

VILLAGE OF MORTON GROVE APPEARANCE COMMISSION

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

June 6, 2022 - 7:00 P.M. AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

April 4, 2021, Meeting of the Appearance Commission

III. PUBLIC MEETING

CASE AC 22-04

APPLICANT M/I Homes of Chicago, LLC

400 E. Diehl Road, Suite 230 Naperville, Illinois 60563

LOCATION 8350 Lehigh Avenue (10-19-402-001-0000, 10-19-402-002-0000, 10-19-402-003-0000, 10-

19-402-004-0000,10-19-402-005-0000, 10-19-402-006-0000, 10-19-402-007-0000, 10-19-402-008-0000, 10-19-402-009-0000, 10-19-402-010-0000, 10-19-402-011-0000, 10-19-402-010-0000, 10-19-402-011-0000, 10-19-402-010-0000, 10-19-402-0000, 10-19-4

012-0000, 10-20-300-001-0000, 10-20-300-002-0000)

Morton Grove, Illinois 60053

<u>PETITION</u> Request by M/I Homes of Chicago, LLC for an Appearance Certificate for site, building,

landscape, and signage plans for an 89-unit townhome development proposed under the

Application for a Planned Unit Development and Subdivision (PC 22-09)

CASE AC 22-05

APPLICANT Erich M. Roush

8450 Waukegan Road

Morton Grove, Illinois 60053

LOCATION Lavitt Animal Hospital

8450 Waukegan Road (10-19-119-147-0000)

Morton Grove, Illinois 60053

<u>PETITION</u> Request by Erich M. Roush for an Appearance Certificate for exterior improvements to a

commercial structure requiring a building permit

IV. OTHER BUSINESS None

V. CLOSE MEETING

MINUTES OF THE APRIL 4, 2022 MEETING OF THE MORTON GROVE APPEARANCE COMMISSION MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Appearance Commission was called to order at 7:00 p.m. by Chairman John Pietron. Secretary Kirchner called the roll.

Commissioners Present: Pietron, Block, Hedrick, Ingram, Manno, Minx, Zimmer

Commissioners Absent: None

Village Staff Present: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner,

Assistant Land Use Planner

Trustees Present: Minx and Thill

Chairman Pietron proceeded to seek approval of the February 7, 2022, minutes.

Commissioner Ingram moved to approve the minutes of February 7, 2022. Commissioner Hedrick seconded the motion.

Chairman Pietron called for the vote.

Commissioner Block voting aye Commissioner Hedrick voting aye Commissioner Ingram voting aye Commissioner Manno voting aye Commissioner Minx voting aye Commissioner Zimmer voting aye Chairman Pietron voting aye

Minutes approved.

Chairman Pietron called for the case.

CASE: AC 22-02

APPLICANT: P & P Properties LLC

1625 N. Milwaukee Avenue Glenview, Illinois 60025

LOCATION: 8721 Narragansett Avenue (10-20-100-029-0000),8720 Ferris Avenue (10-20-100-024-0000, 10-

20-100-023-0000), 8724 Ferris Avenue (10-20-100-022-0000), 8726 Ferris Avenue (10-20-100-

021-0000) and a portion of the public alley petitioned for vacation (PC 22-03)

PETITION:

Request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development associated with Special Use and Subdivision Applications (PC 22-04)

Zoe Heidorn, Community Development Administrator, provided an introduction to the case. She explained that in the case of AC 22-02, the applicant is requesting an Appearance Certificate for plans associated with the development of 10 townhomes on vacant property owned by the applicant and the Village of Morton Grove and a portion of public alley petitioned for vacation, all of which is located in a C-1 General Commercial District. The three-story rear-loading townhomes will be constructed as two buildings with 5 units per building separated by a 28-foot landscape and pedestrian area, which will also serve as a public utility easement.

Ms. Heidorn stated that in the application originally submitted to the Village, the applicant proposed brick veneer on Gigacrete and Gigacrete with Stuccomax as the principal materials. The brick veneer was proposed to be a brownish red brick. In modified plans submitted to staff late last week and distributed to the Appearance Commission today, the applicant revised the materials palette to include as principal materials thin klaycoat facebrick in gray and drainable EIFS in dark and light grays. The applicant should explain why Gigacrete with Stuccomax was replaced with drainable EIFS and why the red brick veneer was replaced with gray brick.

Ms. Heidorn explained that staff is concerned that the contemporary design in combination with the new gray brick will be less compatible with the more traditional design and red brick of the townhome development across the street. The developer should address this concern in their presentation and speak to the long-term durability and maintenance of the proposed materials. The applicant also submitted a fence detail as part of the revised submittal and should speak to the proposed height of the installation and materials to be used.

Ms. Heidorn then introduced the developer team and noted that they would be happy to provide an overview of the project and address any of your questions or concerns.

Mike Marasco, John Park, and architect Jolly Thulaseedas, all representing P&P Properties, introduced themselves to the Commission. Mr. Marasco thanked the Commission for their time and explained that his team is seeking their support.

Mr. Marasco described the vision for the townhomes, which combine classic and modern architecture to meet the demands of the current market. The design is respectful to the surrounding buildings and incorporates materials that can meld into the community. Mr. Marasco explained that he reached out to surrounding neighbors to describe the development and answer any of their questions. The neighbors appreciated the contact and seemed to be favorable to the townhomes.

Mr. Marasco presented comparable townhome developments in nearby areas that do not have the right mix of materials and are not as unique as the ones his team is proposing. The proposed townhomes have more glazing, lots of natural light, and unique balconies. Market studies show excellent demand for such amenities and high-value finishes.

Chairman Pietron asked if market research favors this design. Mr. Marasco said yes, and they believe that all ten units would be under contract today if they were put on the market today. This is a high-demand community and a desirable price point.

Mr. Thulaseedas presented the site design, townhome layouts, lighting and landscape plans, and material finishes. The highlighted the use of large windows, folding doors leading out to balconies, and the vibrant city feeling that the development provides, but with the comforts of a suburban community. He explained that the red brick originally

proposed in the plans did not provide the contemporary texture they were seeking. He added that using warm grey brick conveys a modern feeling and adds more richness to the design. Mr. Thulaseedas showed samples of the new grey brick.

Mr. Thulaseedas explained that the developer modified the building materials palette to include drainable EIFS instead of Gigacrete after some concerns the architecture team had with long-term durability of the material. He noted that the material fares well in warmer climate but might become an issue in the Midwestern climate. He stated that drainable EIFS has been used in residential applications with great success in the Midwest and in Canada.

Chairman Pietron asked about the durability of the EIFS, particularly with regards to weather and hail.

Mr. Thulaseedas responded that the EIFS is a one-hundred percent better than Stuccomax. It has three coats of finish and is very easy to clean and repair if needed.

Commissioner Zimmer asked if it would be installed by a certified installer. Mr. Thulaseedas responded that it would be.

Chairman Pietron asked about the amount of window coverage.

Mr. Thulaseedas explained that the front elevations provide seventy-five percent transparency, while the rear elevations provide about fifty percent transparency. The premium end units will have side elevation windows too.

Chairman Pietron asked about the color contrast on the building, noting that with the gray brick, there isn't much contrast and the building seems washed out.

Mr. Thulaseedas said that in working with staff, he wanted to not have much contrast to not overpower the modern design. He is looking for a more neutral building.

Chairman Pietron said that the lack of contrast is the problem for him.

Commissioner Zimmer said he would prefer that the new townhomes are more in harmony with the red brick townhomes across the street.

Discussion ensued about the contrast between the Crossings at Morton Grove townhomes and the proposed development. The Commissioners agreed that greater color similarity in the brick would improve the relationship of the two developments.

Mr. Thulaseedas asked if a dark brown mix of brick would work or if the Commission was requiring the original red brick. He showed a sample of the original red brick.

Mr. Zimmer responded that he prefers the red brick.

Chairman Pietron asked if the developer and architect have a problem with the red brick.

Jolly said he would prefer to keep to shades of gray and brown, which are more in keeping with the contemporary design. He showed a black brick that could be mixed in with the other brick colors.

Chairman Pietron recommended that a harmonious compromise should be presented to the Community Development Administrator for final review and approval.

Ms. Heidorn added that staff would seek final approval of the Chairperson as well.

Mr. Thulaseedas asked if a metal screen could be used for the trash enclosure instead of a solid wood fence, which did not fit with the modern development. He referred to the screening detail and added that the installation would look more like art than an enclosure.

The Commissioners indicated that they liked the metal screening.

Ms. Heidorn explained that they could authorize a waiver to allow some level of transparency and change in material.

Commissioner Zimmer reminded them that too much of an opening can cause trash to not be enclosed.

The landscape and lighting plan was discussed. Mr. Thulaseedas noted that the screening along Ferris Avenue was kept lower near the accessway to maintain visibility. He discussed the landscaped path between the two buildings and explained that the luminaires will provide a soft warm light. He added that cooler light was more appropriate for commercial developments.

Commissioner Zimmer noted the lack of upright plantings that would help break up the buildings. He asked if the plantings were limited to low heights so as not to obscure the windows.

Mr. Thulaseedas responded that this was the intent, but that he will ask the landscape architect to revise the plan to add more variety in plant height.

Commissioner Ingram clarified that the brick range in color will be submitted to staff and Chairperson Pietron for final review.

Commissioner Block motioned to approve the request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development for the property commonly known as 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).

- 5) Screening of the trash area shall be designed and installed in accordance with the requirements of Section 12-11-4 and may be made of metal as submitted.
- 6) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.
- 7) Final brick colors to be presented for approval by the Community Development Administrator and Chairperson of the Appearance Commission.

The motion was seconded by Commissioner Minx, Chairperson Pietron called for the vote.

Commissioner Block voting aye
Commissioner Hedrick voting aye
Commissioner Ingram voting aye
Commissioner Manno voting aye
Commissioner Minx voting aye
Commissioner Zimmer voting aye
Chairman Pietron voting aye

Motion passed 7-0.

CASE AC 22-03

APPLICANT P & P Properties LLC

1625 N. Milwaukee Avenue Glenview, Illinois 60025

LOCATION 8733 Narragansett Avenue (10-20-100-009-0000) and 8735 Narragansett (10-20-100-008-0000)

Morton Grove, Illinois 60053

<u>PETITION</u> Request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached

single-family dwelling (duplex) development associated with a Special Use Application (PC 22-05)

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 22-03, the applicant is requesting an Appearance Certificate for plans associated with the development of a duplex on vacant property owned by the applicant and the Village of Morton Grove. The two-story rear-loading duplex complies with all requirements for attached single-family residential development in the C-1 General Commercial District.

Ms. Heidorn stated that in the application originally submitted to the Village, the applicant proposed Gigacrete with Stuccomax as one of the principal exterior materials. This material has also been modified to drainable EIFS. Unless already addressed under Case AC 22-02, the developer should explain why the revision was made and speak to the long-term durability and maintenance of the proposed materials.

Mr. Morasco of P&P Properties explained that the duplex design shares the same philosophy as the townhome design and that they will be built at the same time as the townhomes.

Mr. Thulaseedas, architect representing P&P Properties, described the layout and sizes of the two-floor homes. They have a ground level bedroom, a large roof deck and multiple balconies. They are designed to be statement homes and likened them to mini-mansions with high-end finishes and many private areas. The wood cladding is a metal panel with wood-appearance cladding that is fire-proof and more durable than traditional wood. The metal doors, panels, and windows are very contemporary. The rear garage driveways can accommodate two cars and the front yards are larger for families.

Chairman Pietron stated that he likes the very rich look. Commissioner Zimmer said he has the same concerns with the landscaping as he noted with the ten townhomes.

Mr. Thulaseedas responded that he would work with the landscape architect to improve the diversity of planting heights. He noted that architects like their buildings to be seen, but that he is very understanding of the Commissioner's concern.

Commissioner Minx moved to approve the request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached single-family development associated with a Special Use Application (PC 22-05) for the property commonly known as 8733-35 Narragansett Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, a photometric plan must be submitted that extends beyond the property boundary and verifies compliance with all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).
- 5) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.

The motion was seconded by Commissioner Ingram, Chairperson Pietron called for the vote.

Commissioner Block voting aye
Commissioner Hedrick voting aye
Commissioner Ingram voting aye
Commissioner Manno voting aye
Commissioner Minx voting aye
Commissioner Zimmer voting aye

Chairman Pietron voting

aye

Motion passed 7-0.

Chairman Pietron asked for any other business or discussion. Hearing none, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Ingram.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:45 p.m.

Minutes by: Anne Ryder Kirchner



Incredibly Close & Amazingly Open

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use

Planner

Date: May 31, 2022

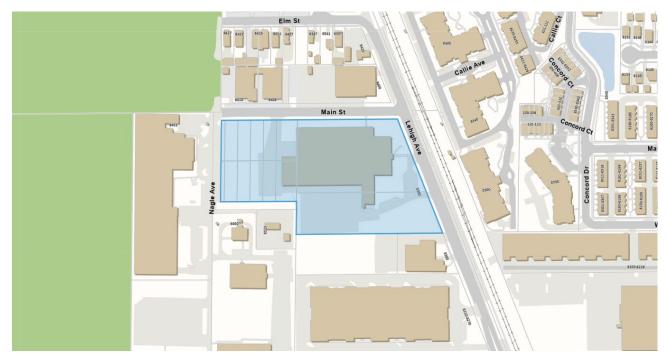
Re: <u>Appearance Commission Case AC 22-04</u>

Request by M/I Homes of Chicago, LLC for an Appearance Certificate for site, building, landscape, and signage plans for an 89-unit townhome development proposed under Applications for a Map Amendment (PC 22-08) and Planned Unit Development and Subdivision (PC 22-09) for the property commonly known as 8350 Lehigh Avenue (10-19-402-001-0000, 10-19-402-002-0000, 10-19-402-003-0000, 10-19-402-004-0000, 10-19-402-005-0000, 10-19-402-006-0000, 10-19-402-007-0000, 10-19-402-007-0000, 10-19-402-012-0000, 10-19-402-0000, 10-19-402-0000, 10-19-402-00

300-001-0000, 10-20-300-002-0000) in Morton Grove, Illinois

Project Overview

M/I Homes of Chicago LLC ("applicant") submitted complete Map Amendment, Planned Unit Development (PUD), and Subdivision Applications to the Department of Community and Economic Development requesting the entitlement of an 89-unit attached single-family (townhome) development with accessory parking, accessway, detention, and landscape areas for the 7.6-acre property commonly known as 8350 Lehigh Avenue ("subject property"). The applicant is requesting a rezoning of the property from M-2 General Manufacturing to C/R Commercial/Residential, approval of plans to construct 89 townhomes within 16 buildings under the control of a PUD, and a subdivision to allow for the future sale of the townhomes on individual lots, with common areas to be owned and maintained by a proposed homeowner's association (HOA).



Subject Property Location Map

Subject Property

The subject property at 8350 Lehigh Avenue is bound by Lehigh Avenue to the east, Main Street to the north, Nagle Avenue to the west, Oak Street to the south, and private property owned by the Village of Morton Grove to the south, commonly known as 8300 Lehigh Avenue. The site measures 7.603 acres (331,167 square feet) in land area and is improved with a 178,000-square-foot industrial building that is currently vacant. The applicant is under contract to purchase the property.

Project Summary

The applicant is proposing the construction of 89 townhomes, internal accessways, landscape and detention areas, and 220 accessory parking spaces for resident and guest use. The development will be served by two points of public access, one along Lehigh Avenue and one along Main Street, and two emergency access drives, one along Nagle Avenue and one along the south lot line, which abuts property owned by the Village. The "rear-loading" townhomes will front on Lehigh Avenue, Main Street, and Nagle Avenue, with parking areas and driveways located to the rear.

The applicant is proposing a rezoning of the subject property from M-2 General Manufacturing to C/R Commercial/Residential to align the property's zoning classification with the proposed development and the surrounding transit-oriented development (TOD) area that centers around the Morton Grove Metra station. The project will be reviewed against the requirements and guidelines set forth in Section 12-5-7 of the Morton Grove Municipal Code for development in the C/R District. The proposed development generally complies with the requirements for townhome development in the C/R District, including density, setbacks, and building height.

The Morton Grove Comprehensive Plan, last updated in 1999, generally supports the redevelopment of older industrial property located along Lehigh Avenue and foresees future residential development occurring on redevelopable property along major corridors, including Lehigh Avenue. The Plan's vision statement includes the replacement of older industrial properties with contemporary business or residential development.

Site Design

Section 12-5-7:A.3 establishes fundamental design principals for development in the C/R District, which "is intended to encourage the creation of a vibrant mixed-use neighborhood that allows for convenient access to local businesses and the Metra station while giving priority to pedestrians and residents." The principals encourage a defined streetwall that creates a comfortable public space scaled for humans. The streetwall should be continuous, with gaps between buildings minimized, and the building design should be oriented to the pedestrian, with long stretches of blank and windowless walls to be avoided. Parking should be located behind buildings and site plans should be arranged to create focal points to guide pedestrians around corners and along the street. Developments should also provide a comfortable and safe sidewalk space with adequate room for streetscaping, public art, and outdoor seating.

The proposed site plan orients the buildings' front elevations toward the nearest street to create a traditional neighborhood feel. While the buildings are farther set back at the corner of Lehigh Avenue and Main Street, and do not capture the corner as typical of TOD, the resulting open space and landscaped focal point soften the development and create an attractive amenity for residential use and public enjoyment.

While the site plan incorporates generous pedestrian walkways throughout the development, the applicant should consider additional connections to create a more complete network that avoids the need to traverse parking areas. Pedestrian crosswalks should be visibly demarcated using a change in material or striping.

Building Design

The proposed townhomes are clustered into five-unit and six-unit buildings. The three-story units will be constructed slabon-grade with a two-car attached garage located on the ground level. Each unit's formal entrance will be located along the front elevation. The units come in three styles, "Unit A," "Unit B," and "Unit C," ranging from 1,663 square feet to 2,021 square feet.

Each building's mass is successfully broken into smaller elements through varied rooflines and facade planes, changes in material, and window placement. Architectural details help break up the building facades and create visual interest. The buildings' front elevations are primarily finished in modular brick with Hardie board panel treatments in select areas. The

side and rear elevations are finished in Hardie board with contrasting tones. Vinyl windows and building details are in white. The following materials are being proposed by the developer:

- Modular brick in Brownstone (Brampton Brick) and Bourbon Trail (Meridian Brick)
- Hardie board in Aged Pewter, Pearl Gray, and Rich Espresso
- Roof shingles in Onyx Black (Owens Corning)
- Vinyl windows, garage door, and architectural details in white

The applicant is expected to address the durability and long-term maintenance of the materials proposed.

