



**VILLAGE OF MORTON GROVE**  
**PLAN COMMISSION PUBLIC HEARING**  
**FLICKINGER MUNICIPAL CENTER**  
**6101 Capulina Avenue, Morton Grove, IL 60053**

**October 21, 2019 - 7:00P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES OF:** September 16, 2019

**III. ITEMS TO BE CONTINUED:**

**CASE:** PC 19-06

**APPLICANTS:** Village of Morton Grove  
6101 Capulina Avenue  
Morton Grove, IL 60053

**LOCATION:** 6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:** Text Amendment to Section 12-4-2 regarding the regulation of impermeable surfaces in residential zoning districts, Sections 12-2-5, 12-2-6, and 12-17-1 regarding the regulation of accessory structures and yards, and to Section 12-3-5 regarding the regulation of fences, per the Village of Morton Grove Unified Development Code (Ordinance 07-07) Title 12.

**IV. PUBLIC HEARINGS:**

**CASE:** PC 19-07 - *Staff requests a continuation of this case to the November 18, 2019, meeting of the Plan Commission to accommodate a continuation of the October 3, 2019, Traffic Safety Commission meeting*

**APPLICANTS:** Abdul Mohsi  
Medina Gardens LLC  
8514 Menard Avenue  
Morton Grove, IL 60053

**LOCATION:** 6035-37 Lincoln Avenue  
Morton Grove, IL 60053

**PETITION:** Request for approval of a Planned Unit Development Special Use Permit for the redevelopment of property located in R-2 Single-Family Residence and R-3 General Residence Districts per Title 12, Chapter 6, with select waivers to setbacks, subdivision design standards, density, and floor area ratio per Section 12-6-3:E; approval of a Special Use Permit for attached dwelling development per Section 12-4-2; approval of a Special Use Permit for small lot residential development per Section 12-5-10:B; approval of select waivers to Sections 12-2-5, 12-4-2, 12-5-10, and 12-7 related to bulk, setbacks, lot area, lot coverage, floor area ratio, density, parking, and accessory buildings and uses; and approval of a Preliminary Plat of Subdivision in accordance with Title 12, Chapter 8.

*All persons in attendance at the hearing shall have the opportunity to be heard.  
All interested parties are invited to attend.*

**CASE:**

**PC 19-08**

**APPLICANTS:**

JJK Property LLC  
6049 Dempster Street  
Morton Grove, IL 60053

**LOCATION:**

6015-49 Dempster Street  
Morton Grove, IL 60053

**PETITION:**

Request for approval of a Final Plat of Consolidation in accordance with the requirements for a Minor Subdivision pursuant to Title 12, Chapter 8 (Village of Morton Grove Unified Development Code), to consolidate two (2) parcels of record into one (1) lot.

**V. OTHER BUSINESS**

None

**VI. CLOSE MEETING**

**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Land Use Planner/Coordinator

**Date:** October 15, 2019

**Re:** PC 19-06 (Continued from the September 16, 2019 meeting)  
Text Amendment to Section 12-4-2 regarding the regulation of impermeable surfaces in residential zoning districts, Sections 12-2-5, 12-2-6, and 12-17-1 regarding the regulation of accessory structures and yards, and to Section 12-3-5 regarding the regulation of fences, per the Village of Morton Grove Unified Development Code (Ordinance 07-07) Title 12

## STAFF REPORT

### Public Notice

The Village provided public notice for the September 16, 2019, Plan Commission public hearing for PC 19-06 in accordance with the Unified Development Code. Due to changes in the scope of the proposed amendment, the Village provided an updated public notice for the October 21, 2019, public hearing for the continued case of PC 19-06. The *Pioneer Press* published the public notice on October 3, 2019. As this request is for a text amendment, not a request for a specific site, no public notice signs or notification letters were required.

### Background

On September 16, 2019, the Plan Commission held a public hearing to discuss PC 19-06, a Text Amendment relating to the regulation of accessory structures and fences. A staff report to the Plan Commission dated September 11, 2019, and attached to this hearing packet provides a thorough background to the request for amendments. This report presents revisions to the proposed Text Amendment based on discussion and recommendations from the September 16<sup>th</sup> Plan Commission hearing. Text in **black** indicates the language is existing, while text in **blue** indicates the language has been amended.

### Recommended Amendments

The following amendment recommendations have been revised based on feedback received at the September 16<sup>th</sup> hearing. The discussion points that follow only address revisions to the original amendments. All other proposed amendments were agreed to by consensus and were presented in greater detail in the staff report dated September 11, 2019. Discussion has been assigned to the following amendment recommendations to assist in review:

- **A.1** (Section 12-17-1 Terms Defined)
- **A.2** (Section 12-2-5 Accessory Buildings and Uses)
- **A.3** (Section 12-2-6 Yards: Permitted Obstructions)
- **A.4** (Section 12-4-2 Residential Districts: Height and Bulk Regulations)
- **A.5** (Section 12-3-5 Fences)

#### AMENDMENT RECOMMENDATION A.1

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##### **12-17-1: TERMS DEFINED:**

*ACCESSORY BUILDING OR STRUCTURE: A detached building or structure on the same site with and of a nature subordinate to the principal building or structure.*

*BAY WINDOW: A window located above grade that extends beyond the wall of the building.*

**PATIO:** A recreation area at grade level ~~that adjoins a dwelling~~ that is often paved and is adapted especially for outdoor dining.

**TEMPORARY STRUCTURE:** A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

## AMENDMENT RECOMMENDATION A.2

### 12-2-5: ACCESSORY BUILDINGS AND USES:

#### B. Accessory Structures:

1. ~~Attached Accessory Structures:~~ In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located.
2. Detached Accessory Structures; Residential Districts:
  - a. Shall not be located in the ~~required~~ front yard or ~~required~~ side yards;
  - b. Shall not be located closer than three feet (3') to the rear or side lot line, ~~or to another detached accessory structure;~~
  - c. Shall not occupy more than thirty percent (30%) of the rear yard;
  - d. Shall be at least ten feet (10') from the principal structure;
  - e. Shall not have more than one story nor exceed seventeen feet (17') in height, unless otherwise permitted as accessory to business and manufacturing uses.
3. Accessory Structures, Rear Yard Coverage: In no event may the total coverage of accessory structures and impermeable surfaces combined exceed fifty percent (50%) of a rear yard.

## AMENDMENT RECOMMENDATION A.3

### 12-2-6: YARDS:

G. Permitted Obstructions: The following shall not be considered as obstructions when located in the yard indicated:

Permitted Obstructions *					Staff Notes
Y = Permitted // N = Prohibited					
Permitted Obstruction	Required Yard				
	Front	Street Side	Interior Side	Rear	
<u>Accessibility Ramp</u> <i>Min. 3' from all lot lines: Shall be of post or pier construction</i>	Y	Y	Y	Y	<i>Code does not currently include provisions for accessibility ramps. Elevation on posts or piers permits water drainage.</i>
<u>Arbors, Trellises, &amp; Pergolas, Attached &amp; Detached</u> <i>Max. 8' height: Side yard setback applies if attached: Max. 30% yard coverage</i>	N	N	N	Y	<i>Height, coverage, and setback restrictions added.</i>
<b>Balcony</b> <i>Max. 20% of yard depth, <u>Max. 5' encroachment</u></i>	Y	Y	Y	Y	<i>Maximum encroachment restricts bulk within deep yards.</i>
<del>Oriel</del> <b>Bay Window</b> <i>Max. 20% of yard depth; <u>Min. 5' from all lot lines</u></i>	Y	Y	Y	Y	<i>An "oriel window" is a type of "bay window," and a "bay window" is a more familiar term for the general public. Minimum distance of 5' avoids conflict with Fire Code. Definition added to 12-17-1.</i>
<b>Chimney</b> <i>Max. 20% of yard depth, <u>Max. 3' encroachment</u></i>	Y	Y	✗ N	Y	<i>Maximum encroachment restricts bulk within deep yards.</i>

Permitted Obstructions *					Staff Notes
Y = Permitted // N = Prohibited					
Permitted Obstruction	Required Yard				
	Front	Street Side	Interior Side	Rear	
<b>Decks, Attached</b> Max. 30% yard coverage <i>for all decks and patios combined</i> ; Side yard setback applies	N	N	N	Y	Siting and coverage of detached decks (elevated) are restricted by 12-2-5:B.2.
<b>Driveway **</b> <i>Min. 9' width; Min. 3' from all lot lines; For replacement of existing driveways, 3'-setback may be reduced to allow a 9' driveway if yard is less than 12'; Max. 1 driveway within any yard; Max. width of 16' at front or street side lot lines;</i>	Y	Y	Y	Y	Code does not currently include any siting requirements for driveways. Width currently limited by width of garage, which will still apply (12-9-3:D).
<b>Fences</b> Subject to the provisions of Section 12-3-5	N	Y	Y	Y	No change.
<b>Garage, Attached</b> Max. 30% yard coverage; Min. 15' from rear lot line; Residential corner lots only	N	N	N	Y	No change.
<b>Garage, Detached</b> Residential lots only; <del>Max. 30% yard coverage</del>	N	N	N	Y	Coverage of detached accessory structures restricted by 12-2-5:B.2.
<b>Heating, Ventilation, and Air Conditioning (HVAC) Equipment</b> <i>Subject to the provisions of Section 10-1-1:F.1; permitted within 10 feet of principal structure</i>	N	N	N	Y	UDC does not currently include any siting requirements for HVAC equipment. Section 10-1-1 requires equipment adjacent to the principal structure.
<b>Marquee (Canopy) &amp; Awning</b> Max. 20% of yard depth; Must be attached to the principal building;	Y	Y	Y	Y	No change.
<b>Open Accessory Parking Spaces **</b> <i>Min. 3' from all lot lines</i>	N	N	Y	Y	Setback added.
<b>Open Sided Porch</b> Max. 20% of yard depth	Y	Y	≠ N	Y	Open sided porch within interior side yard not desirable.
<b>Ornamental Light Standard &amp; Flagpole</b> <i>Min. 5' from all lot lines; Max. 25' height</i>	Y	Y	Y	Y	Setback added.
<b>Overhanging Roof Eaves &amp; Gutters</b> Max. 20% of yard depth; <i>Max. 2' encroachment</i>	Y	Y	Y	Y	Maximum encroachment restricts bulk within deep yards.
<b>Patio, Attached **</b> Max. 30% yard coverage <i>for all decks and patios combined</i> ; Side yard setback applies	N	N	N	Y	Distinction between "attached" and "detached" added due to change in definition of "patio."
<b>Patio, Detached **</b> <i>Max. 30% yard coverage for all decks and patios combined; Min. 3' from all lot lines</i>	N	N	N	Y	
<b>Recreational Equipment</b>	N	N	N	Y	No change.
<b>Shed</b> Residential lots only; <del>Max. 30% yard coverage</del>	N	N	N	Y	Coverage of detached accessory structures restricted by 12-2-5:B.2.
<b>Sidewalk **</b> <i>Max. 3' width in side yard; Max. 4' width in front yard; Min. 3' from all lot lines; 3'-side lot line setback may be reduced as needed to allow a 3' sidewalk if side yard is less than 6'</i>	Y	Y	Y	Y	Code does not currently include any siting requirements for sidewalks.

Permitted Obstructions *					Staff Notes
Y = Permitted // N = Prohibited					
Permitted Obstruction	Required Yard				
	Front	Street Side	Interior Side	Rear	
<u>Stairs/Steps</u> <i>Max. 20% of yard depth; Max. 5' encroachment; Max. 4' width; Min. 3' from all lot lines; Unroofed only</i>	Y	Y	Y	Y	<i>No existing provisions for encroaching stairs, but many exist.</i>
<b>Swimming Pool</b> <i>Exempt from Title 12 setback and coverage requirements; Subject to the requirements of Title 8, Chapter 4</i>	N	N	N	Y	<i>No change.</i>
<b>Terrace</b> <i>Max. 20% of yard depth</i>	Y	Y	Y	Y	<i>Obsolete term provided revised definition of "patio."</i>
<u>Window Well</u> <i>Max. 3' encroachment</i>	Y	Y	N	Y	<i>No existing provisions for encroaching window wells, but many exist.</i>

\* On corner lots, the height of a permitted obstruction located within twenty feet (20') of the lot corner formed by the intersection by any two (2) lot lines bounding a public street may not exceed twenty-four inches (24") above curb level.

\*\* Within five feet (5') of any lot line, height shall not exceed grade of nearest lot line, or as otherwise approved by the Building Commissioner.

#### **AMENDMENT RECOMMENDATION A.4**

##### **12-4-2: RESIDENTIAL DISTRICTS:**

D. Height and Bulk Regulations:

##### 6. Maximum Impermeable Lot Coverage:

	Zoning District		
<u>Maximum Impermeable Lot Coverage*</u>	55%	60%	65%

\* The replacement of an existing driveway on a lot that exceeds maximum permeable lot coverage is permitted if the replacement complies with all other dimensional controls and does not increase impermeable lot coverage.

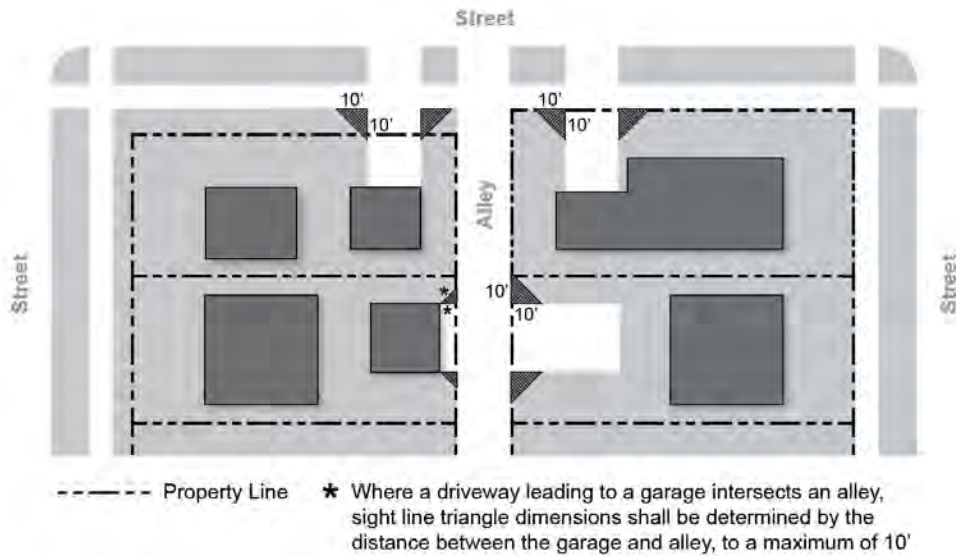
#### **AMENDMENT RECOMMENDATION A.5**

##### **12-3-5: FENCES:**

Fences are permitted in all districts, subject to the following restrictions:

- A. No fence shall be allowed on any part of a front yard or any part of a required rear yard that front a street, such as in the case of through lots or multi-frontage corner lots.
- B. Fences shall not be located within a 10 ft. by 10 ft. sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way. Where a driveway intersects an alley, the dimensions of the sight line triangle shall be determined by the distance between the garage and alley, to a maximum of 10 feet. If no garage exists, the 10 ft. by 10 ft. sight line triangle shall apply.

Sight Line Triangle



- C. Fences shall be permitted within portions of the street side yard of corner lots, which is defined as the yard abutting a street that does not meet the definition of "Lot Frontage" and "Lot Line, Rear," in accordance with Section 12-17-1 of the Unified Development Code, with the following requirements:
- The street side yard of a subject property which is part of a block where the entire block face, between two public streets, includes only street side yards, ~~as shown in "Exhibit 1 - Eligible Lots"~~ but not on lots where the block face, between two public streets, includes one or more front yard, on lots with street frontage on three (3) sides where the street side yard is within the required front yard setbacks, or on through lots. ~~as shown in "Exhibit 2 - Ineligible Lots"~~

Exhibit 1: Eligible Lots

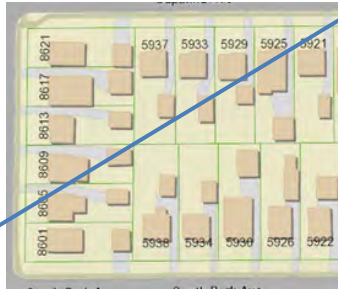


~~(Addresses 8945 and 8941 would be eligible for limited "by-right" street side yard fence under this amendment)~~



~~(Addresses 6600 would be eligible for limited "by-right" street side yard fence under this amendment)~~

Exhibit 2: Ineligible Lots



~~(Addresses 8621 and 8601 would NOT be eligible for limited "by right" street side yard fence under this amendment)~~



~~(Address 8952 would NOT be eligible for limited "by right" street side yard fence under this amendment because the street side yard is also within the required front yard setback along the front and rear)~~



~~(Addresses 8950 and 8946 would NOT be eligible for a by-right front or rear yard fence under this amendment)~~

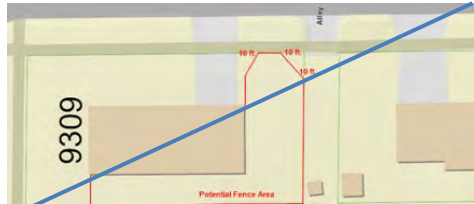
- b. The fence shall only be permitted to enclose that portion of the street side yard that is in line with and behind the rear portion of the principal structure closest to the street side yard property line, ~~as exemplified in "Exhibit 3—Permitted Location of Street Side Yard Fences";~~

~~"Exhibit 3—Street Side Yard Fence Permitted Location":~~

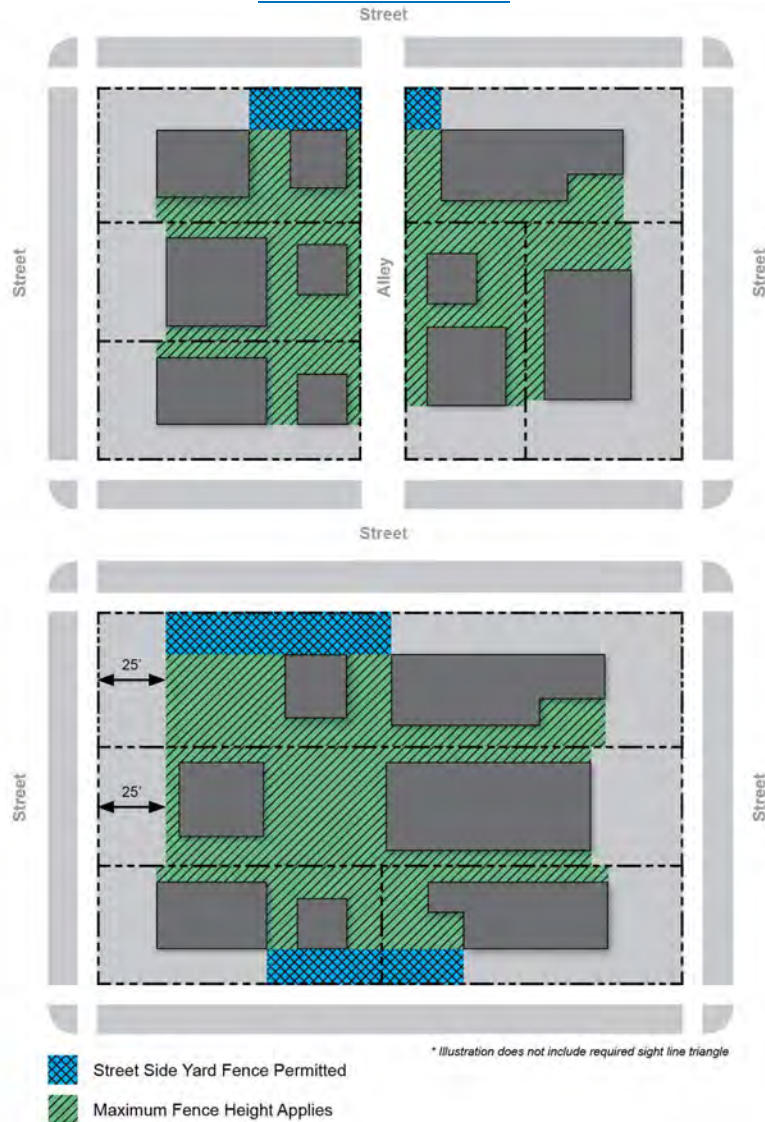


- c. The fence shall not be higher than ~~42 inches (3.5 ft.)~~ 48 inches (4 ft.);
- d. The fences shall have a minimum ~~opacity~~ transparency of a board-on-board fence; and
- e. The fence shall not be made of chain-link material, ~~and~~
- f. ~~The fence shall not be located within 10 ft. by 10 ft. sight line triangles at any point where the vehicular or pedestrian access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way. As exemplified by "Exhibit 4—Sight Line Triangle"~~

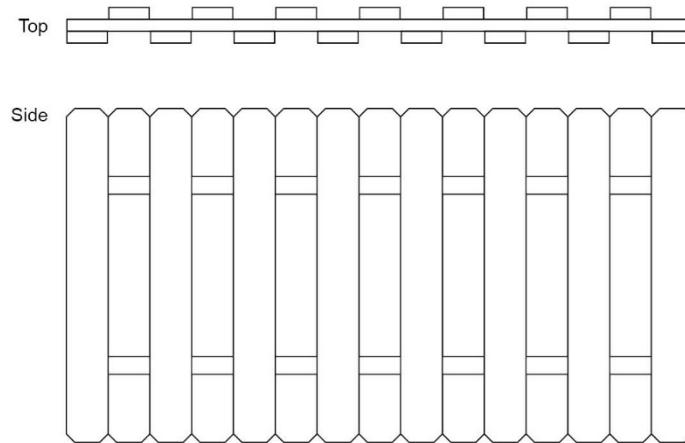
*Exhibit 4: 10 ft. Sight Triangles*



Street Side Yard Fences



Board-on-Board Fence



**Discussion**

(A.1) Due to the addition of “bay window” as a permitted obstruction in Section 12-2-6:G, a definition has been added to Section 12-17-1 that includes all window types located above grade and extending beyond the wall of a building.

(A.1) At the September 16<sup>th</sup> hearing, the commissioners discussed the definition of a structure as it relates to temporary and permanent structures. Section 12-14-3 defines a “structure” as follows:

*STRUCTURE: The results of a manmade change to the land constructed on or below the ground, including the construction, reconstruction, or placement of a building or any addition to a building; anything constructed or erected, the use of which requires permanent or temporary location on or in the ground; installing a manufactured home on a site; preparing a site for a manufactured home or installing a travel trailer on a site for more than one hundred eighty (180) days.*

Under the UDC’s definition, a structure may be built below grade, at-grade, or above grade, and may be permanent or temporary. As such, any regulation of a structure’s bulk or siting applies to both temporary and permanent structures. Staff recommends no changes to the above definition.

The UDC addresses temporary structures in Section 12-3-8, which regulates temporary buildings for contractors’ construction offices and sales offices, and temporary trailers, such as mobile classrooms, offices, and storage trailers. Temporary buildings are permitted during construction taking place under an active valid building permit. All other temporary structures must be authorized by a Special Use Permit, the terms of which would limit the length of installation.

At the September 16<sup>th</sup> meeting, the commissioners discussed providing clearer definitions for temporary and permanent structures. Staff is recommending the addition of a definition for “temporary structure” to Section 12-17-1. This definition is common across municipal zoning codes.

As to the regulation of temporary structures, staff recommends that the installation and siting of all structures continues to be controlled in the same manner, regardless of whether they are temporary or permanent. According to multiple Building Department staff members, no permit should ever be issued for the installation of a “temporary” plastic shed without ground anchoring, as discussed at the September 16<sup>th</sup> meeting. Installing ground anchors is inexpensive and ensures the shed will not blow into a neighbor’s yard. For the Village to formally authorize an unanchored shed within a rear yard may expose the Village to issues of liability should damages to private property occur. Any such structure should also comply with the setback and separation requirements of Village Code. If the Village is permitting for construction or installation of a structure, the quality of construction and installation should meet all applicable zoning, building, and fire code requirements. To provide explicit exceptions for

"temporary" structures will only reduce the safety of structures, complicate enforcement, and devalue standard permitting procedures.

**(A.2)** The definition of an "accessory building or structure" provided in Section 12-17-1 limits accessory structures to detached structures only. However, the UDC references "attached accessory structures" in Section 12-2-5:B.1. Based on commissioner feedback, staff has removed this conflict in the code by striking the reference to attached accessory structures in Section 12-2-5. No change is proposed to the definition of "accessory building or structure" provided in Section 12-17-1.

**(A.3)**

- Accessibility Ramp – The commissioners determined that the original proposed language, "shall be elevated on posts or piers," is problematic due to the need for the ramp to meet grade at inception. The commissioners agreed that rather, "the ramp shall be of post or pier construction."
- Arbors, Trellises, & Pergolas, Attached & Detached – The commissioners requested that pergolas be included in the permitted obstructions chart. Because pergolas are similar to arbors and trellises in construction and function, they were grouped together. The structures may be attached or detached and are subject to maximum height, maximum yard coverage, and minimum setback requirements.
- Bay Window – A definition for bay window was added to Section 12-17-1 and includes any protruding window located above grade.
- Decks & Patios, Attached – Attached decks and patios were separated within the table due to the at-grade requirement for patios.
- Sidewalk – The commissioners requested that staff incorporate additional flexibility to allow wider sidewalks within the front yard. Staff increased the maximum width of a sidewalk to four feet (4') within the front yard. Staff also corrected the allowance for a reduction in sidewalk setback for side yards from "less than five feet (5') to "less than six feet (6')."
- \*\* – The commissioners requested the incorporation of additional flexibility with regard to the height of at-grade structures. Staff reduced the applicability of the proposed height restriction to at-grade structures within five feet (5') of any lot line and placed approval of alternative compliance with the Building Commissioner rather than Village Engineer.

**(A.4)** At the September 16<sup>th</sup> hearing, the commissioners discussed incorporating an overall impermeable coverage restriction for residential lots. Section 12-17-1 defines an "impermeable surface" as follows:

*IMPERMEABLE SURFACE: A surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces are those constructed of Portland cement, bituminous concrete, composed stone or gravel, or any other surface that allows no water penetration.*

The proposed amendment to 12-2-5:B.3 will limit the total coverage of accessory structures and impermeable surfaces within a rear yard to 50%. However, this regulation leaves the majority of a residential property unregulated for impermeable surface coverage. Due to the varying dimensions of rear yards, an overall residential lot impermeable surface coverage maximum provides a more consistent application of desired maximum coverage across all residential lots.

In March of 2015, Community and Economic Development staff prepared a well-researched report that recommended amending Section 12-4-2:D Height and Bulk Regulations to include an overall impermeable coverage maximum for residential lots. Their findings are summarized below and serve as the basis for the recommended addition of an overall maximum impermeable surface coverage requirement:

- Staff researched six (6) neighboring communities to help craft a comprehensive residential lot coverage regulation: Des Plaines, Evanston, Glenview, Niles, Park Ridge, and Skokie.
- Staff found that Evanston, Niles, Park Ridge, and Skokie regulate residential maximum lot coverage and have residential districts and lots similar in scale to Morton Grove's residential development.

- The tables below include the lot coverage requirements for neighboring communities with comparable residential lot area requirements. The "composite" column provides an averaging of the subject communities. Staff notes that Park Ridge does not have a zoning district comparable to Morton Grove's R2 zoning district, and is therefore excluded from Table 2. Only two communities, Evanston and Skokie, have a residential zoning district with comparable lot size requirements to Morton Grove's R3 General Residence Zoning District.

**Maximum Lot Coverage for Communities with Comparable R1 Zoning Districts**

	Morton Grove	Composite	Evanston	Niles	Park Ridge	Skokie
<b>Zoning District</b>	R1	--	R1	R2	R2	R1
<b>Min. Lot Area</b>	6,875 or 7,500 sq. ft.*	<b>7,025 sq. ft.</b>	7,500 sq. ft.	7,500 sq. ft.	6,500 sq. ft.	6,600 sq. ft.
<b>Maximum Lot Coverage</b>	--	<b>54%</b>	45%	60%	60%	50%

\*Depending on if subdivided before or after 1959

**Maximum Lot Coverage for Communities with Comparable R2 Zoning Districts**

	Morton Grove	Composite	Evanston	Niles	Skokie
<b>Zoning District</b>	R2	--	R2	R1	R2
<b>Min. Lot Area</b>	5,000 or 5,9000 sq. ft.*	<b>5,350 sq. ft.</b>	5,000 sq. ft.	6,250 sq. ft.	4,800 sq. ft.
<b>Maximum Lot Coverage</b>	--	<b>55%</b>	55%	60%	50%

\*Depending on if subdivided before or after 1959

**Maximum Lot Coverage for Communities with Comparable R3 Zoning Districts**

	Morton Grove	Composite	Evanston	Skokie
<b>Zoning District</b>	R3	--	R3	R3
<b>Lot Size</b>	5,000 sq. ft. for SFR, or 3,500 per d.u.	<b>5,000 sq. ft. for SFR, or 3,500 per d.u.</b>	5,000 sq. ft. for SFR, or 3,500 per d.u.	4,800 sq. ft. for SFR, or 3,500 per d.u.
<b>Maximum Lot Coverage</b>	--	<b>62.5%</b>	60%	65%

- Based on the above analysis, staff recommended amending Section 12-4-2:D to adopt a maximum lot coverage of 55% for lots in the R1 Single Family Residence District, 60% for lots in the R2 Single Family Residence District, and 65% for lots in the R3 General Residence District.
- Staff then used GIS software to determine the approximate percentage of lots that would be made non-conforming due to the proposed overall impermeable lot coverage maximum. Their findings are included in the table below.

