE, ILLINOIS 60053
LEGAL DESCRIPTION:

THE EAST 158 FEET OF THE SOUTH 158 FEET OF THE EAST 4 ACRES OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-302-037-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 26-01

Dated February, 2026

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, Community Development Administrator

Date: February 3, 2026

Re: Plan Commission Case PC 26-01

Request for approval of an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc.

Executive Summary

Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc. ("applicant"), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting an amendment to Ordinance 10-26 for the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use, and expansion of the retail sales area, including exterior façade changes.

The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on January 20, 2026 and recommended by a vote of 5-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property consists one (1) lot at 6000 Oakton Street in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing and is 24,895 sq. ft. (0.57 acres) in total area including portions of adjacent rights-of-way for Austin Avenue and Oakton Street. The adjoining property to the west is a restaurant with apartments above, and the adjoining properties to the north and east across Austin Avenue are industrial buildings within the M-2 General Manufacturing zoning district. The subject property is located north across Oakton Street from the Village of Skokie.

The existing automobile minimart and service station at 6000 Oakton Street was established under Special Use Permit (Ordinance 10-26) and changes to the use mix require an amendment to that special use permit. The retail area would expand into a portion of the building currently occupied by two automotive repair service bays to encompass the entire building footprint (approximately 1,645 sq. ft.). As part of the renovation, a new façade would be installed with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area. The main entrance would be relocated to a more central location along the primary (south) façade, and the existing cashier area should be expanded. In response to Appearance Commission discussion, the applicant is also proposing to establish a new landscape bed along the Austin Avenue frontage and expand the existing landscape bed along the west lot line. There are no proposed changes to signage which was recently approved under case AC 24-03.

Initial concerns with the application identified by Staff and the Appearance Commission regarding lighting levels, landscaping, and window opacity were addressed and revised materials were presented to the Plan Commission. The applicant's request to operate 24 hours per day, seven (7) days per week was also specifically raised during the Plan Commission discussion and included as a condition of approval.

Traffic and Parking Impact

A traffic impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) concluded that the expansion of the retail component of the existing business and elimination of the automotive repair business at the subject property is not anticipated to increase traffic to the site, or exceed existing parking. KLOA, Inc. noted that the intersection of Oakton Street and Austin Avenue has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed use change and no roadway or traffic control improvements are required.

The subject property currently has nine (9) parking spaces and eight (8) fueling pump spaces. Seven (7) parking spaces are proposed per the revised site plan and landscaping plan that included additional landscaping. KLOA conducted parking surveys at two other automobile minimarts in the area and concluded that the proposed site plan has sufficient off-street parking to meet the demands of the proposed retail use mix. Per Section 12-7-3:l, the proposed seven (7) parking spaces meets Village requirements for the proposed 1,645-square-foot retail space. For comparison, under Case PC 24-07 (6335 Dempster Street), the Village previously approved a Special Use Permit for a 2,495-square-foot automobile minimart station with eight (8) parking spaces (in addition to eight (8) pump spaces).

Commission Review

Appearance Commission

On January 6, 2026, the Appearance Commission reviewed Case PC 26-01. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application including conditions regarding a revised lighting plan, signage, and additional landscaping. The Staff Report to the Appearance Commission has been included as "Attachment A".

Traffic Safety Commission

Given the limited impact of the proposed use mix and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use amendment (see "Attachment B").

Departmental Review

The proposed project was reviewed by several department representatives with the Building Department being the only department to provide comments (see "Attachment C").

- Building Department: In review of the proposed project, the Building and Inspection Services issued the following comments:
 - o Building Department would expect a full set of plans with construction details if approved.
 - o Code Enforcement has concerns regarding exterior storage located in the rear fenced in area as it relates to possible rodent harborage.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: No comments at this time.

Plan Commission Public Hearing

The Village provided Public Notice for the January 20, 2026, Plan Commission public hearing for PC 26-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 1, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on December 31, 2025.

Plan Commission – January 20, 2026, Proceedings: Five members of the Plan Commission were in attendance at the public hearing for Case PC 26-01 held on January 20, 2026.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated January 13, 2026, and attached hereto as "Attachment D," was entered into the public record.

Mr. Nolin stated that in the case of PC 26-01, the applicant is requesting an amendment to an existing special use permit (Ord. 10-26) to renovate the existing automobile minimart and service station at 6000 Oakton Street to eliminate the automotive maintenance and repair use and expand the retail sales area. As part of the renovation, the service bays would be eliminated and replaced by a new façade with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area.

The applicant is proposing use of a mix of light brown brick veneer and coursed ashler stone, with a gray stone parapet and stone still. Staff have concerns with the proposed use of opaque glazing across all windows, and light levels (both in terms of spillover, and in terms of insufficient site lighting in some locations). In response to Appearance Commission discussion, the applicant has provided a revised landscape plan that establishes additional perimeter landscaping, but reduces total proposed parking by 2 spaces. A fence is also proposed and staff recommend requiring that the fence be extended to entirely encompass the side and rear yards. The applicant has also provided a revised lighting plan to address concerns with low light levels in some areas, and spillover onto the Oakton Street right of way.

The applicants were sworn in.

Chairman Kintner asked if the old service bays will need to be remediated or cleaned. Mr. English said that would be addressed in the permitting process.

Chairman Kintner asked if there is future proposed right-of-way work on Austin Avenue or Oakton Street. Mr. Nolin said there is nothing listed in the Village's Capital Improvement Plan.

The Architect, Gregory Ziomek, said they added more landscaping to the east and west property lines. Lighting was added in low light areas. The applicant has asked for a 24-hour operation.

Commissioner Stein noted the use of bullet proof glass, it is alongside the cashier. 4 opaque panes will screen the shelving area

Chairman Kintner asked for any changes that will be made in the canopy, the lights will be replaced. 22 down to 7 at the property line. He asked if the solid fencing will be vinyl, and why not wood or another material. Wood does not look as well as vinyl if not stained/maintained. There will be a total fence replacement for cohesiveness.

Mr. Nolin noted an invasive shrub that will be replaced in the planting bed.

The owner's representative, Jeslin Jose, said this is their fourth location in the Village, the other 3 are 24-hour operations. They can add shifts and have more employees with the longer hours. They close from 2-4 am to clean and re-stock.

Chairman Kintner asked if Niles West High School students are customers. Mr. Jose said they do not have many students visiting the store.