Landscape Design

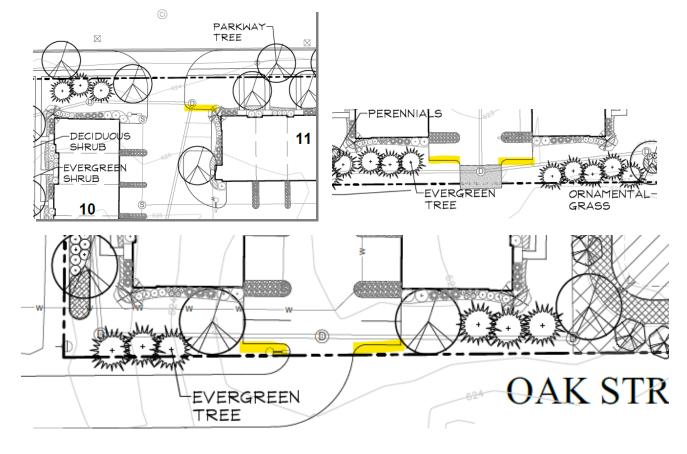
The applicant submitted a landscape plan prepared by Gary R. Weber and Associates, Inc. The applicant proposes parkway tree plantings, a landscaped open space at the site's northeast corner, foundation plantings around all buildings, and a landscaped detention basin. The detention area located at the site's center will feature mesic-upland prairie, wet meadow, and emergent plant growth. The applicant designed the required detention area to be an attractive development feature and wildlife habitat, rather than a utilitarian grassed basin that is typical of modern development.

The Village's applicable landscape requirements and requested waivers are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Landscape Area (12-11-1:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	42.4% pervious	Compliant
Public Parkway Trees (12-11-1:B.4) Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper Nagle Avenue: 330 ft. = 8 trees Main Street: 712 ft. = 17 trees Lehigh Avenue: 493 ft. = 12 trees		Nagle Avenue: 6 trees Main Street: 15 trees Lehigh Avenue: 0 trees	Nagle Avenue: Waiver of 2 trees requested Main Street: Waiver of 2 trees requested Lehigh Avenue: Waiver of 12 trees requested (Staff recommends compliance or alternative tree placement)
Parking Lot Screening Adjacent to Public Right of Way (12-11-3:B.1)	Landscaping required, min. 5-ft. buffer yard with landscaping or berm min. 3 ft. in height	Parking areas lack required screening in select areas (see following images)	Waiver requested to allow no landscape screening in select areas (Staff recommends compliance)
Parking Lot Screening Adjacent to Private Property (12-11-3:B.2)	Landscaping or structure required, min. 5-ft. buffer yard with berm, hedge, maintenance free barrier 5- 6 ft. in height	Parking areas lack required screening in select areas (see following images)	Waiver requested to allow no landscape screening in select areas (Staff recommends compliance)

The applicant is proposing significantly fewer trees than required within the public rights of way abutting the development site. Along Lehigh Avenue, 12 trees are required to be planted and zero trees are proposed. The developer should explain the reason for the lack of tree plantings. If insufficient space is available to support healthy tree growth, the Appearance Commission may recommend that additional trees are planted near the public right of way line. Staff notes that 15 trees are already proposed within the open space area at the property's northeast corner and along the Lehigh Avenue lot line. This may be deemed sufficient by the Appearance Commission.

In select areas, required screening has not been provided for parking areas that are adjacent to private property and public rights of way. Examples of such areas are shown in the images that follow. Staff recommends that the landscape plan is modified to meet Code requirements, or the Appearance Commission may grant waivers to authorize the landscape plan as presented.



Select Areas Requiring Screening (Yellow)

Lighting

The applicant submitted a photometric plan prepared by KSA Lighting & Controls showing levels of illumination along lot lines measuring up to 1.9 foot-candles along the south lot line. Levels of illumination are shown to be much lower along the east, north, and west lot lines. The property to the south is currently owned by the Village of Morton Grove and its future use is unknown at this time.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. The developer may need to relocate light sources, install fencing, or use light shields to achieve as close to zero illumination at the property lines, subject to approval by the Village Engineer.

Section 12-12-3 of the Unified Development Code establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan qualify as full cutoff fixtures. Staff recommends as a condition of approval that before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.

Signage

The applicant is proposing a monument sign for the development along Lehigh Avenue, just north of the proposed access drive. The sign will measure seven feet tall and will be set back eight feet from the nearest property line. The proposed signage meets or is expected to meet all requirements of Chapter 10-10, "Sign Regulations," including maximum quantity of ground monument signs, sign location, and landscaping.

Appearance Commission Review

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

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

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

1. Evaluation Standards:

- a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
- b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
- c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
- d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.

2. Design Criteria:

- a. Standards: Appearance standards as set forth in this chapter.
- b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
- c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
- d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
- e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
- g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
- h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, landscape, and signage plans for an 89-unit townhome development proposed under Applications for a Map Amendment (PC 22-08) and Planned Unit Development and Subdivision (PC 22-09) for the property commonly known as 8350 Lehigh Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

1) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

- 2) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.
- 3) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.



Case Number: AC 22-04

Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development

6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

_____ Date Application Filed: __

APPLICANT INFORMATION
Applicant Name: M/I Homes of Chicago, LLC, a Delaware limited liability company
Applicant Address: 400 East Diehl Road, Suite 230
Applicant City / State / Zip Code: Naperville, Illinois 60563
Applicant Phone: (630) 577-5222 Mobil / Other: (224) 223-3316
Applicant Email: <u>mmclaughlin@MIHOMES.com</u>
Applicant Legal Interest in Property (Owner, Tenant, Etc.): Contract purchaser
Applicant Signature:
PROPERTY INFORMATION
Common Address of Property: 8350 Lehigh, Morton Grove, Illinois 60053
Property Identification Number (PIN): 10-19-402-001-0000; 10-19-402-002-0000; 10-19-402-003-0000; 10-19-402-004-0000; 10-19-402-006-0000; 10-19-402-007-0000; 10-19-402-008-0000; ** 10-19-402-005-0000; 10-19-402-006-0000; 10-19-402-007-0000; 10-19-402-008-0000; **
Toning District: C/R Commercial/Residential (Proposed) Property's Current Use: Vacant Vacant
*10-19-402-009-0000; 10-19-402-010-0000; 10-19-402-011-0000; 10-19-402-012-0000; 10-20-300-001-0000; and 10-20-300-002-0000 APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):
Applicant is requesting Appearance Commission approval for the following: Please see attached.
$2.\ Provide\ detailed\ information\ to\ explain\ the\ reason\ for\ the\ request\ (attach\ additional\ sheets\ as\ necessary):$
Please see attached.

Appearance Commission Application

Village of Morton Grove, Illinois Applicant: M/I Homes of Chicago, LLC

May 9, 2022

1. Applicant is requesting Appearance Commission approval of the following:

M/I Homes of Chicago, LLC ("**Applicant**") is proposing to redevelop the property located at 8350 Lehigh Avenue in Morton Grove with 89 attached rear-loaded townhome units, associated landscaping and stormwater detention area (the "**Project**"). The Project will be a transit-oriented, pedestrian-friendly community. The Project is currently occupied by the vacant Morton Pharmaceuticals industrial facility, which will be razed, after which the site will be remediated.

2. Provide detailed information to explain the reason for the request:

Applicant requests that the Appearance Review Commission grant an appearance certificate to certify that the Project satisfies the landscape design standards set forth in Chapter 12-11 and the Design Standards set forth in Chapter 12-12 of the Unified Development Code of the Village of Morton Grove.

The architecture of the townhomes is a brand-new, state-of-the-art product that has been thoughtfully designed by Applicant's in-house architecture team for this Project. The Project will include abundant landscaping as well as two notable landscape features, and a stormwater detention basin which will include native plantings.

The design of the Project will not only eliminate the unsightly Morton building, but it will also add modern and aesthetically pleasing architecture which will complement the surrounding neighborhood.

2. SCHEDULE B, PART 1, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

3. SCHEDULE B, PART 1, ITEM 2: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

4. SCHEDULE B, PART 1, ITEM 3: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.

5. SCHEDULE B, PART 1, ITEMS 4-6: NOT SURVEY RELATED.

6. SCHEDULE B, PART 2, ITEMS 1-14: NOT SURVEY RELATED.

7. SCHEDULE B, PART 2, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO THE ORDINANCE DEDICATING A 33' WIDE RIGHT OF WAY ALONG THE WEST LINE OF LOTS 6 AND 7 AS CONTAINED IN ORDINANCE RECORDED JUNE 11, 1951 AS DOCUMENT 15096592. AS SHOWN HEREON.

8. SCHEDULE B, PART 2, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AD TO THAT PART OF THE LAND, IF ANY, TAKEN, USED OR DEDICATED FOR ROAD PURPOSES.

9. SCHEDULE B, PART 2, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO ANY OVERHEAD LINES RUNNING ACROSS THE SURVEYED PROPERTY AND THE BURIED UTILITY LINES AS SHOWN HEREON. MAIN STREET HAS BEEN REBUILT WITH THE AFOREMENTIONED OVERHEAD UTILITY LINES BURIED.

10. SCHEDULE B, PART 2, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN THE VACATED 33' RIGHT OF WAY OF NARRAGANSETT AVENUE PER JUNE 11, 1951 AS DOCUMENT 15096592. AS SHOWN HEREON.

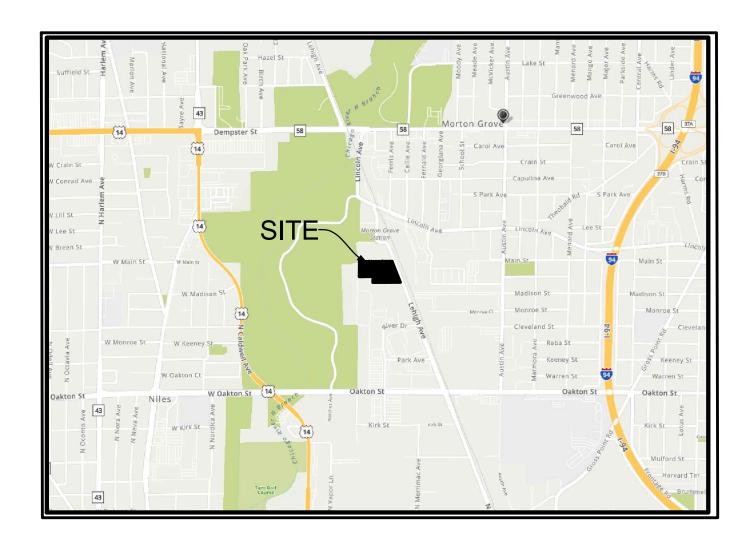
11. SCHEDULE B, ITEM 16 (J): THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DECLARATION OF RESTRICTIVE COVENANTS RESTRICTING THE PROPERTY USE TO NO BUSINESSES THAT OPERATE AS A AUTO PARTS COMPANY AS ITS PRIMARY BUSINESS, AS CONTAINED IN DECLARATION RECORDED SEPTEMBER 8, 2017 AS DOCUMENT 2017K047268. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

12. SCHEDULE B, PART 2, ITEM 19: NOT SURVEY RELATED.

TITLE LEGAL DESCRIPTION

PARCEL 1: LOTS 1 TO 12, BOTH INCLUSIVELY, AND THAT PART OF 33 FOOT VACATED NARRANGANSETT AVENUE LYING EAST OF ADJOINING LOTS 1 AND 12 IN BLOCK 4 IN MORTON GROVE, A SUBDIVISION OF THE EAST 4.63 CHAINS OF THE NORTHEAST QUARTER, SOUTH OF GROSS POINT ROAD AND NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST QUARTER, SOUTH OF GROSS POINT ROAD AND WEST OF RAILROAD OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 34 (EXCEPT THE NORTH 33 FEET THEREOF) AND THE NORTH HALF OF LOT 27 IN THE COUNTY CLERK'S DIVISION IN THE WEST HALF OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.





SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2.COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3.THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.

4.UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5.MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6.SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7.THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS COVERED BY SNOW.

8.OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.

9.THE SURVEYED PROPERTY IS A COMMERCIAL DEVELOPMENT WITH A POSTED ADDRESS OF 8350 LEHIGH AVENUE. (TABLE A, ITEM 2).

10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0241J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)

11. THE SURVEY PROPERTY IS CURRENTLY ZONED: M-2 "GENERAL MANUFACTURING DISTRICT". INFORMATION OBTAINED FROM THE VILLAGE OF MORTON GROVE CURRENT ZONING MAP. (TABLE A, ITEM 6A)

12. THE SURVEYED PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LEHIGH AVENUE AND MAIN STREET. (TABLE A, ITEM 14)

13. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

M-2 GENERAL MANUFACTURING DISTRICT BULK REGS.

12-4-4: MANUFACTURING DISTRICTS
F. HEIGHT AND BULK REGULATIONS
MINIMUM LOT AREA: 0
MINIMUM LOT WIDTH: 0
MINIMUM YARDS (IN FEET):
FRONT: 25
SIDE: 0
SIDE YARD ABUTTING PUBLIC STREET: 25
REAR: 0
MAXIMUM BUILDING HEIGHT (IN FEET): 40
FLOOR AREA RATIO: 1.8
MIN. AREA REQUIRED FOR DISTRICT (IN ACRES): 5

SEE THE VILLAGE OF MORTON GROVE ZONING WEBSITE FOR ANY CLARIFICATIONS OR SPECIFICS OF BULK REGULATIONS LISTED HEREON.

SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, TITLE EXCEPTION: SURVEYORS NOTES AND CERTIFICATION

HEET 2 OF 2: BOUNDARY, TOPOGRAPHIC INFORMATION, EASEMENTS AND LABEL

OWNER/CLIENT

M/I HOMES OF CHICAGO, LLC 400 E. DIEHL ROAD, STE. 230 NAPERVILLE, IL

CURRENT P.I.N.:

10-19-402-001 10-19-402-002 10-19-402-003 10-19-402-004 10-19-402-005 10-19-402-006 10-19-402-007 10-19-402-008 10-19-402-010 10-19-402-011 10-19-402-011 10-19-402-012 10-20-300-001

10-20-300-002

PARKING SUMMARY

PARKING STALLS: 0
HANDICAPPED STALLS: 0
TOTAL: 0

SURVEYED AREA

331,167 SQUARE FEET (7.603 AC±)

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0241J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS. THESE LOCATIONS ARE SUBJECT TO SCALING AND MAP INTERPRETATION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)
TO: M/I HOMES OF CHICAGO, LLC

AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2022.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS ___ DAY OF_______ A.D., 2022.

FOR REVIE

SAMUEL J. PHILLIPPE SPHILLIPPE@CAGECIVIL.COM ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577 LICENSE EXPIRES APRIL 30, 2023.



3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515 P: 630.598.0007 AWW.CAGECIVIL.COM

CIVIL ENGINEERING

REVISIONS \triangle

REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION CAGE ENGINEERING, INC.