**Non-Compliant Lots after Proposed Amendment**

Zoning District	Proposed Maximum Lot Coverage	Number of Lots Exceeding Proposed Maximum Lot Coverage	Total Number of Lots Per District	% of Lots that Would Become non-conforming.
<b>R1</b>	55%	101	2,377	4%
<b>R2</b>	60%	321	5,706	6%
<b>R3</b>	65%	12	213	6%
<b>Total</b>		<b>434</b>	<b>8,296</b>	<b>5%</b>

- Staff noted that the proposed maximum lot coverage regulation would impact driveway repair for non-conforming lots. Per Section 12-15-4, when a non-conforming structure is removed, the new structure must conform to all applicable zoning regulations. On a non-conforming lot, established driveways that provide access to rear yard detached garages would not be permitted to be replaced without a variance. Staff recommended allowing an administrative approval for in-kind replacement of such driveways, but did not recommend any regulation that would authorize an administrative approval.

In addition to the impermeable coverage regulations proposed in 2015, staff is now recommending language that permits the replacement of an existing driveway on a lot that exceeds maximum permeable lot coverage if the replacement complies with all other dimensional controls and does not increase overall impermeable lot coverage.

**(A.5)** The proposed amendments to Section 12-3-5 Fences have been updated to reflect discussion that took place at the September 16<sup>th</sup> meeting of the Plan Commission. The commissioners decided that a ten-foot (10') sight line triangle at the intersection of all pedestrian and vehicular accessways will provide adequate safety for pedestrians and drivers. In review of existing street side yard fencing regulations, the commissioners agreed that a maximum height of four feet (4') is appropriate and that the minimum transparency should be increased to allow that of a board-on-board type fence. New graphics were created to more clearly communicate the street side yard fence permissions based on lot type and to illustrate the design of a board-on-board fence.

### **Recommendation**

If the Plan Commission supports this Text Amendment, staff suggests the following motion:

*The Plan Commission recommends approval of Case PC 19-06, a Text Amendment to Section 12-4-2 regarding the regulation of impermeable surfaces in residential zoning districts, Sections 12-2-5, 12-2-6, and 12-17-1 regarding the regulation of accessory structures and yards, and to Section 12-3-5 regarding the regulation of fences, per the Village of Morton Grove Unified Development Code (Ordinance 07-07) Title 12*

**To: Chairperson Blonz and Members of the Plan Commission**

**From: Zoe Heidorn, Land Use Planner/Coordinator**

**Date: September 11, 2019**

**Re: Plan Commission Case PC 19-06 – Text Amendment to Sections 12-2-5, 12-2-6, and 12-17-1 regarding the regulation of accessory structures and yards, and to Section 12-3-5 regarding the regulation of fences, per the Village of Morton Grove Unified Development Code (Ordinance 07-07) Title 12**

## **STAFF REPORT**

### **Public Notice**

The Village provided Public Notice for the September 16, 2019, Plan Commission public hearing for PC 19-06 in accordance with the Unified Development Code. The *Pioneer Press* published the public notice on August 29, 2019. As this request is for a text amendment, not a request for a specific site, no public notice signs or notification letters were required.

### **Background**

The Unified Development Code currently regulates accessory structures through Sections 12-2-5 (Accessory Buildings and Uses) and 12-2-6 (Yards). The Village is requesting a text amendment to these sections and to Section 12-17-1 (Terms Defined) in order to provide better control over accessory structures. In addition to expanding the Village's control over the bulk and siting of accessory structures, the amendments will improve clarity for Code users and administrators, and provide property owners with greater flexibility by permitting common attached accessory structures not currently addressed in the Unified Development Code.

The proposed amendments to accessory structure regulations will reduce impermeable lot coverage by clarifying coverage restrictions and providing greater siting control over at-grade structures, such as driveways and sidewalks. Impermeable surfaces directly affect the volume and quality of water runoff from a site, with greater impermeable coverage resulting in increased volume and decreased quality. Greater control over impermeable surface coverage will improve the Village's ability to preserve stormwater infrastructure, improve the quality of stormwater runoff, reduce flooding, and protect adjacent properties.

Proposed revisions to Section 12-3-5 (Fences) are intended to provide greater flexibility in fence height and transparency for properties with street side yards while maintaining the look and feel of open yards along the streetscape. The proposed amendments are in response to a relatively high number of Variation Applications submitted for waivers to street side yard fence requirements. A proposed requirement for sight line triangles at all vehicular intersections, and not just within street side yards, will improve pedestrian and vehicular safety across the Village.

The proposed text amendment implements two main goals identified in the Morton Grove Strategic Plan:

- 1) Strategic Goal 1.1: Maintain and enhance the appearance and aesthetics of the Village.
- 2) Strategic Goal 1.2: Provide and maintain infrastructure appropriate to support expected service levels.

### **ACCESSORY STRUCTURES**

The following sections of the Unified Development Code provide dimensional control over accessory structures and encroachments in the residential zoning districts:

**12-2-5: ACCESSORY BUILDINGS AND USES:**

**B. Accessory Structures:**

1. *Attached Accessory Structures: In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located.*
2. *Detached Accessory Structures; Residential Districts:*
  - a. *Shall not be located in the required front yard or side yards;*
  - b. *Shall not be located closer than three feet (3') to the rear or side lot line;*
  - c. *Shall not occupy more than thirty percent (30%) of the rear yard;*
  - d. *Shall be at least ten feet (10') from the principal structure;*
  - e. *Shall not have more than one story nor exceed seventeen feet (17') in height, unless otherwise permitted as accessory to business and manufacturing uses.*

**12-2-6: YARDS:**

**G. Permitted Obstructions:** *The following shall not be considered as obstructions when located in the yard indicated:*

1. *Any yard:*
  - a. *Chimneys, overhanging roof eaves, gutters, oriel windows, open sided porches, terraces, balconies, marquees, and awnings attached to the principal building (if they do not exceed 20 percent of the depth of the yard);*
  - b. *Ornamental light standards and flagpoles limited to a height of twenty five feet (25');*
  - c. *On corner lots obstructions not higher than twenty four inches (24") above curb level if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) lot lines bounding a public street.*
2. *Side yards:*
  - a. *Open accessory off street parking spaces, except in a side yard abutting a street.*
  - b. *On corner lots, fences shall be permitted subject to the provisions of section 12-3-5, "Fences", of this title.*
3. *Rear yard - residential districts (R-1, R-2, and R-3):*
  - a. *Private detached garages and storage sheds, provided that these accessory buildings do not exceed thirty percent (30%) of the area of the rear yard; open accessory off street parking spaces; recreational equipment; arbors and trellises; and fences, not to exceed six feet (6') in height.*
  - b. *On corner lots, private garages which are attached to the principal structure, provided that fifteen feet (15') remain between the attached garage and the rear lot line, and the attached garage occupies thirty percent (30%) or less of the area of the rear yard.*
  - c. *Decks and patios shall meet the side yard setbacks of the zoning district in which they are located and not exceed thirty percent (30%) of the rear yard. If the dwelling has a detached accessory structure within the rear yard, the total rear yard lot coverage of the detached accessory structure and the deck and/or patio shall not exceed fifty percent (50%) of the rear yard.*
  - d. *Swimming pools are exempt from the accessory structure requirements for setback and lot coverage requirements, but are required to meet all setback requirements provided in the regulations for swimming pools in title 8, "Public Health And Safety", chapter 4, of this code.*

Section 12-17-1 provides the following definitions for terms used in the above Sections:

**12-17-1: TERMS DEFINED:**

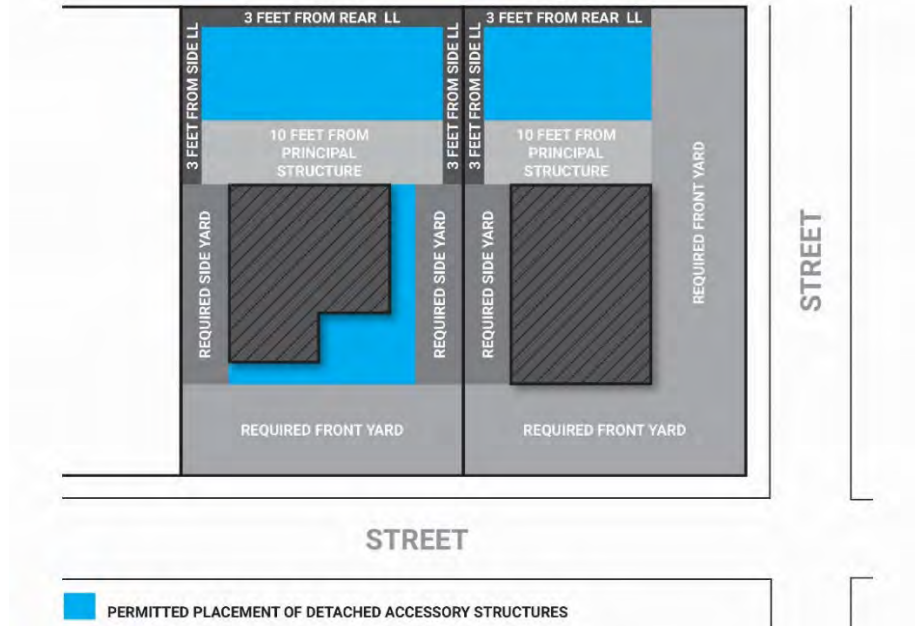
**ACCESSORY BUILDING OR STRUCTURE:** *A detached building or structure on the same site with and of a nature subordinate to the principal building or structure.*

**DECK:** *An exterior floor supported on at least two (2) opposing sides by an adjacent structure, posts, piers or other independent supports.*

**PATIO:** *A recreation area at grade level that adjoins a dwelling that is often paved and is adapted especially for outdoor dining.*

**TERRACE:** *An open platform that is not a deck or patio.*

Attached structures must comply with the setback requirements of the zoning district in which they are located, with the exception of permitted obstructions as identified in Section 12-2-6. The provisions of Section 12-2-5 result in the following restrictions on placement of detached accessory structures in residential districts (30% maximum coverage applies):



The provisions of Section 12-2-6 result in the following restrictions on placement of attached decks and patios in residential districts (30% maximum coverage applies):



### **Definitions**

An "accessory building or structure," as defined in Section 12-17-1, limits accessory structures to detached structures only. However, the Unified Development Code regulates "attached accessory structures" in Section 12-2-5:B.1. Staff recommends removing this conflict in the Code by amending the definition of an accessory building or structure to no longer specify attachment or detachment.

Currently, the definition of a patio limits the term's applicability to at-grade structures that adjoin a dwelling. Rather than add a second term for at-grade structures that are detached, staff recommends allowing the term to be used for all at-grade accessory structures that are used as recreation areas. Therefore, a patio may either be attached or detached, and respective restrictions may apply. Staff recommends the following amendments to Section 12-17-1 to revise the definition of a patio. Text in **black** indicates the language is existing, while text in **red** indicates the language has been amended.

#### **AMENDMENT RECOMMENDATION 1**

##### ***12-17-1: TERMS DEFINED:***

*ACCESSORY BUILDING OR STRUCTURE: A ~~detached~~ building or structure on the same site with and of a nature subordinate to the principal building or structure.*

*PATIO: A recreation area at grade level ~~that adjoins a dwelling~~ that is often paved and is adapted especially for outdoor dining.*

#### **At-Grade Structures**

Staff believes the intent of Section 12-2-5:B (Accessory Structures) is to provide dimensional control over structures with height above grade, such as garages, sheds, and recreational equipment. Under this interpretation, neither Section 12-2-5:B (Accessory Structures) nor Section 12-2-6:G (Permitted Obstructions) provides any explicit dimensional control over at-grade structures such as sidewalks, driveways, parking pads, or detached patios.

In practice, staff has routinely relied on the selective use of dimensional controls to regulate such at-grade structures. For example, staff often applies the 3-foot setback requirement of Section 12-2-5:B.2.b for at-grade structures in required side and front yards, where practicable, to avoid stormwater drainage impacts on adjacent property. Under correct interpretation of the Code, any flat accessory structure should then comply with all requirements of 12-2-5:B.2. On-the-ground, however, at-grade structures such as sidewalks, driveways, parking pads, and detached patios are very commonly located within a required side yard or less than ten feet from the principal structure, by design or due to the physical constraints of a lot. To require at-grade structures to comply with all Section 12-2-5:B requirements for accessory structures would bring nearly every property in Morton Grove out of compliance with the accessory structure siting requirements.

Because at-grade structures should be controlled in a manner that is unique to above-grade structures, staff recommends adding provisions to Section 12-2-6:G (Permitted Obstructions) in order to provide dimensional control over specific at-grade accessory structures.

#### **Permitted Obstructions**

Permitted obstructions are controlled by 12-2-6:G of the Unified Development Code. A permitted obstruction is the extension or placement of any structure, or component of such, into a required setback. The current list of permitted obstructions included in the Unified Development Code is limited and can be difficult to interpret. In addition to controlling at-grade accessory structures through the permitted obstructions provisions, staff also recommends adding other common accessory structures that are not currently included, such as accessibility ramps, open stairs, and window wells. Such structures have been constructed as encroachments within the Village, and have typically been approved administratively. They are not specifically addressed within the Unified Development Code.

Staff recommends converting the existing list of permitted obstructions to a table format to improve clarity and legibility. The table format has become mainstream across municipal zoning codes and provides the ability to add dimensional restrictions to specific structures. Staff notes that the requirements of Section 12-2-5:B (Accessory Structures) will still apply to accessory structures with height above grade, unless otherwise dictated by Section 12-2-6:G (Permitted Obstructions).

The proposed restrictions were crafted with significant input from the Village's engineers and are designed to limit the impact of obstructions on stormwater drainage while providing flexibility to properties with narrow setbacks. The Village engineers currently review building permit applications for new construction or work that significantly impacts drainage on a site. However, the permitting of most accessory structures is not reviewed by engineering staff and is subject only to zoning review. By including provisions in the Unified Development Code that help to ensure structures are not negatively impacting drainage, the Village is provided better control of stormwater drainage on a site-specific level, which benefits surrounding properties and the community as a whole.

The proposed addition of sidewalks and driveways to the list of permitted encroachments will provide the most beneficial impact to dimensional control within residential districts. Currently, sidewalks and driveways are treated as permitted encroachments, but are not explicitly listed as such. Sidewalk dimensions and siting are not controlled by any section of Title 12, and driveways are only limited to the width of the garage. In a recent real-life scenario, a sidewalk measuring 6 feet in width was illegally constructed within the side yard of a newly constructed single-family residence, only 6 inches from the side lot line. While the sidewalk was ultimately reduced in width due to drainage issues, the Unified Development Code provided staff with no defensible authority to limit the width or location of the sidewalk as a permitted obstruction.

The regulations proposed below will also, in effect, prohibit horseshoe drives by limiting each yard to one driveway. The Village engineers and Community and Economic Development staff agree that horseshoe drives may be appropriate for lots of a certain size located on high-speed, high-traffic streets to provide residents with an alternative to backing into oncoming traffic. However, additional research is needed as to which roadways should be provided with an exemption. In the meantime, property owners seeking construction of a new horseshoe drive in an appropriate location will be encouraged to seek a waiver from the Zoning Board of Appeals.

Staff recommends deleting Sections 12-2-6:G.1, 12-2-6:G.2, and 12-2-6:G.3 in their entirety and replacing them with the table below. Text in **black** indicates the regulation is existing and has simply been converted to table format, while text in **red** indicates the regulation is new or has been amended.

## **AMENDMENT RECOMMENDATION 2**

### ***12-2-6: YARDS:***

*G. Permitted Obstructions: The following shall not be considered as obstructions when located in the yard indicated:*

Permitted Obstructions *					Staff Notes
Y = Permitted // N = Prohibited					
Permitted Obstruction	Required Yard				
	Front	Street Side	Interior Side	Rear	
<b>Accessibility Ramp</b> <i>Min. 3' from all lot lines; Shall be elevated on posts or piers</i>	Y	Y	Y	Y	<i>Code does not currently include provisions for accessibility ramps. Elevation on posts or piers permits water drainage.</i>
<b>Arbors &amp; Trellises</b> <i>Max. 8' height</i>	N	N	N	Y	<i>Height restriction added.</i>
<b>Balcony</b> <i>Max. 20% of yard depth, Max. 5' encroachment</i>	Y	Y	Y	Y	<i>Maximum encroachment restricts bulk within deep yards.</i>

Permitted Obstructions *					Staff Notes
Y = Permitted // N = Prohibited					
Permitted Obstruction	Required Yard				
	Front	Street Side	Interior Side	Rear	
<b>Oriel Bay Window</b> Max. 20% of yard depth; <u>Min. 5' from all lot lines; Shall be located above grade</u>	Y	Y	Y	Y	An "oriel window" is a type of "bay window," and a "bay window" is a more familiar term for the general public. Minimum distance of 5' added to avoid conflict with Fire Code requirements. Location above grade permits water drainage.
<b>Chimney</b> Max. 20% of yard depth, <u>Max. 3' encroachment</u>	Y	Y	✗ <u>N</u>	Y	Maximum encroachment restricts bulk within deep yards.
<b>Decks &amp; Patios, Attached **</b> Max. 30% yard coverage <u>for all decks and patios combined</u> ; Side yard setback applies	N	N	N	Y	Distinction between "attached" and "detached" added due to change in definition of "patio." Siting and coverage of detached decks (elevated) are restricted by 12-2-5:B.2.
<b>Patios, Detached **</b> <u>Max. 30% yard coverage for all decks and patios combined; Min. 3' from all lot lines</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	
<b>Driveway **</b> <u>Min. 9' width; Min. 3' from all lot lines; For replacement of existing driveways, 3'-setback may be reduced to allow a 9' driveway if yard is less than 12'; Max. 1 driveway within any yard; Max. width of 16' at front or street side lot lines;</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	Code does not currently include any siting requirements for driveways. Width currently limited by width of garage, which will still apply (12-9-3:D).
<b>Fences</b> Subject to the provisions of Section 12-3-5	N	Y	Y	Y	No change.
<b>Garage, Attached</b> Max. 30% yard coverage; Min. 15' from rear lot line; Residential corner lots only	N	N	N	Y	No change.
<b>Garage, Detached</b> Residential lots only; <del>Max. 30% yard coverage</del>	N	N	N	Y	Coverage of detached accessory structures restricted by 12-2-5:B.2.
<b>Heating, Ventilation, and Air Conditioning (HVAC) Equipment</b> <u>Subject to the provisions of Section 10-1-1:F.1; permitted within 10 feet of principal structure</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	UDC does not currently include any siting requirements for HVAC equipment. Section 10-1-1 requires equipment adjacent to the principal structure.
<b>Marquee (Canopy) &amp; Awning</b> Max. 20% of yard depth; Must be attached to the principal building	Y	Y	Y	Y	No change.
<b>Open Accessory Parking Spaces **</b> <u>Min. 3' from all lot lines</u>	N	N	Y	Y	Setback added.
<b>Open Sided Porch</b> Max. 20% of yard depth	Y	Y	✗ <u>N</u>	Y	Open sided porch within interior side yard not desirable.
<b>Ornamental Light Standard &amp; Flagpole</b> <u>Min. 5' from all lot lines; Max. 25' height</u>	Y	Y	Y	Y	Setback added.
<b>Overhanging Roof Eaves &amp; Gutters</b> Max. 20% of yard depth; <u>Max. 2' encroachment</u>	Y	Y	Y	Y	Maximum encroachment restricts bulk within deep yards.
<b>Recreational Equipment</b>	N	N	N	Y	No change.

Permitted Obstructions *					Staff Notes
Y = Permitted // N = Prohibited					
Permitted Obstruction	Required Yard				
	Front	Street Side	Interior Side	Rear	
<b>Shed</b> <i>Residential lots only; <del>Max. 30% yard coverage</del></i>	N	N	N	Y	<i>Coverage of detached accessory structures restricted by 12-2-5:B.2.</i>
<b>Sidewalk **</b> <i>Max. 3' width in front and side yards; Min. 3' from all lot lines; 3'-side lot line setback may be reduced to allow a 3' sidewalk if side yard is less than 5'</i>	Y	Y	Y	Y	<i>Code does not currently include any siting requirements for sidewalks.</i>
<b>Stairs/Steps</b> <i>Max. 20% of yard depth; Max. 5' encroachment; Max. 4' width; Min. 3' from all lot lines; Unroofed only</i>	Y	Y	Y	Y	<i>No existing provisions for encroaching stairs, but many exist.</i>
<b>Swimming Pool</b> <i>Exempt from Title 12 setback and coverage requirements; Subject to the requirements of Title 8, Chapter 4</i>	N	N	N	Y	<i>No change.</i>
<b>Terrace</b> <i>Max. 20% of yard depth</i>	Y	Y	Y	Y	<i>Obsolete term provided revised definition of "patio."</i>
<b>Window Well</b> <i>Max. 3' encroachment</i>	Y	Y	N	Y	<i>No existing provisions for encroaching window wells, but many exist.</i>

\* On corner lots, the height of a permitted obstruction located within twenty feet (20') of the lot corner formed by the intersection by any two (2) lot lines bounding a public street may not exceed twenty-four inches (24") above curb level.

\*\* Height shall not exceed grade of nearest lot line, or as otherwise approved by the Village Engineer.

### **Rear Yard Coverage and Detached Accessory Structures**

Currently, Section 12-2-6:G.3.c (Permitted Obstructions, Rear Yard) contains rear yard coverage restrictions:

*c. Decks and patios shall meet the side yard setbacks of the zoning district in which they are located and not exceed thirty percent (30%) of the rear yard. If the dwelling has a detached accessory structure within the rear yard, the total rear yard lot coverage of the detached accessory structure and the deck and/or patio shall not exceed fifty percent (50%) of the rear yard.*

Staff has routinely used the above subsection to limit overall impermeable coverage within a rear yard. However, if detached accessory structures are interpreted to include only above-grade structures, then at-grade structures such as parking pads, detached patios, sidewalks, and driveways are not controlled by this section and may exceed 50% rear yard coverage. Staff recommends amending Section 12-2-5:B to clarify that the total rear yard coverage of all detached accessory structures and impermeable surfaces may not exceed 50%. Engineering and zoning staff agree that the proposed amendment will improve the quality of stormwater drainage across the community, which is a major concern for residents and the Village alike. Section 12-17-1 defines an "impermeable surface" as follows:

*IMPERMEABLE SURFACE: A surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces are those constructed of Portland cement, bituminous concrete, composed stone or gravel, or any other surface that allows no water penetration.*

Staff recommends prohibiting the placement of detached accessory structures within the entire front yard, and not just the required front yard. Under the current regulations, a residential property with a front yard with greater depth than the required front yard would allow the placement of a shed or other

detached accessory structure within the front yard area located behind the front yard setback. Under no circumstances does staff find this to be desirable.

Staff also recommends adding language that requires a 3-foot separation between detached accessory structures. Required separation between accessory structures is typical across municipal zoning codes as it allows for proper maintenance of the area between structures and reduces fire hazard. This recommended amendment is strongly supported by Building Department and Fire Department staff.

Staff recommends the following amendments to Section 12-2-5:B. Text in **black** indicates the language is existing, while text in **red** indicates the language is new or has been amended.

### **AMENDMENT RECOMMENDATION 3**

#### **12-2-5: ACCESSORY BUILDINGS AND USES:**

##### **B. Accessory Structures:**

1. *Attached Accessory Structures: In no event may an accessory structure become attached to a principal structure where such a combined structure would not comply with the applicable bulk regulations of the zoning district within which it is located.*
2. *Detached Accessory Structures; Residential Districts:*
  - a. *Shall not be located in the **required** front yard or **required** side yards;*
  - b. *Shall not be located closer than three feet (3') to the rear or side lot line, **or to another detached accessory structure;***
  - c. *Shall not occupy more than thirty percent (30%) of the rear yard;*
  - d. *Shall be at least ten feet (10') from the principal structure;*
  - e. *Shall not have more than one story nor exceed seventeen feet (17') in height, unless otherwise permitted as accessory to business and manufacturing uses.*
3. ***Accessory Structures, Rear Yard Coverage: In no event may the total coverage of accessory structures and impermeable surfaces combined exceed fifty percent (50%) of a rear yard.***

### **FENCES**

Since the most recent adoption of regulations pertaining to street side yard fences in September of 2014, the Zoning Board of Appeals has approved the following in waivers to the requirements of Section 12-3-5 (Fences):

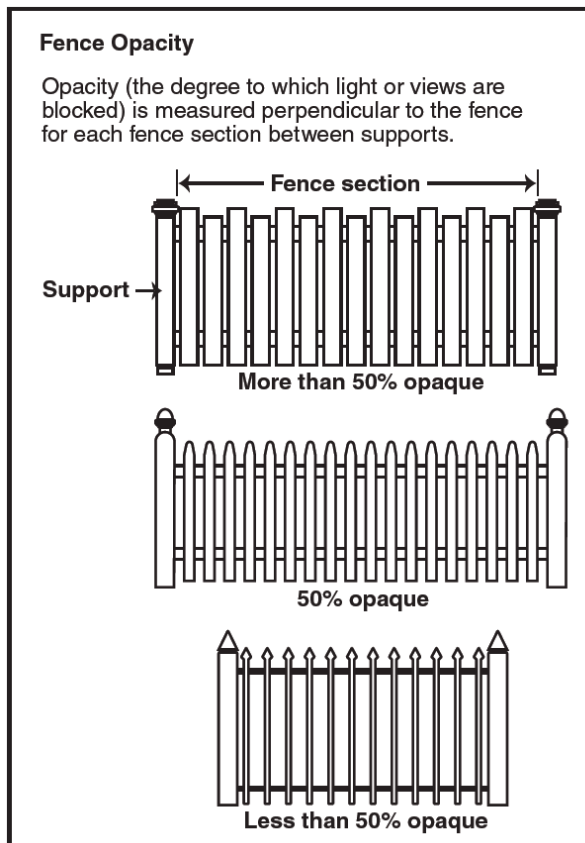
<b>Dimensional Control</b>	<b># Waivers Approved by the ZBA (09/2014 – present)</b>
<b>Location</b>	20
<b>Height</b>	22
<b>Opacity</b>	20
<b>Sight Line Triangle</b>	3

The greatest number of waivers have been issued for height, followed closely by location and opacity. The majority of location waivers issued were for the location of a fence within a front yard, such as in the case of through lots. All others location waivers were issued to allow street side yard fences in locations not to the rear of the principal structure. Because the locational requirements for street side yard fences do not seem to pose a significant challenge to property owners, staff recommends no change to the locational requirements for street side yard fences. Due to the sensitive nature of fences located within front yards, staff believes general location waivers should continue to be granted on a case-by-case basis and recommends no change to the general location requirements for fencing.

Staff conducted a survey of street side yard, or corner side yard, fence regulations across neighboring communities. Generally, Morton Grove's regulations for street side yard fences were found to be more stringent, with the exception of Skokie. The survey results are provided in the following table:

Street Side Yard (Corner Side Yard) Fence Regulations Survey			
Community	Height Requirements	Transparency Requirements	Other Requirements
Morton Grove	Max. 3.5'	Min. 50% transparency	
Des Plaines	Max. 6'	None	
Evanston	Max. 4' for first 3' of fencing behind front building line, then max. 6'	None	Min. 2' landscaped setback from side lot line
Glenview	Max. 4'	Min. 50% transparency	
Mount Prospect	Max. 6'	None	Min. 1' setback from side lot line; 1' (open fence) or 10' (privacy fence) setback from abutting front yards
Niles	Max. 5'	Min. 70% transparency	
Park Ridge	Max. 5'-2"	None	
Skokie	Fencing not permitted	Fencing not permitted	
Wilmette	Max. 4'	Min. 50% transparency	

Staff recommends increasing the maximum height of street side yard fences to 4 feet, which is a relatively conservative height maximum, but one that is consistent with neighboring communities. The increase in height will mitigate complaints received by staff that large pets are able to jump over fences measuring 3.5 feet in height.