24-hour operations were discussed relating to the nearby properties. The traffic study shows no change in the amount of traffic entering and exiting the site.

Mr. Piekos, 8300 Callie, asked what is going to happen to Biggies, next door to the station. He said has observed rats at the Biggies location. Ms. Kirchner noted that the restaurant is not renewing their Business Compliance Certificate for 2026.

Commissioner Liston made a motion to recommend approval of Case PC 26-01, a request to amend a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station, in a M-2 General Manufacturing District in accordance with Section 12-4-4:E, at the property commonly known as 6000 Oakton Street in Morton Grove, Illinois, subject to the following conditions:

1. Prior to filing any Building Permit Application, the owner/applicant shall provide revised elevation drawings, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that indicate 100% transparent glazing on all windows, except for those located on the east façade and the primary entrance. A note shall also be provided on the revised elevation drawings indicating that no shelving or stock shall be placed in front of any windows on the south façade to maintain transparency. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
2. Prior to filing any Building Permit Application, the owner/applicant shall provide revised lighting plan and photometric analysis, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that provides adequate site lighting and limits spillover on all property lines including the, but not limited to the Oakton Street right-of-way. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

3. Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, to ensure compliance with the Appearance Certificate granted under case AC 24-03, as determined by the Community Development Administrator. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
4. Prior to filing any Building Permit Application, the owner/applicant shall provide revised a site plan and landscaping plan that include only non-invasive shrub and groundcover species and indicate the installation of a six-foot (6 ft.) solid fence that completely encloses the side and rear yards of the subject property, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
5. The amendment includes the permission for the hours of operation to change to a twenty-four (24) hour operation for the automobile mini mart station.

Commissioner Mohr seconded the motion and Chairman Kintner called for the vote.

Commissioner Ingram	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion passed (5-0)

Final Plans and Supporting Documents

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

1. Special Use Application, submitted by Proyekt Studio, LLC, received Nov. 18, 2025
2. Written Authorization from Property Owner, dated September 5, 2025
3. Legal Description, submitted by Proyekt Studio, LLC, dated August 14, 2025
4. Plat of Survey of 6000 Oakton Street, Morton Grove, Illinois, prepared by Exacta Landscape Surveyors, LLC,
5. Existing Site Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026
6. Site Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026
7. Landscaping Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026
8. Truck Access Plan, prepared by Proyekt Studio, LLC, dated January 12, 2026
9. Existing Floor Plan, prepared by Proyekt Studio, LLC, dated July 25, 2025
10. Floor Plan, prepared by Proyekt Studio, LLC, dated July 25, 2025
11. South Elevation, prepared by Proyekt Studio, LLC, dated July 25, 2025
12. East Elevation, prepared by Proyekt Studio, LLC, dated July 25, 2025
13. West Elevation, prepared by Proyekt Studio, LLC, dated January 12, 2026
14. North Elevation, prepared by Proyekt Studio, LLC, dated July 25, 2025
15. South, East, and West Elevations (Color), prepared by Proyekt Studio, LLC, received Nov. 18, 2025
16. Lighting Proposal, prepared by Walsh, Long, & Co., dated September 15, 2025
17. Scottsdale Legacy (CRUS) LED Canopy Luminaire Features & Specifications, provided by Proyekt Studio, LLC, received Nov. 18, 2025
18. Mirada Medium Wall Sconce (XVM) Outdoor Wall Sconce Features & Specifications, provided by Proyekt Studio, LLC, received Nov. 18, 2025
19. Traffic Impact Study Proposed Fuel Center Remodel/Expansion, prepared by KLOA, Inc., dated November 13, 2025

Attachments

- Attachment A – Staff Report for the Appearance Commission for AC 26-03, prepared by Brandon Nolin, AICP, Community Development Administrator, dated December 23, 2025
- Attachment B – Plan Review Comment Form for PC 26-01, prepared by Amit Shah, Traffic Safety Commission Chair dated December 15, 2025
- Attachment C – Plan Review Comment Forms for PC 26-01, prepared by James English, Director of Building and Inspection Services, dated December 29, 2025
- Attachment D – Staff Report to the Plan Commission for PC 26-01, prepared by Brandon Nolin, Community Development Administrator, dated January 13, 2026
- Attachment E – Final Plans and Supporting Documents for PC 26-01

Attachment A

Staff Report for the Appearance Commission for AC 26-03
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated December 23, 2025

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: December 23, 2025

Re: Appearance Commission Case AC 26-03

Request for approval of an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc.

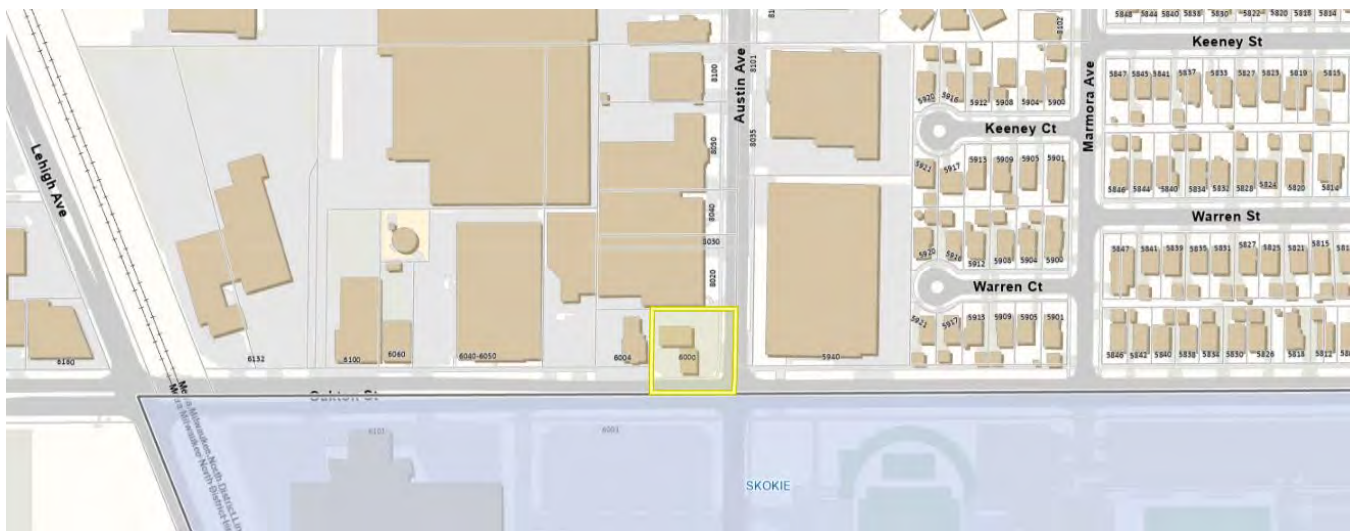
STAFF REPORT

Application Summary

Proyek Studio, LLC on behalf of St. Marys Petroleum Inc. ("applicant"), submitted a complete Appearance Commission Application to the Department of Community and Economic Development requesting an Appearance Certificate for the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including exterior façade changes.