ENUE DEVELOPMENT

N GROVE, ILLINOIS

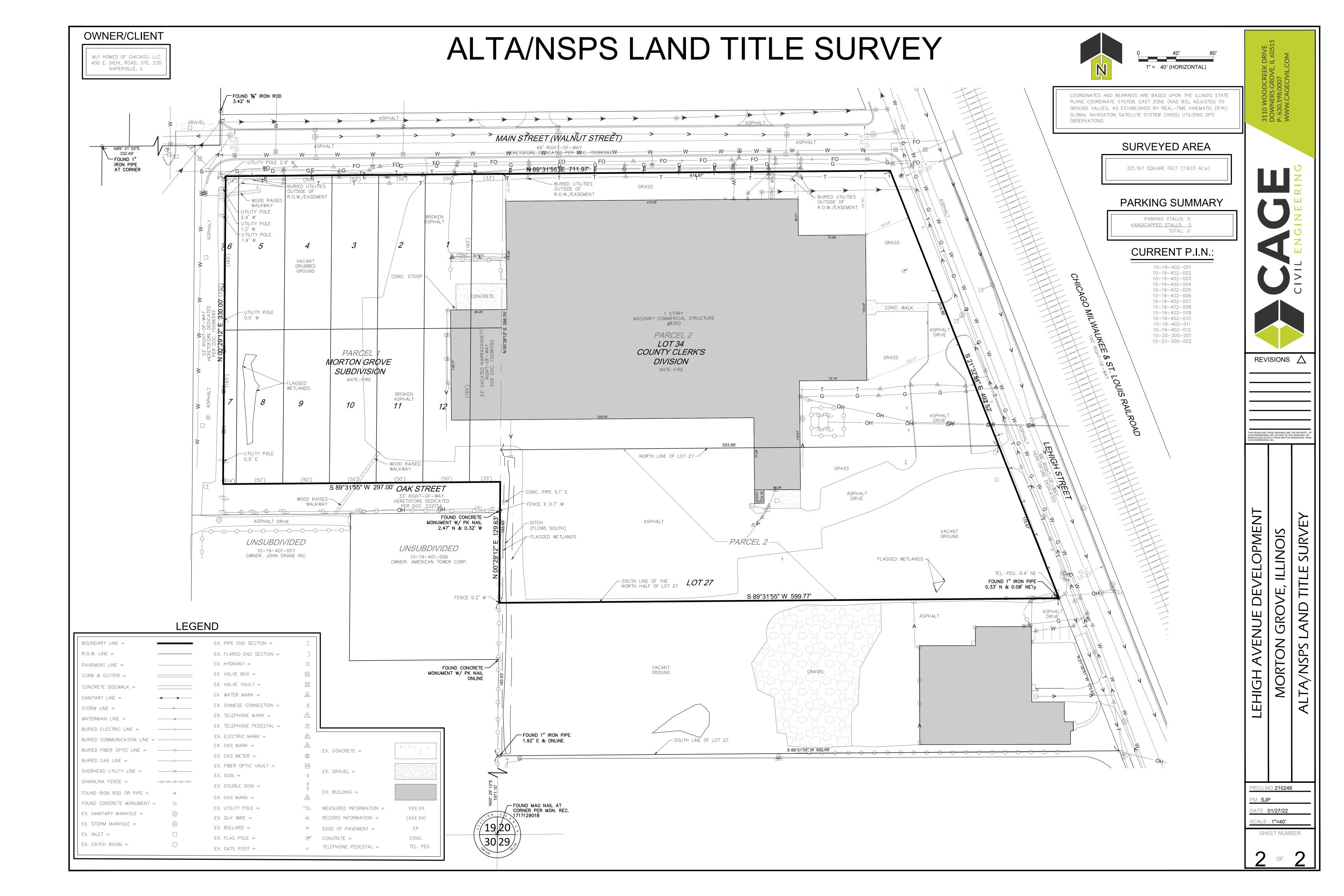
MORTON G ALTA/NSPS LA

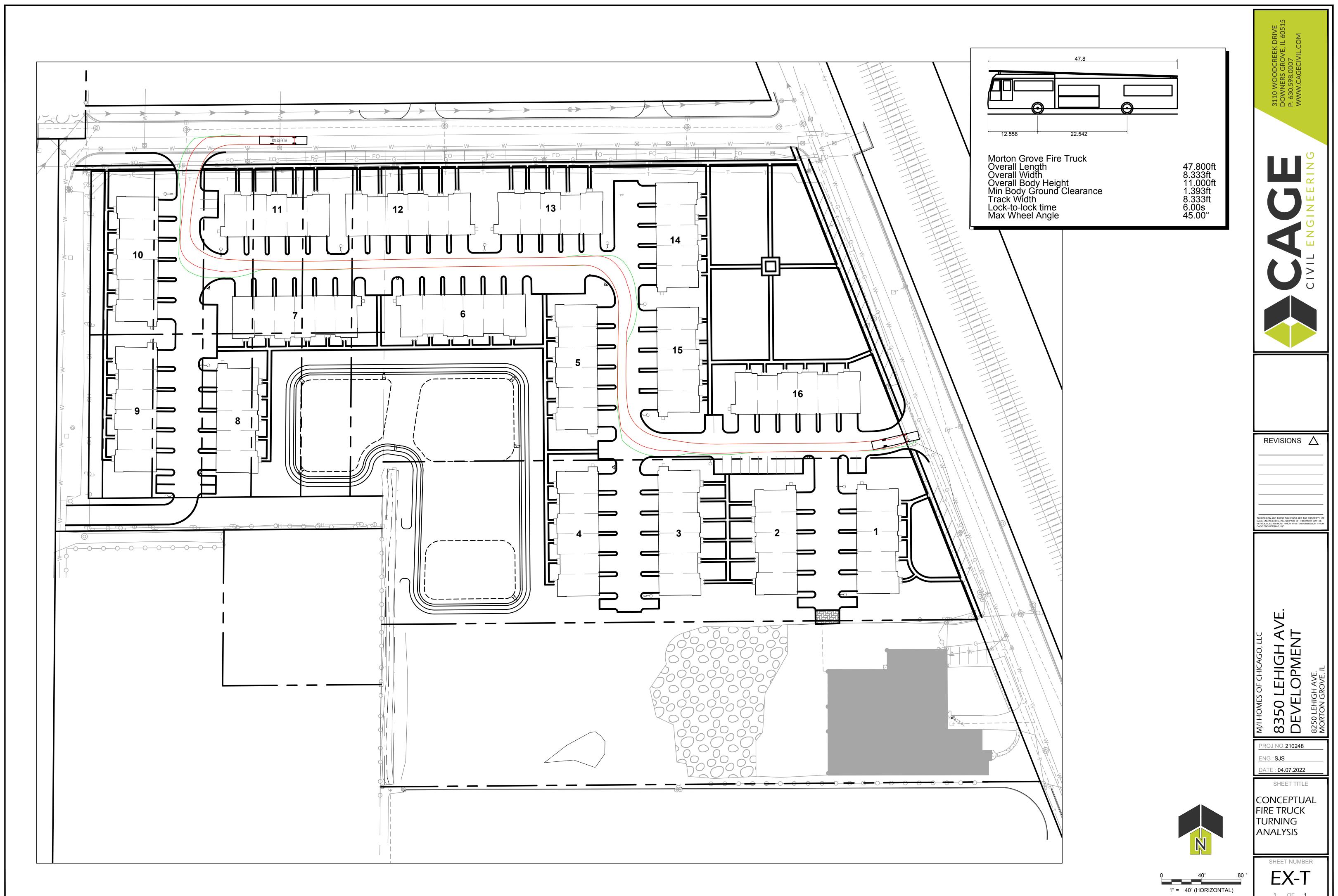
PROJ NO: 210248

ATE: 01/27/22

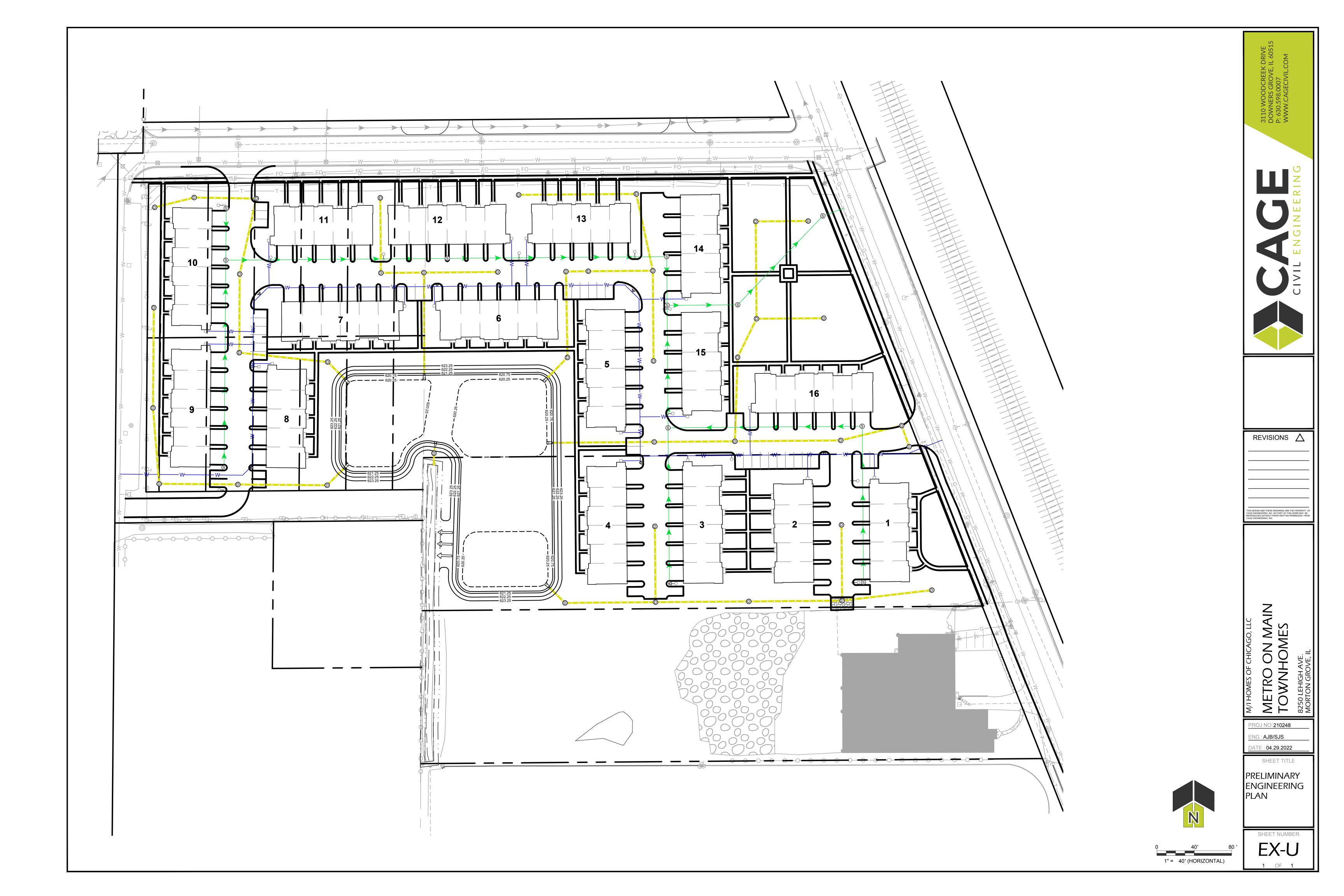
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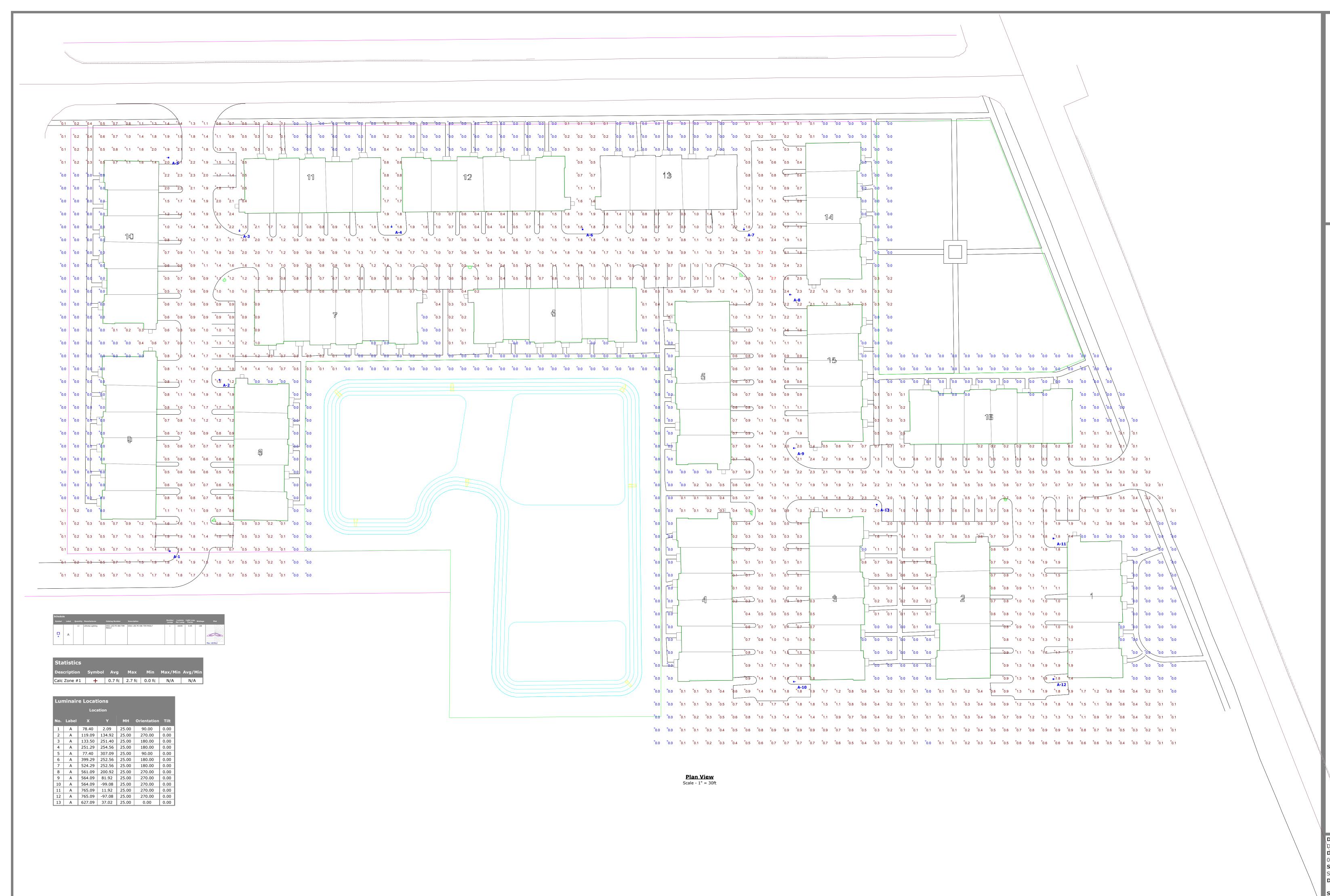
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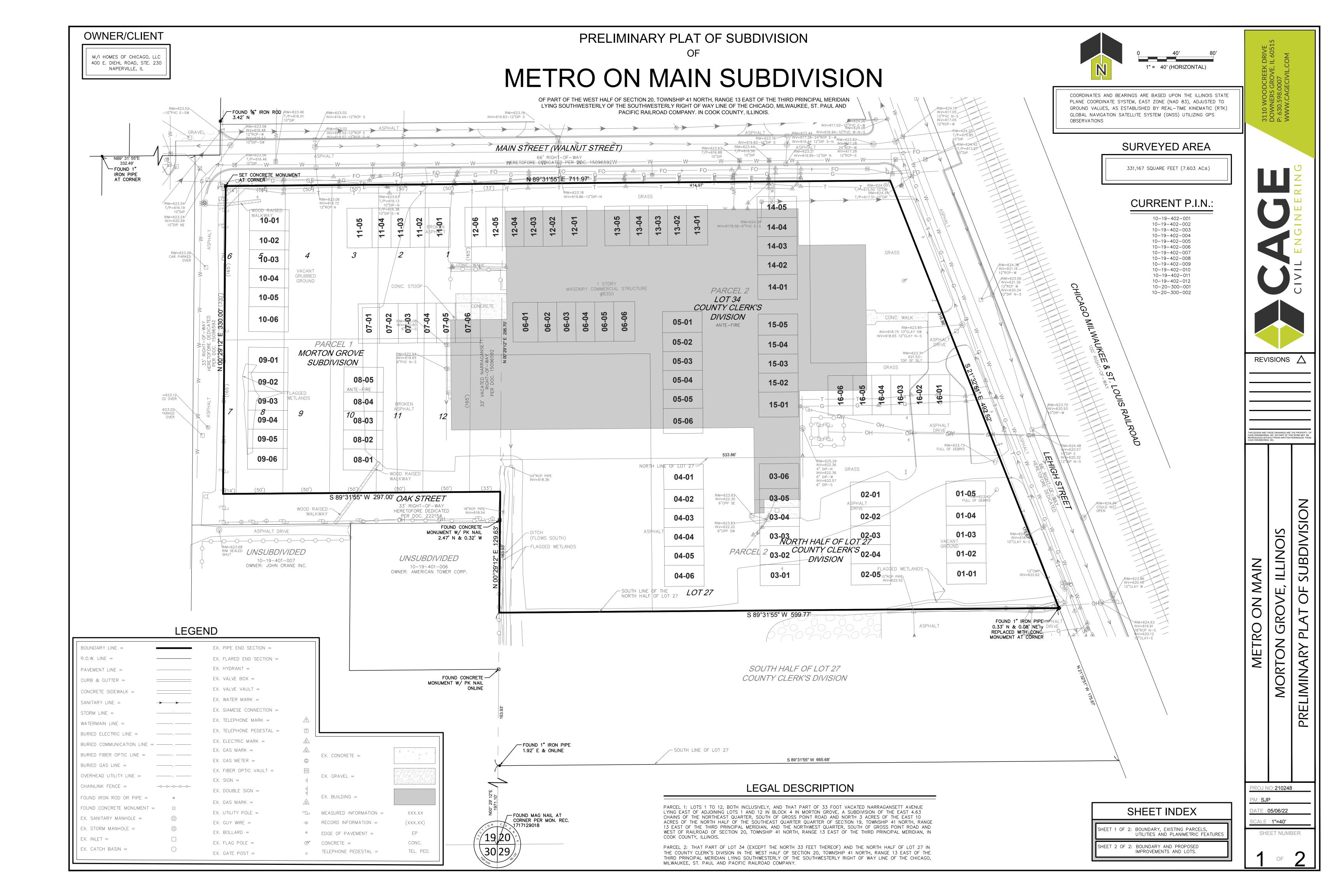
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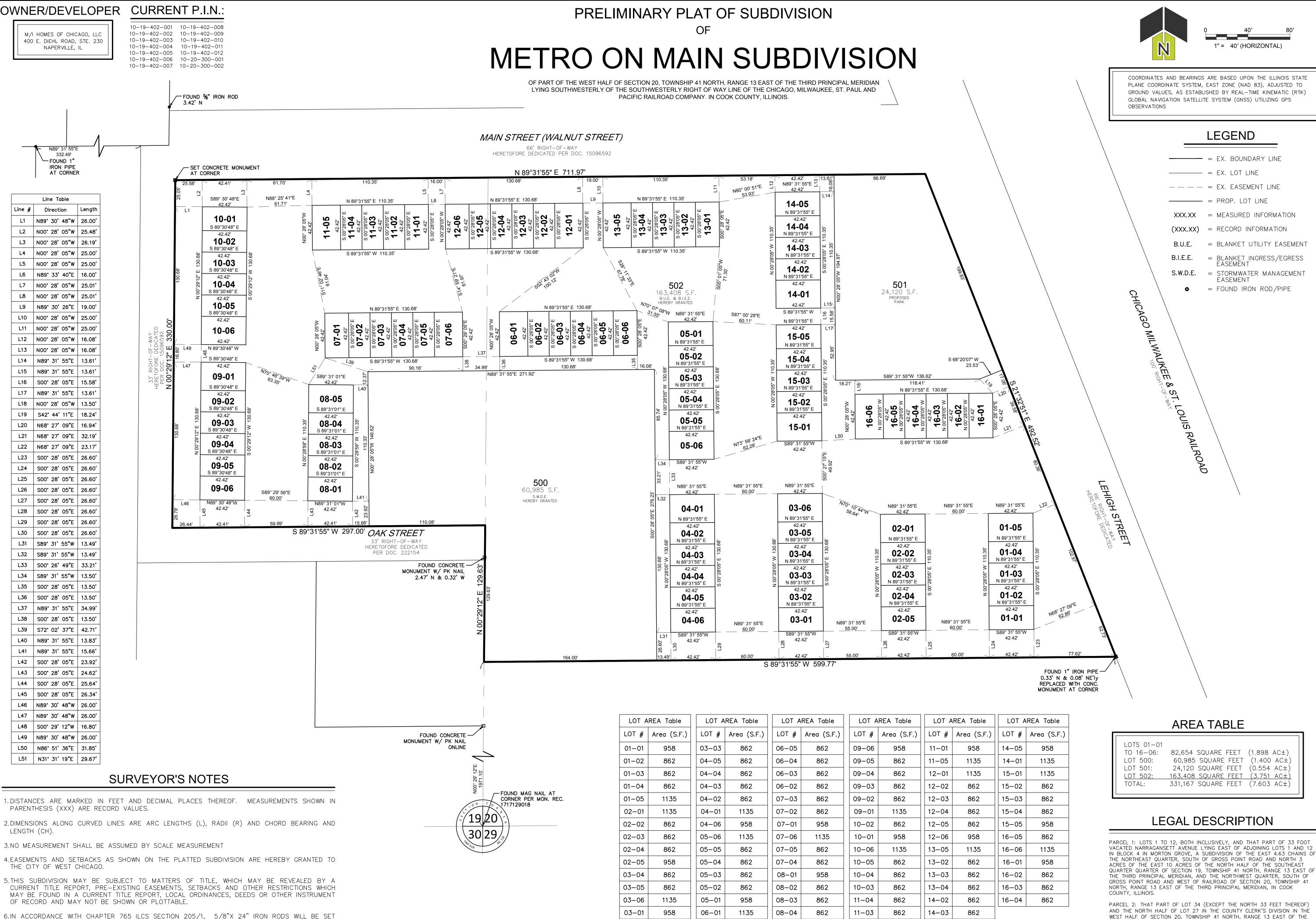




METRO ON MAI

Designer
D. MIROW
Date
04/27/2022
Scale
Scale as shown
Drawing No.
Summary





06-06

08-05

11-02

14-04

AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE.

CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.

7. DENOTES SET CONCRETE MONUMENTS.

REVISIONS

RO MORTO ME

S

WEST HALF OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.

ROJ NO: 210248

TE: 05/06/22

SHEET NUMBER

CALE : 1"=40'

Preliminary Landscape Plan

METRO ON MAIN

Morton Grove, Illinois May 9, 2022

CONSULTANTS:



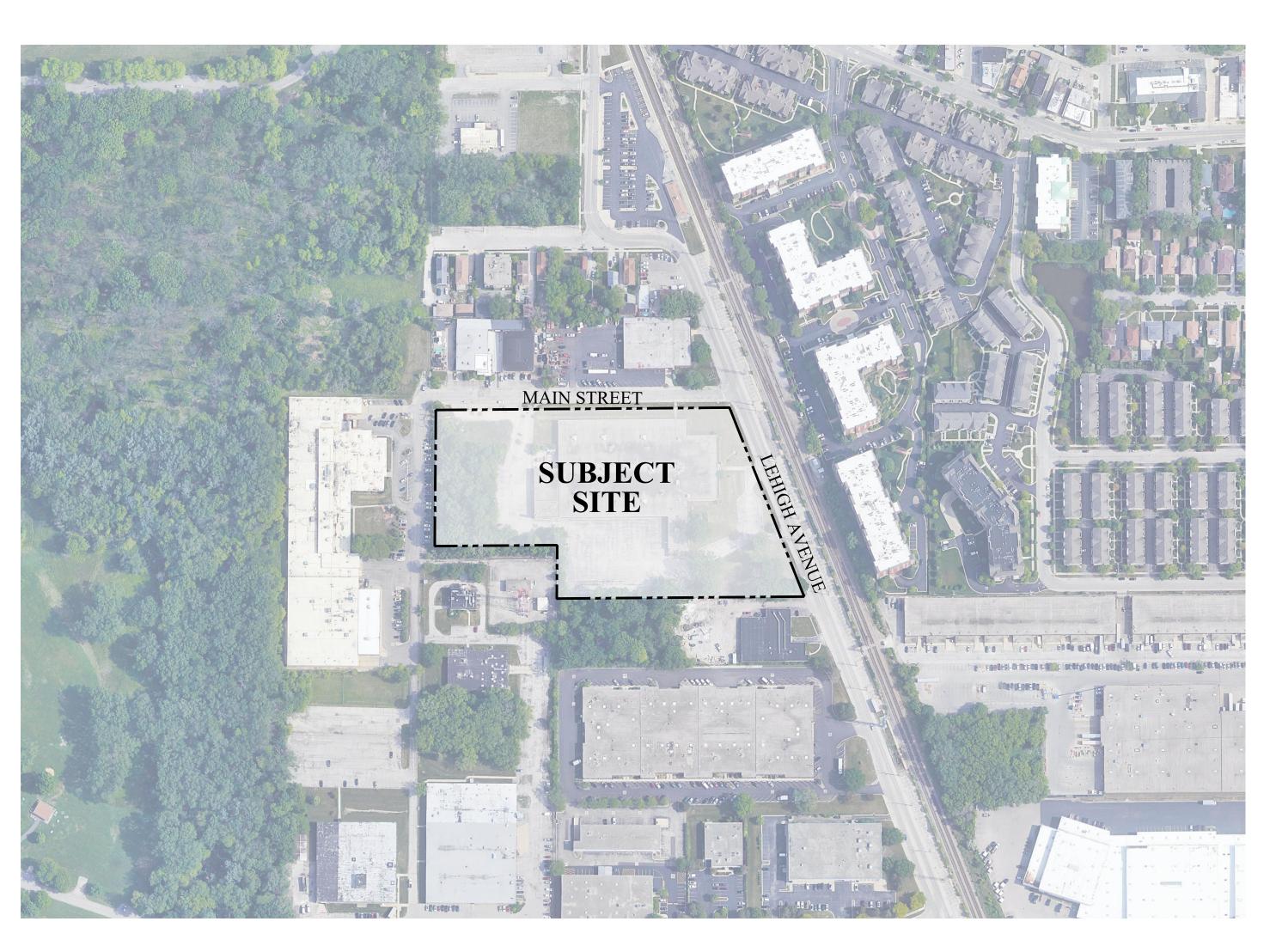
LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187



CIVIL ENGINEER:

CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515



LOCATION MAP

SCALE: 1"=200'

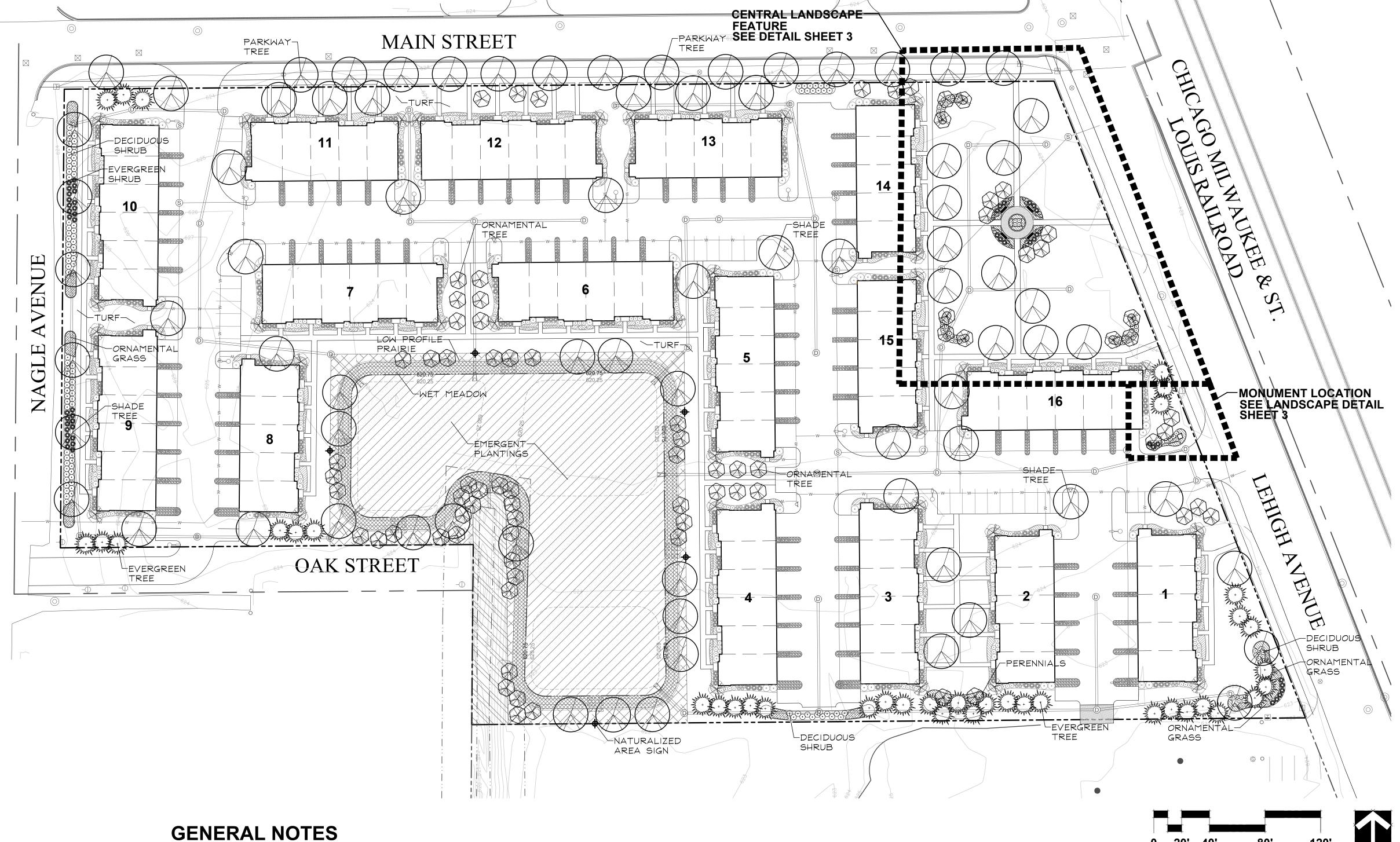
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
_	
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	TYPICAL FOUNDATION LANDSCAPE PLANS
3	MONUMENT DETAILS
4	TREE REMOVAL PLAN
5	TREE REMOVAL PLAN SHEET 2



REPRESENTATIVE PLANT LIST

Botanical/Common Name SHADE TREES	Size	Rem
Acer x freemanii AUTUMN BLAZE MAPLE	2 1/2" Cal.	
Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.	
Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
Tilia americana 'MckSentry'	2 1/2" Cal.	
SENTRY AMERICAN LINDEN Ulmus carpinifolia 'Regal'	2 1/2" Cal.	
REGAL SMOOTHLEAF ELM ORNAMENTAL TREES		
Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-
Betula nigra RIVER BIRCH	6' Tall	Multi
Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-
Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-
Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Multi-
EVERGREEN TREES		
Abies concolor WHITE FIR	6' Tall	
Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Tall	
Picea pungens GREEN COLORADO SPRUCE	6' Tall	
Thuja occidentalis 'Techny' MISSION ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS		
Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' <i>O</i>
Cotoneaster acutifolia PEKING COTONEASTER	36" Tall	4' 0.
Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' 0.
Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' 0
Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' 0
Viburnum triløbum 'Hah's' HAH'S CRANBERRYBUSH VIBURNUM	36" Tall	4' 0.
EVERGREEN SHRUBS		
Juniperus chinensis v. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' (
Juniperus chinensis 'Seagreen' SEA GREEN JUNIPER	24" Wide	4' C
Juniperus chinensis 'Kallays Compact' KALLAY COMPACT PFITZER JUNIPER	24" Wide	4' 0
Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' C
PERENNIALS AND ORNAMENTAL GRASS	SES	
Coreopsis verticillata 'Zagreb' ZAGREB COREOPSIS	#1	18" 0
Hosta sieboldiana 'Frances Williams' FRANCES WILLIAMS HOSTA	#1	24" (
Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" 0
Liatris spicata 'Kobold' BLAZING STAR	#1	18" <i>C</i>
Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#2	24"
Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	#1	18" <i>O</i>
Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	18" (
Sporobolus heterolepis	#1	18" <i>O</i>
PRAIRIE DROPSEED GROUNDCOVERS		
Euonymous fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" (
Vinca minor 'Dart's Blue'	#SP4	12" 0



- 1. Contractor shall verify underground utility lines and is responsible for any damage.
- 2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- 3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- 4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- 5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- 6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- 7. See General Conditions and Specifications for landscape work for additional requirements.

NATIVE AREA LEGEND

Key Description

EMERGENT PLANTING

WET MEADOW SEED MIX

LOW PROFILE PRAIRIE SEED MIX NATIVE GRASS SEED MIX

REVISIONS

DATE	5.9.2022
PROJECT NO.	MI21204
DRAWN	JWG
CHECKED	MGM
SHEET NO	

GARY R. WEBER

ASSOCIATES, INC.

LAND PLANNING ECOLOGICAL CONSULTING

ANDSCAPE ARCHITECTURI

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE

DOWNERS GROVE, ILLINOIS 60515

SCAPE

TRO

M M



NORTH

SCALE: 1"=40'

TYPICAL TOWNHOME FOUNDATION PLAN SCALE: 1"=10"

NOT TO SCALE

TYPICAL FOUNDATION PLAN (NORTH/EAST FACING) PLANT LIST

(· · · · · · · · · · · · · · · · · · ·		
	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Malus 'Jeweicole' RED JEWEL CRABAPPLE	6' Ht.	Clump form
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Clump forr
+++++	DECIDUOUS SHRUBS		
	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	5' O.C.
	EVERGREEN SHRUBS		
-1100	Juniperus sabina 'Blue Forest'' BLUE FOREST JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
<u>0</u> 00 000	ORNAMENTAL GRASSES		
	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
	PERENNIALS		
444)	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Hosta 'Patriot' PATRIOT HOSTA	#1	18' O.C.
	Heuchera 'Palace Purple' PALACE PURPLE CORAL BELLS	#1	18" O.C.
	GROUNDCOVERS		
K	Euonymous fortunei var. 'Coloratus'	#SP4	12" O.C.

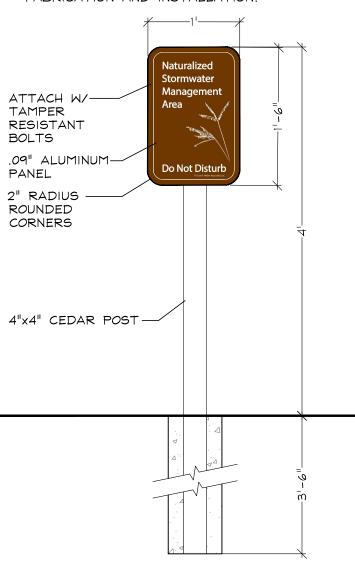
PURPLELEAF WINTERCREEPER

TYPICAL FOUNDATION PLAN (SOUTH/WEST FACING) PLANT LIST

	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump fo
	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump fo
÷ ÷	DECIDUOUS SHRUBS		
	Forsythia x intermedia 'New Hampshi NEW HAMPSHIRE GOLD FORSYTHIA	re Gold' 36" Tall	5' O.C.
	Weigela X 'Dark Horse' DARK HORSE WEIGELA	24" Wide	4' O.C.
	Hydrangea paniculate 'Bulk' QUICKFIRE HYDRANGEA	36" Tall	4' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
	EVERGREEN SHRUBS		
*** *********************************	Pinus mugo 'Slowmound' DWARF MOUNTAIN PINE	24" Wide	4' O.C.
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
000	ORNAMENTAL GRASSES		
	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	18" O.C.
	PERENNIALS		
VIII	Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1	18" O.C.
	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
	Achillea millefolium 'Balvinolet' NEW VINTAGE VIOLET YARROW	#1	12" O.C.
	GROUNDCOVERS		
***************************************	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

SIGN NOTES:

- 1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
- 2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
- 3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
- 4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

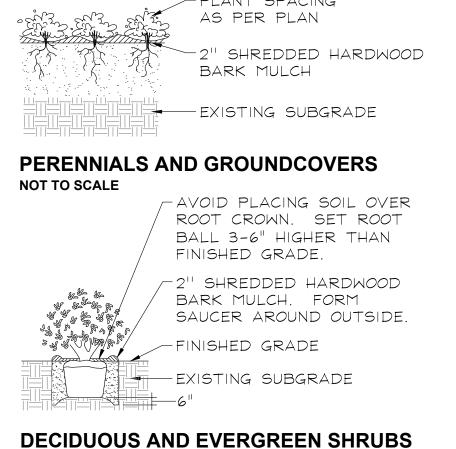


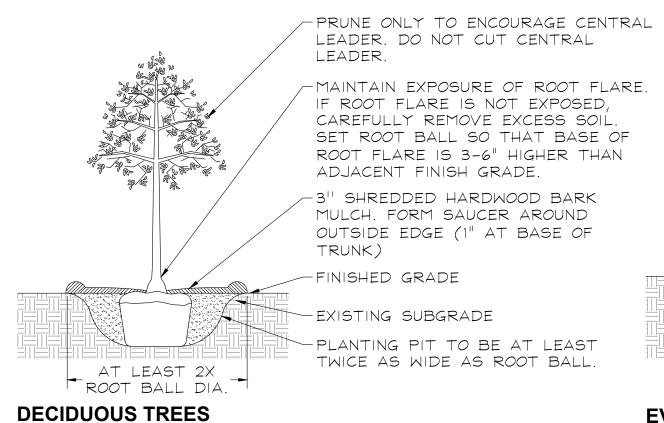
NATURALIZED AREA SIGN DETAIL

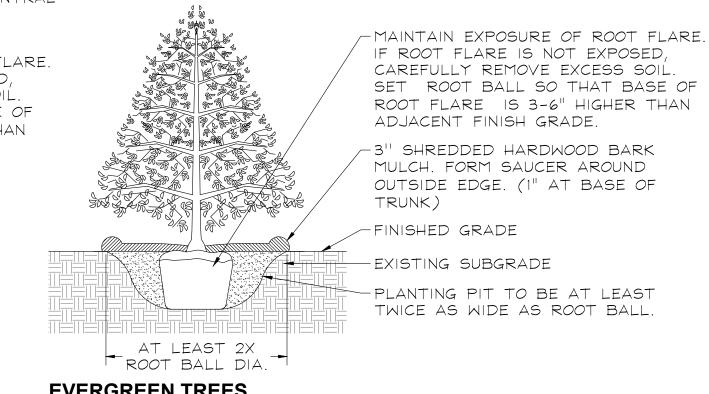
EROSION CONTROL BLANKET— ALL SLOPES 4:1 AND GREATER MESIC-UPLAND PRAIRIE 24 INCHES (+) ABOVE NWL WET MEADOW NWL-24 INCHES ABOVE NWL EMERGENT NWL-6 INCHES IN DEPTH BELOW NWL OPEN WATER 6 INCHES (+) I DEPTH BELÒW[®] NWL DISTANCE VARIES DISTANCE VARIES DISTANCE VARIES DISTANCE VARIES

PLANT COMMUNITY SECTION

PLANTING DETAILS







MULCH. FORM SAUCER AROUND OUTSIDE EDGE. (1" AT BASE OF TRUNK) -FINISHED GRADE -EXISTING SUBGRADE -PLANTING PIT TO BE AT LEAST TWICE AS WIDE AS ROOT BALL.