For residents who seek additional privacy, staff recommends allowing a reduction in transparency, no less than that of a board-on-board fence, if a landscaped setback of 2 feet is provided. This regulation, which is currently in place in Evanston, allows flexibility in fence design while accommodating the Village's desire for open yards along the streetscape. The 2-foot landscaping buffer required along the street side lot line will soften the severity of the privacy fencing and provide pedestrians along adjacent sidewalks with a friendlier and more spacious public realm.

Staff also recommends replacing the word "opacity" with "transparency" in Section 12-3-5," which currently reads as follows: *"The fences shall have a minimum opacity of 50%."* Opacity is universally defined as the capacity to obstruct light or visibility, as illustrated in the graphic to the left. In its current use, "opacity" is being used to mean the opposite. Staff recommends the use of "transparency" to avoid further confusion.

As recommended by the Village engineers, staff is proposing an amendment to increase the required site line triangle to 12 feet and relocating the requirement to make a site line triangle apply to all

fences where a vehicular access way intersects a vehicular or pedestrian accessway. The most common application of this requirement will be along single-family residential rear lot lines, where a driveway intersects a public alley. In this case, the triangle's dimensions may be determined by the distance between the garage and alley so as to maximize the property owner's use of the rear yard. A new graphic was developed by staff for improved clarity of the sight line triangle's application.

In order to provide greater flexibility and clarity to the street side yard fence regulations of Section 12-3-5, staff recommends the following amendments. Text in **black** indicates the language is existing, while text in **red** indicates the language is new or has been amended.

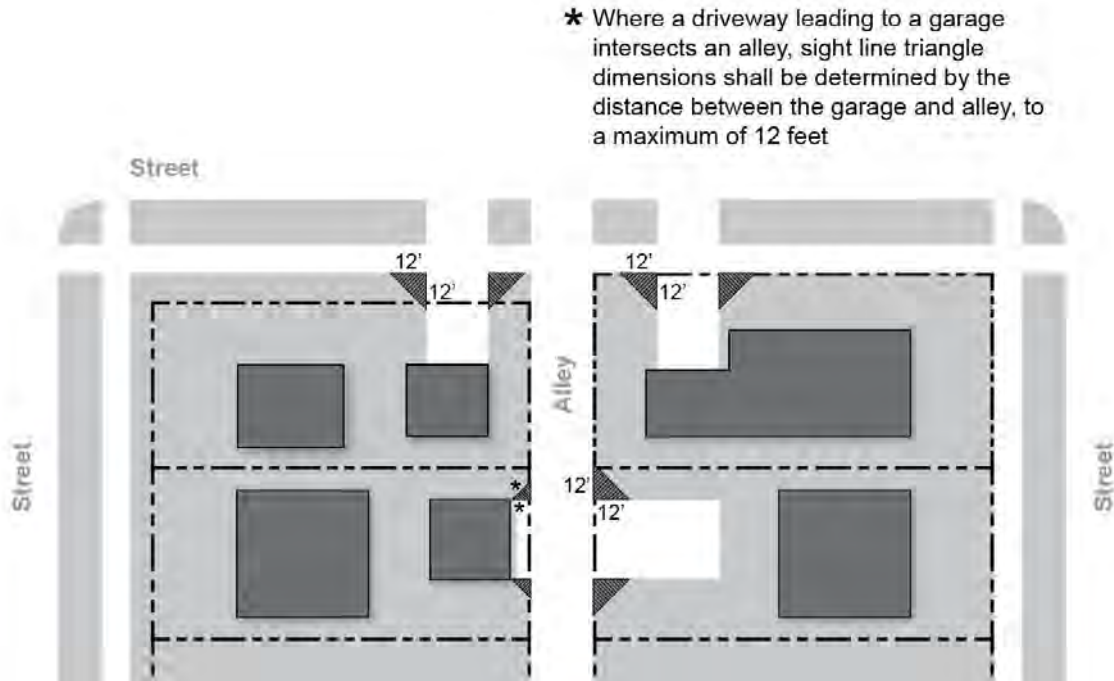
**AMENDMENT RECOMMENDATION 4**

**12-3-5: FENCES:**

*Fences are permitted in all districts, subject to the following restrictions:*

- A. *No fence shall be allowed on any part of a front yard or any part of a required rear yard that front a street, such as in the case of through lots or multi-frontage corner lots.*
- B. *Fences shall not be located within a 12 ft. by 12 ft. sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way. Where a driveway intersects an alley, the dimensions of the sight line triangle shall be determined by the distance between the garage and alley, to a maximum of 12 feet. If no garage exists, the 12 ft. by 12 ft. sight line triangle shall apply. See Exhibit 1: Sight Line Triangle.*

*Exhibit 1: Sight Line Triangle*



- C. *Fences shall be permitted within portions of the street side yard of corner lots, which is defined as the yard abutting a street that does not meet the definition of "Lot Frontage" and "Lot Line, Rear" in accordance with Section 12-17-1 of the Unified Development Code, with the following requirements:*
  - a. *The street side yard of a subject property which is part of a block where the entire block face, between two public streets, includes only street side yards, as shown in "Exhibit 1 – Eligible Lots" but not on lots where the block face, between two public streets, includes one or more front yard, on lots with street frontage on three (3) sides where the street side yard is within the required front yard setbacks, or on Through Lots as shown in "Exhibit 2 – Ineligible Lots"*

Exhibit ~~4~~ 2: Eligible Lots



(Addresses 8945 and 894 would be eligible for limited "by-right" street side yard fence under this amendment)



(Addresses 6600 would be eligible for limited "by-right" street side yard fence under this amendment)

Exhibit ~~2~~ 3: Ineligible Lots



(Addresses 8621 and 8601 would NOT be eligible for limited "by-right" street side yard fence under this amendment)



(Address 8952 would NOT be eligible for limited "by-right" street side yard fence under this amendment because the street side yard is also within the required front yard setback along the front and rear)



(Addresses 8950 and 8946 would NOT be eligible for a by-right front or rear yard fence under this amendment)

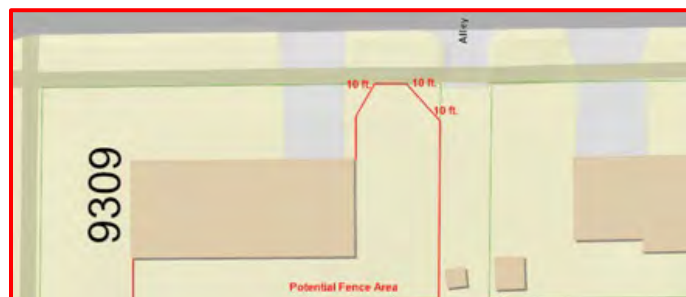
- b. The fence shall only be permitted to enclose that portion of the street side yard that is in line with and behind the rear portion of the principal structure closest to the street side yard property line, as exemplified in "Exhibit 3 – Permitted Location of Street Side Yard Fences";

"Exhibit ~~3~~ 4 – Street Side Yard Fence Permitted Location":



- c. The fence shall not be higher than ~~42 inches (3.5 ft.)~~ 48 inches (4 ft.);
- d. The fences shall have a minimum ~~opacity~~ transparency of 50%. Transparency may be reduced to no less than that of a board-on-board fence if a landscaped setback not less than 24 inches (2 ft.) is provided between the fence and street side lot line; and
- e. The fence shall not be made of chain-link material; and
- f. ~~The fence shall not be located within 10 ft. by 10 ft. sight line triangles at any point where the vehicular or pedestrian access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way. As exemplified by "Exhibit 4 – Sight Line Triangle"~~

Exhibit 4: 10 ft. Sight Triangles



**Recommendation**

If the Plan Commission supports this text amendment, staff suggests the following motion:

*The Plan Commission recommends approval of Case PC 19-06, a Text Amendment to Sections 12-2-5, 12-2-6, and 12-17-1 regarding the regulation of accessory structures and yards, and to Section 12-3-5 regarding the regulation of fences, per the Village of Morton Grove Unified Development Code (Ordinance 07-07) Title 12, per the recommendations made within the Staff Report for PC 19-06 dated 09/11//2019.*

# Village of Morton Grove

## Department of Community Development

**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Land Use Planner/Coordinator

**Date:** October 15, 2019

**Re:** **PC 19-08 – 6015-49 Dempster Street**  
Request for approval of a Final Plat of Consolidation in accordance with the requirements for a Minor Subdivision pursuant to Title 12, Chapter 8 (Village of Morton Grove Unified Development Code), to consolidate two (2) parcels of record into one (1) lot (10-20-106-035-0000; 10-30-106-039-0000; 10-20-106-010-0000; 10-20-106-011-0000)

## STAFF REPORT

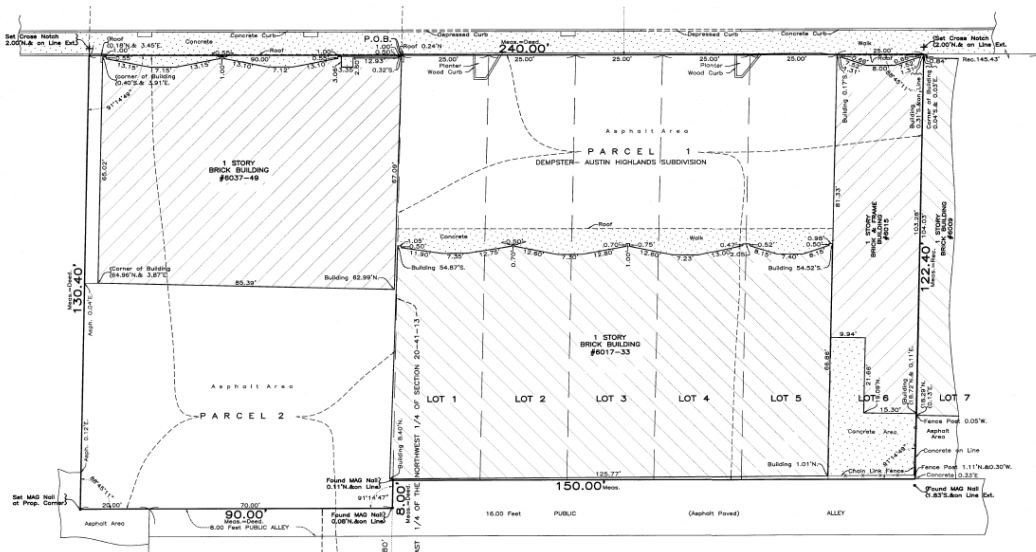
### Public Notice

The Village of Morton Grove provided public notice for the October 21, 2019, Plan Commission public hearing for PC 19-08 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on October 3, 2019. The Village mailed letters on October 3, 2019, notifying surrounding property owners, and placed a public notice sign on the subject property on October 3, 2019.

### Request Summary

#### Property Background

The subject property at 6015-49 Dempster Street is a 0.691-acre (30,089 square feet) site located on the south side of Dempster Street between School Street and Austin Avenue. The property is within a C1 General Commercial District and is improved with three (3) commercial structures. To the north, east, and west are properties also zoned in a C1 General Commercial District and improved for commercial use. To the immediate east is The Personal Choice, a household merchandise retailer, to the immediate west is a Village-owned public parking lot, and to the immediate north, across Dempster Street, is a multi-tenant commercial center known as the Austin/Dempster Plaza. To the south, across an improved public alley, are properties zoned in an R2 Single Family Residence District and improved with single family homes.



*Subject Property Plat of Survey*

### **Overview of the Application**

The applicant is seeking approval of a Final Plat of Consolidation to merge the subject property, which is described by metes and bounds as two (2) parcels of record, Parcel 1 and Parcel 2, into one (1) lot. Parcel 1 comprises and is described as including 6 lots of subdivision, which are also depicted on the plat of survey. Parcel 2 is described as excluding a residential lot located south, along Carol Avenue. This exception, known as 6028 Carol Avenue, is under different ownership and is not included in the request for consolidation.

The subject property is also represented by the following property index numbers (PINs), used as parcel identification by Cook County: 10-20-106-035-0000; 10-30-106-039-0000; 10-20-106-010-0000; and 10-20-106-011-0000. Staff would like to clarify that the parcels identified by PIN are an identification for taxation purposes only and are not a recognized subdivision of property that address permissions or constraints upon development.

While the units at 6037-49 (western structure) are fully sprinklered, the units at 6015-35 Dempster Street (central and eastern structures) are not currently improved with a fire suppression system. Due to excessive outstanding code violations, most of the units at 6015-35 Dempster Street were vacated under Village order in 2018. All units are currently vacant with the exception of Filipino Food Catering (6019 Dempster) and Dehan Medical Equipment (6035 Dempster).

Prior to issuing any new certificate of occupancy for the units at 6015-35 Dempster Street, the Village is requiring the property owner to sprinkler each unit. The proposed lot consolidation allows the property owner to run an existing fire suppression system located within the westernmost structure east to serve each commercial unit on the site. Rather than installing additional water mains to serve the other commercial structures, the buildings will be attached and all water will be supplied from the one existing water main. Using the existing water supply saves the property owner thousands of dollars in system installation.

Because the property will be served by one fire suppression system, the Village is requiring a lot consolidation so as not to conflict with the International Fire Prevention Code and to ensure that no lot is sold independently in the future. Aside from the expanded fire suppression system and minor interior improvements to bring all units into code compliance, the applicant is proposing no physical changes to the property.

Once the building is brought into compliance with building and fire code, the property owner will seek tenants to occupy the vacant commercial units. However, the applicant is not proposing any new uses at this time. Any future tenant will be subject to an independent zoning review.

### **Minor Subdivision Review**

A lot consolidation is reviewed in the same manner and is subject to the same requirements as a lot subdivision, as established in Chapter 12-8 Subdivisions. Village Code Section 12-17-1 defines a minor subdivision as any subdivision fronting on an existing street, not involving any new street, and not resulting in more than two (2) buildable lots. Because the proposed consolidation meets the criteria for a minor subdivision, the Final Plat of Consolidation may be approved by the Board of Trustees without prior approval of a preliminary plat, pursuant to Section 12-16-4:D.2.a.

Because no change in use of the property is proposed that would generate any impact on traffic on the site or surrounding area, the Village waived the requirement for a traffic impact study and review by the Traffic Safety Commission. The Village also waived the requirement for review by the Appearance Commission because the applicant is not proposing any exterior modifications to the property.

Building and Fire Department staff members have worked closely with the applicant in recent months to address outstanding violations and bring the property into compliance with all applicable code requirements. Staff is aware of the requirement for lot consolidation prior to any building permit being issued for the proposed work. No comments were received from the Building, Fire, or Public Works Departments regarding this application.

### **Subdivision Standards**

The Plan Commission can approve the application as presented, recommend changes, or deny the application based on the following standards for subdivisions, pursuant to Section 12-16-4:D.3:

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

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

### **Recommendation**

Should the Plan Commission approve PC 19-08, staff suggests the following motion and conditions:

*The Plan Commission recommends approval of case PC 19-08, a request for approval of a Final Plat of Consolidation in accordance with the requirements for a Minor Subdivision pursuant to Title 12, Chapter 8 (Village of Morton Grove Unified Development Code), to consolidate two (2) parcels of record into one (1) lot, with the following conditions:*

- 1. The applicant shall comply with all applicable provisions of Title 12, Chapter 8, regarding the content and submission of the final plat of consolidation;*
- 2. The applicant shall obtain all necessary signatures and file the final plat of consolidation and all required materials with the Recorder of Deeds of Cook County Illinois, and shall file three (3) paper copies, one (1) Mylar, and one (1) electronic copy of the recorded plat with the Building Commissioner within 90 days of such recording;*
- 3. The plat of consolidation shall be recorded in accordance with all materials submitted with the application and in accordance with the requirements of Title 12, Chapter 8;*
- 4. The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

### **Attachments**

Application and related materials (submitted by applicant)

# SUBDIVISION APPLICATION



Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue Morton Grove, Illinois 60053  
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: PL 19-08 DATE APPLICATION FILED: 9.13.2019

## APPLICANT INFORMATION

Applicant Name: JJK Property LLC  
Applicant Organization: JJK Property LLC  
Applicant Address: 6049 W. Dempster St.  
Applicant City / State / Zip Code: Morton Grove IL  
Applicant Phone: Work: (847) 309-1402 Home: ( )  
Mobil / Other: ( )  
Applicant Fax: Work: (847) 470-0650 Home: ( )  
Applicant Email: hjanntskim@gmail.com  
Applicant Relationship to Property Owner: DWNER  
Applicant Signature: \_\_\_\_\_

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: JJK Properties  
Owner Address: SAME AS ABOVE  
Owner City / State / Zip Code: \_\_\_\_\_  
Owner Phone: Work: ( ) Home: ( )  
Mobil / Other: ( )  
Owner Fax: Work: ( ) Home: ( )  
Owner Email: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 6035-6049  
6015, 6017, 6021-6031 Dempster, Morton Grove  
Property Identification Number (PIN): 10-20-106-039-0000, 10-20-106-010-0000  
Legal Description (Attach additional sheets as necessary): SEE Attached -035-0000  
-011-0000

Provide responses to the Subdivision standards as listed in Section 12-16-4.D.3 of the Unified Development Code. The Subdivision standards are as follows:

a. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village.

The proposed plat of Consolidation maintains the integrity of the current development. The proposal simply allows the existing use to utilize one water supply system.

b. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets.

The proposed <sup>consolidation</sup> ~~subdivision~~ will not alter any existing streets.

c. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with other existing and planned utilities, and create a uniform system of utilities within the Village.

The proposed ~~subdivision~~ Consolidation will not adversely effect any utilities. The current utilities will not be altered, except the water supply system will be centralized for sprinklers in both properties.

d. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.

The proposed plat does not change the footprint or characteristic of any of the existing buildings. The property shall remain consistent with the current land use.



Affinity Title Services, LLC

**Affinity Title Services, LLC**  
2454 East Dempster Street, Suite 401  
Des Plaines, IL 60018  
Phone: (847)257-8000 ~ Fax: (847)296-7890

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**EXHIBIT A**

**Address Given:** 6015 Dempster Street  
Morton Grove, IL 60053

**Permanent Index No.:** 10-20-106-011-0000

**Legal Description:**

LOT 6 IN BLOCK 1 IN DEMPSTER-AUSTIN HIGHLANDS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE  
NORTHEAST 1/4 OF THE NORTHWEST 14 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "A"

LEGAL DESCRIPTION  
FOR

6017-49 W. Dempster, Morton Grove, IL 60053

PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 1, IN DEMPSTER - AUSTIN HIGHLAND, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, 40 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR A DISTANCE OF 293.8 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 70 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 163.4 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF A DISTANCE OF 20 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE 130.4 FEET; THENCE EAST ALONG A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 90 FEET THE THE POINT OF BEGINNING, EXCEPT LOT 1 IN THE PLAT RECORDED AS DOCUMENT NUMBER 16862074, IN COOK COUNTY, ILLINOIS



First American Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR(S) **THE HYUNSOOK J. KIM LIVING TRUST DATED JULY 29, 2005**, of the City of Morton Grove, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **6017 DEMPSTER - JJK PROPERTY, I.L.C.**, an Illinois series limited liability company, of 9242 Waukegan Road, Morton Grove, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

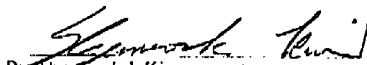
SUBJECT TO: General taxes for the year 2013 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-20-106-010, 10-20-106-035 and 10-20-106-039

Address(es) of Real Estate: 6017-49 West Dempster, Morton Grove, Illinois 60053

Dated this 24th day of July, 20 14

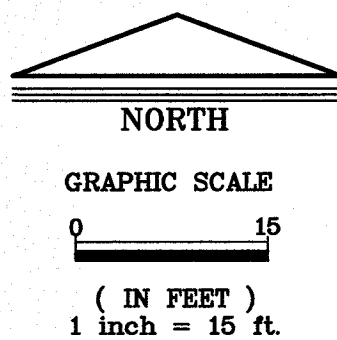
  
By: Hyunsook J. Kim, as trustee

EXEMPT-PURSUANT TO SECTION 1-11-6  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 08513 DATE 7-24-14  
ADDRESS 6017-49 Dempster  
BY J Sheehan  
(VOID IF DIFFERENT FROM DEED)

# PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023  
7100 N. Tripp Ave., Lincolnwood, Illinois 60712  
Tel. (847) 675-3000 Fax (847) 675-2167  
e-mail: pa@professionalsassociated.com  
www.professionalsassociated.com

## PLAT OF SURVEY OF

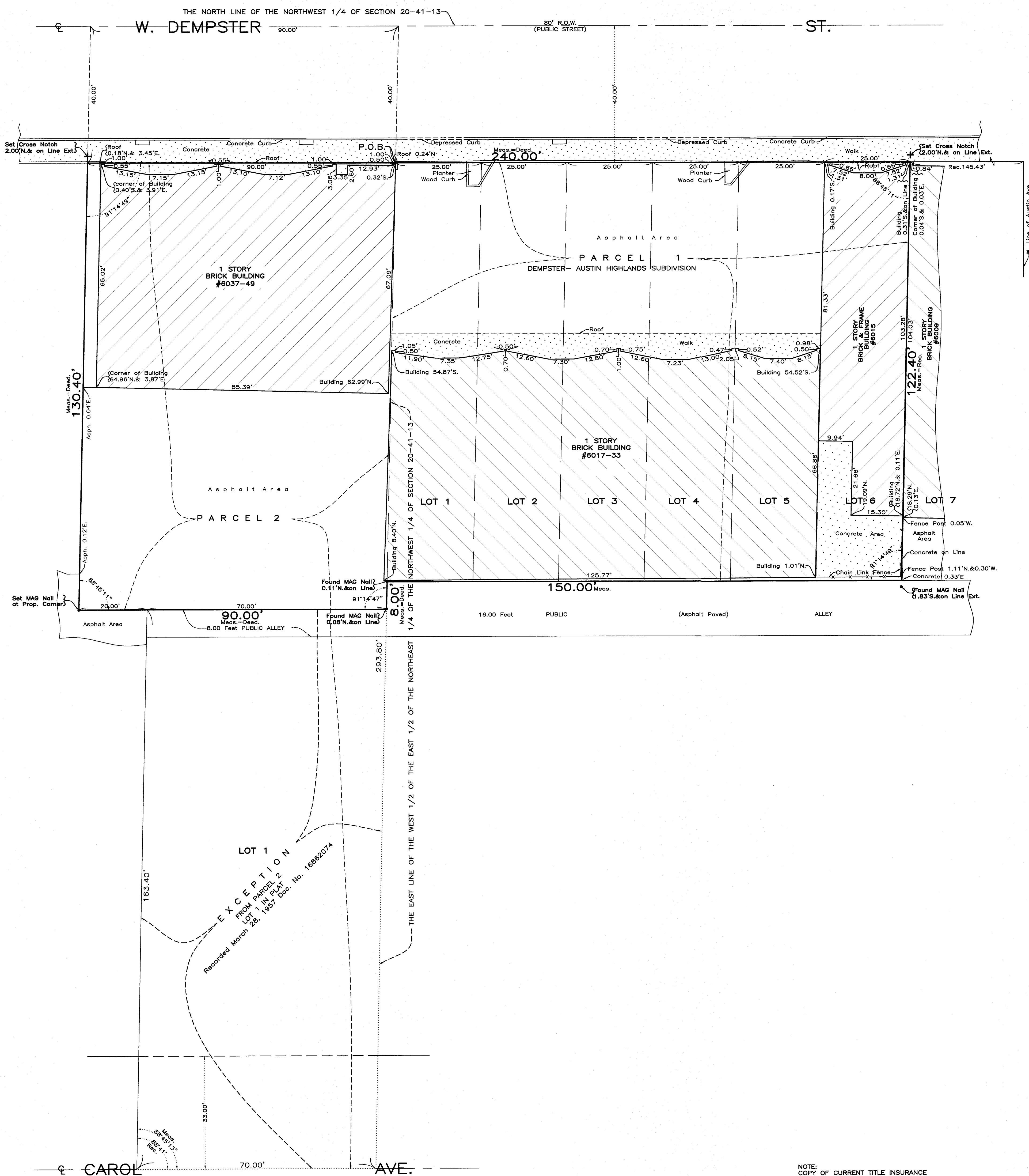


PARCEL 1:  
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 1, IN DEMPSTER -AUSTIN HIGHLAND, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, 40 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR A DISTANCE OF 293.8 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 70 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 163.4 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF A DISTANCE OF 20 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 130.4 FEET; THENCE EAST ALONG A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING, EXCEPT LOT 1 IN THE PLAT RECORDED AS DOCUMENT NUMBER 16862074, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 30,089 SQ.FT. = 0.691 ACRE

COMMONLY KNOWN AS: 6015-49 WEST DEMPSTER STREET, MORTON GROVE, ILLINOIS.



NOTE:  
COPY OF CURRENT TITLE INSURANCE  
POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT  
HEREON DRAWN IS A COPY OF THE ORDER, AND  
FOR ACCURACY SHOULD BE COMPARED WITH  
THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM  
SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN  
ONLY WHERE THEY ARE SO RECORDED IN THE  
MAPS, OTHERWISE REFER TO YOUR DEED OR  
ABSTRACTS.

ORDER NO.: 19-95523

SCALE: 1 INCH = 15 FEET.

DATE OF FIELD WORK: July 9, 2019.

ORDERED BY: INTERGLOBAL DESIGN BUILD NETWORK, INC

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY.  
NOT FOR ELEVATIONS.  
THIS IS NOT AN ALTA SURVEY.

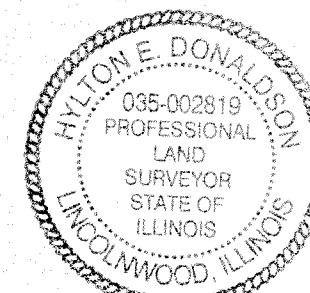
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE  
REPORT ANY DIFFERENCE.

State of Illinois  
County of Cook ss.

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby  
certify that we have surveyed the above described property and that,  
to the best of our knowledge, the plat hereon drawn is an accurate  
representation of said survey.

Date: July 16, 2019

IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE NOV. 30, 2020.  
Drawn by: JR



# JJK PROPERTY, LLC-6017 DEMPSTER CONSOLIDATION

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



GRAPHIC SCALE



( IN FEET )  
1 Inch = 20 Ft.