Subject Property

The subject property consists one (1) lot at 6000 Oakton Street in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing and is 24,895 sq. ft. (0.57 acres) in total area including portions of adjacent rights-of-way for Austin Avenue and Oakton Street. The adjoining property to the west is a restaurant, and the adjoining property to the north and east across Austin Avenue are industrial buildings. All surrounding properties in the M-2 General Manufacturing zoning district. The subject property is located north across Oakton Street from the Village of Skokie.

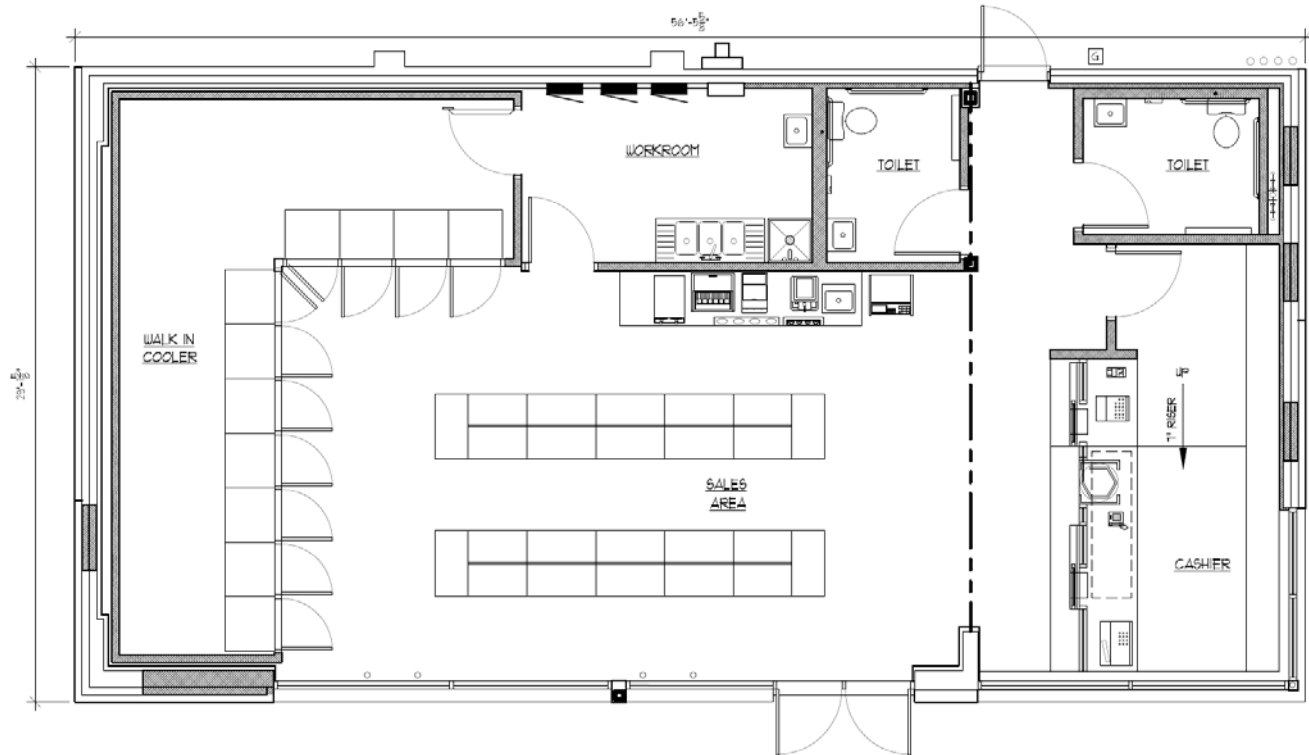


Subject Property Location Map

Project Overview

The applicant is proposing to renovate the existing automobile minimart and service station at 6000 Oakton Street to eliminate the automotive maintenance and repair use and expand the retail sales area. The business was established under Special Use Permit (Ordinance 10-26) and changes to the use mix require an amendment to that special use permit.

The retail area would expand into a portion of the building currently occupied by two automotive repair service bays. As part of the renovation, the service bays would be eliminated and replaced by a new façade with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area. The main entrance would be relocated to a more central location along the primary (south) façade, and the existing cashier area should be expanded. There are no proposed changes to signage (which was recently approved under case AC 24-03) or to landscaping.



Proposed Floor Plan

Building Design

Based on the submitted elevations, the exterior finishes of the proposed building will predominantly consist of light brown brick veneer with a gray stone parapet and stone still. A coursed ashler stone veneer in light brown and orange tones is proposed to break up the façade. The east window would have an aluminum louvered sun shade.

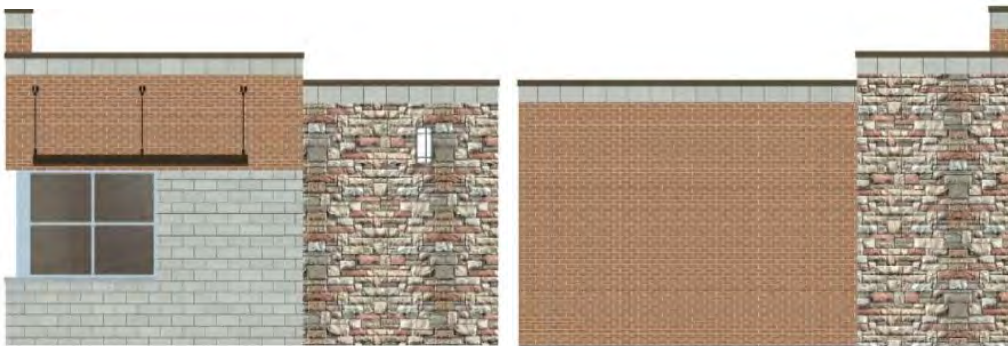
Façade Transparency

A note on the east elevation drawing indicates that all windows would have an opaque glazing. The windows on the east end of the south façade (where the cashier would be located) are proposed to use Level 1 bullet resistant glass, while all other windows would consist of one inch insulated glass. Staff are concerned that use of all opaque glazing will negatively impact the appearance of the Oakton Street corridor, and believe that transparent windows would foster a greater sense of activity by making the structure feel more open to visitors. *As a condition of approval, staff recommend that the primary entrance and all windows, except for those located on the east façade (by the proposed cash register), be 100% transparent and that no shelving or stock should be placed in front of any windows to maintain transparency. The applicant should speak to the proposed glazing and security needs.*