EVERGREEN TREES NOT TO SCALE

NOT TO SCALE

DATE	5.9.2022
PROJECT NO.	MI21204
DRAWN	JWG
CHECKED	MGM
SHEET NO.	



NOT TO SCALE

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GARY R. WEBER ASSOCIATES, INC

LAND PLANNING ECOLOGICAL CONSULTING

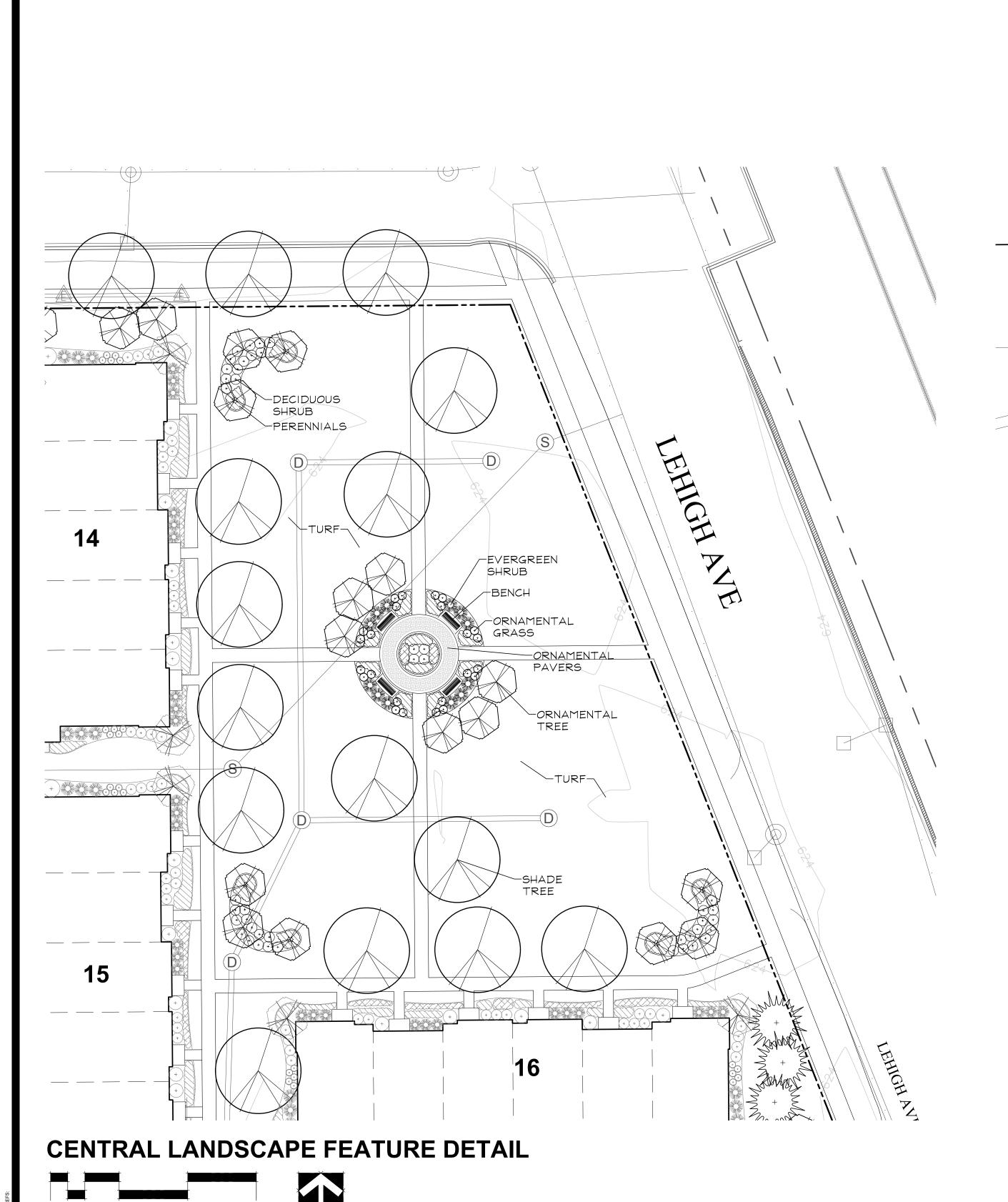
ANDSCAPE ARCHITECTUR 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

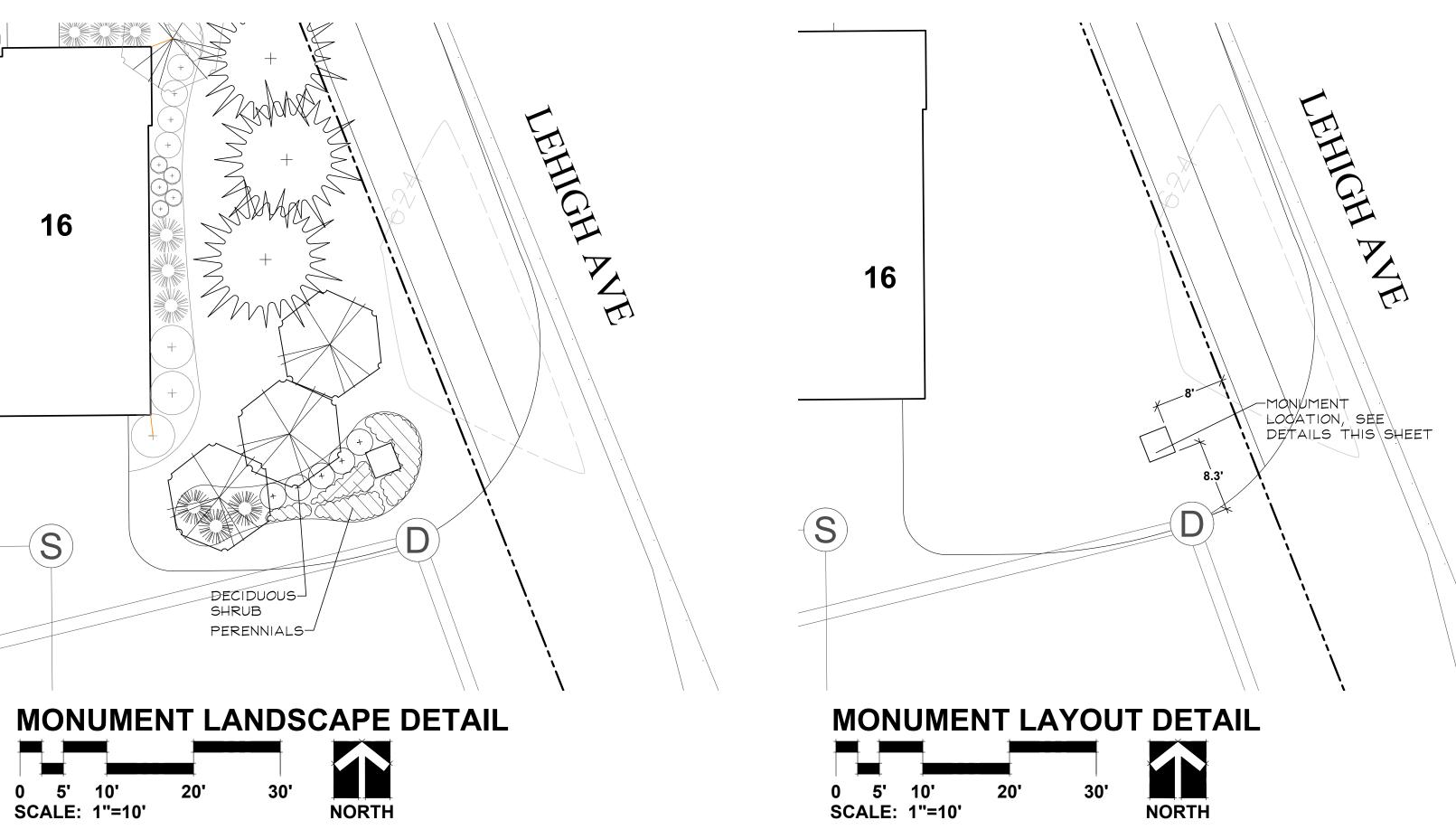
CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE

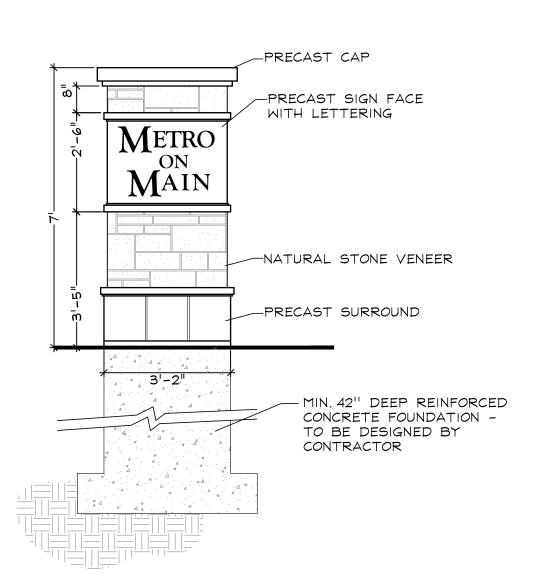
DOWNERS GROVE, ILLINOIS 60515

REVISIONS



SCALE: 1"=20'





MONUMENT ELEVATION

SCALE: 1/2"=1'-0"

REVISIONS

DATE 5.9.2022
PROJECT NO. MI21204
DRAWN JWG
CHECKED MGM
SHEET NO.

GARY R. WEBER

ASSOCIATES, INC.

LAND PLANNING

ECOLOGICAL CONSULTING

LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, ILLINOIS 60515

MAIN

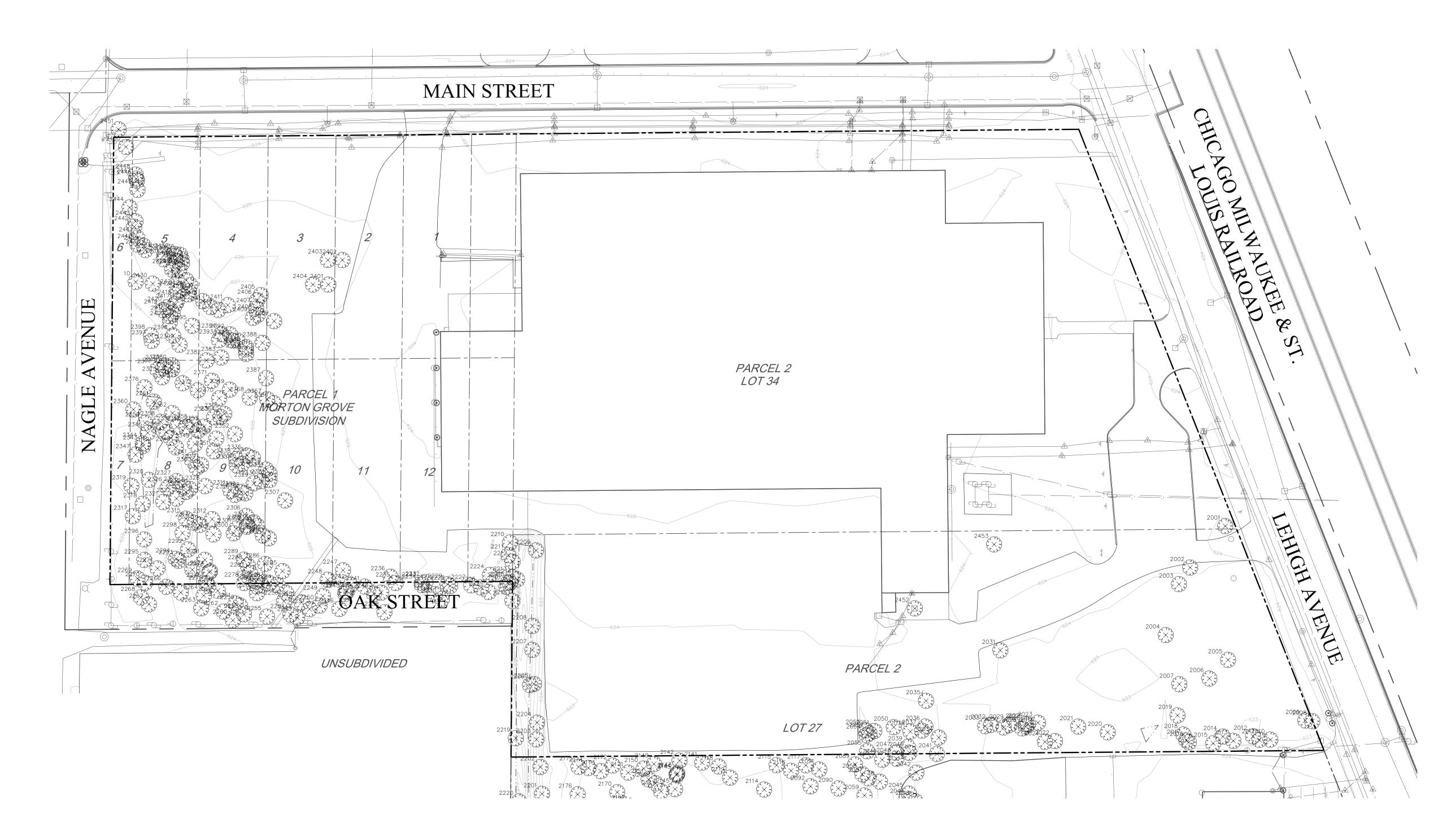
METRO

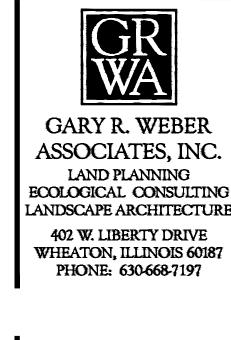
MONOMENT



SHEET NO.

3 OF 5







M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, ILLINOIS 60515

7

MAIN

ME

-EXISTING TREES TO BE PRESERVED

TREE PRESERVATION DETAIL SEE NOTES

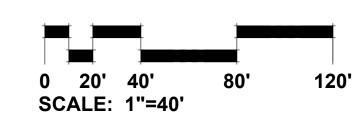
FENCE / PHYSICAL BARRIER AT DRIPLINE

TREE PRESERVATION NOTES

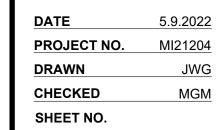
- 1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- 3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- 4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- 5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- 6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

LEGEND

TREE LOCATION AND TAG NUMBER







REVISIONS

TREE INVENTORY: 11/19/2021 and 11/23/2021
PROJECT NAME: 8300-50 Lehigh Ave, Morton Grove Tree Inventory
CLIENT: M/I Homes
GRWA PROJECT NUMBER: MI21204

Trees measured at 4.5 above the ground - DBH (diameter Breast Height)
 All trees 4" DBH and above tagged. Dead trees (greater than 90% dead wood), shrubs, and cedar were not tagged.
 Health Rating:

Good - Less than 20% dead wood and sound structure
Fair - 20-60% dead wood, unsound structure, minor signs of disease
Poor - 60-90% dead wood, structural damage, heavy signs of disease
Dead - Greater than 90% dead wood or dead crown with resprouts only