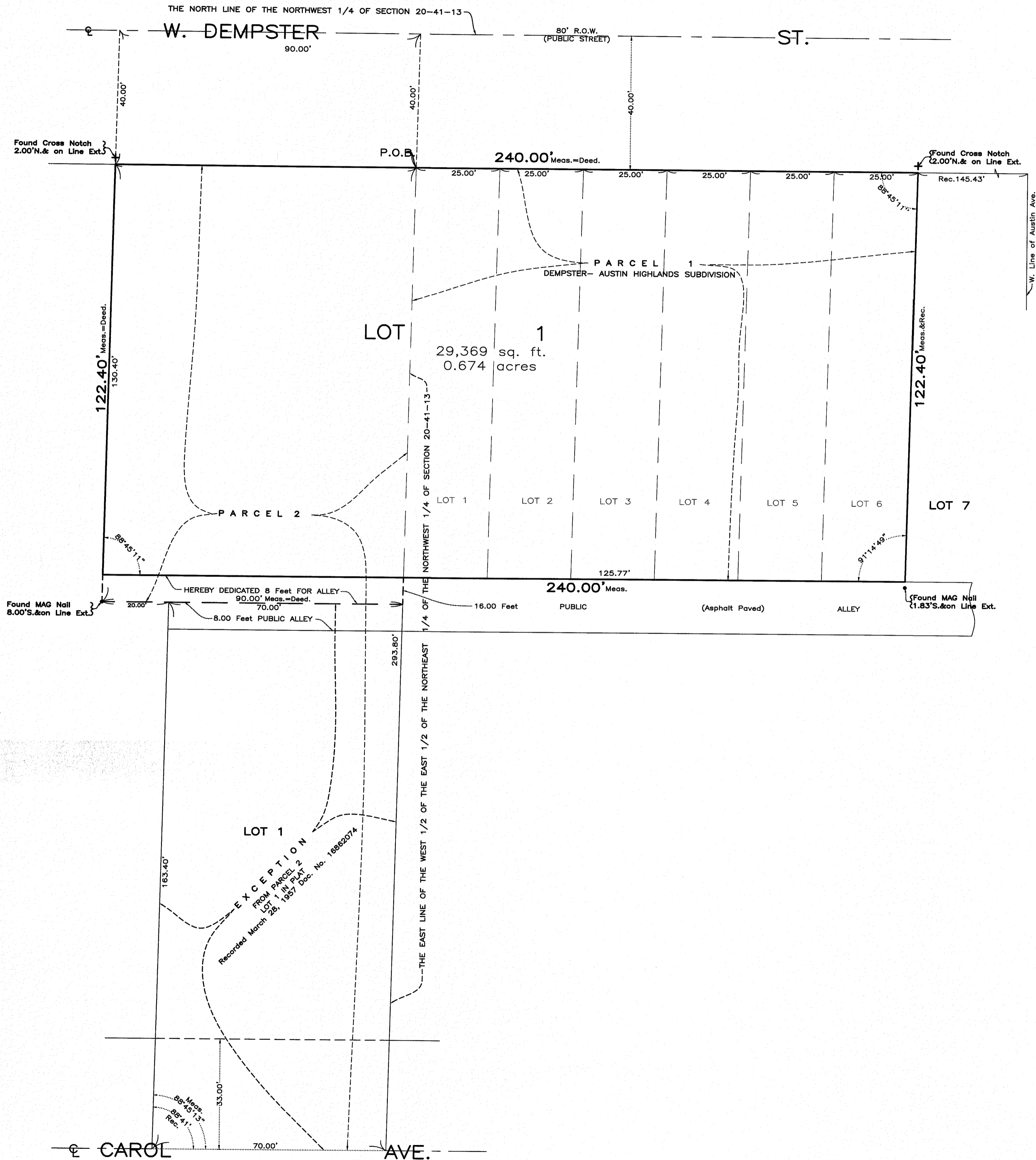
PROFESSIONALS ASSOCIATED SURVEY, INC.  
PROFESSIONAL DESIGN FIRM NO. 184-003023  
7100 N. TRIPP AVE, LINCOLNWOOD, ILLINOIS 60712  
TEL. (847) 675-3000 FAX (847) 675-2167  
e-mail: pa@professionalsassociated.com  
www.professionalsassociated.com

ORDER NO: 19-95523

PLAT ADDRESS  
6015-49 WEST DEMPSTER STREET,  
MORTON GROVE, ILLINOIS.

COOK COUNTY PERMANENT  
IDENTIFICATION NUMBERS

10-20-106-035-0000  
10-20-106-039-0000  
10-20-106-010-0000  
10-20-106-011-0000



## OWNER'S CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ ARE  
THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND THAT THEY HAVE CAUSED THE  
SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND  
PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME  
UNDER THE TITLE THEREON INDICATED.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE  
STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_  
WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS  
DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID  
INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET  
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_.

## NOTARY PUBLIC

PRINTED NAME \_\_\_\_\_

MAIL PLAT TO:

VILLAGE OF MORTON GROVE  
6101 CARPULINA AVENUE  
MORTON GROVE, IL 60053

## VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

IN ACCORDANCE WITH (RESOLUTION/ORDINANCE) # \_\_\_\_\_, THIS  
PLAT WAS HEREBY ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF  
THE VILLAGE OF MORTON GROVE, ILLINOIS, AT A MEETING HELD ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ PRESIDENT

ATTEST: \_\_\_\_\_ CLERK

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF MORTON GROVE PLAN COMMISSION AT A MEETING HELD THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRPERSON

ATTEST: \_\_\_\_\_ SECRETARY

## VILLAGE FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

I, FINANCE DIRECTOR OF THE VILLAGE OF MORTON GROVE, ILLINOIS, DO HEREBY CERTIFY THAT  
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR  
ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THIS TRACT OF  
LAND.

BY: \_\_\_\_\_ VILLAGE FINANCE DIRECTOR

DATE: \_\_\_\_\_

## VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

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

BY: \_\_\_\_\_ VILLAGE ENGINEER

## SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT  
BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT  
IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE  
FOR COLLECTION, DIVERSION, AND DISCHARGE OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS  
WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE  
PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO  
REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF  
THE CONSTRUCTION OF THE SUBDIVISION.

BY: \_\_\_\_\_ OWNER

DATED: \_\_\_\_\_

BY: \_\_\_\_\_ ILLINOIS PROFESSIONAL ENGINEER

DATED: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

I, HYLTON E. DONALDSON, AN ILLINOIS PROFESSIONAL SURVEYOR NO. 035-002819, DO HEREBY CERTIFY THAT A  
SURVEY UNDER MY DIRECTION WAS PERFORMED ON THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF  
CONSOLIDATING AND THAT THE PLAT HEREON DRAWN, IN ACCORDANCE WITH THE LAWS AND USAGES OF THE STATE OF  
ILLINOIS AND WITH THE ORDINANCES OF COOK COUNTY, IS A CORRECT REPRESENTATION OF SAID SURVEY AND  
CONSOLIDATION TO WIT:

PARCEL 1: LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 1, IN DEMPSTER -AUSTIN HIGHLAND, BEING A SUBDIVISION IN THE  
EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST  
LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, 40  
FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH ON THE EAST LINE  
OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 FOR A  
DISTANCE OF 293.8 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION  
20 FOR A DISTANCE OF 70 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 163.4 FEET;  
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF A DISTANCE OF 20 FEET; THENCE NORTH  
PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 130.4 FEET; THENCE EAST ALONG A LINE 40 FEET SOUTH OF  
AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 90 FEET TO THE POINT OF  
BEGINNING, EXCEPT LOT 1 IN THE PLAT RECORDED AS DOCUMENT NUMBER 18882074, IN COOK COUNTY, ILLINOIS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

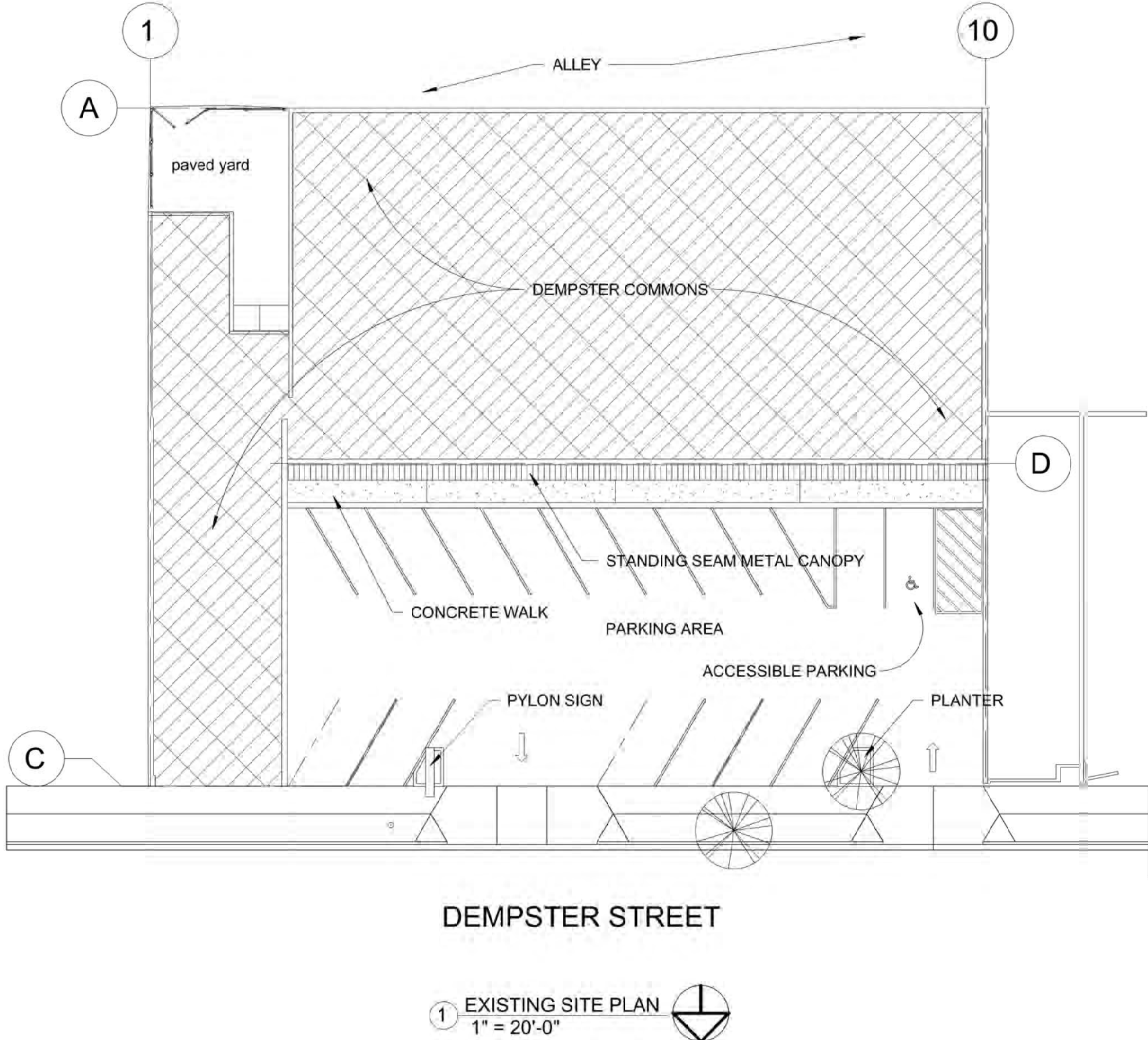
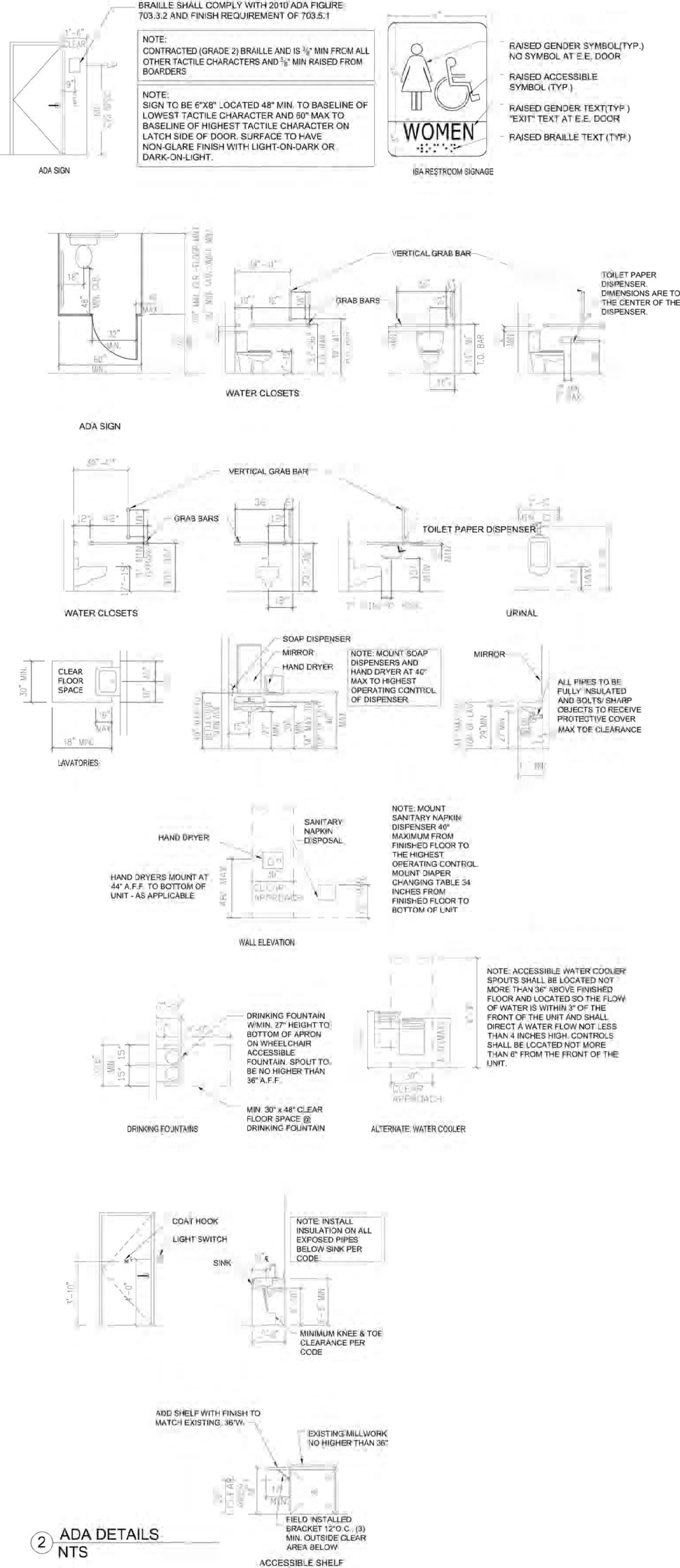
I FURTHER CERTIFY THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA, IDENTIFIED  
AS UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM THE FLOOD INSURANCE RATE MAP VILLAGE OF MORTON  
GROVE, COMMUNITY NUMBER 170128, PANEL NUMBER 0242, MAP NUMBER 17031C0242J, WITH AN EFFECTIVE DATE OF  
AUGUST 19, 2008.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE  
OF MORTON GROVE, ILLINOIS.

SIGNED THIS 16th DAY OF JULY, 2019.

HYLTON E. DONALDSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002819  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2020.

DEMPSTER COMMONS  
6015-6035 WEST DEMPSTER STREET  
MORTON GROVE, IL



## BUILDING CLASSIFICATIONS AND DATA

EXISTING ONE STORY BUILDING WITH MASONRY EXTERIOR WALLS.

OCCUPANCY GROUP CLASSIFICATION:  
USE GROUP M - MERCANTILE

TYPE OF CONSTRUCTION CLASSIFICATION:  
TYPE II A NON-COMBUSTIBLE  
MAXIMUM TRAVEL DISTANCE - 200'

HEIGHT AND AREA LIMITATIONS: MAX 4 STORIES AND 21,500 SF AREA

MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT:  
GRADE LEVEL FLOOR AREAS: 30 SF PER OCCUPANT  
STORAGE OR STOCK AREAS: 300 SF PER OCCUPANT

PATH OF TRAVEL:  
EXIT ACCESS TRAVEL DISTANCE: OCCUPANCY M - W/O SPRINKLER SYSTEM = 200'  
EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250'.

APPLICABLE AND GOVERNING CODES:

International Building Code, 2003 edition with local amendments.

International Existing Building Code, 2003 edition with local amendments.

International Residential Code for One and Two-Family Dwellings, 2003 edition including Appendices A, B and K with local amendments.

International Fuel Gas Code, 2003 edition including Appendices A and B.

International Mechanical Code, 2003 edition with local amendments Illinois.

Plumbing Code, 2014 edition with local amendments.

National Electrical Code, 2011 edition with local amendments.

International Property Maintenance Code, 2003 edition with local amendments.

International Fire Prevention Code, 2003 edition with local amendments.

Life Safety Code (NFPA 101), 2000 edition with local amendments.

The International Energy Conservation Code, 2015 edition, with Illinois Amendments.

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1.31	RETAIL UNIT 6031 - PLANS - DETAILS



DESIGNERS / DEVELOPERS / BUILDERS

5106 North Cicero Ave., Chicago, IL 60630

773-936-9315

E-mail [dstaveris@yahoo.com](mailto:dstaveris@yahoo.com)

1	6-18-19	DS	REVISION #1 - RESUBMIT TO M.G.
-	5-24-19	DS	SUBMITTED M.G. BLDG DEPT
NO	DATE	BY	DESCRIPTION
REVISIONS			

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.

EEAL  
Expires 11-30-2020

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PROJECT NAME

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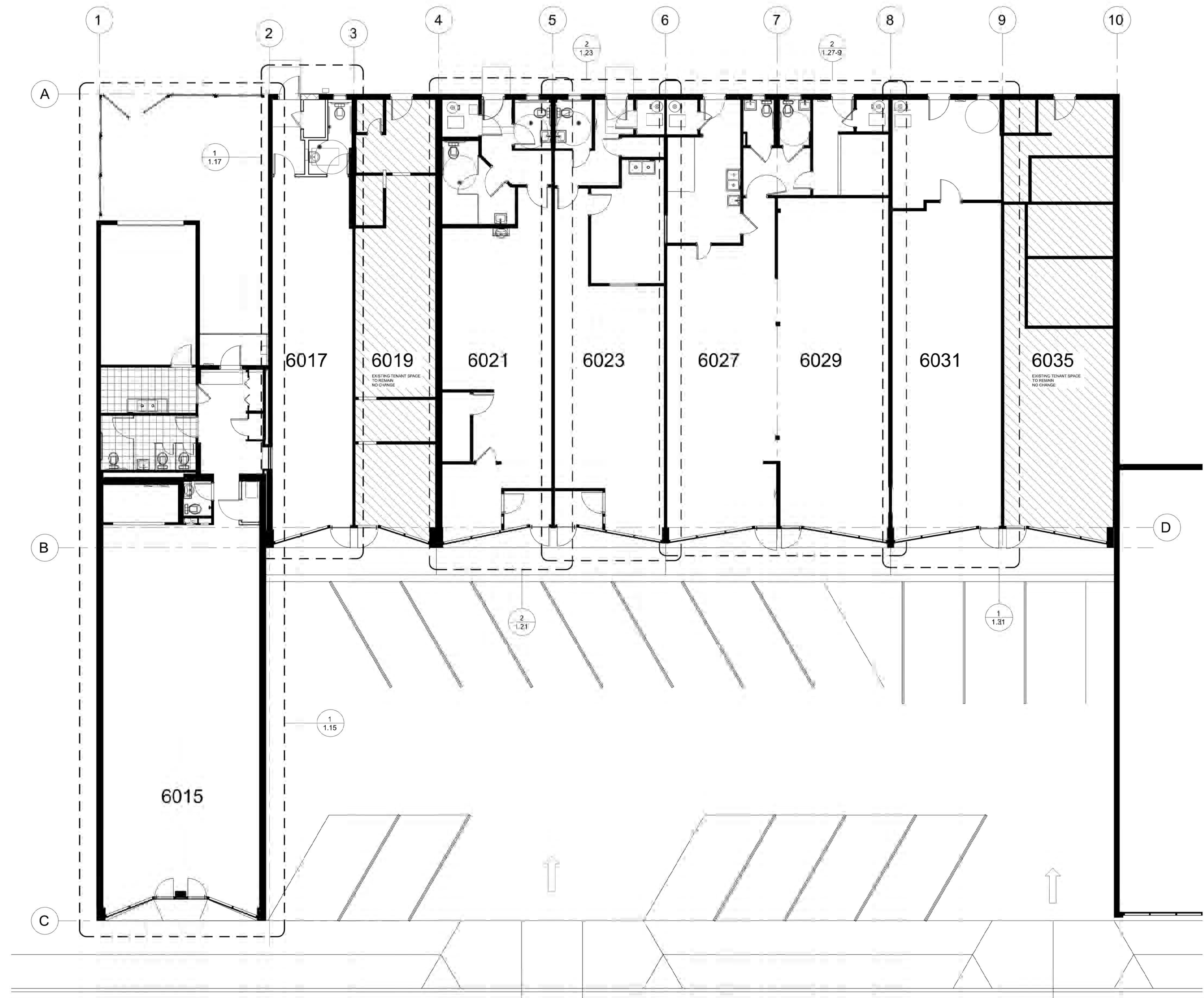
DRAWING TITLE

TITLE - PROJECT DATA

DATE: 11/22/2019	DRAWING NO:
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CHECKED BY: DS

JOE NO. 06019



1 EXISTING DEMPSTER COMMONS FLOOR PLAN  
1/8" = 1'-0"



DESIGNERS / DEVELOPERS / BUILDERS  
5106 North Cicero Ave., Chicago, IL 60630  
TELEPHONE 773-936-9314  
E-mail dslaveris@yahoo.com

1	6-16-19	DS	REVISION #1 - RESUBMIT TO M.G.
2	5-24-19	DS	SUBMITTED M.G. BLDG DEPT

NO	DATE	BY	DESCRIPTION
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REVISIONS

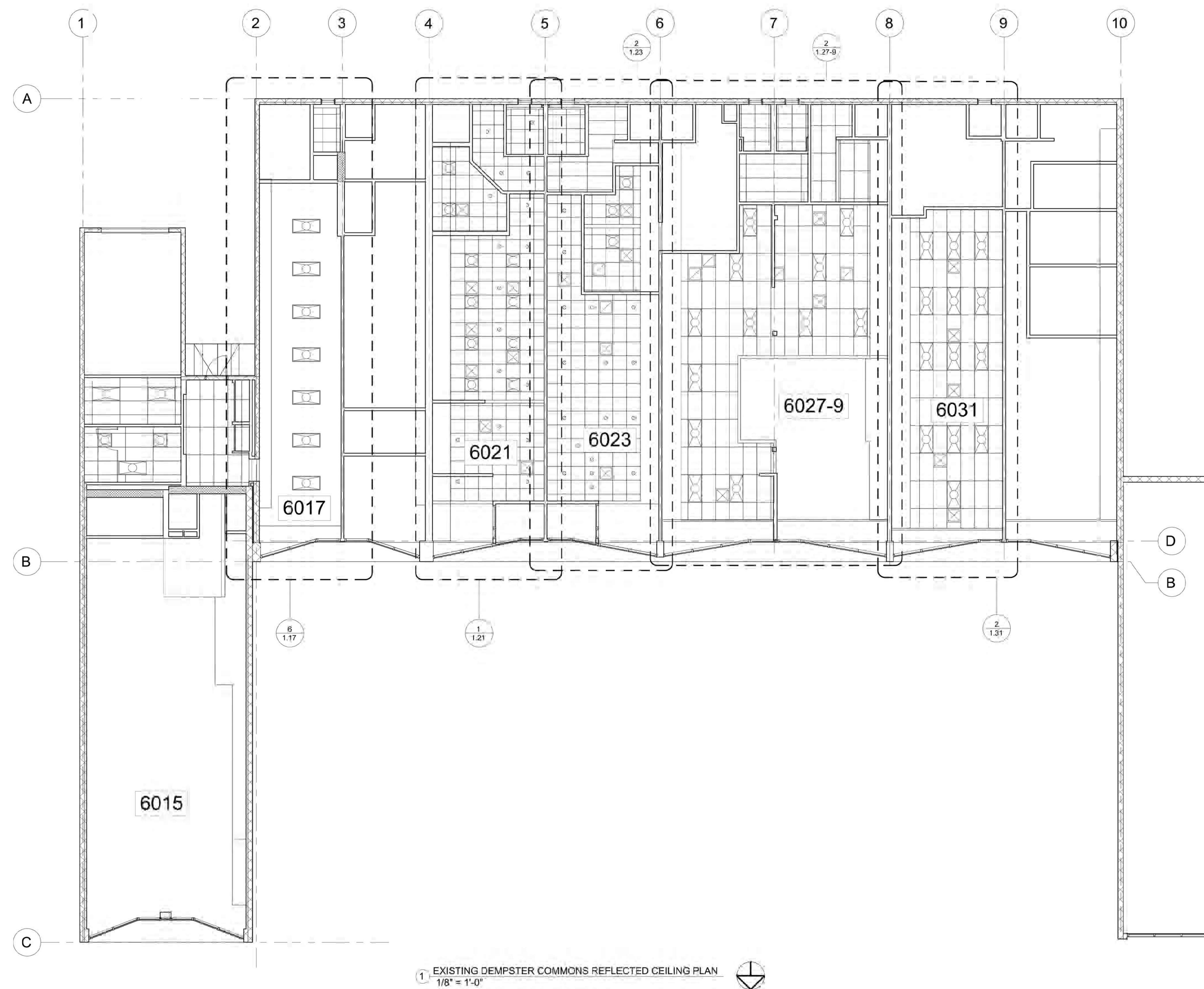
CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.

SEAL  
Expires 11-30-2020

PROJECT NAME

DRAWING TITLE  
Dempster Commons Floor Plan

DATE: 06-23-19	DRAWING NO.
DRAWN BY: gsw	a-1
CHECKED BY: DS	
JOB NO: 18015	



Interglobal  
Design Build Network, Inc.

DESIGNERS / DEVELOPERS / BUILDERS  
5106 North Cicero Ave., Chicago, IL 60630  
TELEPHONE 773-936-9314  
E-mail dslaveris@yahoo.com

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REVISIONS			

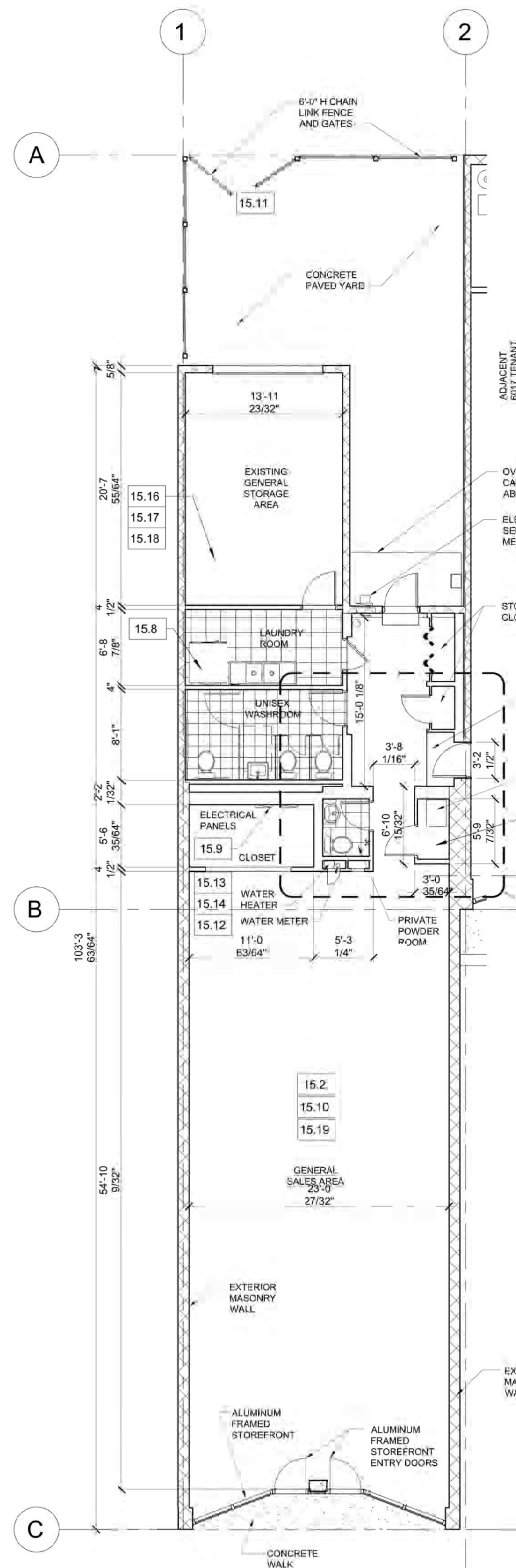
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SEAL  
Expires 11-30-2020