SOUTH ELEVATION

SCALE: NTS



EAST ELEVATION

SCALE: NTS

WEST ELEVATION

SCALE: NTS

Proposed Building Elevations

Lighting

The applicant provided a photometric analysis prepared by Walsh, Long & Co. Proposed lighting consists of twelve (12) LED fixtures mounted to the underside of the gas canopy to illuminate the fuel pumps, and three (3) wall mounted LED fixtures along the north, east, and south facades of the proposed retail building. No lighting is proposed on the west side of the building. The proposed light fixtures can provide a range of light temperature between 2,700 and 5,000K, but the selected temperature is not specified in the application.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. As proposed, light levels along nearly all segments of the subject property's lot lines will exceed 1 foot candle. Foot candles range from 0.0 to 0.8 on the west side and northwest corner of the building where no site lighting is provided. Low light levels are desirable at the property line, but low light levels on-site could present a safety concern for employees accessing the rear loading area.

Per the photometric plan submitted by the applicant, light levels along the north and west property edges adjacent to the canopy and parking area measure between 0.0 and 1.2 foot candles. The lighting on the Austin Avenue frontage range between 0.0 and 0.5 foot candles. The south property line along the Oakton Street frontage is well above 0 foot candles, with light levels ranging from 1.4 to 22.2 foot candles. This is due to the close proximity of the gas canopy to the south property line. *The applicant is expected to discuss the types of lighting fixtures proposed in the photometric plan including the light temperature to be used on all fixtures. The applicant should also speak to the lighting plan and how it could be modified to achieve adequate site lighting and as close to zero illumination at the south property lines.*



Photometric Analysis with South Property Line Highlighted (ORANGE)

Signage

The Appearance Commission previously approved a sign package for the subject property under case AC 24-03 as part of the rebranding of the gas station from Marathon to Mobil. The current façade includes two wall signs on the primary façade (Oakton Street) for the “service center” and “food shop,” and a small wall sign is located on the secondary façade (Austin Avenue) for the “food shop.” Those signs would be removed as part of the proposed renovation. No additional signs are proposed at this time.

Any future signs, such as wall signs for the remodeled and expanded retail use, would need to adhere to the waivers granted under AC 24-03, or additional waivers would need to be approved by the Appearance Commission. *Staff recommends including explicit reference to AC 24-03 within any conditions of approval for this case.*



Existing Wall Signs at Subject Property (Staff provided)

Appearance Commission Review

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

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

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

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
 - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
 - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
 - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
 - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
 - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for the modification of an existing automobile minimart station under Special Use Permit amendment (PC 26-01) for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide revised elevation drawings, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that indicate 100% transparent glazing on all windows, except for those located on the east façade and the primary entrance. A note shall also be provided on the revised elevation drawings indicating that no shelving or stock shall ever be placed in front of any windows to maintain transparency. If such designs are deemed to be inconsistent with*

the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

- 2. Prior to filing any Building Permit Application, the owner/applicant shall provide revised lighting plan and photometric analysis, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that provides adequate site lighting and limits spillover on all property lines including the, but not limited to the Oakton Street right-of-way. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
- 3. Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, to ensure compliance with the Appearance Certificate granted under case AC 24-03, as determined by the Community Development Administrator. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

Attachment B
Plan Review Comment Form for PC 26-01
Prepared by Amit Shah, Traffic Safety Commission Chair
Dated December 15, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/11/2025

CASE NUMBER: PC 26-01

APPLICATION: Request for approval of an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by Friday, January 2, 2026.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

TSC has reviewed modifications at this site previously. They have Special Use Permits to operated gas retailer, Mini-Mart and service station. They want to eliminate the service station and expand the Mini-Mart & no expansion to the building. They would certainly have the right to eliminate the service station. They need to obtain the right to expand the Mini-Mart. This is an existing facility. There will be changes to the on-site traffic patterns, but I expect they will be very small changes.

This project will have an insignificant negative impact on the community from a traffic safety perspective. I approve to waive the review of the application by the full commission.

These comments accurately represent existing Village regulations or policies.

Name (please print): AMIT SHAH

Signed: Amit Shah

Date: 12/15/2025

Attachment C
Plan Review Comment Forms for PC 26-01
Prepared by James English, Director of Building and Inspection Services
Dated December 29, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/11/2025

CASE NUMBER: PC 26-01

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

- 1) Building Department would expect a full set of plans with construction details if approved.
- 2) Code Enforcement has concerns regarding exterior storage located in the rear fenced in area as it relates to possible rodent harborage.

These comments accurately represent existing Village regulations or policies.

Name (please print): Jim English, Director of Building and Inspectional Services

Signed:

Date: 12/29/2026

Attachment D
Staff Report to the Plan Commission for PC 26-01
Prepared by Brandon Nolin, Community Development Administrator
Dated January 13, 2026

To: Chairperson Kintner and Members of the Plan Commission

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

Date: January 13, 2026

Re: Plan Commission Case PC 26-01

Request for approval of an amendment to a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station in a M-2 General Manufacturing District in accordance with Section 12-4-4:E of the Village of Morton Grove Unified Development Code (Title 12), for the property commonly known as 6000 Oakton Street in Morton Grove, Illinois (10-20-302-037-0000). The applicant is Proyekt Studio, LLC on behalf of St. Marys Petroleum Inc.

STAFF REPORT

Public Notice

The Village provided Public Notice for the January 20, 2026, Plan Commission public hearing for PC 26-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 1, 2026. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on December 31, 2025.

Application Summary

Proyek Studio, LLC on behalf of St. Marys Petroleum Inc. ("applicant"), submitted a complete Special Use Permit application to the Department of Community and Economic Development requesting an amendment to Ordinance 10-26 for the renovation of an existing automobile minimart station at 6000 Oakton Street. The proposed project consists of the elimination of the automotive maintenance and repair use and expansion of the retail sales area, including exterior façade changes.