TOTAL TREES REVIEWED: 454

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES
2001	Unknown	Unknown	26	Dead	Missing crown
2002 2003	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	30 24	Good Good	
2004	Quercus macrocarpa Quercus alba	Bur Oak White Oak	27 40	Fair Fair	Dead limbs Dead limbs
2006	Quercus rub ra	Red Oak	46	Good	Dead limbs
2007	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	47 24	Poor Poor	Dead limbs, lean Unbalanced, lean
2009	Quercus macrocarpa Quercus rub ra	Bur Oak Red Oak	20 20	Fair Good	Lean
2011	Quercus rub ra	Red Oak	14	Good	
2012 2013	Quercus rub ra Quercus rub ra	Red Oak Red Oak	12 22	Fair Fair	Lean Lean, dead branches
2014 2015	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	5 8	Fair Fair	Dead branches Lean
2016	Quercus macrocarpa	Bur Oak	5	Fair	Lean, crowded with 2017
2017 2018	Quercus macrocarpa Rhamnus cathartica	Bur Oak European Buckthorn	37 6,3,3	Good Poor	Dead branches Lean, crowded
2019 2020	Quercus macrocarpa Rhamnus cathartica	Bur Oak European Buckthorn	6,5 6,5,3,3	Poor Poor	Split risk, trunk scar Lean, crowded
2021	Rhamnus cathartica	European Buckthorn	7	Poor	Dead limbs, lean
2022 2023	Unknown Rhamnus cathartica	Unknown European Buckthorn	12,10, 6, 4 8	Dead Poor	Strong lean
2024 2025	Unknown Rhamnus cathartica	Unknown European Buckthorn	5 4	Dead Poor	Strong lean
2026	Prunus serotina	Black Cherry	6	Poor	Unbalanced
2027 2028	Rhamnus cathartica Quercus macrocarpa	European Buckthorn Bur Oak	5 30	Poor Good	Strong lean
2029 2030	Rhamnus cathartica Rhamnus cathartica	European Buckthorn European Buckthorn	7,4 5	Poor Poor	Unbalanced Lean
2031	Quercus macrocarpa	Bur Oak	51	Good	
2032 2033	Rhamnus cathartica Rhamnus cathartica	European Buckthorn European Buckthorn	6 6,4,3	Poor Poor	Crown lean Strong lean
2034 2035	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	19 34	Dead Dead	
2036	Rhamnus cathartica	European Buckthorn	6,3	Poor	Strong lean
2037 2038	Acer negundo Acer negundo	Box Elder Box Elder	7 9	Poor Poor	Strong lean Strong lean
2039 2040	Quercus rubra Ulmus americana	Red Oak American Elm	13 7	Fair Dead	Lean
2041	Unknown	Unknown	14,12	Dead	Strong lean, smaller leader is dead
2042 2043	Acer negundo Acer negundo	Box Elder Box Elder	4	Poor Poor	Lean, trunk scar Strong lean
2044 2045	Acer negundo Acer negundo	Box Elder Box Elder	15 7	Poor Poor	Strong lean Crown lean
2046	Acer negundo	Box Elder	7	Poor	Strong lean
2047 2048	Quercus rub ra Acer negundo	Red Oak Box Elder	19 5	Poor Poor	Strong crown lean Strong lean
2049 2050	Acer negundo Acer negundo	Box Elder Box Elder	5 7	Poor Poor	Strong crown lean Strong lean
2051	Acer negundo	Box Elder	9	Poor	Strong lean
2052 2053	Acer negundo Ulmus americana	Box Elder American Elm	13 12	Dead Poor	Strong lean
2054 2055	Ulmus americana	American Elm American Elm	15 4	Poor Poor	Strong lean Strong crown lean
2056	Ulmus americana Ulmus americana	American Elm	6	Fair	Dead branches
2057 2058	Acer negundo Quercus rub ra	Box Elder Red Oak	6 52	Poor Fair	Strong crown lean Dead limbs, lean
2059 2060	Acer negundo Unknown	Box Elder	9 12	Poor Dead	Strong lean
2061	Acer negundo	Unknown Box Elder	6	Poor	Strong lean
2062 2063	Quercus rub ra Acer negundo	Red Oak Box Elder	22 7	Fair Poor	Dead branches Strong lean
2064 2065	Unknown	Unknown	20	Dead	
2066	Tilia americana Acer negundo	Linden/American Basswood Box Elder	9,9,7 8	Poor Poor	Split risk, lean Strong lean
2067 2068	Acer negundo Tilia americana	Box Elder Linden/American Basswood	7 24	Poor Good	Strong lean
2069	Acer negundo	Box Elder Box Elder	7	Poor	Strong lean
2070 2071	Acer negundo Tilia americana	Linden/American Basswood	8 9,7,7,5,3	Poor Fair	Lean Limb up
2072	Acer negundo Acer negundo	Box Elder Box Elder	13 8,3	Poor Poor	Strong lean Strong lean
2074	Tilia americana	Linden/American Basswood	10	Fair	Fused leader, dead limbs
2075 2076	Rhamnus cathartica Tilia americana	European Buckthorn Linden/American Basswood	5,4 5	Poor Poor	Strong crown lean Dead leader, lean
2077 2078	Tilia americana Acer negundo	Linden/American Basswood Box Elder	11 7	Fair Poor	Lean Strong lean
2079	Tilia americana	Linden/American Basswood	17,12	Poor	Strong lean
2080 2081	Tilia americana Unknwon	Linden/American Basswood Unknown	18,9,7 5	Poor Dead	Split risk
2082 2083	Tilia americana Morus alba	Linden/American Basswood White Mulberry	14,12 10	Poor Poor	Strong lean Strong lean
2084	Acer negundo	Box Elder	7	Poor	Strong lean
2085 2086	Tilia americana Quercus macrocarpa	Linden/American Basswood Bur Oak	16 21	Fair Fair	Lean Lean
2087 2088	Tilia americana Acer negundo	Linden/American Basswood Box Elder	15 5	Poor Poor	Trunk rot, cavity Strong lean
2089	Acer negundo	Box Elder	7	Poor	Strong lean
2090 2091	Acer negundo Ulmus americana	Box Elder American Elm	6 7	Poor Fair	Strong lean Crown lean
2092 2093	Morus alba Acer saccharum	White Mulberry Sugar Maple	6 10	Poor Poor	Strong lean Fallen, mostly dead
2094	Acer negundo	Box Elder	5	Poor	Strong crown lean
2095 2096	Tilia americana Unknown	Linden/American Basswood Unknown	21,14 4	Poor Dead	Split risk
2097 2098	Tilia americana Ulmus americana	Linden/American Basswood American Elm	13 8	Poor Poor	Dead limbs, cavity Strong crown lean
2099	Tilia americana	Linden/American Basswood	8,7	Poor	Dead leader, tree fallen on top
2100 2101	Acer saccharum Rhamnus cathartica	Sugar Maple European Buckthorn	17 4,2	Fair Poor	Crown lean Lean
2102 2103	Unknown Acer negundo	Unknown Box Elder	6	Dead Poor	Strong lean
2104	Rhamnus cathartica	European Buckthorn	4,3,3	Poor	Lean, crowded
2105 2106	Rhamnus cathartica Tilia americana	European Buckthorn Linden/American Basswood	5 9,4	Poor Poor	Strong lean Crown lean
2107	Quercus macrocarpa	Bur Oak	29	Good Fair	
2109	Tilia americana Acer negundo	Linden/American Basswood Box Elder	19 7	Dead	Lean
2110 2111	Acer negundo Tilia americana	Box Elder Linden/American Basswood	5 16	Poor Fair	Crown lean Crown lean
2112	Ulmus americana	American Elm	22	Dead	Dead limbs, lean
2113	Acer negundo	Box Elder	, , , , , , , , , , , , , , , , , , , ,	117	

Prince	TAG No	O. SCIENTIFIC NAME	COMMON NAME
1970 Abbretion memorarys New Cash 24-12 Sept Dead inthe	2246 2247	Ulmus americana	Box Elder American Elm
2011	2248 2249	Acer negundo	Box Elder Box Elder
2012 Control of the Control of t	2250 2251 2252	Acer negundo	Box Elder Box Elder Box Elder
Star Color	2252 2253 2254	Ulmus americana	American Elm Box Elder
	2255 2256	Acer negundo	Box Elder Box Elder
2710	2257 2258	Acer negundo	Box Elder Box Elder
	2259 2260 2261	Ulmus americana	Box Elder American Elm Box Elder
2186 Capy continuates Emerouni Heckopy 11 Part Solvoj ejam	2261 2262 2263	Acer negundo	Box Elder Box Elder
1915	2264 2265	Acer negundo	Box Elder Box Elder
Page	2266 2267	Acer negundo	Box Elder Box Elder
214.0	2268 2269 2270	Unknown	Box Elder Unknown Linden/American Basswo
2144 7716 semeinane	2270 2271 2272	Quercus alb a	White Oak American Elm
2148 Winnus americane	2273 2274	Ulmus pumila	Siberian Elm American Elm
2148	2275 2276	Quercus macrocarpa	
2151 United americana American Erin 9 Fair 2 Fair	2277 2278 2279	Acer negundo	Tree of Heaven Box Elder Eastern Cottonwood
2131 Tillis americana Linden/Merican Bassavoor 7 Cool	2280 2281	Populus deltoides	Eastern Cottonwood Box Elder
1916	2282 2283	Acer negundo	Box Elder Box Elder
21197	2284 2285	Populus deltoides	Box Elder Eastern Cottonwood
	2286 2287	' Acer negundo	Box Elder Box Elder
2161	2288 2289 2290	Acer negundo	European Buckthorn Box Elder Box Elder
2164 Tilla americana Lindon/Merican Basswood 17,10,5 Fair Lean	2291 2292	Unknown	Unknown
2166 This americana Lindon/American Basswood 17,10,5 Fair Cut of smaller leader	2293 2294	Ulmus americana	American Elm American Elm
2168	2295 2296	Carya cordiformis	Red Oak Bitternut Hickory
2170	2297 2298 2299	Ulmus americana	Box Elder American Elm Box Elder
2173 Tille americana Linden/Merican Basswood 6 Fair Crown Isaan	2300 2301	Acer negundo	Box Elder American Elm
2176 Celtis accidentalis Hackberry 7 Good	2302 2303	Unknown	Box Elder Unknown
2117 Tilla americana Linden/American Basswood 9 Fair Lean	2304 2305	Ulmus americana	American Elm American Elm
2180	2306 2307 2308	Populus deltoides	Eastern Cottonwood Eastern Cottonwood American Elm
2182 Tilia americana	2309 2310	Ulmus americana	American Elm Box Elder
2184 Tilia americana	2311 2312	Acer negundo	Box Elder Box Elder
2186 Titis americana Linden/American Basswood 8 Fair Crown lean	2313 2314 2315	Populus deltoides	European Buckthorn Eastern Cottonwood Eastern Cottonwood
2189 Querous macrocarpa Bur Oak 21 Good	2316 2317 2317	Acer negundo	Box Elder Red Oak
2191	2318 2319	Tilia americana	Linden/American Basswo Linden/American Basswo
2193	2320 2321	Ulmus americana	Sugar Maple American Elm Linden/American Basswo
2195	2322 2323 2324	Unknown	Unknown American Elm
2198 Tilia americana	2325 2326	Ulmus americana	American Elm Box Elder
2200 Quercus rubra Red Oak 16 Fair Lean 2201 Tilia americana Linden/American Basswood 19 Good 2203 Acer negundo Box Elder 7 Poor Strong crown lean 2204 Acer Box Elder 10,8,7 Poor Strong crown lean 2205 Tilia americana Linden/American Basswood 14,10 Good 2206 Ulimus americana Linden/American Buskthorn 7 Poor Strong lean 2207 Rhamnus cathartica European Buckthorn 7 Poor Crowded 2208 Rhamnus cathartica European Buckthorn 7 Poor Crowded 2209 Tilia americana Linden/American Basswood 11 Fair Lean 2210 Unknown Unknown 12 Dead 2211 Tilia americana Linden/American Basswood 14,14,11 Poor Slight crown lean 2212 Quercus rubra Red Cak 10 Good Sloght crown lean <td>2327 2328</td> <td>Quercus macrocarpa</td> <td></td>	2327 2328	Quercus macrocarpa	
2002 Tilia americana	2329 2330 2331	Populus deltoides	Box Elder Eastern Cottonwood Box Elder
2205 Tilia americana Linden/American Basswood 14,10 Good	2332 2333	Acer negundo	Box Elder Black Cherry
2207 Rhamnus cathartica European Buckthorn 7 Poor Strong lean 2208 Rhamnus cathartica European Buckthorn 7, 4,a, 9 Poor Crowded 2209 Tilia americana Linden/American Basswood 11 Fair Lean 2210 Unknown Unknown 22 Dead 2211 Tilia americana Linden/American Basswood 14,14,11 Poor Split risk, strong lean 2213 Quercus rubra Red Oak 10 Good 2214 Quercus macrocarpa Bur Oak 38 Dead 2215 Acer negundo Box Elder 5 Poor Strong crown lean 2216 Tilia americana Linden/American Basswood 10 Good 2217 Unknown Unknown 18 Dead Immediate fall risk 2218 Tilia americana Linden/American Basswood 18 Fair Leaning on 2217 2219 Acer negundo Box Elder 12 Poor Strong lean	2334 2335	Ulmus americana	Box Elder American Elm
2219 Tilia americana Linden/American Basswood 11 Fair Lean	2336 2337 2338	Ulmus americana	Eastern Cottonwood American Elm American Elm
2211 Tilia americana Linden/American Basswood 14,14,11 Poor Split risk, strong lean 2212 Quercus rubra Red Oak 10 Good 2214 Quercus macrocarpa Bur Oak 38 Dead 2215 Acer negundo Box Elder 5 Poor Strong crown lean 2216 Tilia americana Linden/American Basswood 10 Good 2217 Unknown Unknown 18 Pead Immediate fall risk 2218 Tilia americana Linden/American Basswood 18 Fair Leaning on 2217 2219 Acer negundo Box Elder 12 Poor Strong lean, dead limbs 2220 Unknown Unknown 10 Dead 2221 Unkn Unknown 5 Dead 2222 Acer negundo Box Elder 5,4,3 Poor Dead limbs, strong lean 2222 Acer negundo Box Elder 5,4,3 Poor Dead limbs, strong lean 2223 Tilia ame	2339 2340	Ulmus americana	American Elm American Elm Box Elder
2214Quercus macrocarpaBur Oak38Dead2215Acer negundoBox Elder5PoorStrong crown lean2216Tilia americanaLinden/American Basswood10Good2217Unknown18DeadImmediate fall risk2218Tilia americanaLinden/American Basswood18FairLeaning on 22172219Acer negundoBox Elder12PoorStrong lean, dead limbs2220UnknownUnknown10Dead2221UnknUnknown5Dead2222Acer negundoBox Elder5,4,3PoorDead limbs, strong lean2223MISSING TAGMISSING TAGFairLean2224Tilia americanaLinden/American Basswood7FairLean2225Tilia americanaLinden/American Basswood14,9PoorCavity, split risk2226Acer saccharumSugar Maple10FairLean2227Quercus macrocarpaBur Oak17PoorLean, unbalanced2228Carya ovataShagbark Hickory14FairUnbalanced2229Tilia americanaLinden/American Basswood17Good2230Acer negundoBox Elder5,3PoorDead leader, lean2231Tilia americanaLinden/American Basswood14,1PoorStrong crown lean2233Tilia americanaLinden/American Basswood14,7PoorStrong lean <td>2341 2342</td> <td>Ulmus americana Tilia americana</td> <td>American Elm Linden/American Basswo</td>	2341 2342	Ulmus americana Tilia americana	American Elm Linden/American Basswo
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2218Tilia americanaLinden/American Basswood18FairLeaning on 22172219Acer negundoBox Elder12PoorStrong lean, dead limbs2220UnknownUnknown10Dead2221UnknUnknown5Dead2222Acer negundoBox Elder5,4,3PoorDead limbs, strong lean2223MISSING TAGMISSING TAGDead2224Tilia americanaLinden/American Basswood7FairLean2225Tilia americanaLinden/American Basswood14,9PoorCavity, split risk2226Acer saccharumSugar Maple10FairLean2227Quercus macrocarpaBur Oak17PoorLean, unbalanced2228Carya ovataShagbark Hickory14FairUnbalanced2229Tilia americanaLinden/American Basswood17Good2230Acer negundoBox Elder5,3PoorDead leader, lean2231Rhamnus catharticaEuropean Buckthorn5,3PoorStrong crown lean2232Tilia americanaLinden/American Basswood14,13PoorStrong lean2233Tilia americanaLinden/American Basswood20PoorLean2234Tilia americanaLinden/American Basswood20PoorLean2235Acer negundoBox Elder5,4,3FairLean2236Acer negundoBox Elder5,4,3 <td< td=""><td>2345 2346 2347</td><td>Tilia americana</td><td>Linden/American Basswo Linden/American Basswo Linden/American Basswo</td></td<>	2345 2346 2347	Tilia americana	Linden/American Basswo Linden/American Basswo Linden/American Basswo
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2223MISSING TAGMISSING TAGFairLean2224Tilia americanaLinden/American Basswood7FairLean2225Tilia americanaLinden/American Basswood14,9PoorCavity, split risk2226Acer saccharumSugar Maple10FairLean2227Quercus macrocarpaBur Oak17PoorLean, unbalanced2228Carya ovataShagbark Hickory14FairUnbalanced2229Tilia americanaLinden/American Basswood17Good2230Acer negundoBox Elder5,3PoorDead leader, lean2231Rhamnus catharticaEuropean Buckthorn5,3PoorStrong crown lean2232Tilia americanaLinden/American Basswood14,13PoorStrong lean2233Tilia americanaLinden/American Basswood14,7PoorStrong lean2234Tilia americanaLinden/American Basswood20PoorLean2235Acer negundoBox Elder5,4,3FairLean2236Acer negundoBox Elder9FairCrown lean2237Rhamnus catharticaEuropean Buckthorn5PoorStrong lean2238Morus albaWhite Mulberry8,4PoorDead limbs, lean2239Rhamnus catharticaEuropean Buckthorn7PoorMissing crown	2350 2351	Tilia americana	Eastern Cottonwood Linden/American Basswo
2225Tilia americanaLinden/American Basswood14,9PoorCavity, split risk2226Acer saccharumSugar Maple10FairLean2227Quercus macrocarpaBur Oak17PoorLean, unbalanced2228Carya ovataShagbark Hickory14FairUnbalanced2229Tilia americanaLinden/American Basswood17Good2230Acer negundoBox Elder5,3PoorDead leader, lean2231Rhamnus catharticaEuropean Buckthorn5,3PoorStrong crown lean2232Tilia americanaLinden/American Basswood14,13PoorStrong lean2233Tilia americanaLinden/American Basswood14,7PoorStrong lean2234Tilia americanaLinden/American Basswood20PoorLean2235Acer negundoBox Elder5,4,3FairLean2236Acer negundoBox Elder9FairCrown lean2237Rhamnus catharticaEuropean Buckthorn5PoorStrong lean2238Morus albaWhite Mulberry8,4PoorDead limbs, lean2239Rhamnus catharticaEuropean Buckthorn7PoorMissing crown	2352 2353 2354	Ulmus americana	Unknown American Elm Eastern Cottonwood
2227Quercus macrocarpaBur Oak17PoorLean, unbalanced2228Carya ovataShagbark Hickory14FairUnbalanced2229Tilia americanaLinden/American Basswood17Good2230Acer negundoBox Elder5,3PoorDead leader, lean2231Rhamnus catharticaEuropean Buckthorn5,3PoorStrong crown lean2232Tilia americanaLinden/American Basswood14,13PoorStrong lean2233Tilia americanaLinden/American Basswood14,7PoorStrong lean2234Tilia americanaLinden/American Basswood20PoorLean2235Acer negundoBox Elder5,4,3FairLean2236Acer negundoBox Elder9FairCrown lean2237Rhamnus catharticaEuropean Buckthorn5PoorStrong lean2238Morus albaWhite Mulberry8,4PoorDead limbs, lean2239Rhamnus catharticaEuropean Buckthorn7PoorMissing crown	2354 2355 2356	Ulmus americana	American Elm American Elm
2230Acer negundoBox Elder5,3PoorDead leader, lean2231Rhamnus catharticaEuropean Buckthorn5,3PoorStrong crown lean2232Tilia americanaLinden/American Basswood14,13PoorStrong lean2233Tilia americanaLinden/American Basswood14,7PoorStrong lean2234Tilia americanaLinden/American Basswood20PoorLean2235Acer negundoBox Elder5,4,3FairLean2236Acer negundoBox Elder9FairCrown lean2237Rhamnus catharticaEuropean Buckthorn5PoorStrong lean2238Morus albaWhite Mulberry8,4PoorDead limbs, lean2239Rhamnus catharticaEuropean Buckthorn7PoorMissing crown	2357 2358	Ulmus americana	American Elm American Elm
2232Tilia americanaLinden/American Basswood14,13PoorStrong lean2233Tilia americanaLinden/American Basswood14,7PoorStrong lean2234Tilia americanaLinden/American Basswood20PoorLean2235Acer negundoBox Elder5,4,3FairLean2236Acer negundoBox Elder9FairCrown lean2237Rhamnus catharticaEuropean Buckthorn5PoorStrong lean2238Morus albaWhite Mulberry8,4PoorDead limbs, lean2239Rhamnus catharticaEuropean Buckthorn7PoorMissing crown	2359 2360	Tilia americana	American Elm Linden/American Basswo
2234 Tilia americana Linden/American Basswood 20 Poor Lean 2235 Acer negundo Box Elder 5,4,3 Fair Lean 2236 Acer negundo Box Elder 9 Fair Crown lean 2237 Rhamnus cathartica European Buckthorn 5 Poor Strong lean 2238 Morus alba White Mulberry 8,4 Poor Dead limbs, lean 2239 Rhamnus cathartica European Buckthorn 7 Poor Missing crown	2361 2362 2363	Tilia americana	American Elm Linden/American Basswo Eastern Cottonwood
2236Acer negundoBox Elder9FairCrown lean2237Rhamnus catharticaEuropean Buckthorn5PoorStrong lean2238Morus albaWhite Mulberry8,4PoorDead limbs, lean2239Rhamnus catharticaEuropean Buckthorn7PoorMissing crown	2364 2365	Acer negundo	Box Elder Box Elder
2239 Rhamnus cathartica European Buckthorn 7 Poor Missing crown	2366 2367	Carya ovata Acer negundo	Shagbark Hickory Box Elder
2240 Acer negunac Box Elder 17 Poor Strong lean	2368 2369	Acer negundo	Box Elder Box Elder
2241 Acer negundo Box Elder 11 Poor Dead limbs, strong lean 2242 Unknown Unknown 20 Dead	2370 2371 2372	Acer negundo	Box Elder Box Elder Box Elder
2243 Tilia americana Linden/American Basswood 8 Poor Strong lean, dead limbs, crowded vides 2244 Tilia americana Linden/American Basswood 10 Fair Lean, crowded with 2243&2245 Tilia americana Linden/American Basswood 15 Fair Lean, crowded with 2243&2244	ed with 2244&224 2373	Ulmus americana Ulmus americana	American Elm American Elm