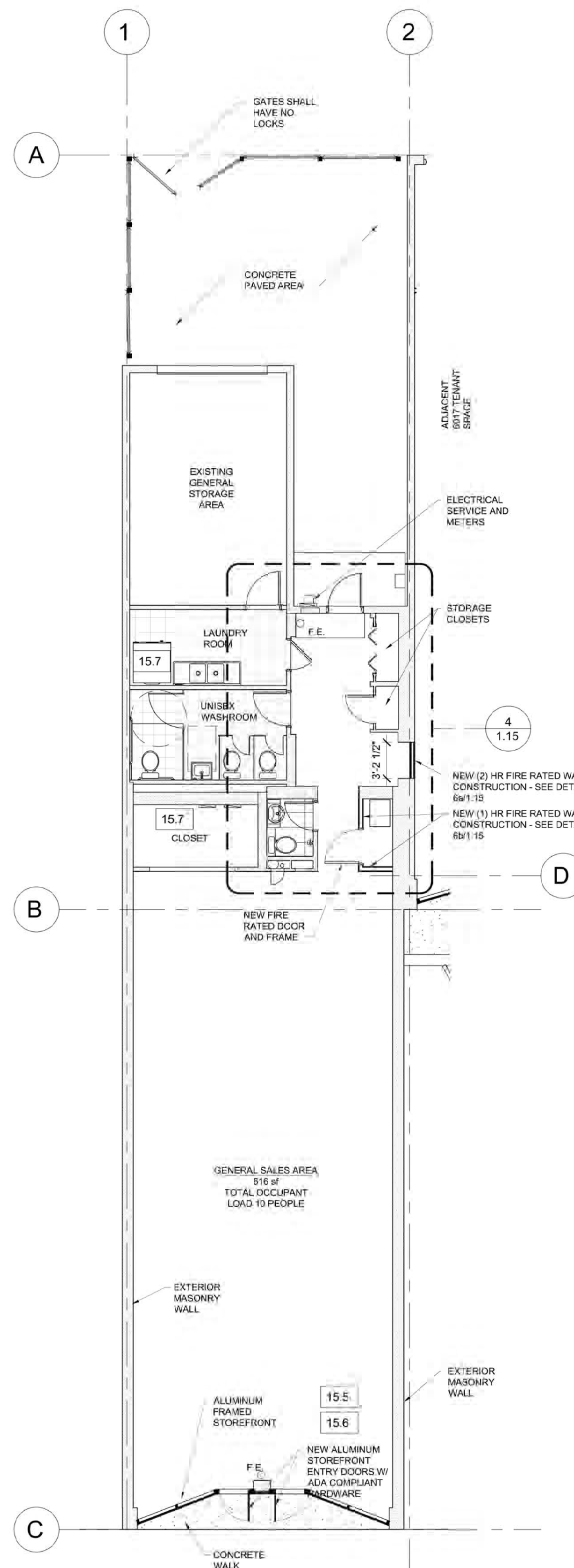
PROJECT NAME

DRAWING TITLE  
Dempster Commons  
REFLECTED CEILING

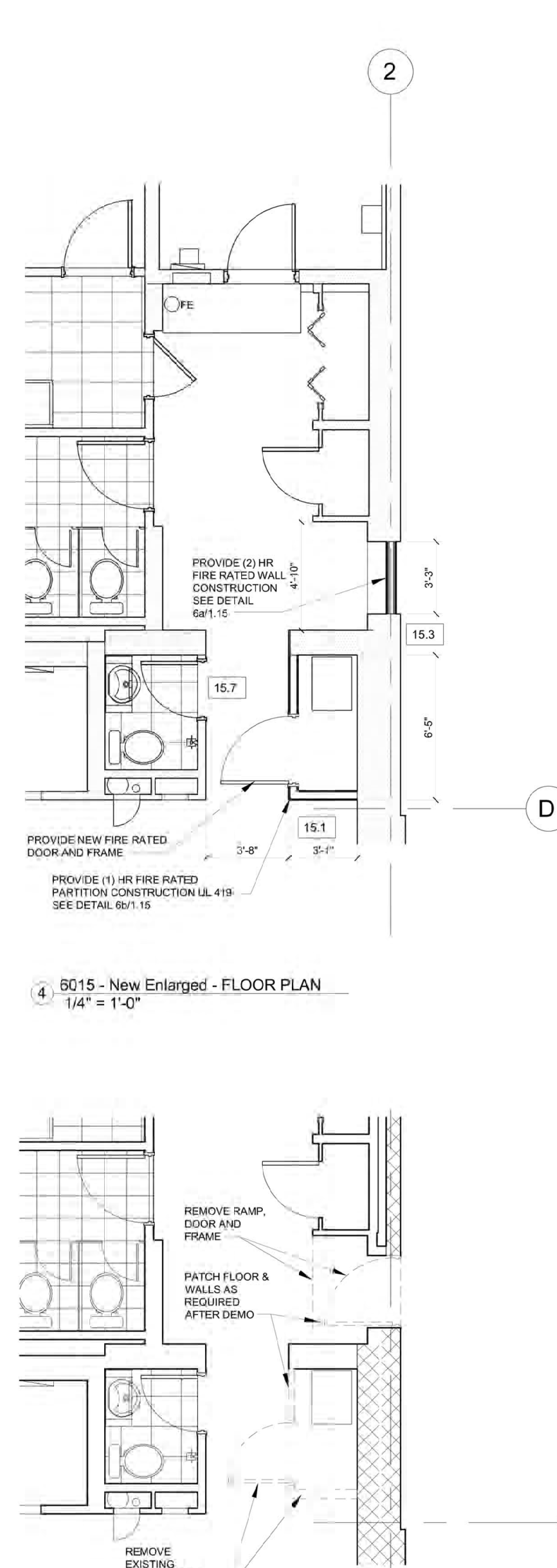
DATE: 06-23-2019	DRAWING NO.
DRAWN BY: gsm	a-2
CHECKED BY: DS	
JOB NO. 10005	



1 6015 - Existing FLOOR PLAN  
1/8" = 1'-0"



2 6015 - New FLOOR PLAN  
1/8" = 1'-0"



3 6015 - Enlarged FLOOR PLAN Demolition  
1/4" = 1'-0"

**INTERIOR PARTITIONS: STEEL STUD (NON-LOAD-BEARING)**

FIRE RATING: 2 HOUR TEST # UL Des U123 or U425  
STC: 50  
SOUND TEST: USG-640R17  
SYSTEM THICKNESS: 6-18"

**ASSEMBLY OPTIONS:**

GYPSON BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSON BOARD APPLIED HORIZONTALLY OR VERTICALLY.  
STEEL STUDS: 3-5/8 IN. DEEP, 25 GA. SPACED 24 IN. O.C.  
GYPSON BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSON BOARD APPLIED HORIZONTALLY OR VERTICALLY.

6a (2) Hour Fire Rated Construction  
1-1/2" = 1'-0"

**INTERIOR PARTITIONS: STEEL STUD (NON-LOAD-BEARING)**

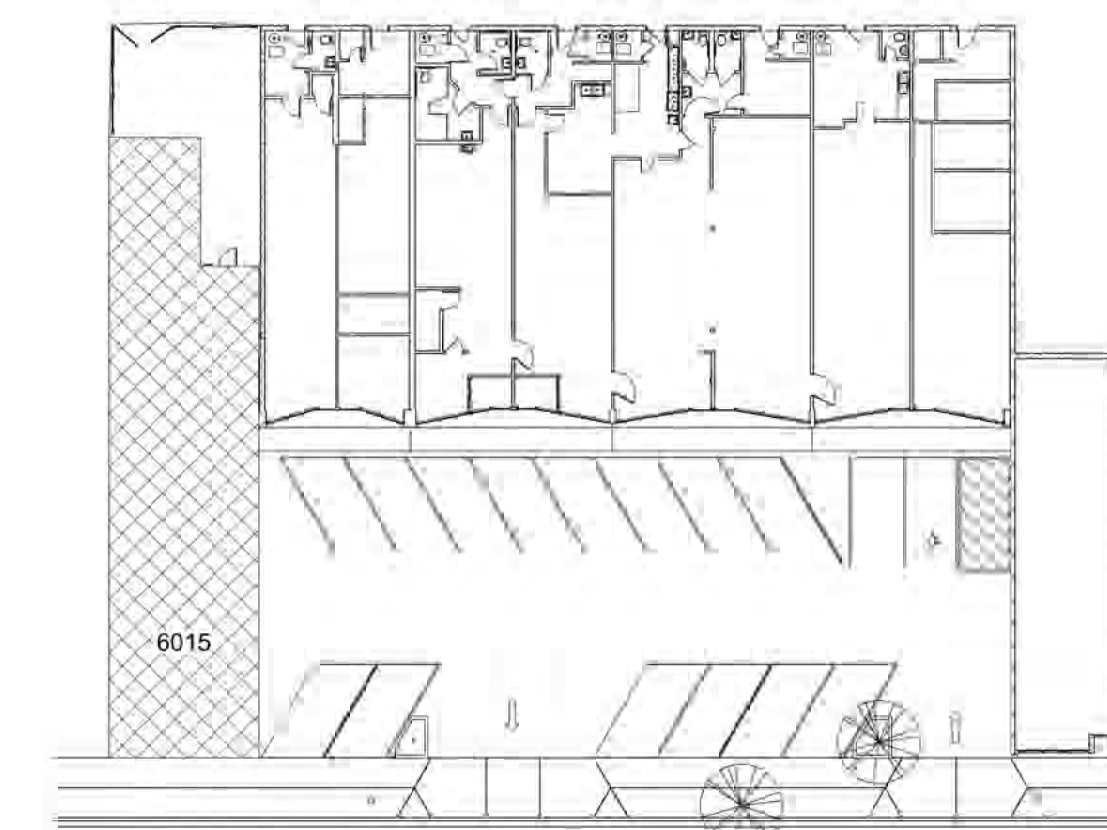
FIRE RATING: 1 HOUR TEST # UL Des U423 or U425  
STC: N/A  
SOUND TEST: N/A  
SYSTEM THICKNESS: 4-3/4"

**ASSEMBLY OPTIONS:**

GYPSON BOARD: 5/8 IN. THICK GYPSON BOARD APPLIED HORIZONTALLY OR VERTICALLY.  
STEEL STUDS: 3-5/8 IN. DEEP, 25 GA. SPACED 24 IN. O.C.  
GYPSON BOARD: 5/8 IN. THICK GYPSON BOARD APPLIED HORIZONTALLY OR VERTICALLY.

6b (1) Hour Fire Rated Construction  
1-1/2" = 1'-0"

6015 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
15.1	LO 10-1.2	WORK WITHOUT REQUIRED PERMITS	OBTAIN PROPER PERMIT PRIOR TO NEW WORK
15.2	LO 10-1.2	WORKING WITHOUT PERMIT	OBTAIN PROPER PERMIT PRIOR TO NEW WORK
15.2	LO 12-4.3	UNAPPROVED USE	OBTAIN REQUIRED PERMITS FOR NEW TENANT OCCUPANCY TYPE
15.3	IFC/IBC 2003	REQUIRED SPRINKLER SYSTEM	PROVIDE REQUIRED SPRINKLER SYSTEM
15.5	IFC 1008.1.3	LOCKS & LATCHES	REVERSE DOOR SWINGS AND REPLACE EXIT HARDWARE
15.6	IBC 1008.1.2	DOOR SWING	REVERSE DOOR SWINGS AND REPLACE EXIT HARDWARE
15.7	NEC 210.8	GFCI RECEPTACLE REQUIRED	PROVIDE GFCI RECEPTACLES AT ALL REQUIRED LOCATIONS - SEE NOTES
15.8	IMC 504.6	DRYER VENT MATERIAL	PROVIDE PROPER DRYER VENT SYSTEM THRU TO THE EXTERIOR
15.9	NEC 110.26	ELECTRICAL EQUIPMENT CLEARANCE	PROVIDE REQUIRED 3'-0" CLEARANCE
15.10	LO 10-1.2	WORKING WITHOUT PERMIT	OBTAIN PROPER PERMIT PRIOR TO NEW WORK
15.11	IFC 1008.5	EGRESS CONTINUITY	PROVIDE UNLOCKABLE GATE LATCHES
15.12	IFC 605.3	ELECTRICAL PANEL BLOCKED	PROVIDE PROPER CLEARANCE IN FRONT OF ALL ELECTRICAL SERVICE EQUIPMENT
15.13	IFC 605.3.1	ELECTRICAL EQUIPMENT NOT LABELED	PROVIDE PROPER LABELS ON ALL ELECTRICAL SERVICE PANELS
15.14	IFC 605.1	ELECTRICAL EQUIPMENT WIRING HAZARDS	AT ALL ELECTRICAL PANELS ADJACENT WALLS TO BE FLUSH WITH PANEL FACE - ALL AROUND PANELS BOX
15.15	IFC 305.1	CLEARANCE FROM IGNITABLE SURFACES	PROVIDE FIRE RATED FURNACE ENCLOSURE - SEE NEW PLAN
15.16	IFC 110.1	UNSAFE CONDITION	DO NOT STORE FLAMMABLE LIQUIDS IN GARAGE STORAGE AREA
15.17	IFC 315.2.1	CEILING STORAGE CLEARANCE	PROVIDE MIN. 24" OF CLEARANCE ABOVE STORAGE ITEMS ON TOP SHELFING
15.18	IFC 605.6	UNAPPROVED ELECTRICAL CONDITIONS	PROVIDE ALL SWITCHES TO HAVE PROPER SWITCH PLATE COVER
15.18	LO 4-4.1	COMPLIANCE CERTIFICATE REQUIRED	OBTAIN PROPER BUSINESS COMPLIANCE CERTIFICATE



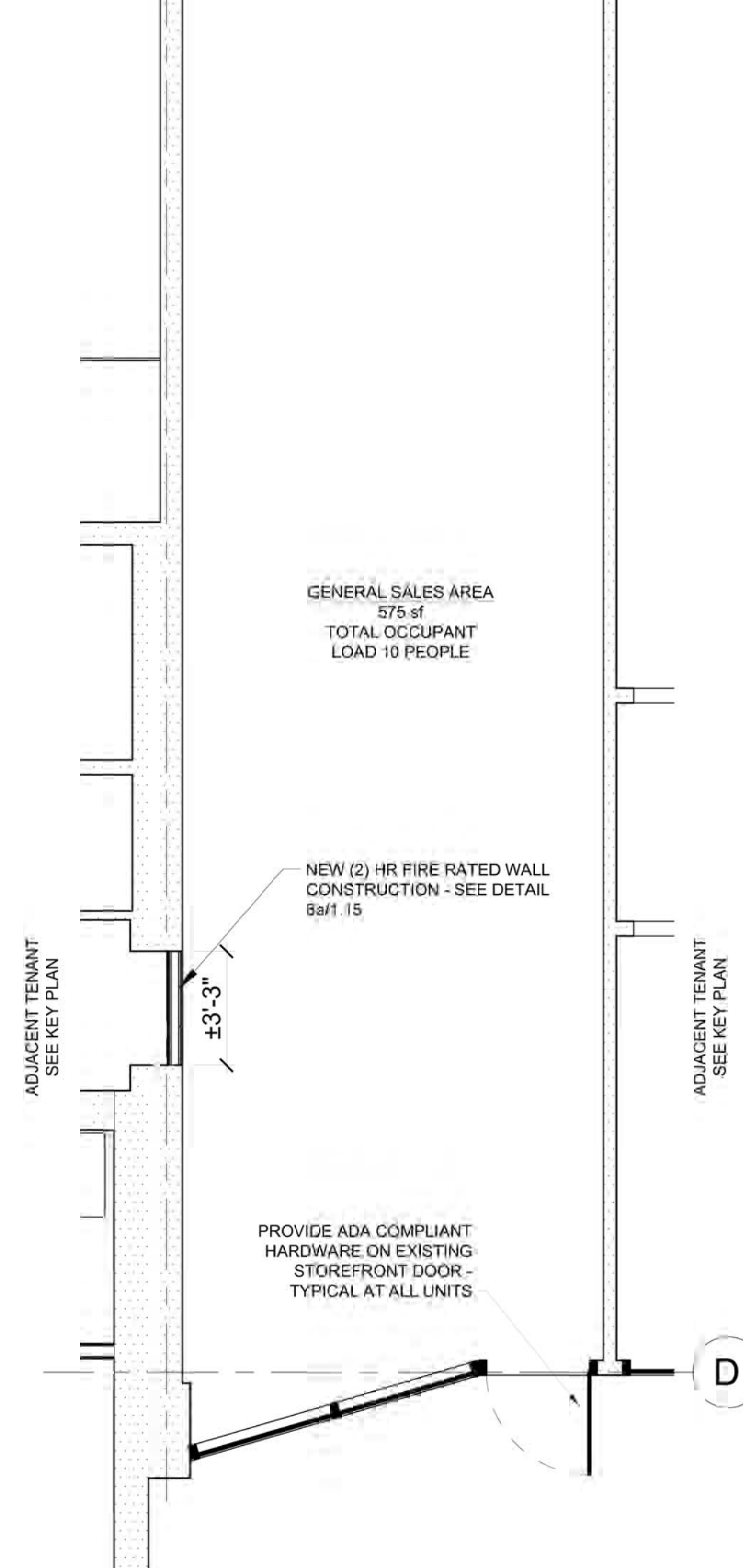
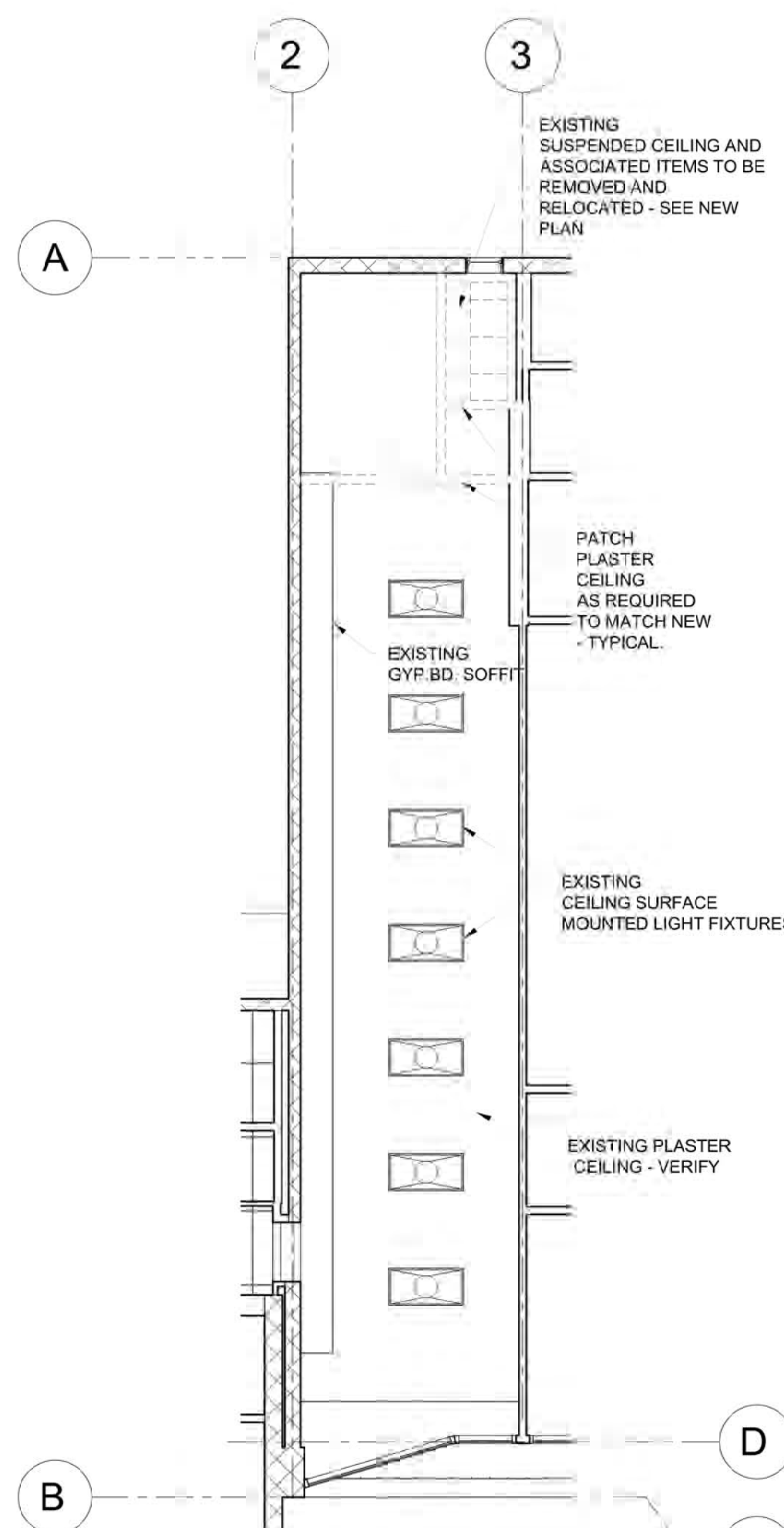
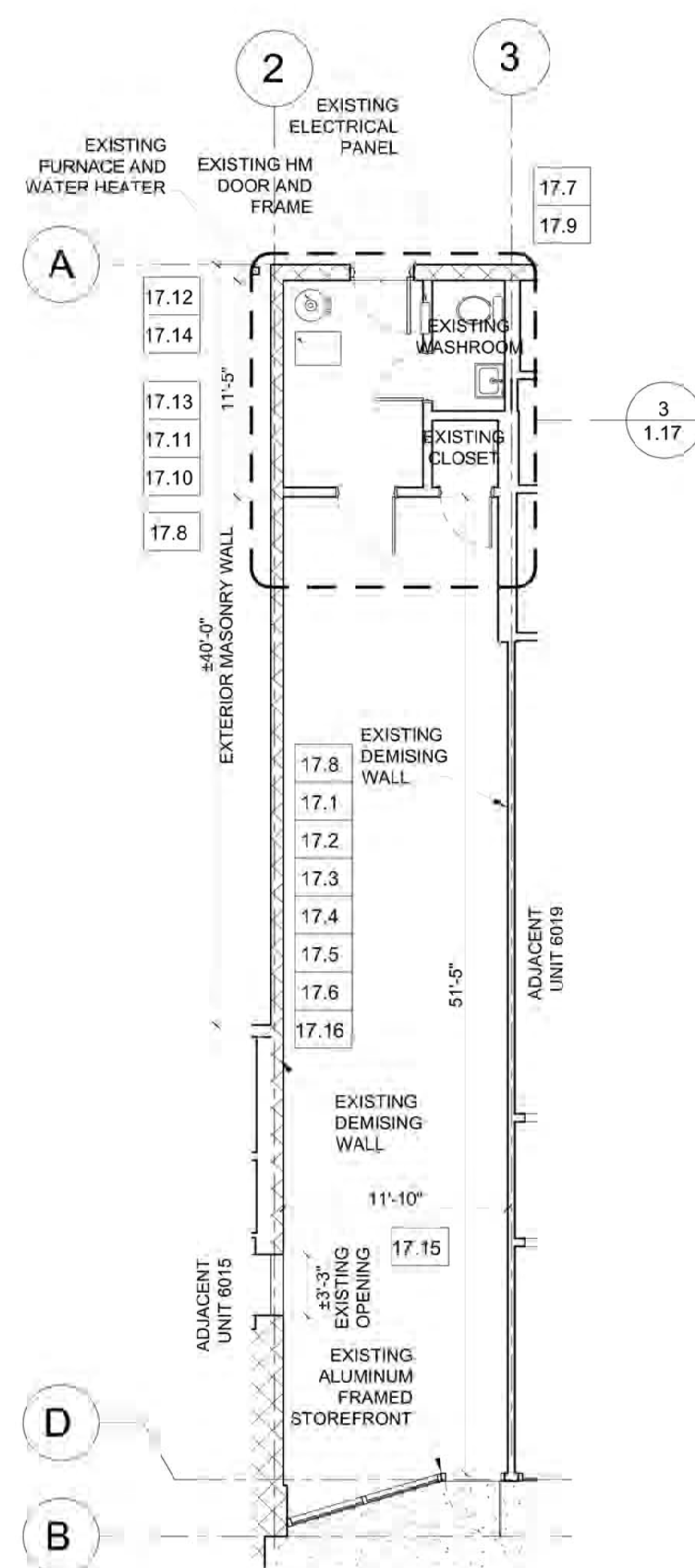
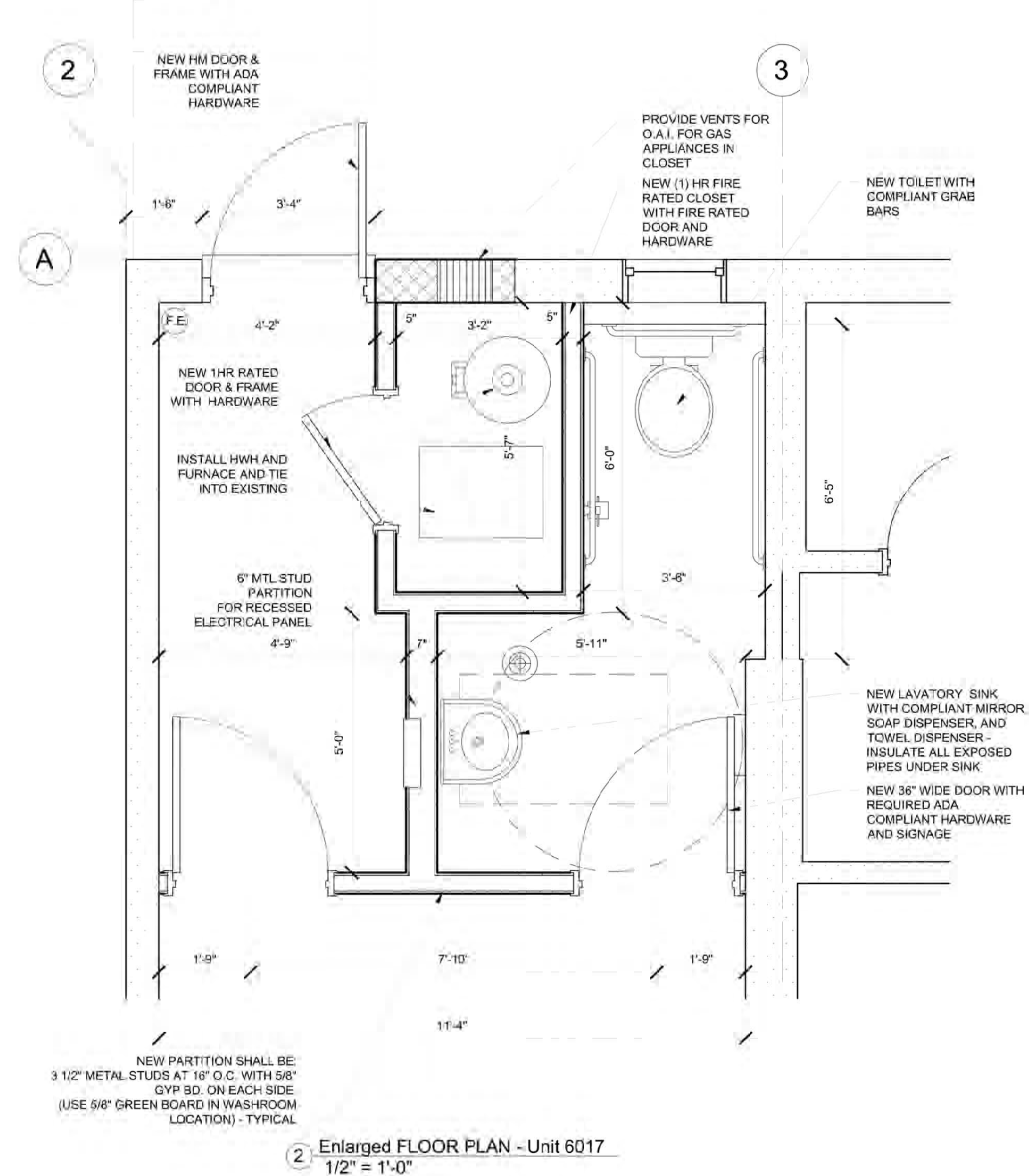
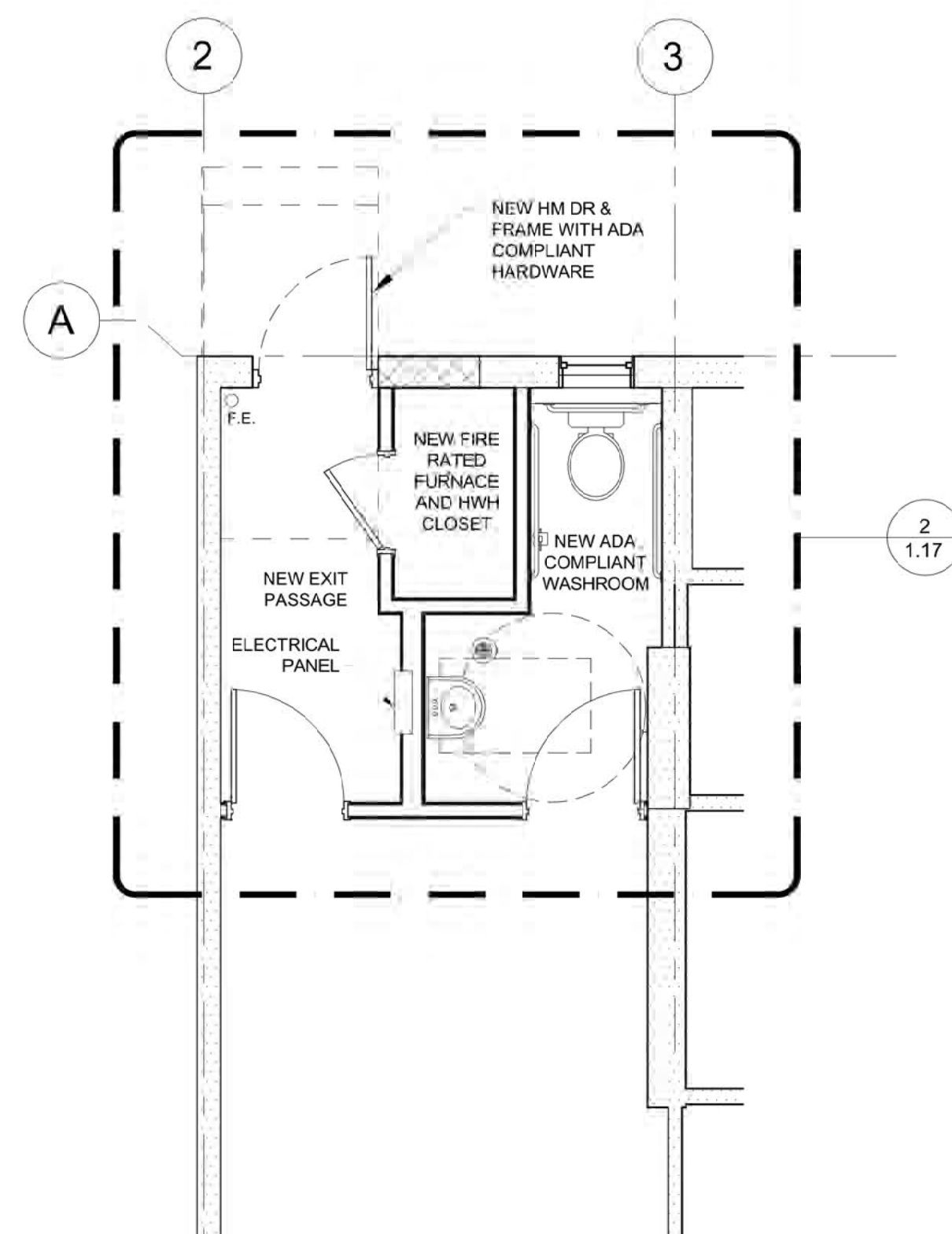
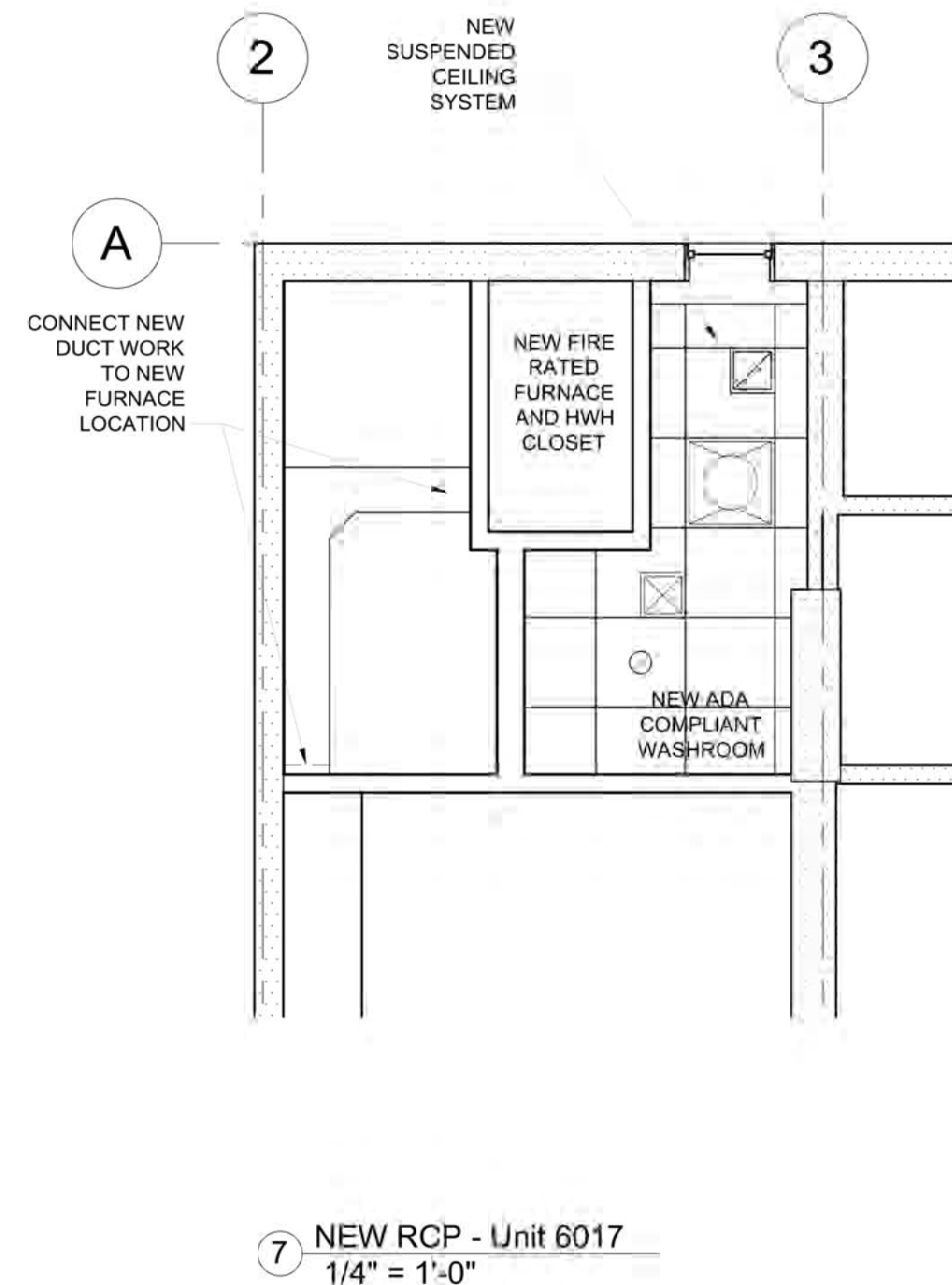
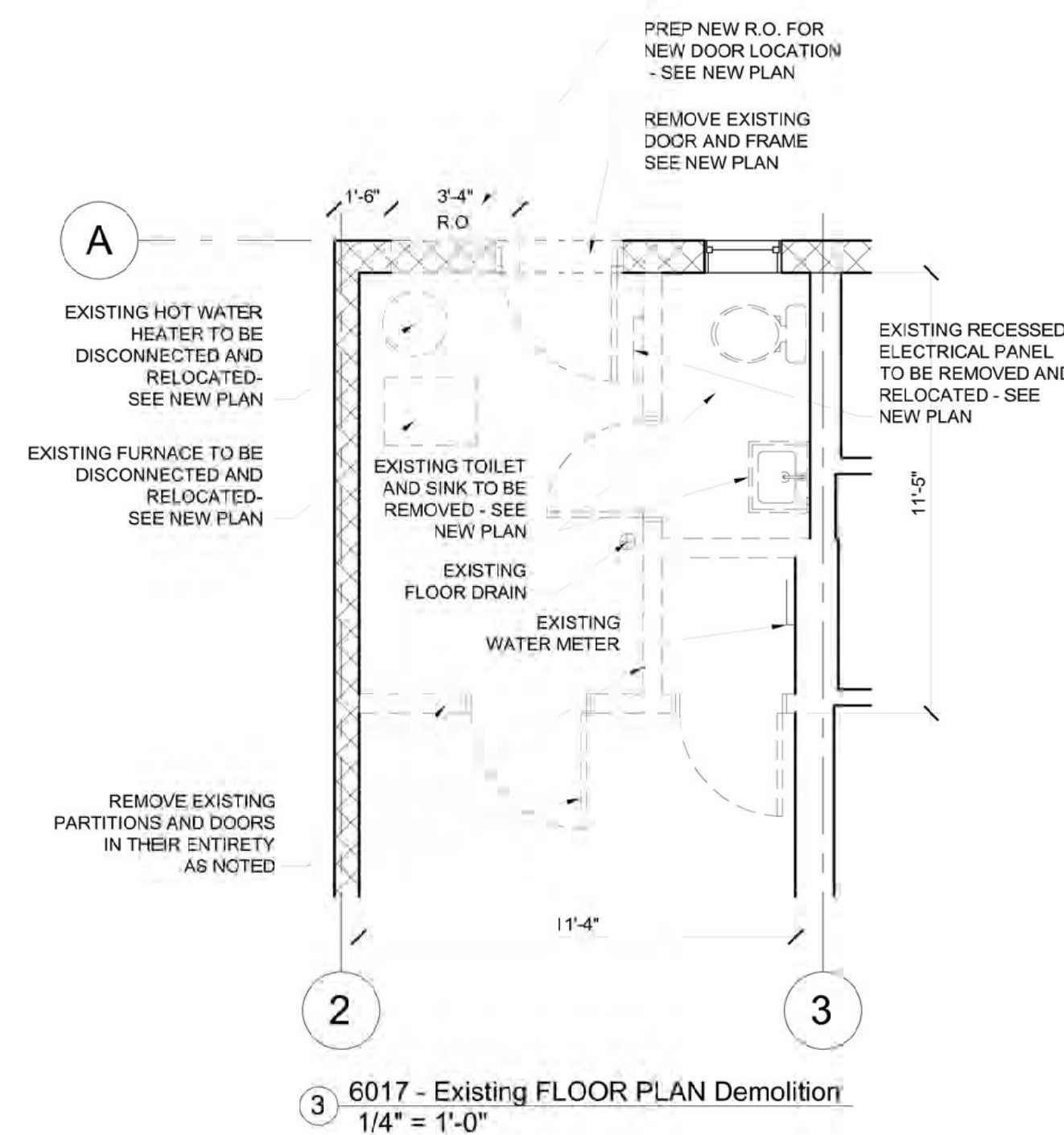
3 KEY MAP - Unit 6015  
1/32" = 1'-0"