Subject Property

The subject property consists one (1) lot at 6000 Oakton Street in Morton Grove, Illinois. The parcel is zoned M-2 General Manufacturing and is 24,895 sq. ft. (0.57 acres) in total area including portions of adjacent rights-of-way for Austin Avenue and Oakton Street. The adjoining property to the west is a restaurant, and the adjoining property to the north and east across Austin Avenue are industrial buildings. All surrounding properties in the M-2 General Manufacturing zoning district. The subject property is located north across Oakton Street from the Village of Skokie.

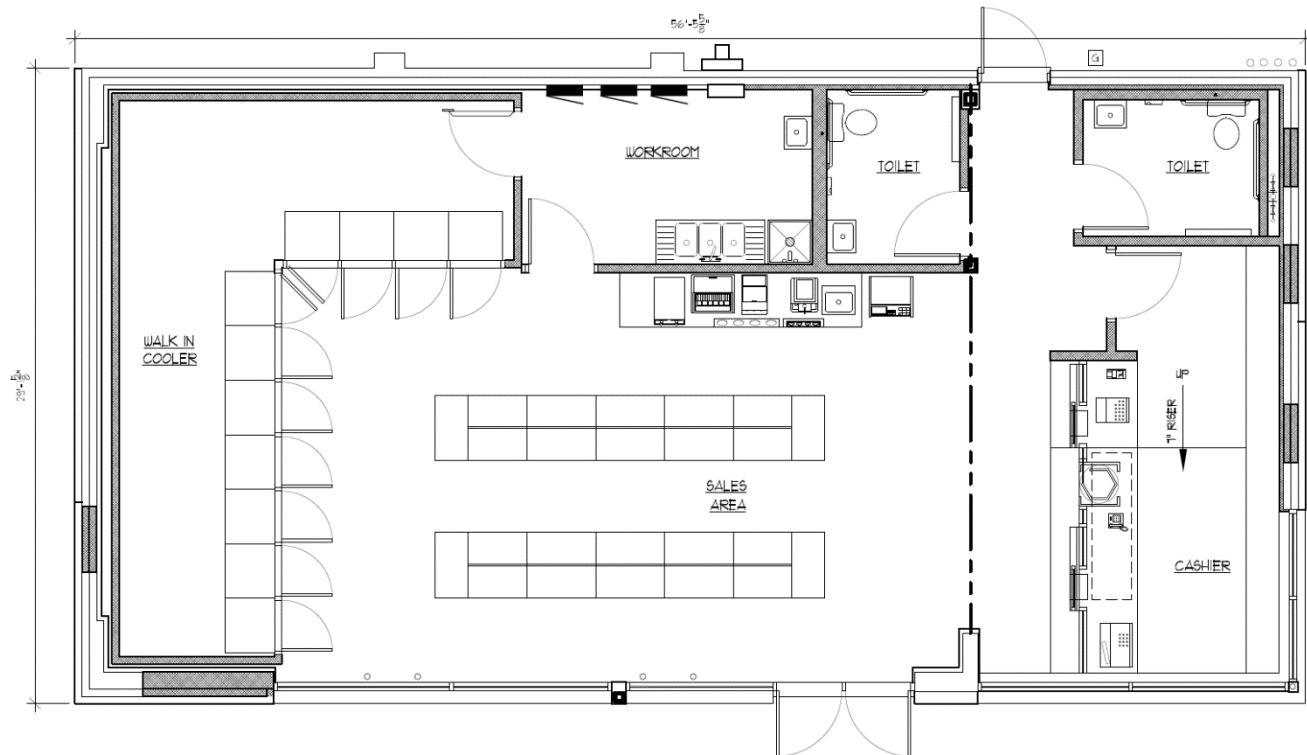


Subject Property Location Map

Project Overview

The applicant is proposing to renovate the existing automobile minimart and service station at 6000 Oakton Street to eliminate the automotive maintenance and repair use and expand the retail sales area. The business was established under Special Use Permit (Ordinance 10-26) and changes to the use mix require an amendment to that special use permit.

The retail area would expand into a portion of the building currently occupied by two automotive repair service bays. As part of the renovation, the service bays would be eliminated and replaced by a new façade with interior remodeling to add a walk-in cooler, a work room, two restrooms, and expanded sales area. The total retail space proposed is approximately 1,645 sq. ft. The main entrance would be relocated to a more central location along the primary (south) façade, and the existing cashier area should be expanded. In response to Appearance Commission discussion, the applicant is also proposing to establish a new landscape bed along the Austin Avenue frontage and expand the existing landscape bed along the west lot line. There are no proposed changes to signage which was recently approved under case AC 24-03.



Proposed Floor Plan

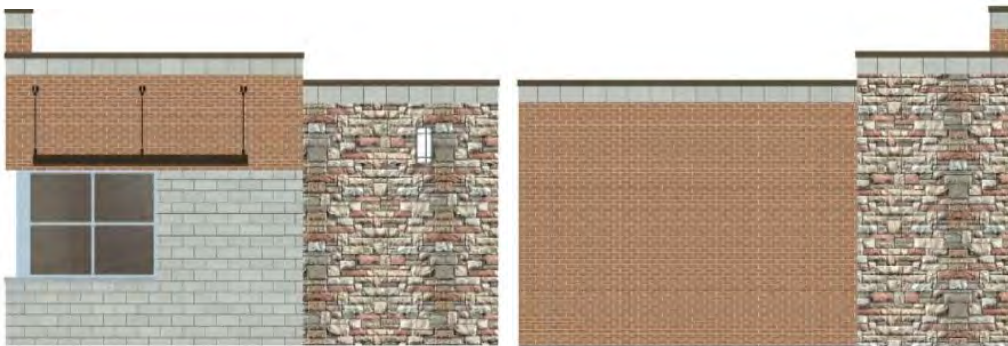
Building Design

Based on the submitted elevations, the exterior finishes of the proposed building will predominantly consist of light brown brick veneer with a gray stone parapet and stone still. A coursed ashler stone veneer in light brown and orange tones is proposed to break up the façade. The east window would have an aluminum louvered sun shade. As clarified by the applicant during discussion with the Appearance Commission, the east windows are proposed to have an opaque glazing to conceal shelving and the cashier location from view. The windows on the south façade and the door would be completely transparent.