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES
2246 2247	Acer negundo Ulmus americana	Box Elder American Elm	5 22	Poor Poor	Missing crown Dead limbs, strong lean
2248 2249	Acer negundo Acer negundo	Box Elder Box Elder	20	Fair Poor	Crown lean Strong lean
2250 2251	Acer negundo Acer negundo	Box Elder Box Elder	6 7	Poor Poor	Strong lean Strong lean, missing crown
2252 2253	Acer negundo Ulmus americana	Box Elder American Elm	6,5 7	Poor Poor	Strong lean Missing crown
2254 2255	Acer negundo Acer negundo	Box Elder Box Elder	6 6	Poor Poor	Strong lean, missing crown Strong lean, missing crown
2256 2257	Acer negundo Acer negundo	Box Elder Box Elder	5 4	Poor Poor	Missing crown Strong lean
2258 2259	Acer negundo Acer negundo	Box Elder Box Elder	4 5	Poor Poor	Missing crown Missing crown
2260 2261	Ulmus americana Acer negundo	American Elm Box Elder	6 4	Poor Fair	Missing crown Lean
2262 2263	Acer negundo Acer negundo	Box Elder Box Elder	4 5,5,3,2	Poor Poor	Missing crown Missing crown
2264 2265	Acer negundo Acer negundo	Box Elder Box Elder	4 6,5,3,2	Poor Poor	Missing crown Cavity, strong lean
2266 2267	Acer negundo Acer negundo	Box Elder Box Elder	6,5,3 5	Poor Poor	Dead limbs, cavity, lean Crown lean
2268 2269 2270	Acer negundo Unknown	Box Elder Unknown Linden/American Basswood	6 17	Poor Dead Fair	Strong lean Crown lean
2271 2272	Tilia americana Quercus alba Ulmus americana	White Oak American Elm	11 31 14	Fair Fair	Lean Crown lean
2273 2274	Ulmus pumila Ulmus americana	Siberian Elm American Elm	15	Good	Strong lean
2275 2276	Tilia americana Quercus macrocarpa	Linden/American Basswood Bur Oak	12 24	Fair Poor	Dead limbs Strong lean, dead limbs
2277 2278	Ailanthus altissima Acer negundo	Tree of Heaven Box Elder	7 8	Fair Poor	Lean Dead limbs, strong lean
2279 2280	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	20 36	Fair Good	Lean
2281 2282	Acer negundo Acer negundo	Box Elder Box Elder	6 4	Poor Poor	Strong lean Strong lean, cavity
2283 2284	Acer negundo Acer negundo	Box Elder Box Elder	8 10	Fair Fair	Crown lean Crown lean
2285 2286	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	28 11	Fair Poor	Dead limbs Strong lean
2287 2288	Acer negundo Rhamnus cathartica	Box Elder European Buckthorn	7 6	Poor Poor	Strong lean Strong lean
2289 2290	Acer negundo Acer negundo	Box Elder Box Elder	8 14	Poor Poor	Strong lean Strong lean
2291 2292	Unknown Quercus macrocarpa	Unknown Bur Oak	9 35	Dead Good	
2293 2294 2295	Ulmus americana Ulmus americana	American Elm American Elm	10 8 9	Fair Fair Fair	Lean Lean Crawn lean grounded by 2274
2296 2297	Quercus rub ra Carya cordiformis	Red Oak Bitternut Hickory Box Elder	7 5	Fair Poor	Crown lean, crowded by 2271 Lean Crown lean
2298 2299	Acer negundo Ulmus americana Acer negundo	American Elm Box Elder	12	Fair Fair	Crown lean
2300	Acer negundo Ulmus americana	Box Elder American Elm	8 7	Poor	Strong lean
2302	Acer negundo Unknown	Box Elder Unknown	8 7	Fair Dead	Lean
2304 2305	Ulmus americana Ulmus americana	American Elm American Elm	11,5 7	Fair Fair	Lean Crown lean
2306 2307	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	24,20 11	Fair Fair	Lean Lean
2308 2309	Ulmus americana Ulmus americana	American Elm American Elm	5 10	Good Good	Trunk scar
2310 2311	Acer negundo Acer negundo	Box Elder Box Elder	8 10	Poor Fair	Strong lean, main limb dead Lean
2312 2313	Acer negundo Rhamnus cathartica	Box Elder European Buckthorn	6 4	Fair Poor	Crown Lean Strong crown lean
2314 2315	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	19 21	Fair Good	Lean
2316 2317 2318	Acer negundo Quercus rub ra	Box Elder Red Oak	9 18	Poor Good	Lean
2319 2320	Tilia americana Tilia americana Acer saccharum	Linden/American Basswood Linden/American Basswood Sugar Maple	14 18 11	Fair Good Good	Crown lean
2321	Ulmus americana Tilia americana	American Elm Linden/American Basswood	6	Fair Fair	Crown lean Crown lean
2323	Unknown Ulmus americana	Unknown American Elm	8 15	Dead	
2325 2326	Ulmus americana Acer negundo	American Elm Box Elder	7 8	Fair Poor	Crown lean Strong lean
2327 2328	Populus deltoides Quercus macrocarpa	Eastern Cottonwood Bur Oak	21 17	Good Poor	Dead limbs
2329 2330	Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	10,6 22	Fair Fair	Lean, cut off smaller leader Limb fall risk
2331 2332	Acer negundo Acer negundo	Box Elder Box Elder	7	Poor	Strong lean Strong lean
2333 2334	Prunus serotina Acer negundo	Black Cherry Box Elder	8 7,5	Poor Poor	Strong lean Split risk, strong lean
2335 2336 2337	Ulmus americana Populus deltoides Ulmus americana	American Elm Eastern Cottonwood American Elm	5 22 15	Good Good	
2338 2339	Ulmus americana Ulmus americana	American Elm American Elm American Elm	4 4	Dead Dead	
2340 2341	Acer negundo Ulmus americana	Box Elder American Elm	8 4	Fair Poor	Crown lean Dead limbs
2342 2343	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	12,12 6,3	Poor Poor	Dead limbs, fused Strong crown lean
2344 2345	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	16 12,9,5	Fair Fair	Crown lean Lean
2346 2347	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	8	Fair Good	Lean
2348 2349	Ulmus americana Tilia americana	American Elm Linden/American Basswood	8 14	Fair Good	Crown lean
2350 2351 2352	Populus deltoides Tilia americana Unknown	Eastern Cottonwood Linden/American Basswood Unknown	19 15 6	Fair Fair Dead	Lean, dead limbs Dead limbs, dead tree leaning against
2352 2353 2354	Unknown Ulmus americana Populus deltoides	American Elm Eastern Cottonwood	6 6 18	Poor Fair	Strong lean Dead limbs,lean
2355 2356	Ulmus americana Ulmus americana	American Elm American Elm	11 4	Fair Dead	Lean
2357 2358	Ulmus americana Ulmus americana	American Elm American Elm American Elm	8 5	Fair Poor	Crown lean Crown lean, dead branches
2359 2360	Ulmus americana Tilia americana	American Elm Linden/American Basswood	10 27	Fair Good	Lean
2361 2362	Ulmus americana Tilia americana	American Elm Linden/American Basswood	6	Fair Good	Dead branches Dead limbs
2363 2364	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	13 6	Fair Fair	Lean, dead limbs Lean
2365 2366	Acer negundo Carya ovata	Box Elder Shagbark Hickory	9 17	Fair Good	Lean
2367 2368	Acer negundo Acer negundo	Box Elder Box Elder	12,6 13	Poor Poor	Strong lean Strong lean
2369 2370 2371	Acer negundo Acer negundo	Box Elder Box Elder Box Elder	12 7 10	Poor Fair Poor	Strong lean Strong lean
2371 2372 2373	Acer negundo Acer negundo Ulmus americana	Box Elder Box Elder American Elm	10 11,8 12	Poor Poor Good	Strong lean Split risk Dead branches
2374 2375	Ulmus americana Unknown	American Elm American Elm Unknown	5 13	Poor Dead	Strong lean, cavity
2010	OHKHOWN	UNITALIO	l 10	l D c a U	I

2376 2377	Tilia americana Morus alba	Linden/American Basswood White Mulberry	14 21	Fair Poor	Limb up Strong lean
2378	Populus deltoides	Eastern Cottonwood	24	Fair	Lean
2379	Ulmus americana	American Elm	12,9	Poor	Lean, fused leaders
2380	Populus deltoides	Eastern Cottonwood	20	Fair	Lean
2381	Ulmus americana	American Elm	7	Fair	Lean
2382	Acer negundo	Box Elder	8	Fair	Lean
2383	Acer negundo	Box Elder	16	Fair	Lean
2384	Populus deltoides	Eastern Cottonwood	24	Fair	Lean
2385	Ulmus americana	American Elm	8	Poor	Lean
2386	Populus deltoides	Eastern Cottonwood	10	Poor	Strong lean
2387	Acer negundo	Box Elder	8,6	Poor	Strong lean
2388	Ulmus americana	American Elm	15	Poor	Strong lean
2389	Acer negundo	Box Elder	11	Poor	Strong lean
2390	Populus deltoides	Eastern Cottonwood	18	Fair	Lean
2391	Populus deltoides	Eastern Cottonwood	10	Poor	Strong lean
2392	Rhamnus cathartica	European Buckthorn	6	Poor	Missing crown
2393	Rhamnus cathartica	European Buckthorn	5	Poor	Strong crown lean
2394	Rhamnus cathartica	European Buckthorn	6,3,3	Poor	Dead tree leaning against
2395	A CONTROL OF THE CONT	Box Elder	5		
	Acer negundo			Poor	Strong lean, half dead
2396	Acer negundo	Box Elder	5	Fair	Lean
2397	Tilia americana	Linden/American Basswood	5	Fair	Lean
2398	Tilia americana	Linden/American Basswood	7,6	Fair	Lean, dead branches
2399	Morus alba	White Mulberry	7	Dead	
2400	Rhamnus cathartica	European Buckthorn	5,3	Fair	Lean
2401	Ulmus pumila	Siberian Elm	8	Good	
2402	Malus sp.	Crabapple	5	Fair	
2403	Tilia americana	Linden/American Basswood	6,5	Good	
2404	Ulmus pumila	Siberian Elm	9	Good	
2405	Acer negundo	Box Elder	7	Poor	Strong lean
2406	Populus deltoides	Eastern Cottonwood	22,10	Poor	Strong lean, split risk
2407	Acer negundo	Box Elder	5	Poor	Strong lean
2408	Acer negundo	Box Elder	5	Poor	Strong lean
2409	Acer negundo	Box Elder	5	Poor	Strong lean
2410	Acer negundo	Box Elder	5	Poor	Strong lean
2411	Acer negundo	Box Elder	7	Poor	Strong lean
2412	Acer negundo	Box Elder	5	Fair	Lean
2413	Acer negundo	Box Elder	6	Poor	Strong lean
2414	Acer negundo	Box Elder	8	Poor	Strong lean
2415	Acer negundo	Box Elder	6	Fair	Lean
2416	Acer negundo	Box Elder	12	Fair	Lean
2417	_	Box Elder	7	Poor	Strong lean
2417	Acer negundo		8	Fair	
	Acer negundo	Box Elder			Lean
2419 2420	Acer negundo	Box Elder	14	Poor	Strong crown lean
	Acer negundo	Box Elder	9,6	Fair	Lean
2421	Acer negundo	Box Elder	7	Poor	Strong lean
2422	Acer negundo	Box Elder	8	Poor	Strong lean
2423	Unknown	Unknown	5	Dead	
2424	Unknown	Unknown	7	Dead	
2425	Acer negundo	Box Elder	11	Poor	Strong lean
2426	Acer negundo	Box Elder	9	Poor	Strong lean
2427	Populus deltoides	Eastern Cottonwood	17	Fair	Lean
2428	Acer negundo	Box Elder	9	Poor	Strong lean
2429	Acer negundo	Box Elder	5	Fair	Lean
2430	Acer negundo	Box Elder	11	Poor	Strong lean
2431	Acer negundo	Box Elder	8	Fair	Lean
2432	Acer negundo	Box Elder	7	Poor	Strong lean, half dead
2433	Acer negundo	Box Elder	6	Poor	Strong lean
2434	Acer negundo	Box Elder	6	Fair	Lean
2435	Acer negundo	Box Elder	7	Poor	Strong lean
2436	Populus deltoides	Eastern Cottonwood	15	Poor	Strong lean
2437	Acer negundo	Box Elder	7	Poor	Strong lean
2438	Ailanthus altissima	Tree of Heaven	4	Fair	Lean
2439	Ailanthus altissima	Tree of Heaven	6	Fair	Lean
2440	Ailanthus altissima	Tree of Heaven	4	Fair	Lean
2441	Ailanthus altissima	Tree of Heaven	6	Fair	Lean
2442	Acer negundo	Box Elder	9	Poor	Strong lean
2442	Acer negundo Acer negundo	Box Elder	16	Poor	Strong lean
2444		Box Elder Box Elder			Strong lean
	Acer negundo	Box Elder Box Elder	10,8	Poor	
2445	Acer negundo		6	Poor	Strong lean
2446	Acer negundo	Box Elder	6,6,4	Fair	Lean
2447	Acer negundo	Box Elder	4,3,2	Fair	Lean
2448	Acer negundo	Box Elder	7,6,3	Fair	Lean
2449	Acer negundo	Box Elder	8,6	Fair	Lean
2450	Acer negundo	Box Elder	6,5,3	Fair	Lean
2451	Gleditsia triacanthos	HoneyLocust	12	Good	G
		Colorado Spruce	11	Poor	Sparse vegetation
2452	Picea pungens				
	Quercus macrocarpa Gleditsia triacanthos	Bur Oak HoneyLocust	42 7,6,5,5	Good Poor	Against building, crowded, dead branches

TAG NO. SCIENTIFIC NAME COMMON NAME DBH (inches) RATING NOTES

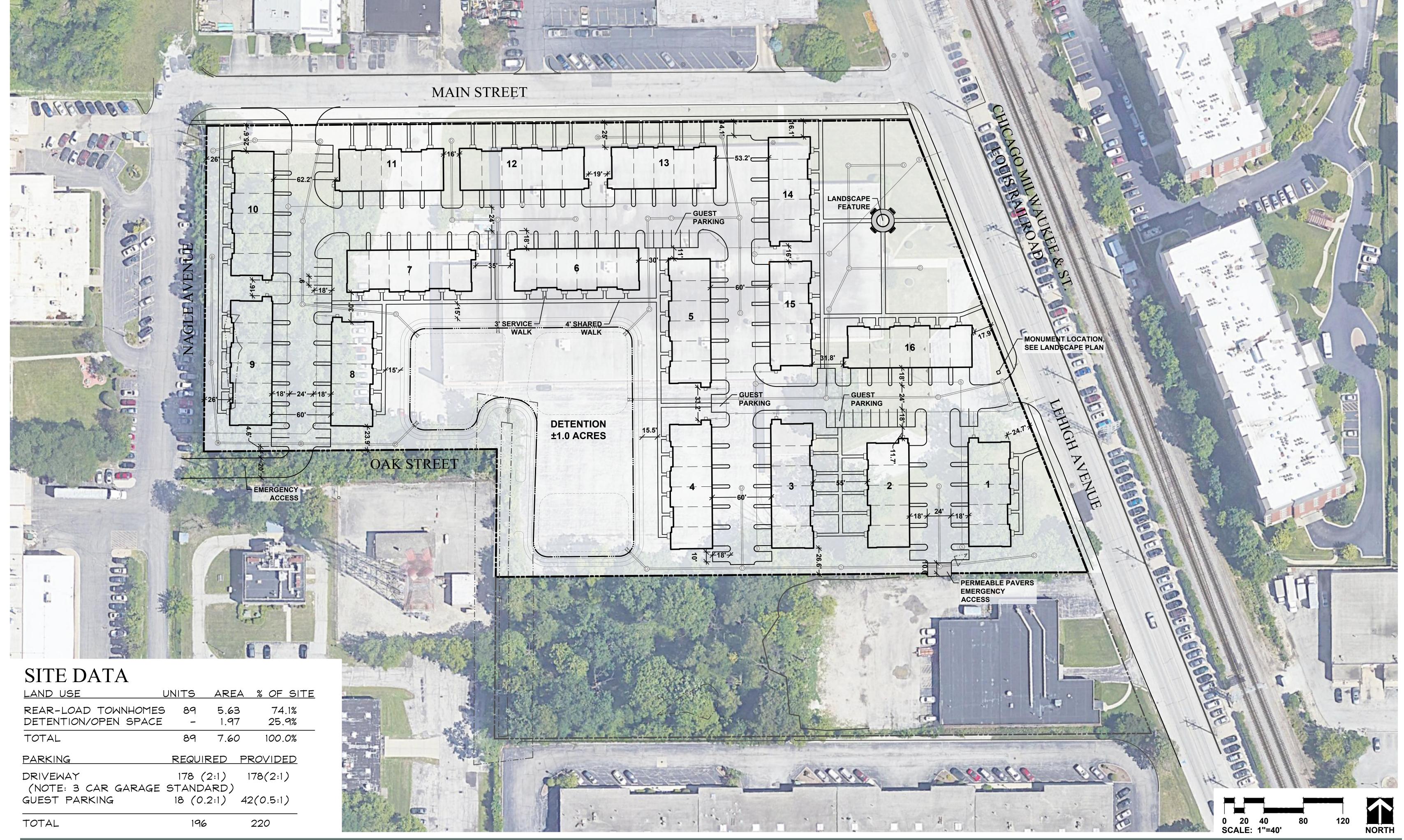
PHONE: 630-668-7197



METRO ON MAIN MORTON GROVE, ILLINOIS

REVISIONS

DATE 5.9.2022
PROJECT NO. MI21204
DRAWN JWG
CHECKED MGM
SHEET NO.