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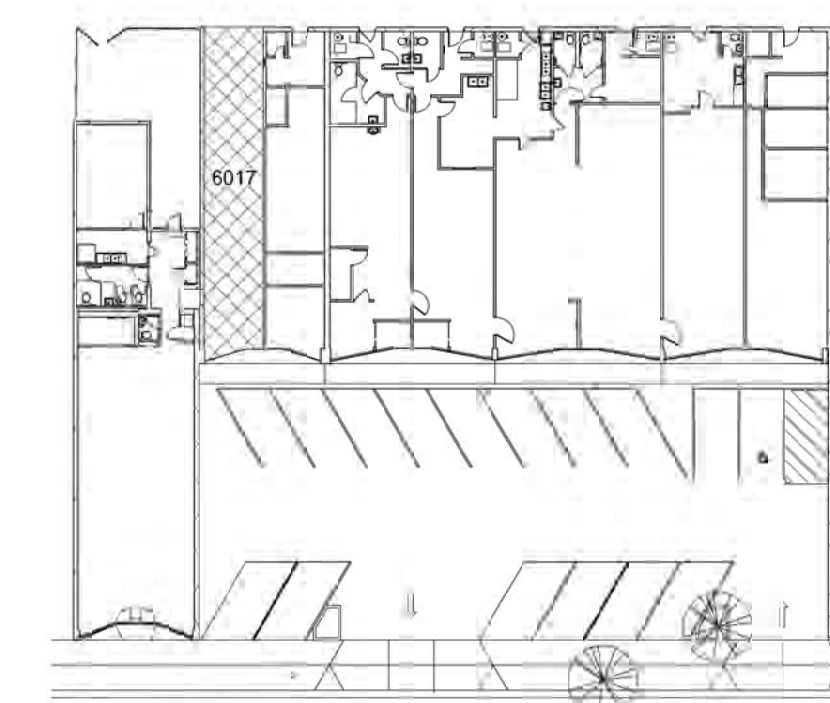
DESIGNERS / DEVELOPERS / BUILDERS

5106 North Cicero Ave., Chicago, IL 60630  
TELEPHONE: 773-936-9314  
773-936-9315  
E-mail: dslaveris@yahoo.com

1	6-17-19	DS	RESUBMIT TO M.G.
2	5-24-19	DS	SUBMITTED M.G. BLDG DEPT
REVISIONS			
CERTIFICATION			
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.			
SEAL Expires 11-30-2020			
PROJECT NAME:			
DRAWING TITLE RETAIL UNIT 6015			
DATE:	IN-23019	DRAWING NO.	1.15
DRAWN BY:	gav	CHECKED BY:	DS
CHECKED BY:	DS	FOR NO.	W0015



6017 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
17.1	LO 10-1.2	WORKING WITHOUT A PERMIT	OBTAIN PROPER PERMITS PRIOR TO NEW WORK
17.2	LO 12-4.3	UNAPPROVED USE	OBTAIN PROPER REQUIRED USE SPECIFIC TO TENANT USE
17.3	LO 12-4.3	UNAPPROVED FIREWALL PENETRATIONS	OPENING TO BE ENCLOSED WITH (2HR) FIRE RATED WALL ASSEMBLY
17.4	IFC 105.7	FIRE ALARM WORK WITHOUT REQUIRED PERMITS	OBTAIN REQUIRED FIRE ALARM PERMITS PRIOR TO NEW WORK
17.5	IFC/B 2903	CONVERSION OF TENANT SPACE WITHOUT REQUIRED SPRINKLER SYSTEM	PROVIDE AUTOMATIC SPRINKLER SYSTEM AS PER TENANTS USE. SEE SUBMITTED DRAWINGS BY SPRINKLER CONTRACTOR
17.6	IFC 610.2	REQUIRED COMMERCIAL EXHAUST HOODS	PROVIDE PROPER KITCHEN SUPPRESSION SYSTEM IN KITCHEN OF TENANT SPACE WHERE COOKING IS INVOLVED
17.7	IFC 1003.6	MEANS OF EGRESS CONTINUITY	PROVIDE PROPER CLEARANCE IN FRONT OF ALL EXIT DOORS
17.8	IFC 605.5	MISS USE OF ELECTRICAL EXTENSION CHORDS	REMOVE ALL EXTENSION CHORDS USED FOR PERMANENT POWER
17.9	IFC 1100.1	PROPER EGRESS LIGHTING	INSTALL REQUIRED EGRESS LIGHT
17.10	IFC 605.1	UNSAFE ELECTRICAL PANEL	CLOSE UP ALL EXPOSED AND OPEN PANEL SPACES
17.11	IFC 605.3	ELECTRICAL SERVICE PANEL NOT LABELED	PROVIDE REQUIRED LABEL ON ALL CIRCUITS ON ELECTRICAL PANEL
17.12	IFC 605.6	UNAPPROVED ELECTRICAL CONDITIONS	REPLACE EXTERIOR LIGHT FIXTURE
17.13	IFC 906.6	OBSTRUCTED EXTINGUISHER	INSTALL FIRE EXTINGUISHER IN REQUIRED LOCATION
17.14	IFC 605.6	UNAPPROVED ELECTRICAL CONDITIONS	ENCLOSE ALL EXPOSED WIRING IN PROPER CONDUIT
17.15	LO 10-1.2	WORKING WITHOUT A PERMIT	OBTAIN PROPER PERMITS PRIOR TO NEW WORK
17.16	LO 4-4.1	CERTIFICATE OF BUSINESS COMPLIANCE REQUIRED	OBTAIN REQUIRED BUSINESS COMPLIANCE CERTIFICATE



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 E-mail dslaveris@yahoo.com

NO	DATE	BY	DESCRIPTION
1	6-16-19	DS	REVISION #1 - RESUBMIT TO M.G.
2	5-24-19	DS	SUBMITTED M.G. BLDG DEPT

CERTIFICATION  
 I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.

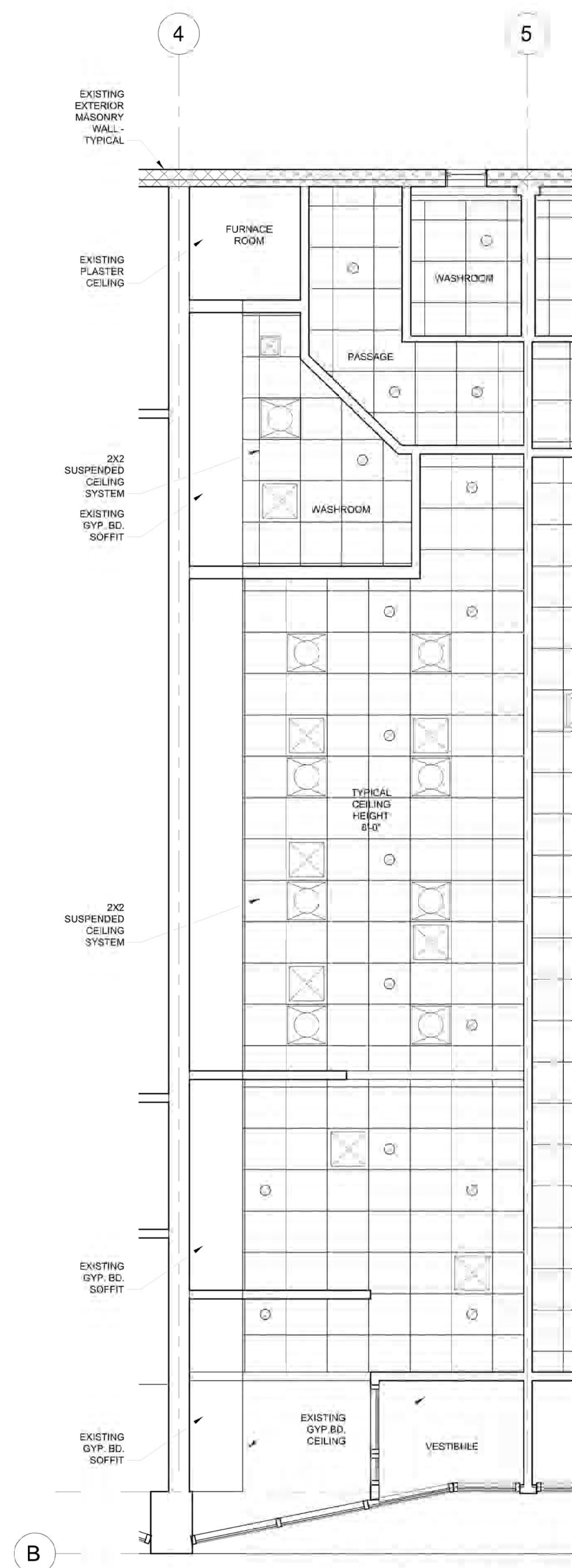
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PROJECT NAME

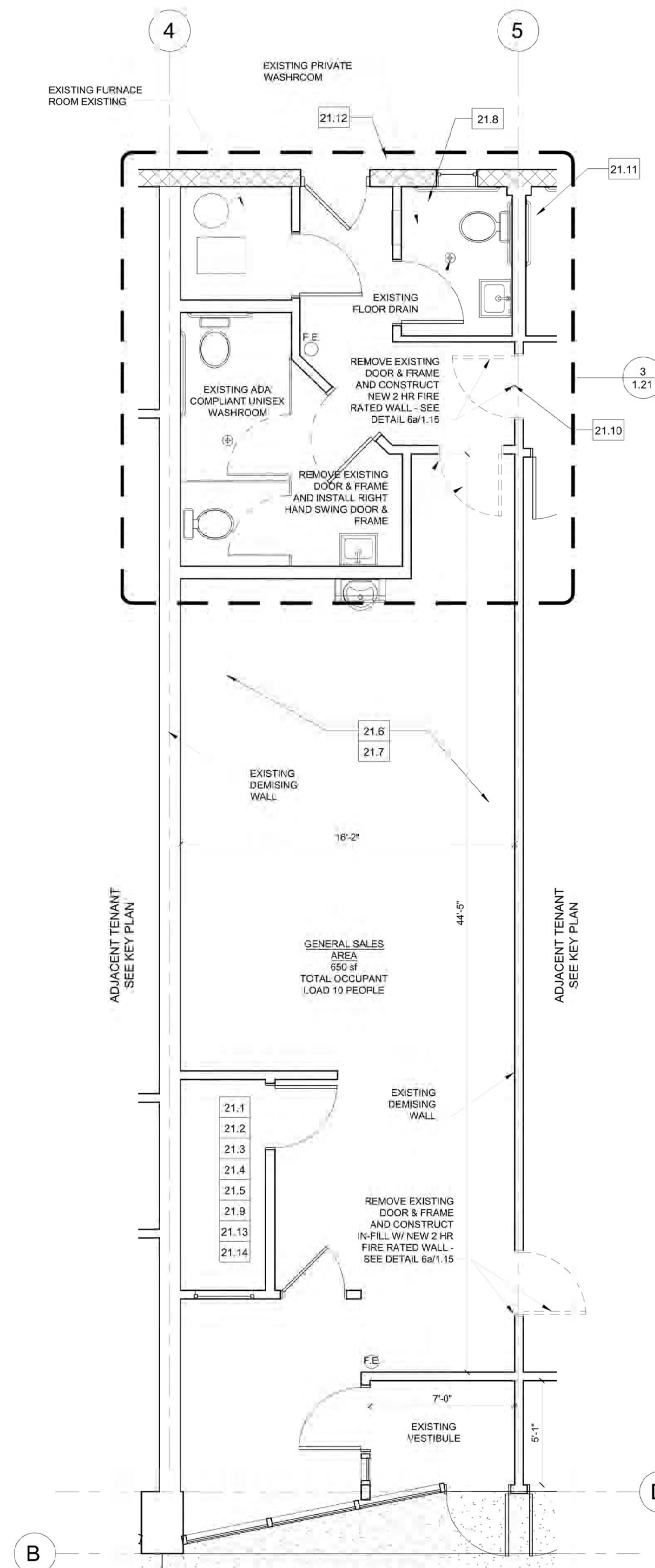
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RETAIL UNIT 6017

DATE: 06-23-2019  
 DRAWN BY: gsm  
 CHECKED BY: DS  
 FOR NO: 00019  
 DRAWING NO. 1.17

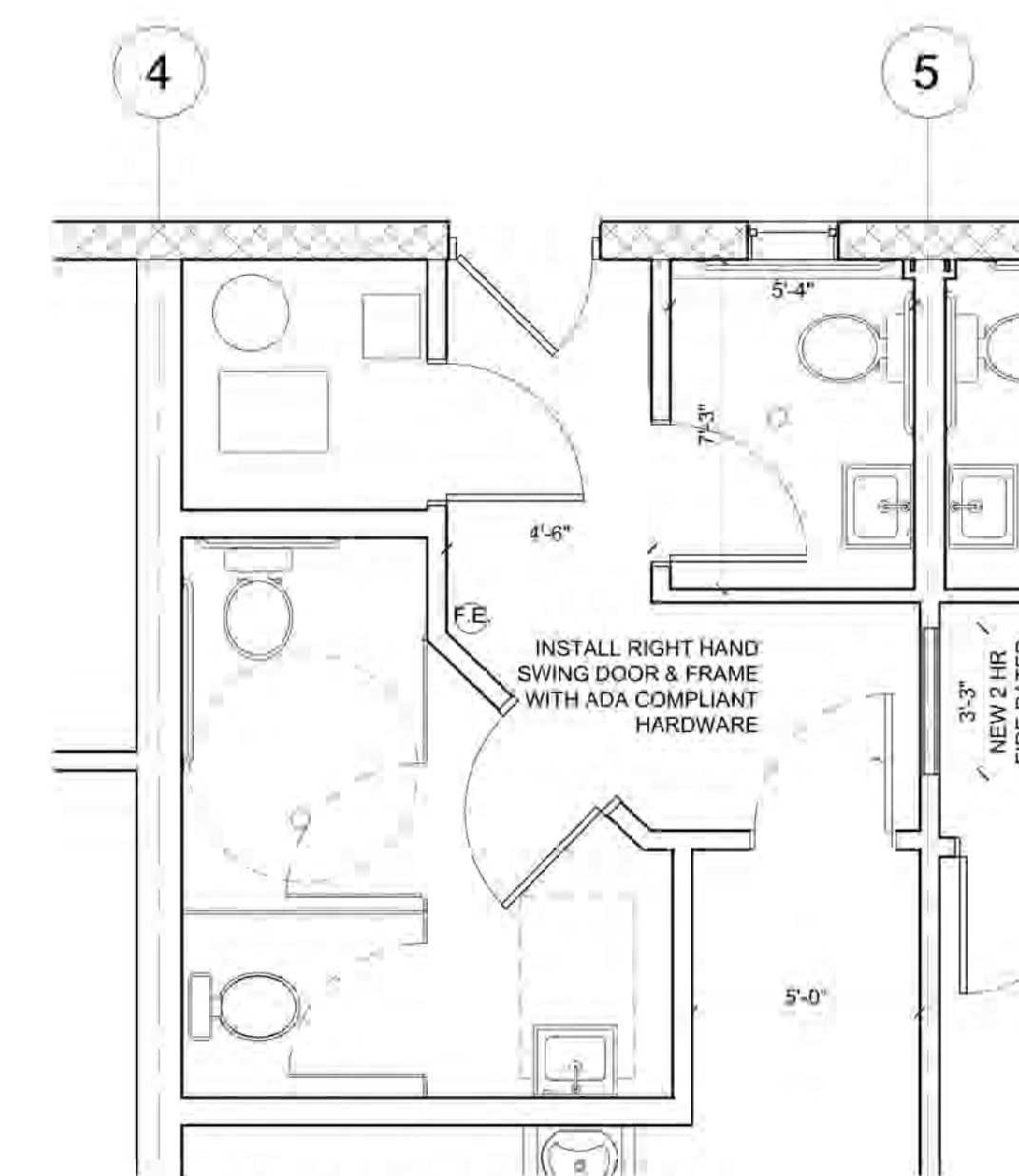


1 6021 - Existing Reflected Ceiling Plan  
1/4" = 1'-0"

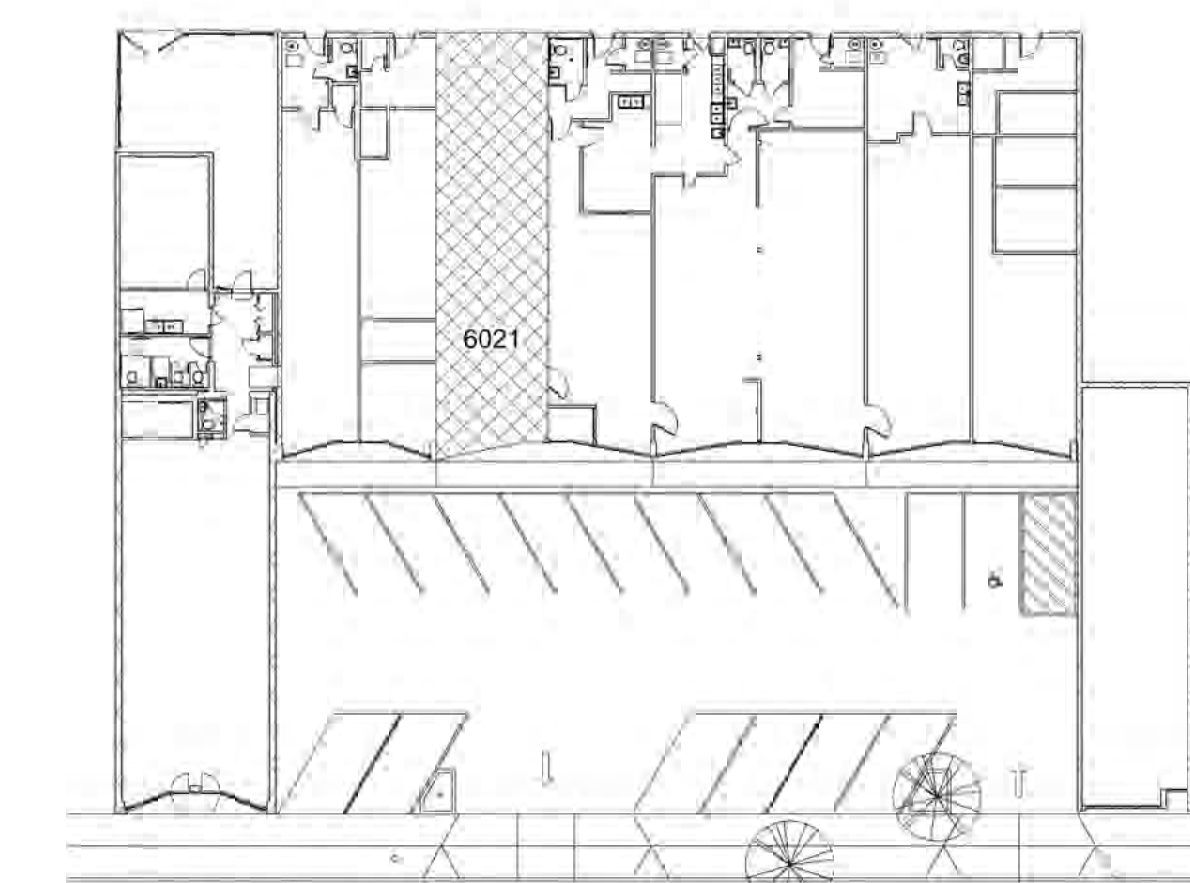


2 6021 - Existing FLOOR PLAN - Demolition  
1/4" = 1'-0"

6021 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
21.1	LO 10-1-2	WORKING WITHOUT A PERMIT	OBTAIN PROPER PERMIT PRIOR TO NEW WORK
21.2	LO 12-4-3	UNAPPROVED USE	OBTAIN REQUIRED PERMITS PRIOR TO NEW WORK
21.3	IFC 105.7	WORK ON FIRE ALARM SYSTEM WITHOUT PERMIT	OBTAIN REQUIRED PERMIT FOR FIRE ALARM SYSTEM WORK - FIRE ALARM SYSTEM BY FIRE ALARM CONTRACTOR.
21.4	IFC/IBC 2003	REQUIRED AUTOMATIC SPRINKLER SYSTEM REQUIRED	OBTAIN PROPER PERMIT FOR FIRE SPRINKLER WORK AS REQUIRED. SPRINKLER SYSTEM BY SPRINKLER CONTRACTOR.
21.5	IFC 605.5	IMPROPER USE OF ELECTRICAL EXTENSION CHORDS	PROVIDE PERMANENT ELECTRICAL WIRING AS REQUIRED.
21.6	IFC 605.5	IMPROPER USE OF ELECTRICAL EXTENSION CHORDS	RE-WIRE ALL EXISTING TV & PROJECTOR CHORDS FROM CEILING. ELECTRICAL CONTRACTOR TO REMOVE ALL ABANDONED CORDS, WIRES, TELEPHONE & LOW VOLTAGE WIRES.
21.7	IPM 604.3	ELECTRICAL HAZARDS	VERIFY WITH BUILDING DEPARTMENT
21.8	IBC 1006.1	IMPROPER EGRESS LIGHTING	PROVIDE PROPER EGRESS LIGHTING - SEE NEW PLAN
21.9	LO 10-1-2	WORKING WITHOUT A PERMIT	OBTAIN PROPER PERMIT PRIOR TO NEW WORK
21.10	IFC 1011	EXIT SIGNS	PROVIDE ALL EXIT LIGHTS AND SIGNS IN WORKING ORDER
21.11	IFC 1006	EMERGENCY LIGHTING NOT WORKING PROPERLY	PROVIDE ALL EXIT LIGHTS AND SIGNS IN WORKING ORDER
21.12	IFC 605.6	IMPROPER ELECTRICAL CONDITION	EXTERIOR LIGHT FIXTURE TO BE REPLACED - AS REQUIRED.
21.13	LO 10-1-2	WORKING WITHOUT A PERMIT	OBTAIN REQUIRED PERMITS PRIOR TO NEW WORK
21.14	LO 4-4-1	COMPLIANCE CERTIFICATE REQUIRED FOR FUTURE TENANTS	OBTAIN REQUIRED BUSINESS COMPLIANCE CERTIFICATE BY NEW OCCUPANT - TYPICAL



3 6021 - Enlarged NEW FLOOR PLAN  
1/4" = 1'-0"



4 KEY MAP - Unit 6021  
1" = 30'-0"

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E-mail dslaveris@yahoo.com

1 6-16-19 DS REVISION #1 - RESUBMIT TO M.G.