SOUTH ELEVATION

SCALE: NTS



EAST ELEVATION

SCALE: NTS

WEST ELEVATION

SCALE: NTS

Proposed Building Elevations

Zoning Analysis

The current automobile mini-mart station was approved by special use permit under Ordinance 10-26. The ordinance references a site plan, façade and landscape plan, and typical floor plan that would be replaced as part of the requested special use permit amendment. A variation of 1.5 ft. was also granted to allow the gas canopy to have a front yard setback of 8.5 ft. As the building footprint is not expanding or otherwise intensifying, the amendment is being sought to allow a change in the mix of uses at the subject property.

The initial approving ordinance also included several conditions that would continue to apply to the currently proposed business unless revised by the amending ordinance. The conditions currently in place are as follows:

- Any outdoor refuse and/or recycling areas shall be provided in a solidly screened enclosure area to be approved by the Building Commissioner.
- The hours of operation for this facility shall be limited to: Monday through Friday 5 a.m. to 11 p.m., Saturday 6 a.m.- 11 p.m. and Sunday 7 a.m.- 8 p.m.
- Landscaping on the subject site shall be maintained so as to maintain sight distance visibility for traffic and driveway intersections on the subject site and adjacent sites.
- The applicant shall install parking blocks in those parking spaces adjacent to public sidewalks in a manner to minimize vehicle overhang onto the public sidewalk.
- The accessible parking spaces on the subject site shall be relocated, if required, to conform to applicable accessibility requirements.

- All employee parking, refuse/ recycling containers, and snow removal equipment shall be located within the solid fenced enclosure at the north end of the property.
- Snow plowing, storage and removal shall be completed in such a manner so as to maintain site accessibility for parking, walking, and vehicular access.

As proposed, all conditions currently in place would be equally applicable to the proposed business. While parking spaces may be relocated from the Austin Avenue frontage, the condition requiring properly located parking blocks can be left in place in the event parking spaces were ever relocated back to the current Austin Avenue location.

Lighting

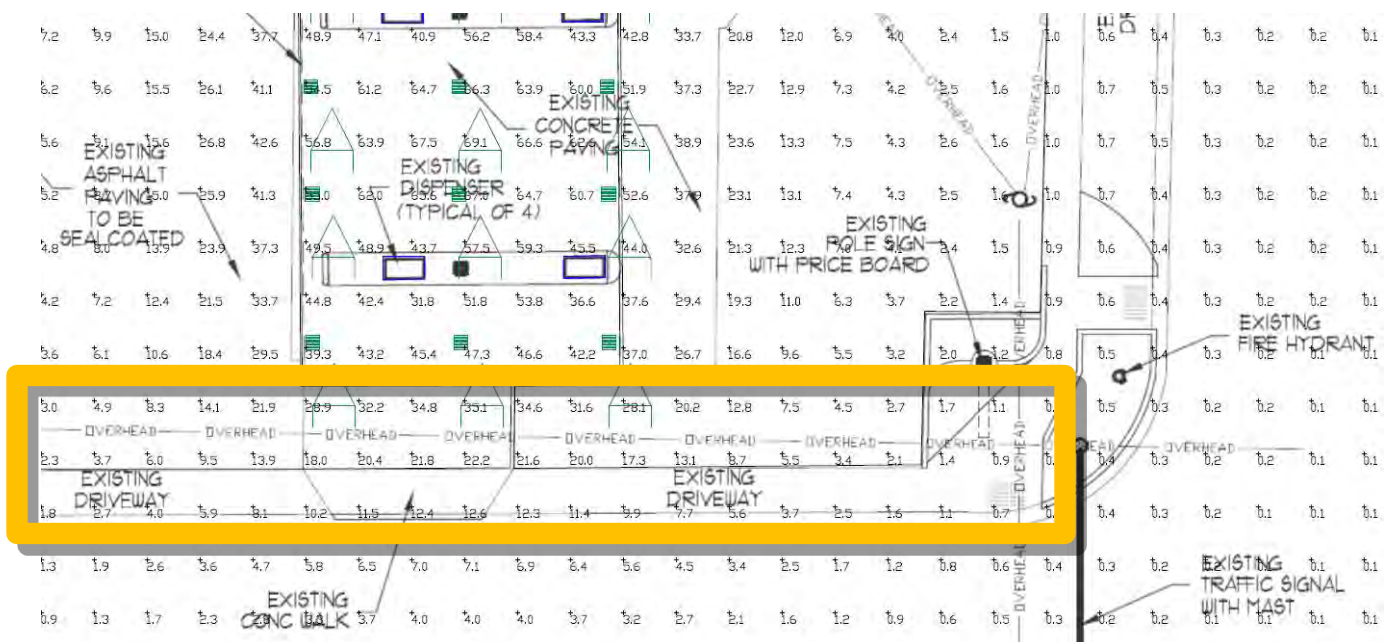
The applicant provided a lighting plan and photometric analysis prepared by Walsh, Long & Co. Proposed lighting consists of twelve (12) LED fixtures mounted to the underside of the gas canopy to illuminate the fuel pumps, and three (3) wall mounted LED fixtures along the north, east, and south facades of the proposed retail building. The applicant confirmed during discussion with the Appearance Commission that lighting would not exceed the 5000K (degrees Kelvin).

West Façade Low Light Levels

Per the photometric plan submitted by the applicant, foot candles range from 0.0 to 0.8 on the west side and northwest corner of the building where no site lighting is provided. Low light levels are desirable at the property line, but low light levels on-site could present a safety concern for employees accessing the rear storage area. In response to Appearance Commission questions, the applicant indicated they would revise the lighting plan to include a light wall pack on the west façade of the building to address concerns with low light levels in that area.

South Property Line Spillover

The Oakton Street frontage is well above 0 foot candles, with light levels ranging from 1.4 to 22.2 foot candles due to the close proximity of the gas canopy to the south property line. Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. In response to Appearance Commission discussion, the applicant has requested their lighting consultant to confirm that shields or baffles could be used to limit light across the property line caused by the canopy lighting. As of the date of this report, no additional information regarding site lighting had been provided to staff. *As a condition of approval, Staff recommends requiring that a revised lighting plan be provided that includes additional lighting on the west side of the building, and additional measures to reduce spillover onto Oakton Street right of way.*



Photometric Analysis with South Property Line Highlighted (ORANGE)

Landscaping

The application initially addressed only façade and building access improvements. Comments made by Staff and Appearance Commission members relayed concerns to the applicant regarding a lack of proposed landscaping as the site is currently deficient regarding perimeter landscaping even though there appears to be sufficient space to accommodate additional landscape beds. In response to Appearance Commission comments, the applicant indicated that the applicant was willing to work with staff to identify opportunities for landscaping, but the ability to add landscaping would be impacted by space needed for semi-truck maneuvering. Specifically, he noted that the gap between the north gas pump island and southernmost space on Austin Avenue is only 26 ft. as currently proposed.