2 5-24-19 DS SUBMITTED M.G. BLDG DEPT

NO DATE BY DESCRIPTION

REVISIONS

CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.

SEAL  
Expires 11-30-2020

PROJECT NAME

DRAWING TITLE

RETAIL UNIT 6021

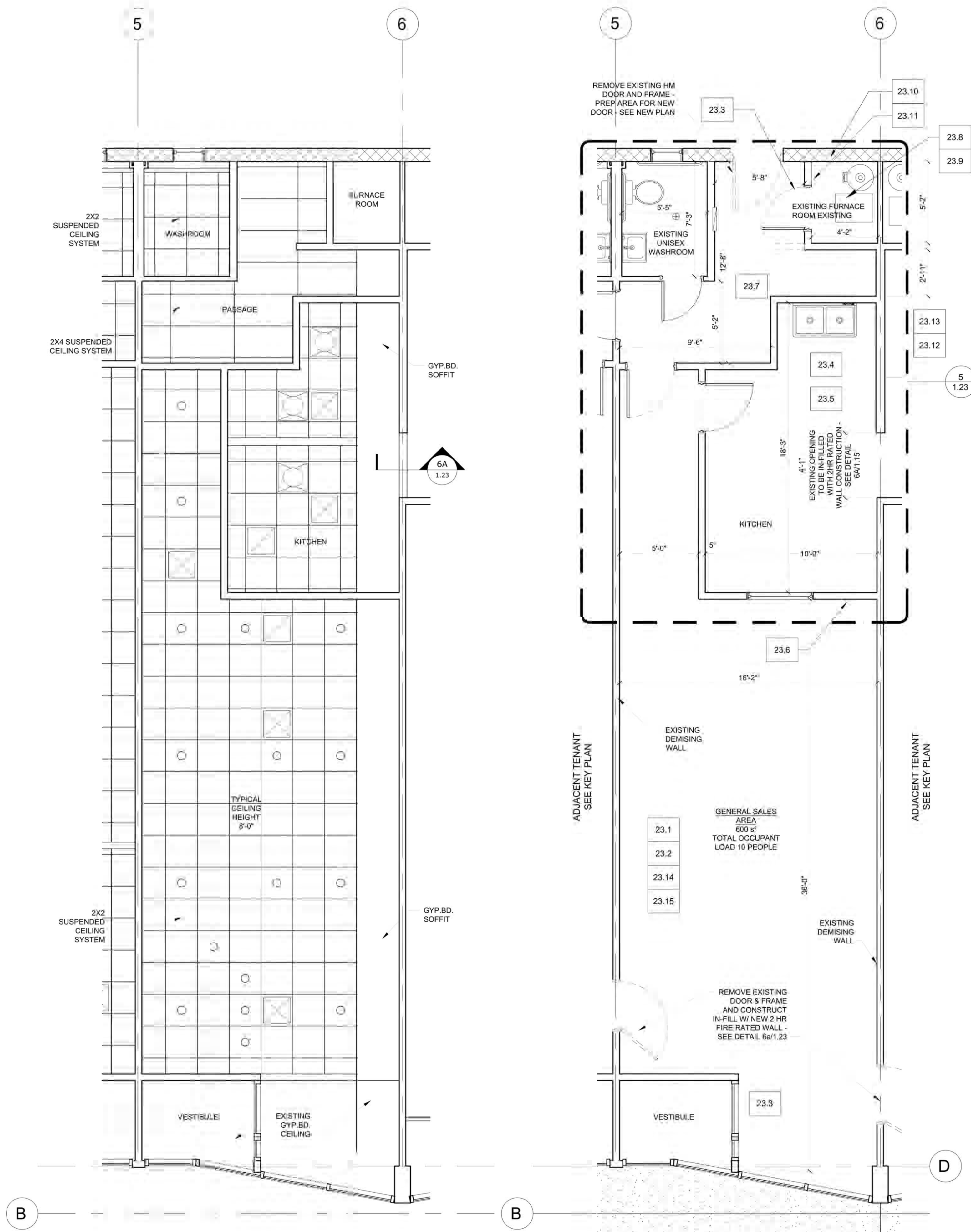
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DRAWN BY: gsm

CHECKED BY: DS

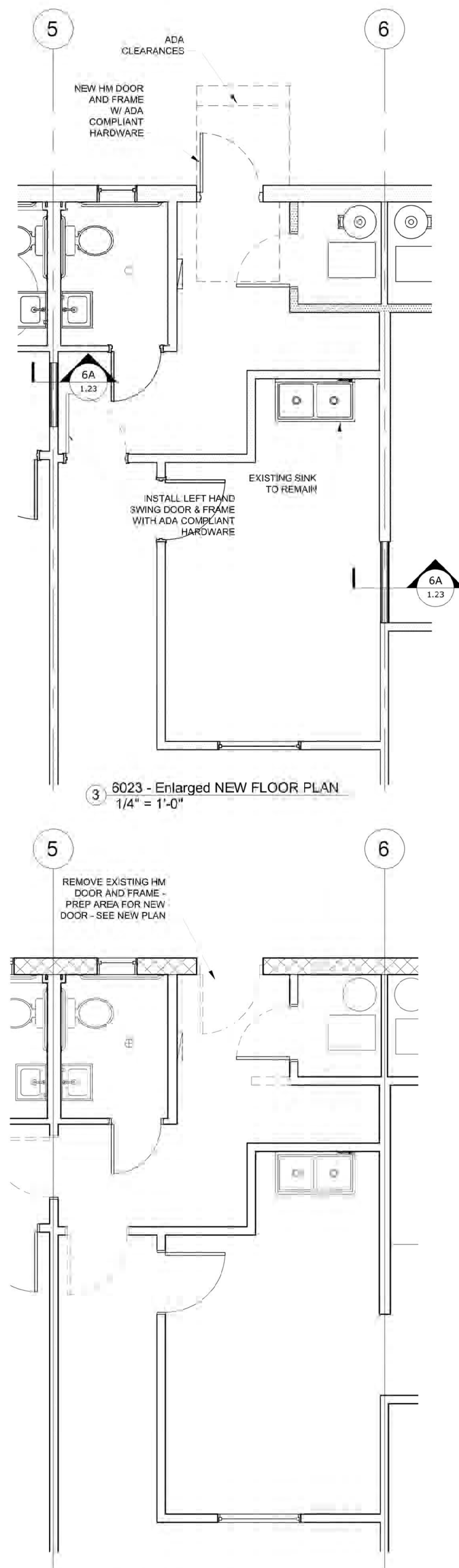
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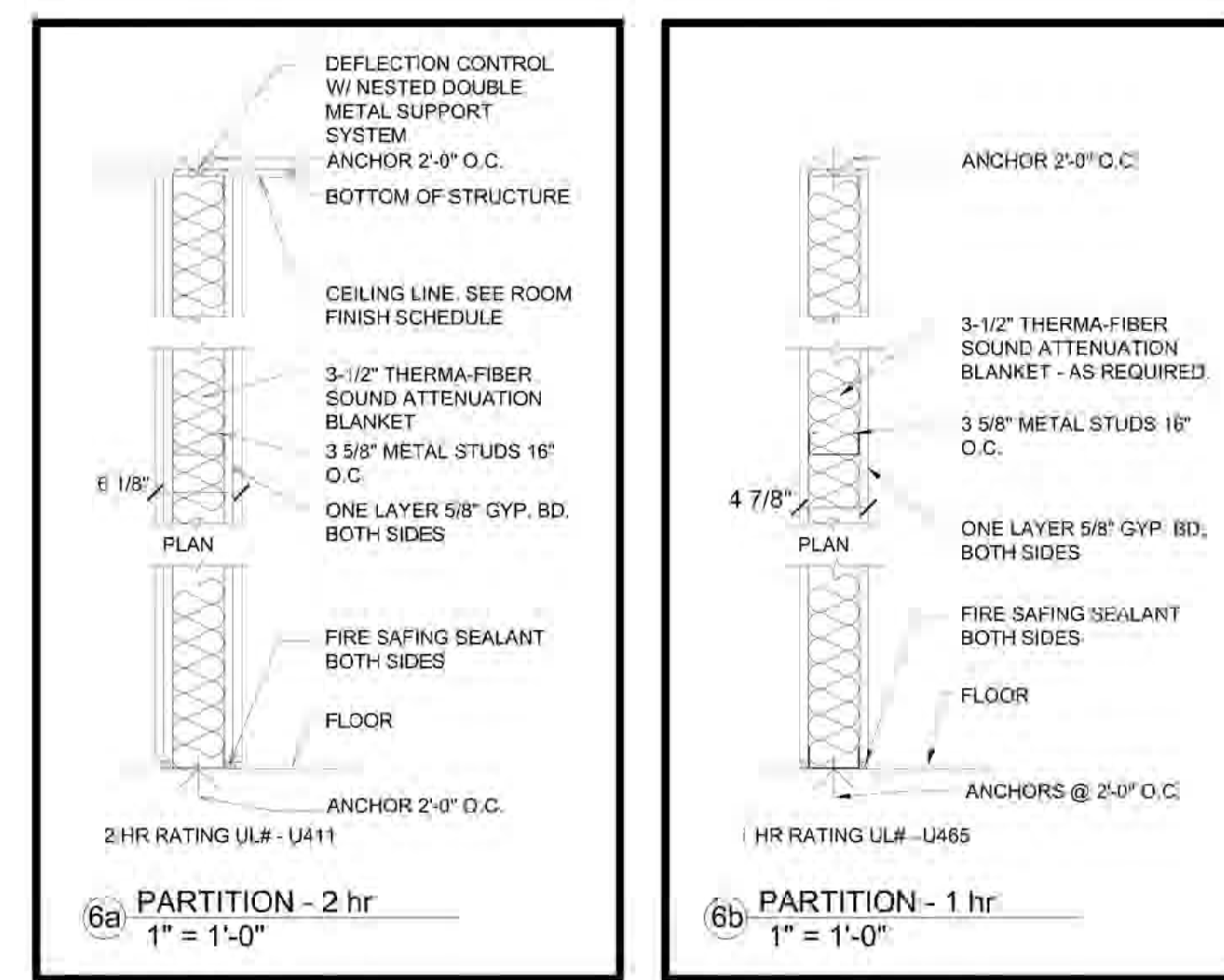
2 6023 - Reflected Ceiling Plan  
1/4" = 1'-0"

1 6023 - Existing FLOOR PLAN - Demolition  
1/4" = 1'-0"

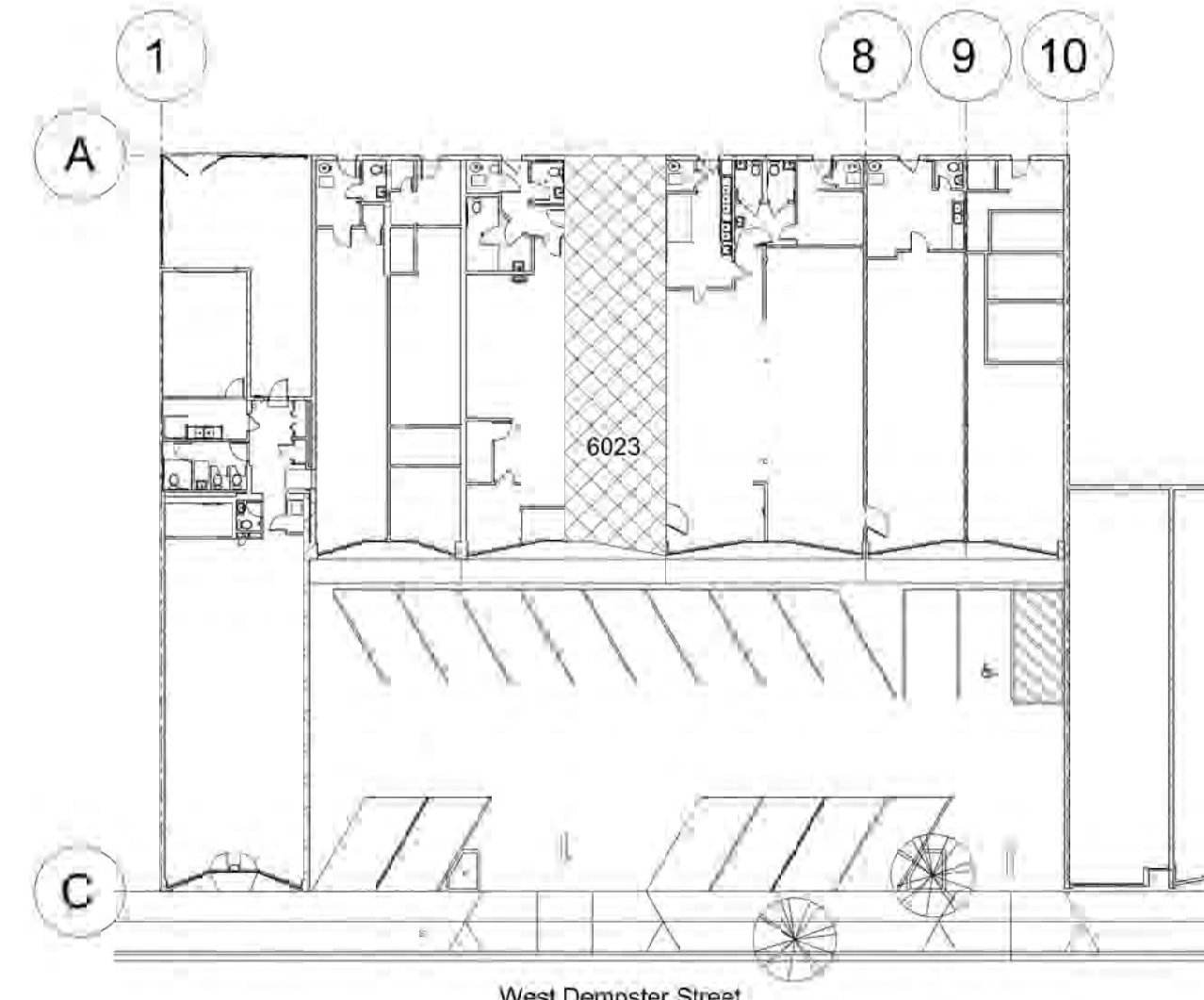


3 6023 - Enlarged NEW FLOOR PLAN  
1/4" = 1'-0"

5 6023 - Demolition FLOOR PLAN  
1/4" = 1'-0"



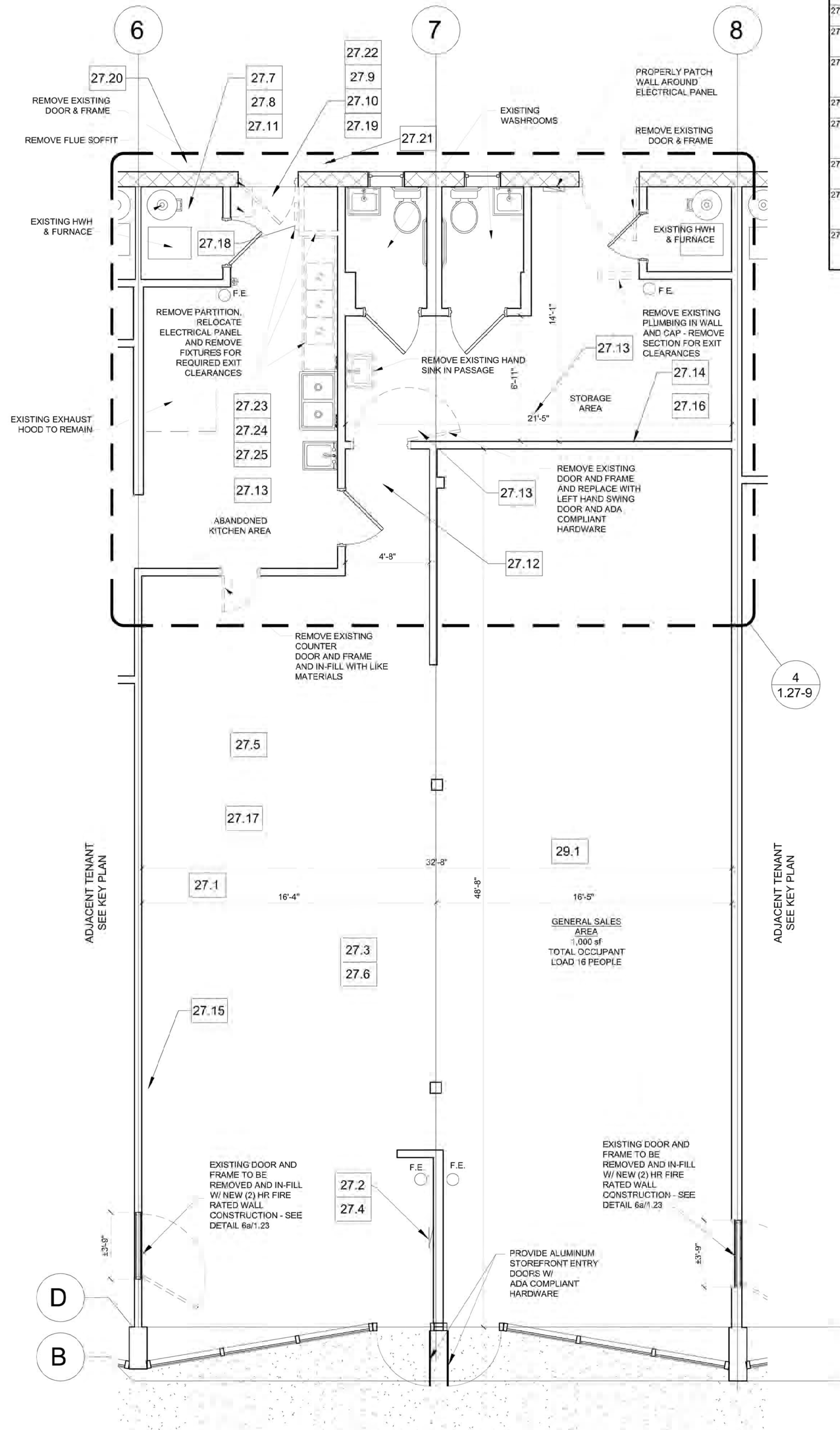
6023 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
23.1	LO 10-1-2	WORK WITHOUT PERMITS	OBTAIN REQUIRED PERMITS PRIOR TO NEW WORK
23.2	LO 12-4-3	UNAPPROVED USE	OBTAIN REQUIRED PERMITS TENANT OCCUPANCY TYPE
23.3	IFC 1003.6	PROPER MEANS OF EGREGES REQUIRED	PROVIDE THE REQUIRED CLEARANCE TO BOTH MEANS OF EGREGES FROM SPACE
23.4	IFC 315.2.1	PROPER CEILING CLEARANCE AT STORAGE	MAINTAIN STORAGE 24" BELOW CEILING IN NON-SPRINKLERED AREAS
23.5	LO 10-1-2	WORK WITHOUT PERMITS	OPENING BETWEEN NUNITS SHALL BE CLOSED WITH 2 HR FIRE RATED ASSEMBLY - SEE DETAILS
23.6	IBC 715.12	WINDOW INSTALLED IN FIRE WALL	REMOVE WINDOW AND PROVIDE FIRE RATED ASSEMBLY - SEE DETAILS
23.7	IBC 1006.1	IMPROPER EGREGES LIGHTING	PROVIDE WORKING EGREGES LIGHTING FIXTURES
23.8	IMC 506.5.4 + 506.3.12.2	IMPROPER FLU VENT THRU WALL	PROVIDE PROPER VENTING CLEARANCES OF FURNANCE FLUE ASSEMBLY
23.9	IFC 305.1	PROPER CLEARANCE OF COMBUSTABLE STORAGE	REMOVE ALL COMBUSTABLE ITEMS FROM FURNANCE CLOSET
23.10	IFC 1008.1.2	IMPROPER WORKING REAR EXIT DOOR	REPLACE DOOR
23.11	IFC 1008.1.2	DOOR SWING	REPLACE DOOR - SEE NEW PLAN AND DETAILS
23.12	IFC 605.5	ELECTRICAL EXTENSION CHORDS	REMOVE ALL LOOSE ELECTRICAL WIRING ABOVE CEILING
23.13	NEC 410	EXPOSED LIGHT SOCKET	PROVIDE PROPER LAMPS IN ALL LIGHT FIXTURES
23.14	LO 10-1-2	WORK WITHOUT PERMITS	OBTAIN REQUIRED PERMITS PRIOR TO NEW WORK
23.15	LO 4-4-1	COMPLIANCE CERTIFICATE REQUIRED	OBTAIN REQUIRED BUSINESS COMPLIANCE CERTIFICATE



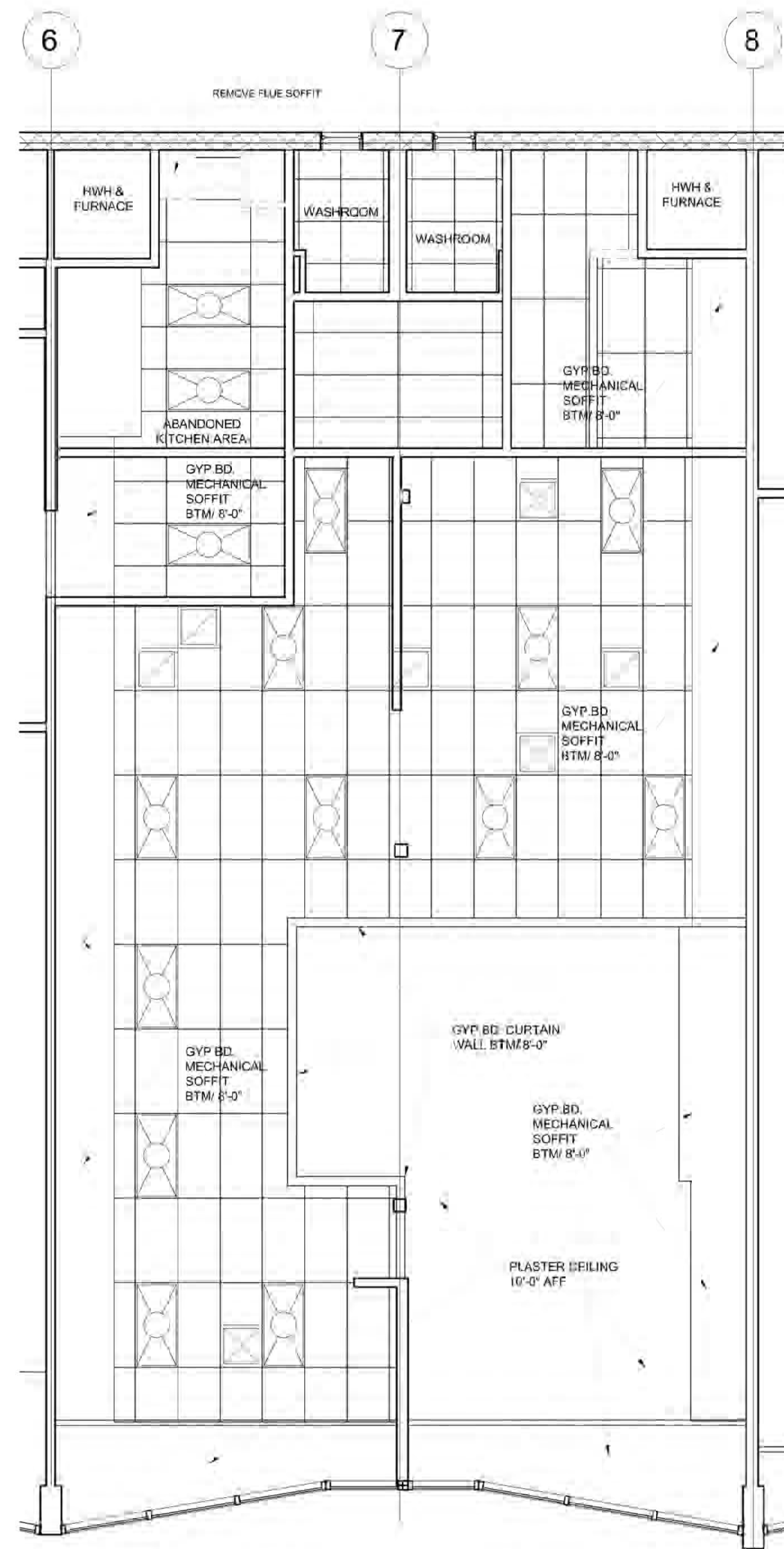
4 KEY MAP - Unit 6023  
1" = 30'-0"