Austin Avenue Perimeter Landscaping

Following the Appearance Commission meeting, the applicant submitted a revised site plan and landscape plan indicating an expanded landscape bed on the west property line and a new 5 ft. landscape bed along the Austin Avenue frontage. The Austin Avenue landscaping was made possible by relocating the existing parking stalls along Austin Avenue to be along the east wall of the retail building.

In establishing the Austin Avenue landscaping, a total of two (2) parking spaces are lost compared to the current site plan. The traffic and parking study completed for the application was based on nine (9) parking spaces and indicated no more than six (6) spaces are used at one time during periods of peak parking demand.

Pole Sign Landscaping

Under case AC 24-03, the applicant was granted a sign variation to replace the face of a non-conforming pole sign. As part of that variation, the applicant was required to modify the parking lot curb to establish a continuous two-foot landscape bed surrounding the sign base. Plantings required for that area are six (6) evergreen shrubs each to be 3 ft. in height.

The revised landscape plan provided by the applicant indicates plantings surrounding the sign base will consist of “Annual Flower Program By Owner.” *In accordance with the sign variation granted under AC 24-03, Staff recommend requiring that 3 ft. shrubs continue to be required for the landscape bed surrounding the pole sign base.*

Proposed Species

The proposed tree species are native and included on the approved tree planting list within the Village of Morton Grove’s Tree Manual. However, the proposed shrub species (Siberian Peashrub) is considered an invasive species. *Staff recommend, as a condition of approval, requiring non-invasive species be used for all groundcover and shrubs at the site.*

Proposed Fence

The applicant is proposing to replace the existing chain link sliding gate that provides access to the rear of the property from the east wall of the building with a vinyl fence and gate that is 6 ft. in height. A similar gate and fence would replace the chain link gate on the west side of the retail building. The fence was included in the revised landscaping plan provided after Appearance Commission review and the style or color of the fence were not discussed with the Appearance Commission.

The chain link fence along the west property line (adjacent a commercial property) and north property line (adjacent an industrial property) are proposed to remain. The current fence also features an approximately one-foot vertical section of barbed wire along its entire length.

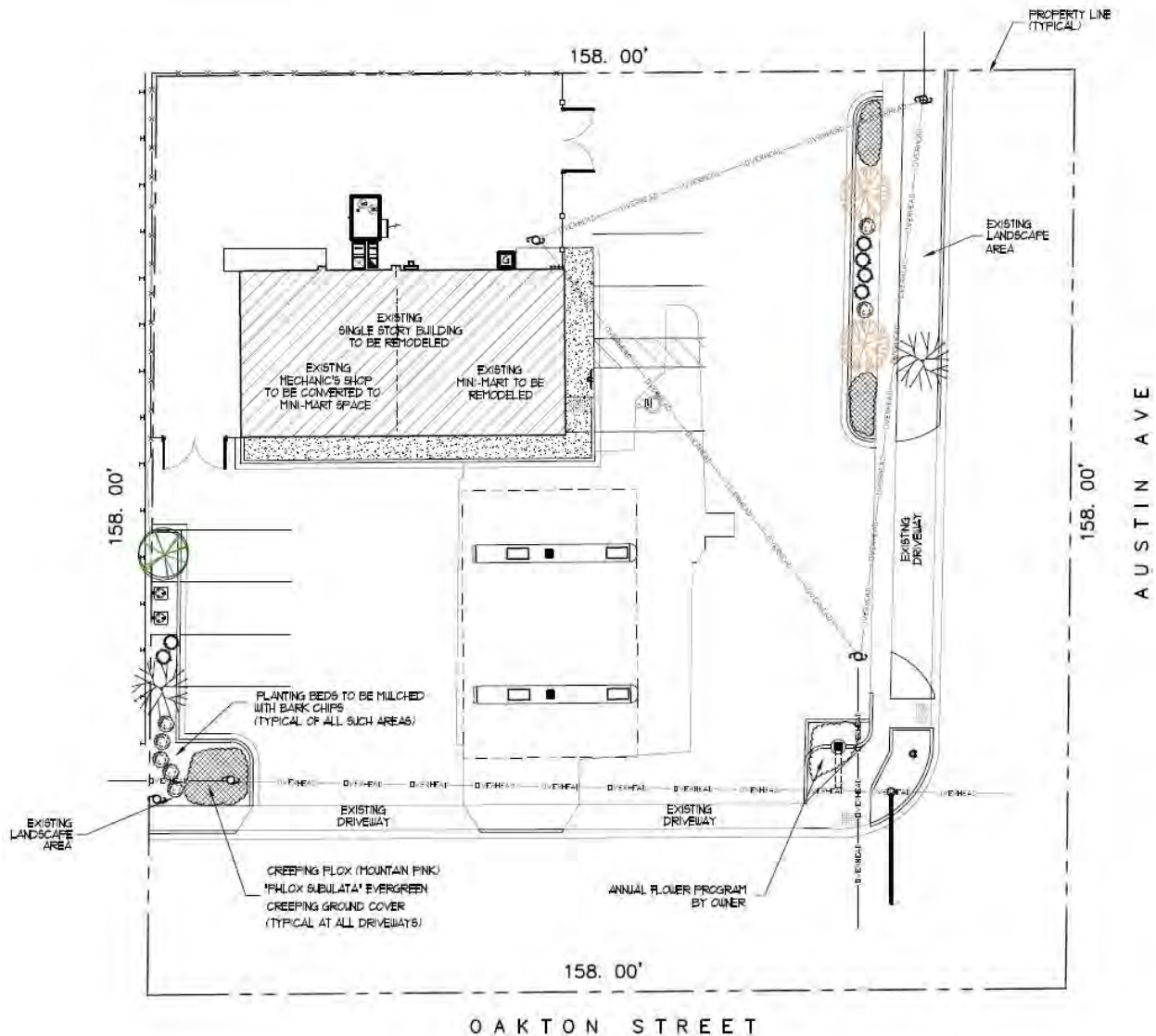
As noted in the conditions currently applicable to the property under Ord. 10-26, “Any outdoor refuse and/or recycling areas shall be provided in a solidly screened enclosure area to be approved by the Building Commissioner.” Furthermore, per Section 12-11-5:A, all storage areas, service yards, loading docks and ramps, electrical equipment enclosures, incinerators and equipment for the disposal of materials, storage tanks, and trash areas, shall be screened from view. In Section 12-11-5:B, in listing types of permitted visual screening, chain link fencing is noted as strictly prohibited. *As a condition of approval, Staff recommend requiring fencing be installed as proposed and along both property lines, so as to completely enclose the rear yard and side yard, and in a neutral color that complements the light brown and gray of the proposed façade.*