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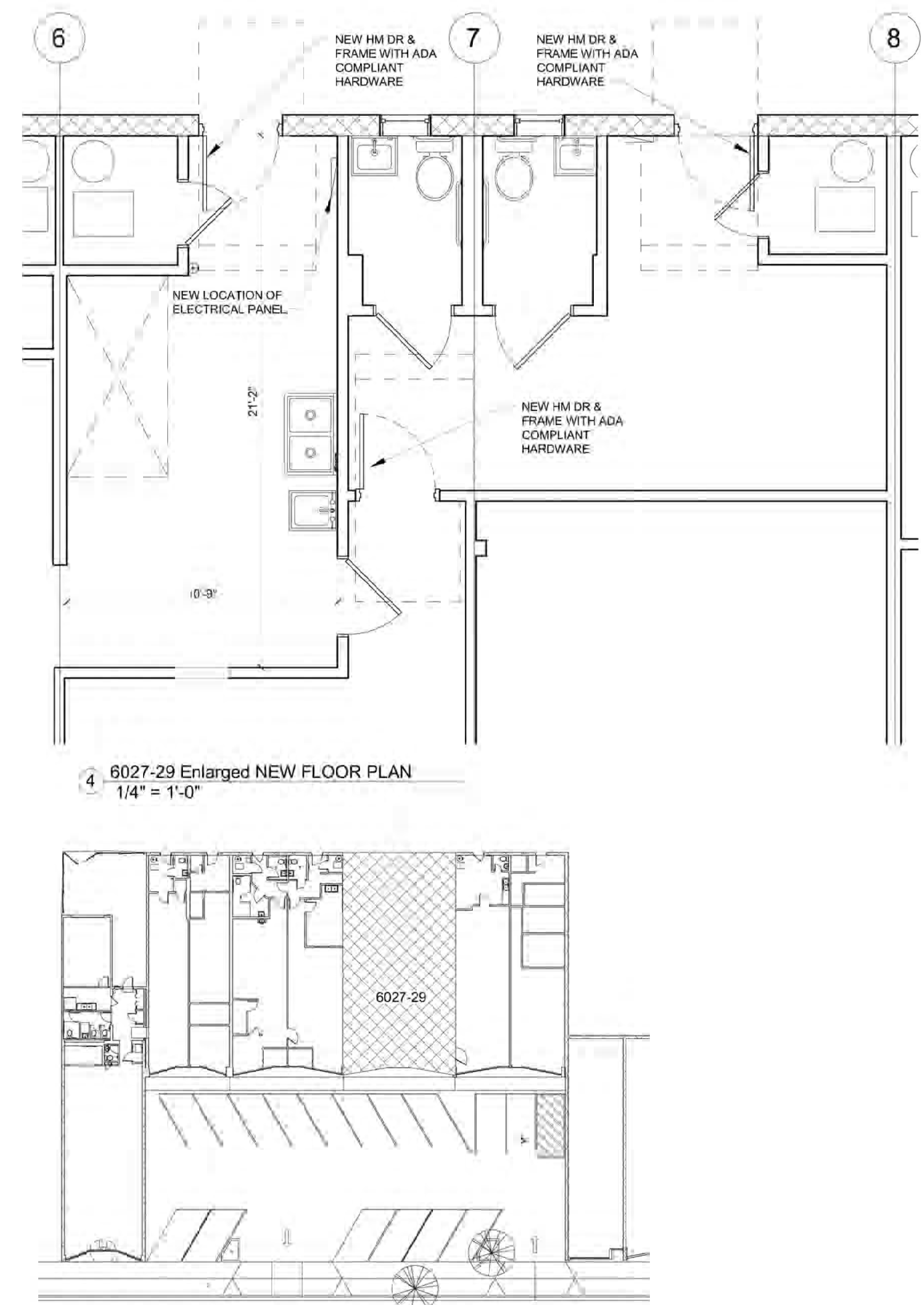
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2	5-24-19	DS	SUBMITTED M.C. BLDG DEPT
NO	DATE	BY	DESCRIPTION
REVISIONS			
CERTIFICATION			
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.			
SEAL Expires 11-30-2020			
PROJECT NAME			
DRAWING TITLE			
RETAIL UNIT 6023			
DATE:	10-23-2019	DRAWING	1.23
DRAWN BY:	gsm		
CHECKED BY:	DS		
FOR NO:	10019		



1 6027-29 Existing FLOOR PLAN Demolition  
1/4" = 1'-0"



2 6027-29 REFLECTED CEILING PLAN  
3/16" = 1'-0"



3 KEY MAP - Unit 6027-9  
1" = 30'-0"

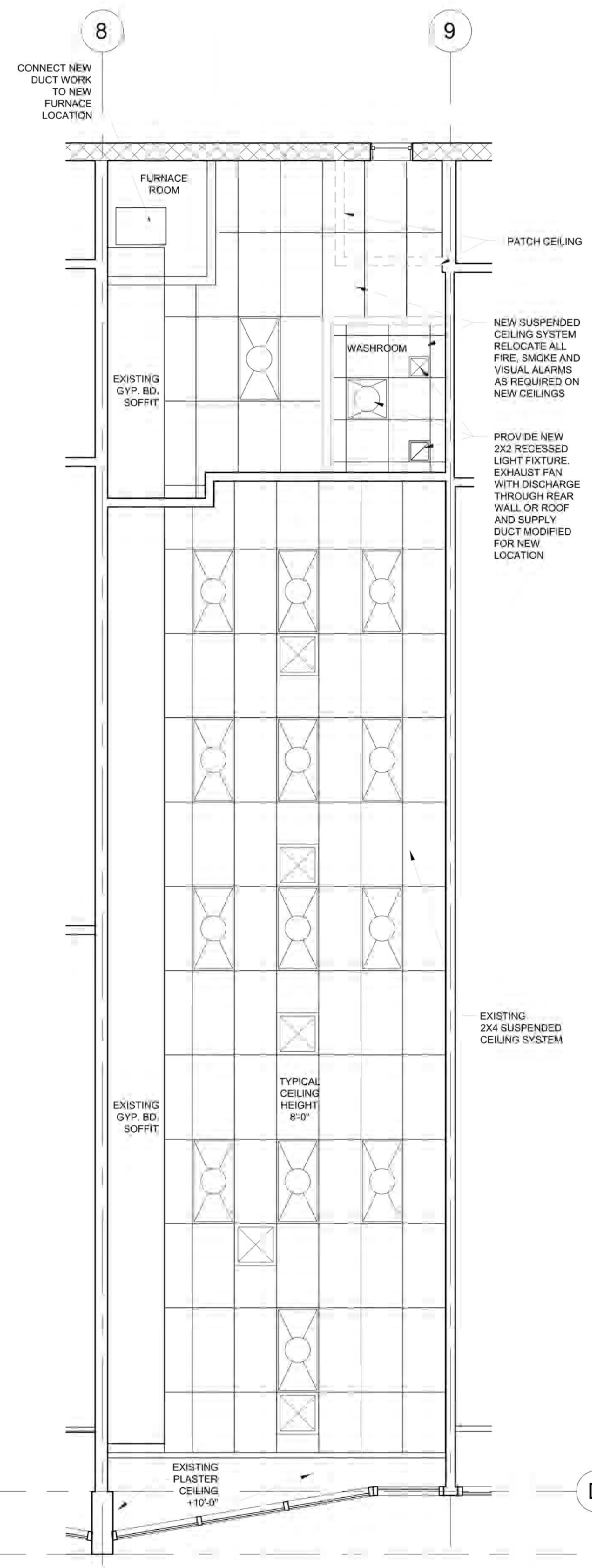
6027-6029 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
27.1	LD 12-4-3	UNAPPROVED USE	OBTAIN PROPER REQUIRED TENANT USE
27.2	IFC 105.7	WORK ON FIRE ALARM WITH OUT PERMIT	OBTAIN PROPER REQUIRED PERMITS PRIOR TO NEW WORK ON FIRE ALARM SYSTEM
27.3	IFC/IBC 2003	REQUIRED AUTOMATIC SPRINKLER SYSTEM	OBTAIN PERMITS FOR SPRINKLER SYSTEM AS PER TENANTS OCCUPANCY USE
27.4	IFC 907.20	SYSTEM TESTS REQUIRED	PROVIDE FIRE ALARM ANNUAL INSPECTION RESULTS
27.5	IFC 605.5	MISUSE OF ELECTRICAL EXTENSION CHORDS	DO NOT USE EXTENSION CHORDS AS PERMANENT WIRING
27.6	LD 12-1-2	PERMIT REQUIRED FOR NEW WORK	OBTAIN REQUIRED PERMITS FOR ALL NEW WORK
27.7	IMC305	MECHANICAL EQUIPMENT ROOM HAS NO CLEARANCE	PROVIDE NEW LAYOUT FOR MECHANICAL ROOM - SEE NEW PLAN
27.8	IMC 605.5.4, IMC 904.3.12.2	FURNACE VENT IMPROPER CLEARANCE	PROVIDE NEW LAYOUT WITH PROPER CLEARANCES - SEE NEW PLAN

6027-6029 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
27.9	IFC 1006	EMERGENCY LIGHTS AND EXIT SIGNS TO PROPERLY WORK	REPAIR OR REPLACE ALL EMERGENCY LIGHTS AND EXIT SIGNS AS NEEDED
27.10	IFC 1011.1	IMPROPERLY PLACED EXIT SIGN	INSTALL ALL EXIT SIGNS AS PER CODE - SEE NEW PLAN
27.11	IGFC 701	PROVIDE PROPER COMBUSTION AIR IN MECHANICAL ROOM	PROVIDE NEW LAYOUT FOR MECHANICAL ROOM - SEE NEW PLAN
27.12	IBC 1006.1	EGREES LIGHTING	PROVIDE PROPER EGREES LIGHTING - SEE NEW PLAN
27.13	IBC 715.3.7	SELF-CLOSING FIRE DOOR	PROVIDE PROPER HARDWARE FOR ALL FIRE DOORS
27.14	IBC 903.1	FIRE RESISTANCE RATED WALL COVERING	PROVIDE PROPER WALL COVERING AS PER CODE
27.15	IFC 605.5	MISUSE OF ELECTRICAL EXTENSION CHORDS	DO NOT USE EXTENSION CHORDS AS PERMANENT WIRING

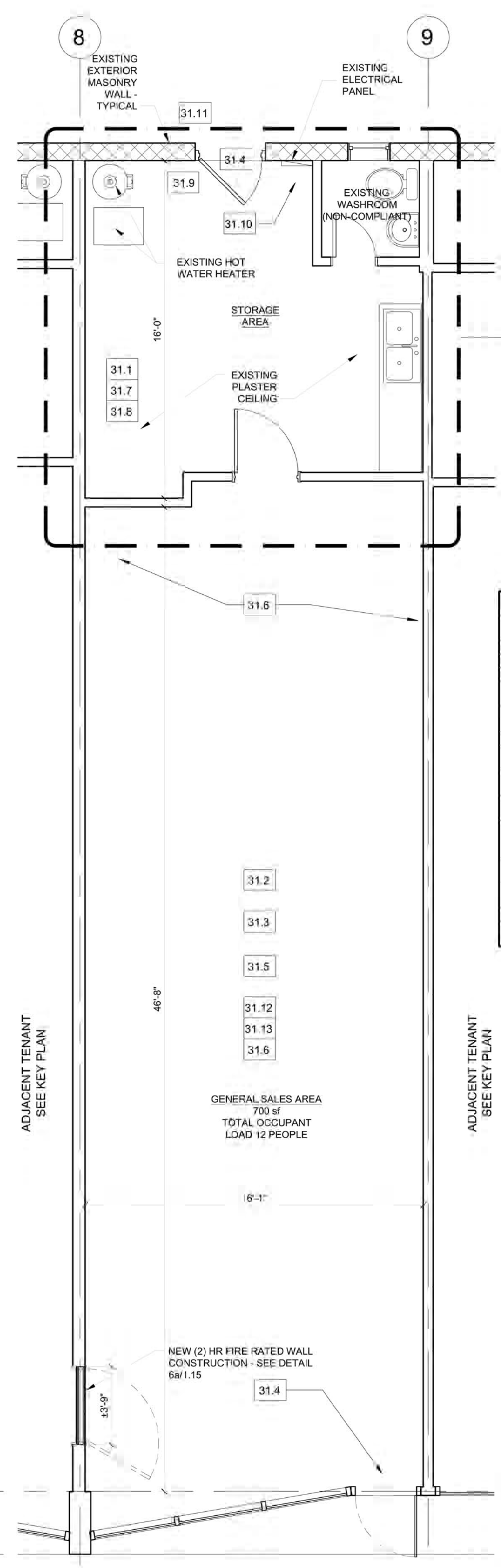
6027-6029 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
27.16	IFC 107.1	MAINTENANCE CEILING, ETC.	PROVIDE NEW ACOUSTICAL TILES IN OPEN GRID LOCATIONS
27.17	IFC 315.2.1	CEILING CLEARANCE - STORAGE	PROVIDE MIN. 24" CLEAR TO BOTTOM OF CEILING
27.18	IFC 605.3	CLEARANCE FOR ELECTRICAL SERVICE EQUIPMENT	PROVIDE NEW LOCATION FOR PANEL - SEE NEW PLAN
27.19	IFC 1008.1 & 4	BOLT LOCKS NOT PERMITTED	PROVIDE PROPER HARDWARE AT EGRESS DOORS
27.20	MGVC 10-7-2 (B)	VISIBLE ADDRESS FRONT AND REAR OF UNITS	PROVIDE PROPER ADDRESS NUMBERS IN LOCATION PER CODE
27.21	IFC 605.6	UNAPPROVED ELECTRICAL CONDITIONS	REPAIR EXTERIOR LIGHT FIXTURE AND LENS AS PER CODE
27.22	IFC 1003.6	REAR EXIT OBSTRUCTED	PROVIDE NEW LAYOUT WITH PROPER CLEARANCES - SEE NEW PLAN
27.23	IFC 904.11.5	K CLASS EXTINGUISHER REQUIRED IN KITCHEN	PROVIDE PROPER K CLASS EXTINGUISHER IN KITCHEN
27.24	IFC 906.7	MOUNTING BRACKETS ONLY AS PER CODE	INSTALL FIRE EXTINGUISHERS ON SUPPLIED BRACKETS ONLY AS PER CODE
27.25	IFC 904.5.1	WET CHEMICAL EXTINGUISHER	VERIFY KITCHEN SUPPRESSION SYSTEM IS TESTED ACCORDING TAG

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E-mail dslaveris@yahoo.com

NO.	DATE	BY	DESCRIPTION
1	6-16-19	DS	REVISION #1 - RESUBMIT TO M.C.
2	5-24-19	DS	SUBMITTED M.C. BLDG DEPT
REVISIONS			
CERTIFICATION			
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SEAL Expires 11-30-2020			
PROJECT NAME			
DRAWING TITLE			
RETAIL UNIT 6027-9			
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DRAWN BY:	gm	1.27-9	
CHECKED BY:	DS		
FOR NO.	10015		

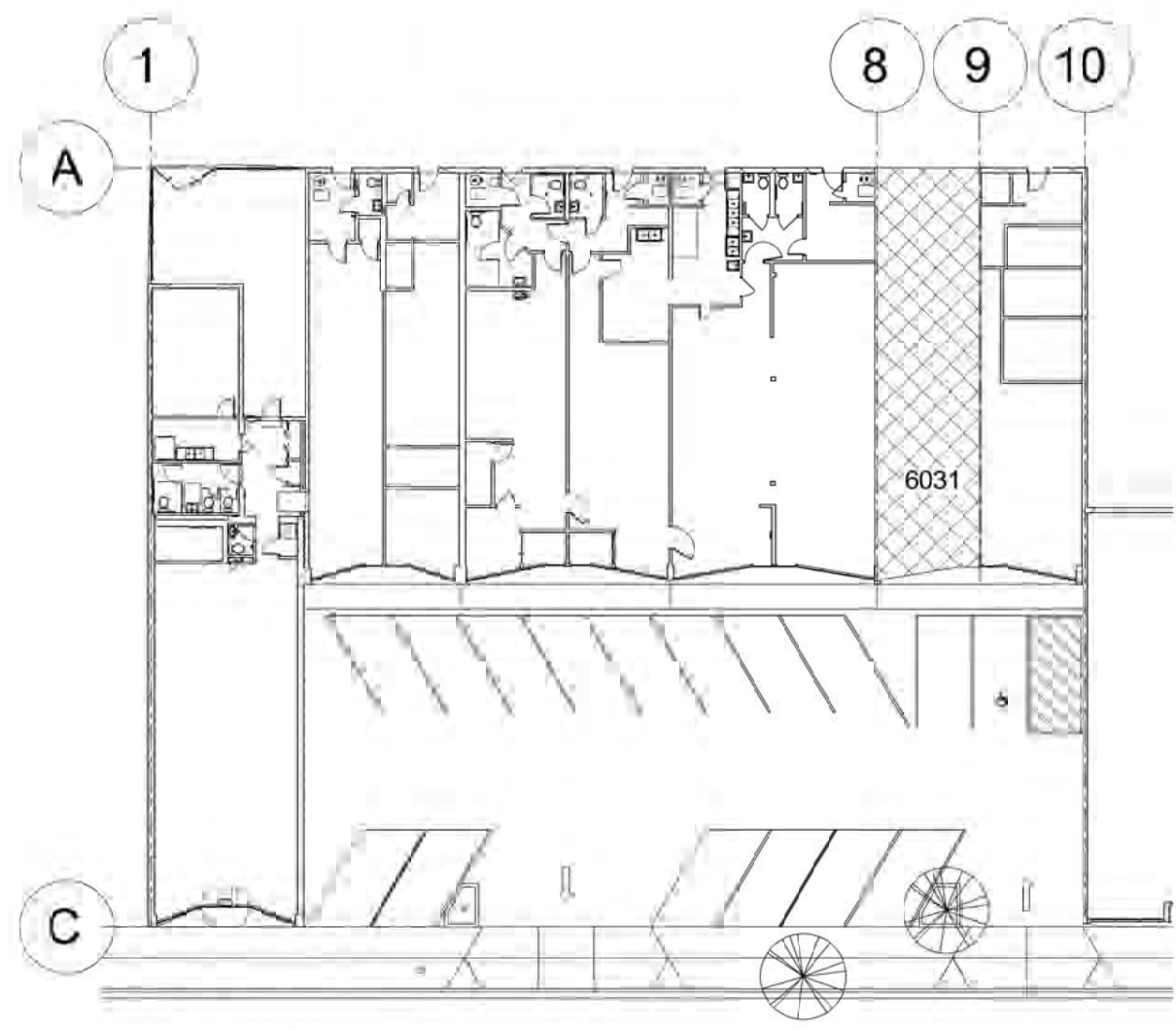


2 6029 - Reflected Ceiling Plan  
1/4" = 1'-0"

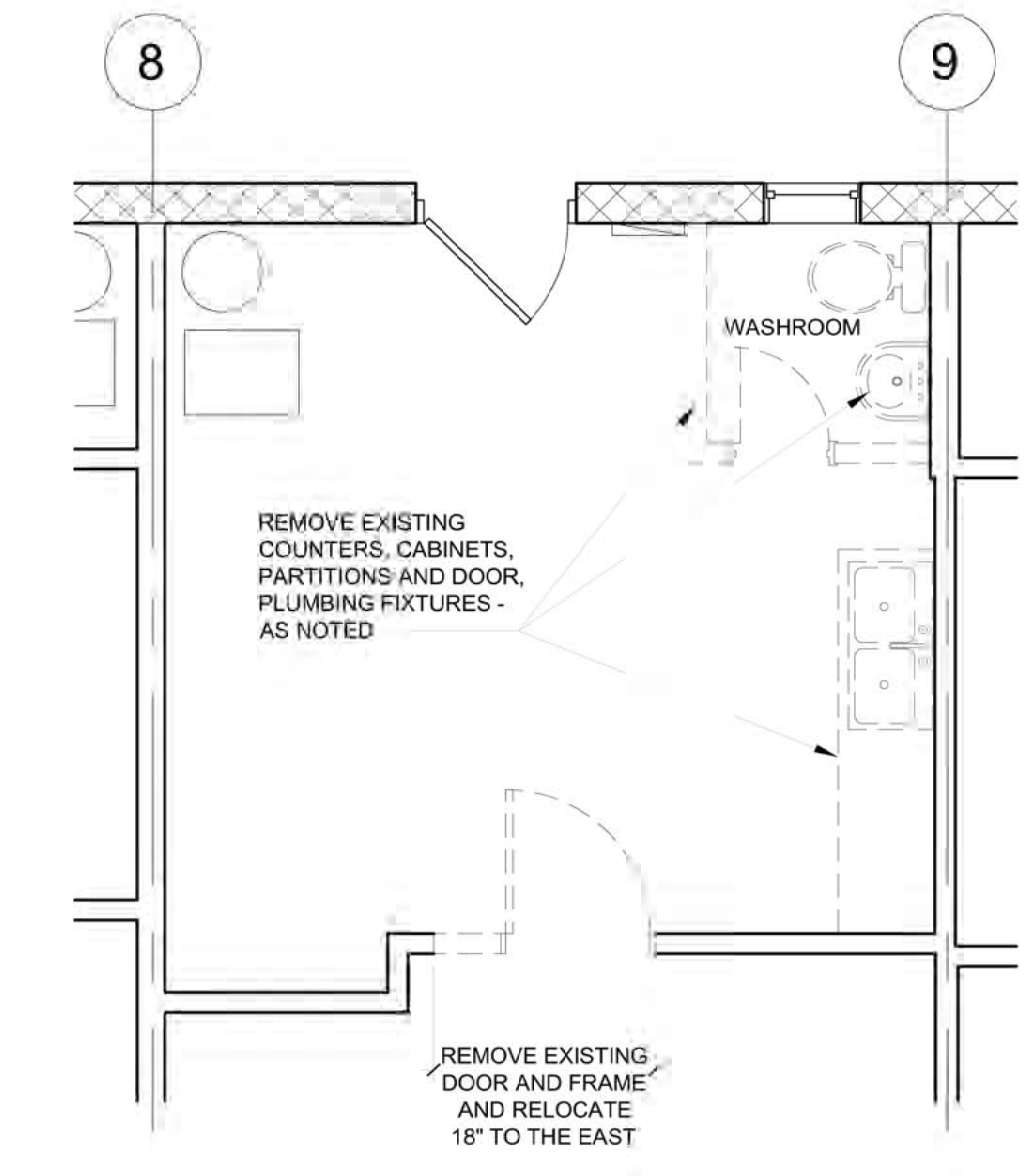


1 6029 - Existing FLOOR PLAN  
1/4" = 1'-0"

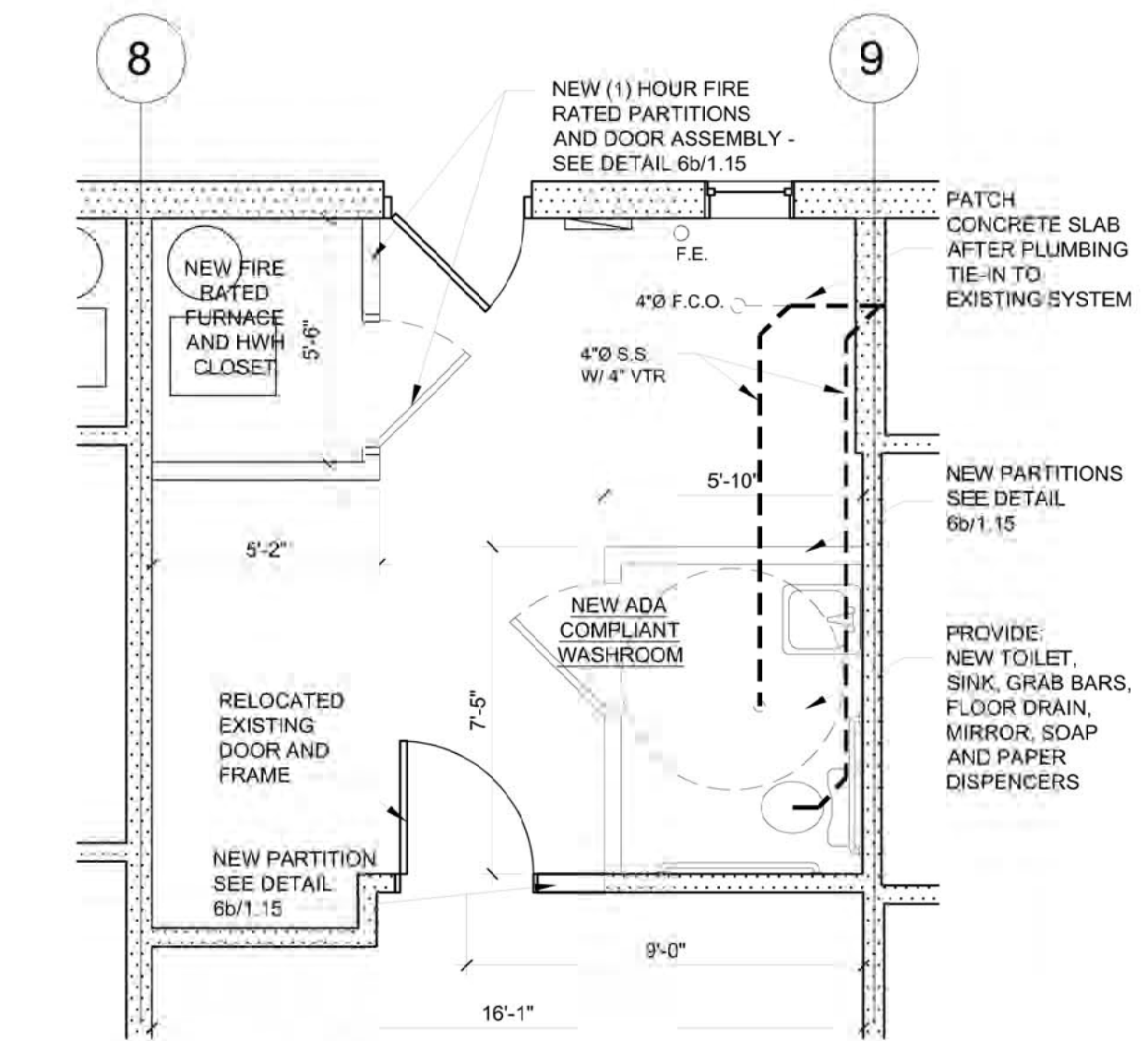
6031 NOTES			
TAG NUMBER	CODE SECTION - VIOLATION	DESCRIPTION	REQUIRED FOR COMPLIANCE
31.1	LO 10-1-2	WORK WITHOUT PERMIT	OBTAIN REQUIRED PERMITS PRIOR TO WORK
31.2	LO 12-4-3	UNAPPROVED USE	OBTAIN REQUIRED PERMIT FOR TYPE OF OCCUPANCY
31.3	IFC 903.1	EXTINGUISHER REQUIRED	PROVIDE THE REQUIRED FIRE EXTINGUISHERS
31.4		ILLUMINATION OF EMERGENCY LIGHTING	PROVIDE WORKING EMERGENCY LIGHTING FIXTURES IN UNIT
31.5	LO 10-1-2	WORK WITHOUT PERMIT	OBTAIN REQUIRED PERMITS PRIOR TO WORK
31.6	IBC 803.1	RATED WALL COVERINGS REQUIRED	PROVIDE PROPER FIRE RATED WALL COVERING
31.7	IFC 107.1	CEILINGS MAINTENANCE	PROVIDE PROPER CEILINGS IN UNIT AS REQUIRED - SEE NEW PLAN
31.8	IFC 605.5	ELECTRICAL EXTENSION CHORDS	PROVIDE ALL EXPOSED WIRING IN REQUIRED CONDUIT
31.9	IFC 605.6	UNAPPROVED ELECTRICAL CONDITIONS	ALL ELECTRICAL IN UNIT TO BE AS PER CODE
31.10	IFC 605.3	ELECTRICAL SERVICE EQUIPMENT CLEARANCE	PROVIDE REQUIRED CLEARANCE IN FRONT OF ELECTRICAL PANEL - SEE NEW PLAN
31.11	MGVC 10-7-2 (b)	VISIBLE ADDRESS FRONT AND REAR OF UNIT	PROVIDE NEW ADDRESS NUMBERS IN FRONT AND REAR OF UNIT
31.12	LO 10-1-2	WORK WITHOUT PERMIT	OBTAIN REQUIRED PERMITS PRIOR TO WORK
31.13	LO 4-4-1	COMPLIANCE	OBTAIN REQUIRED BUSINESS COMPLIANCE CERTIFICATE



4 KEY MAP - Unit 6031  
1" = 30'-0"



5 6029 - Demolition FLOOR PLAN  
1/4" = 1'-0"



3 6029 - New FLOOR PLAN -  
1/4" = 1'-0"

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1	6-16-19	DS	REVISION #1 - RESUBMIT TO M.G.
2	5-24-19	DS	SUBMITTED M.G. BLDG DEPT
NO	DATE	BY	DESCRIPTION
REVISIONS			
CERTIFICATION			
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY ARE IN COMPLIANCE WITH ALL CODES AND ORDINANCES OF LOCAL GOVERNING AGENCIES.			
SEAL Expires 11-30-2020			
PROJECT NAME			
DRAWING TITLE			
RETAIL UNIT 6031			
DATE:	06-23-19	DRAWING NO.	
DRAWN BY:	gsw	1.31	
CHECKED BY:	DS		
JOB NO.	06031		