Staff would also like to note that the Village has adopted a fence standard for commercial and mixed-use projects, requiring metal posts and supporting members spaced a maximum of eight feet (8') on center and set in a minimum eight-inch (8")

diameter concrete pier, extending a minimum of forty-two (42") deep. A note indicating this will be required to be added to the landscaping plan prior to issue of a building permit.



Existing Fencing at the Subject Property as viewed from the Southwest (6004 Oakton)



Proposed Landscape Plan

Traffic and Parking Impact

A traffic impact study was prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) and is included in the hearing packet for Case PC 26-01. The study concluded that the expansion of the retail component of the existing business and elimination of the automotive repair business at the subject property is not anticipated to increase traffic to the site, or exceed existing parking. KLOA, Inc. noted that the intersection of Oakton Street and Austin Avenue has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed use change and no roadway or traffic control improvements are required. The intersection is projected to operate at the same level of service with the proposed use mix.

The subject property currently has nine (9) parking spaces and eight (8) fueling pump spaces. Seven (7) parking spaces are proposed per the revised site plan and landscaping plan that included additional landscaping. KLOA conducted parking surveys at two other automobile minimarts in the area. At either location, at no time was use of parking observed to be greater than six (6) parking spaces (not including fueling pump spaces). The study concluded that the proposed site plan has sufficient off-street parking to meet the demands of the proposed retail use mix.

The study did not evaluate the Village's code requirements. Per Section 12-7-3:1, an automobile minimart station requires 1.0 space per employee, not to exceed 5 spaces of which 2 spaces shall be for handicapped individuals. The proposed seven (7) parking spaces meets Village requirements for the proposed 1,645-square-foot retail space. For comparison, under Case PC 24-07, the Plan Commission previously approved a 2,495-square-foot automobile minimart station with eight (8) parking spaces (in addition to eight (8) pump spaces).

Commission Review

Appearance Commission

On January 6, 2026, the Appearance Commission reviewed Case PC 26-01. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application including conditions regarding the need for a revised lighting plan and landscaping plan prior to applying for the building permit. The Staff Report to the Appearance Commission and related minutes have been included as "Attachment A."

Traffic Safety Commission

Given the limited impact of the proposed use mix and changes to parking lot striping, the Traffic Safety Commission Chairperson waived the requirement for review of the proposed special use amendment (see "Attachment B").

Departmental Review

The proposed project was reviewed by several department representatives with the Department of Building and Inspection Services being the only department to provide comments (see "Attachment C").

- Building Department: In review of the proposed project, the Building and Inspection Services issued the following comments:
 - o Building Department would expect a full set of plans with construction details if approved.
 - o Code Enforcement has concerns regarding exterior storage located in the rear fenced in area as it relates to possible rodent harborage.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: No comments at this time.

Standards for Review

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

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

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or

impede the utilization of surrounding property for uses permitted in the zoning district.

4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance To Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village Board of Trustees as a part of the special use permit.

Recommendation

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

Motion to recommend approval of Case PC 26-01, a request to amend a Special Use Permit (Ord. 10-26) to eliminate the automotive maintenance and repair use and expand the retail sales area within an automobile minimart station, in a M-2 General Manufacturing District in accordance with Section 12-4-4:E, at the property commonly known as 6000 Oakton Street in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide revised elevation drawings, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that indicate 100% transparent glazing on all windows, except for those located on the east façade and the primary entrance. A note shall also be provided on the revised elevation drawings indicating that no shelving or stock shall be placed in front of any windows on the south façade to maintain transparency. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide revised lighting plan and photometric analysis, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson, that provides adequate site lighting and limits spillover on all property lines including the, but not limited to the Oakton Street right-of-way. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
3. *Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, to ensure compliance with the Appearance Certificate granted under case AC 24-03, as determined by the Community Development Administrator. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *Prior to filing any Building Permit Application, the owner/applicant shall provide revised a site plan and landscaping plan that include only non-invasive shrub and groundcover species and indicate the installation of a 6 ft. fence that completely encloses the side and rear yards of the subject property, subject to review and approval by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
5. *(Any other conditions recommended by the Plan Commission)*

Attachment E
Final Plans and Supporting Documents for PC 26-01

1. *Special Use Application, submitted by Proyeckt Studio, LLC, received Nov. 18, 2025*
2. *Written Authorization from Property Owner, dated September 5, 2025*
3. *Legal Description, submitted by Proyeckt Studio, LLC, dated August 14, 2025*
4. *Plat of Survey of 6000 Oakton Street, Morton Grove, Illinois, prepared by Exacta Landscape Surveyors, LLC,*
5. *Existing Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
6. *Site Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
7. *Landscaping Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
8. *Truck Access Plan, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
9. *Existing Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
10. *Floor Plan, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
11. *South Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
12. *East Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
13. *West Elevation, prepared by Proyeckt Studio, LLC, dated January 12, 2026*
14. *North Elevation, prepared by Proyeckt Studio, LLC, dated July 25, 2025*
15. *South, East, and West Elevations (Color), prepared by Proyeckt Studio, LLC, received Nov. 18, 2025*
16. *Lighting Proposal, prepared by Walsh, Long, & Co., dated September 15, 2025*
17. *Scottsdale Legacy (CRUS) LED Canopy Luminaire Features & Specifications, provided by Proyeckt Studio, LLC, received Nov. 18, 2025*
18. *Mirada Medium Wall Sconce (XVM) Outdoor Wall Sconce Features & Specifications, provided by Proyeckt Studio, LLC, received Nov. 18, 2025*
19. *Traffic Impact Study Proposed Fuel Center Remodel/Expansion, prepared by KLOA, Inc., dated November 13, 2025*
20. *Traffic Impact and Parking Study, prepared by TYLin, dated October 7, 2025*

Attachment E on file with the Department of Community and Economic Development