Front Elevation - Palette A

scale: 1/4" = 1'-0"



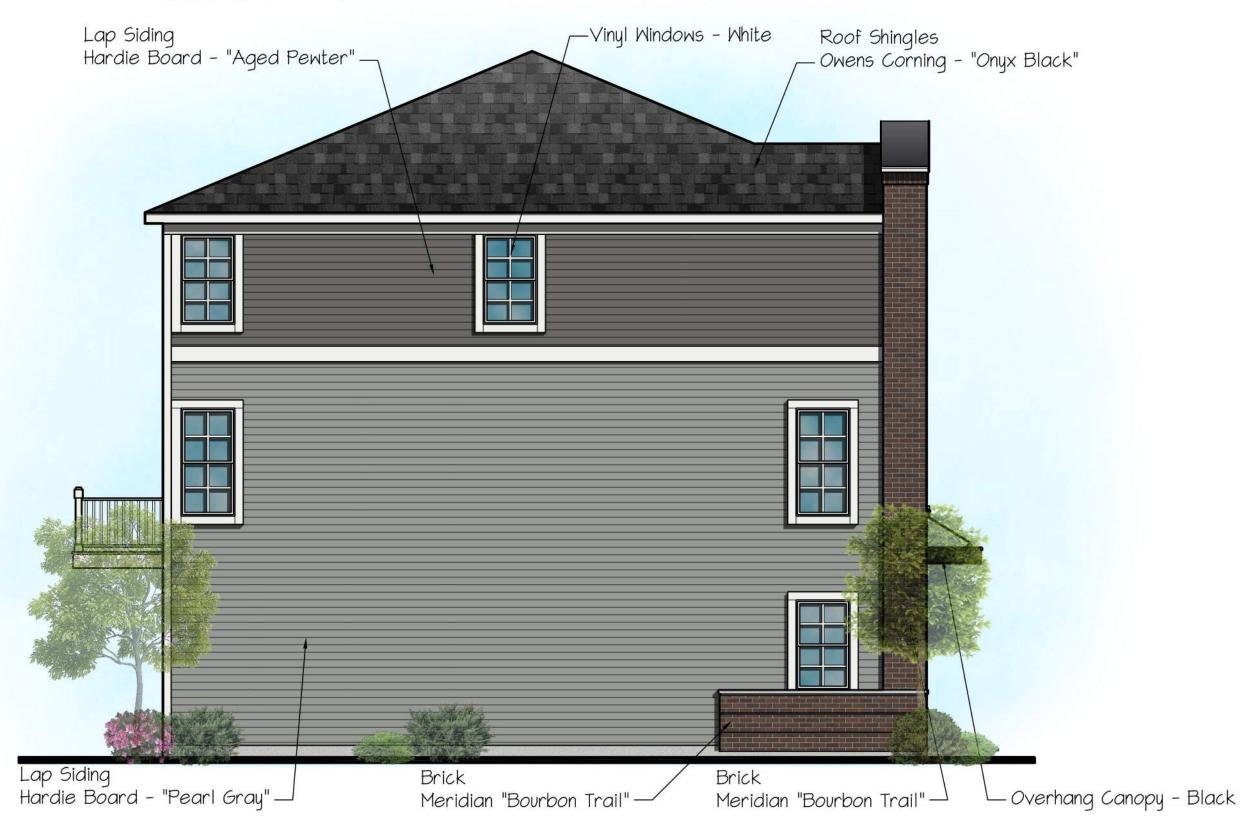
6 - Unit Building Mix Preliminary Character Elevations

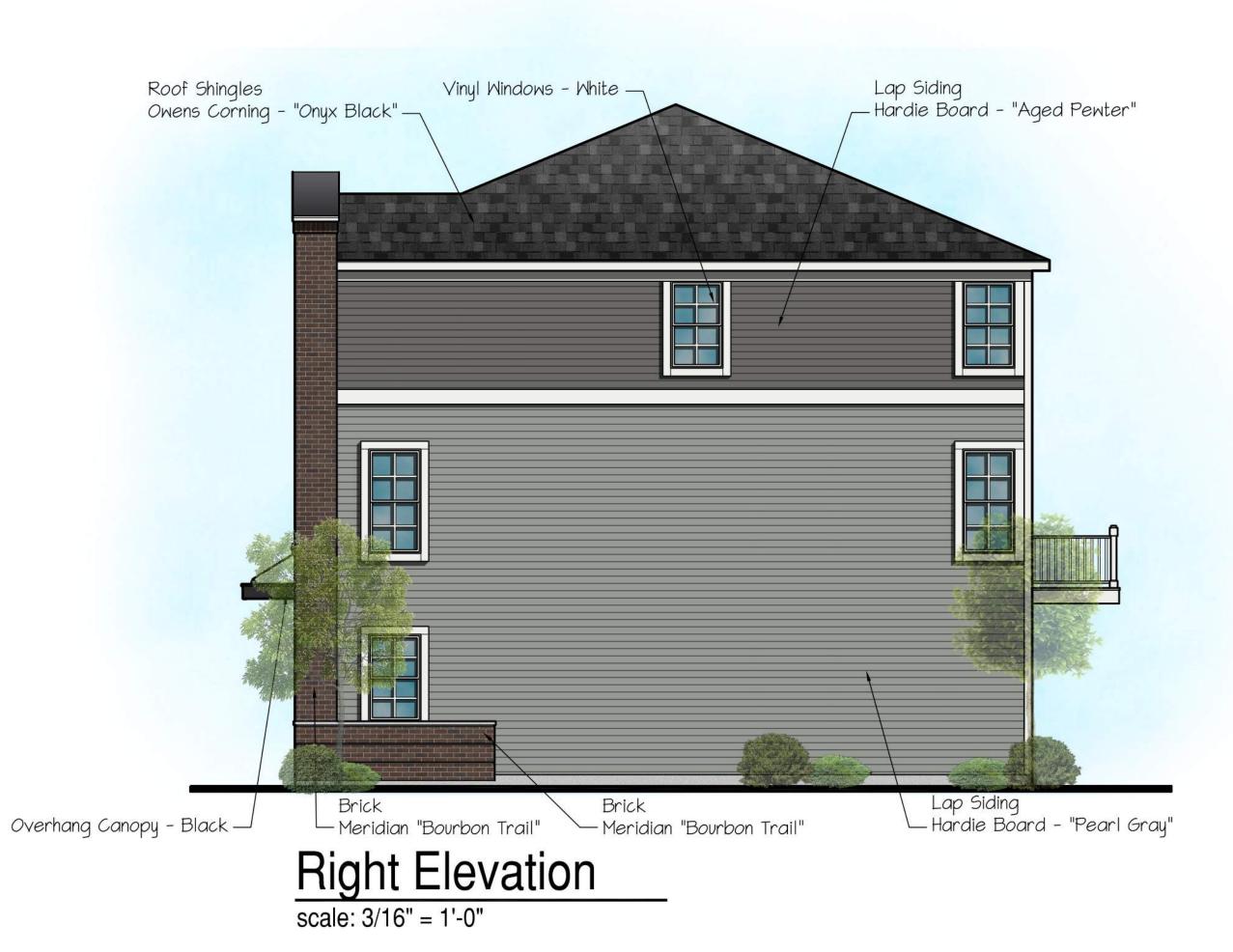
EDGEBROOK SERIES TOWNHOMES



Rear Elevation - Palette A

scale: 3/16" = 1'-0"







Naperville, IL

Left Elevation scale: 3/16" = 1'-0"

6- Unit Building Mix Preliminary Character Elevations

EDGEBROOK SERIES TOWNHOMES



Front Elevation - Palette B

scale: 1/4" = 1'-0"



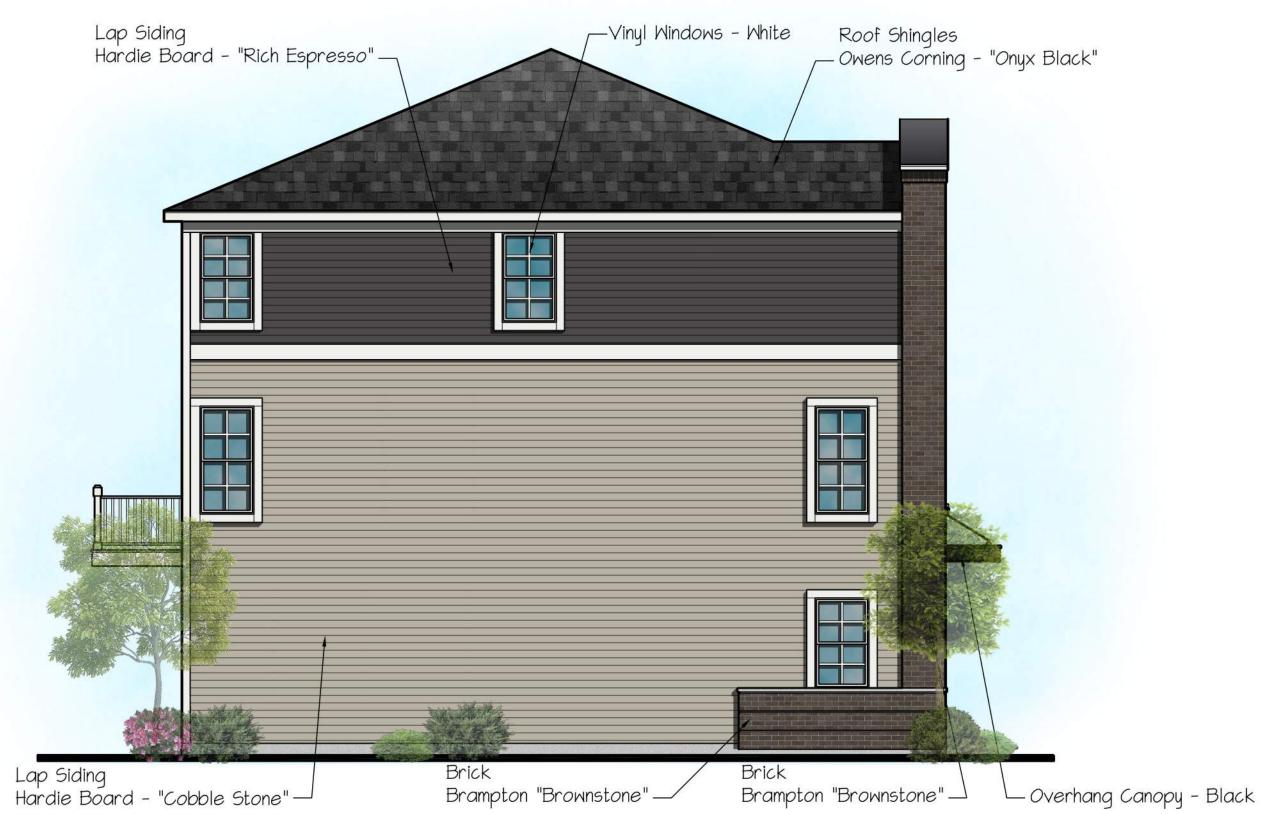
6 - Unit Building Mix Preliminary Character Elevations

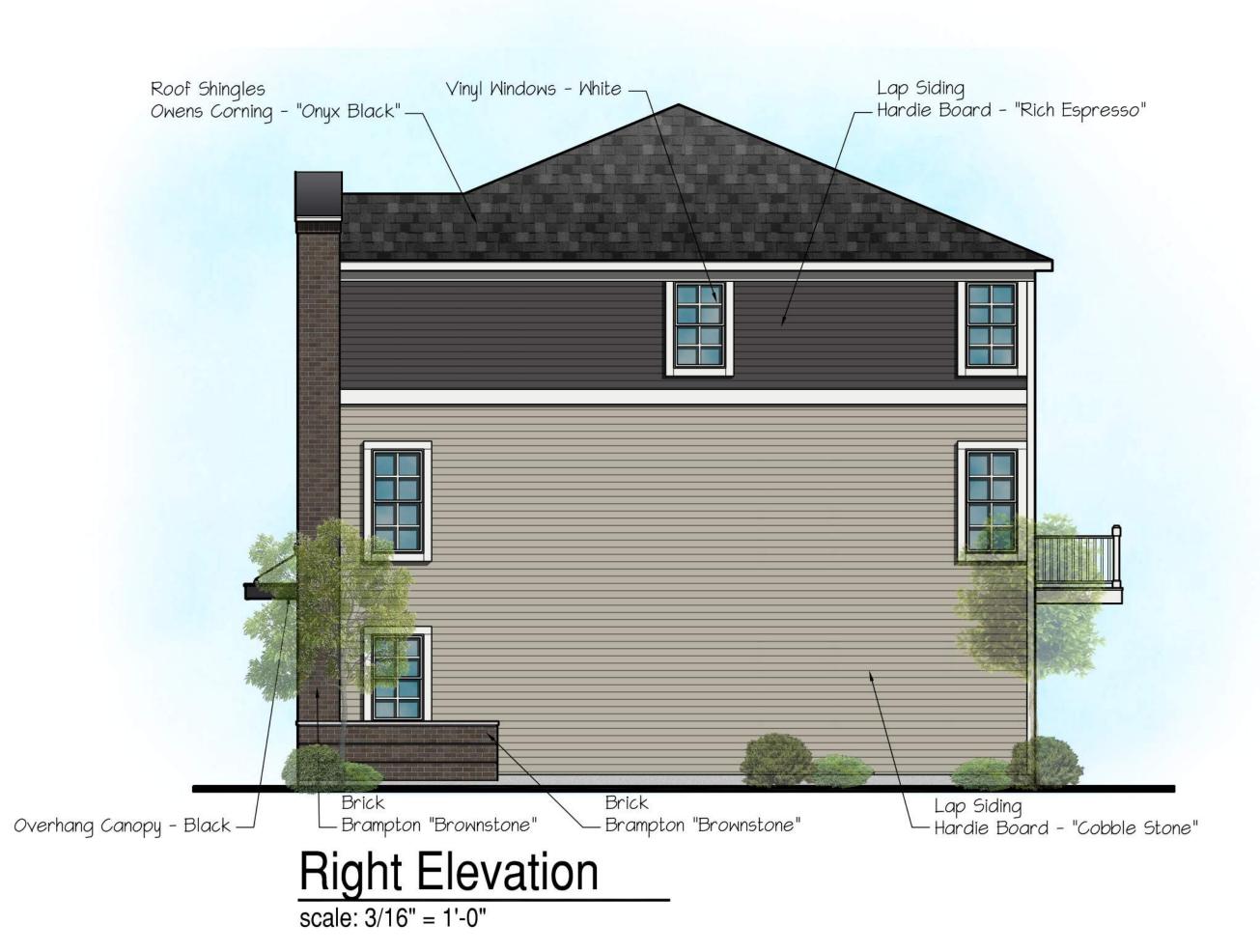
EDGEBROOK SERIES TOWNHOMES



Rear Elevation - Palette B

scale: 3/16" = 1'-0"





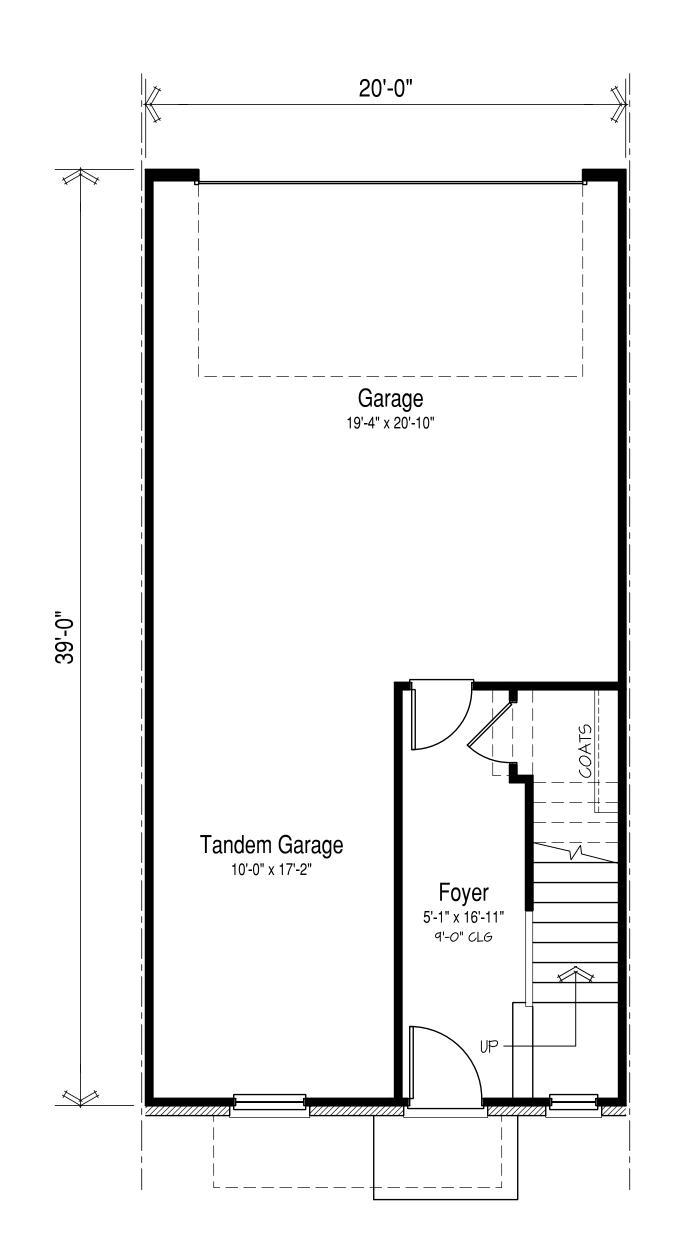


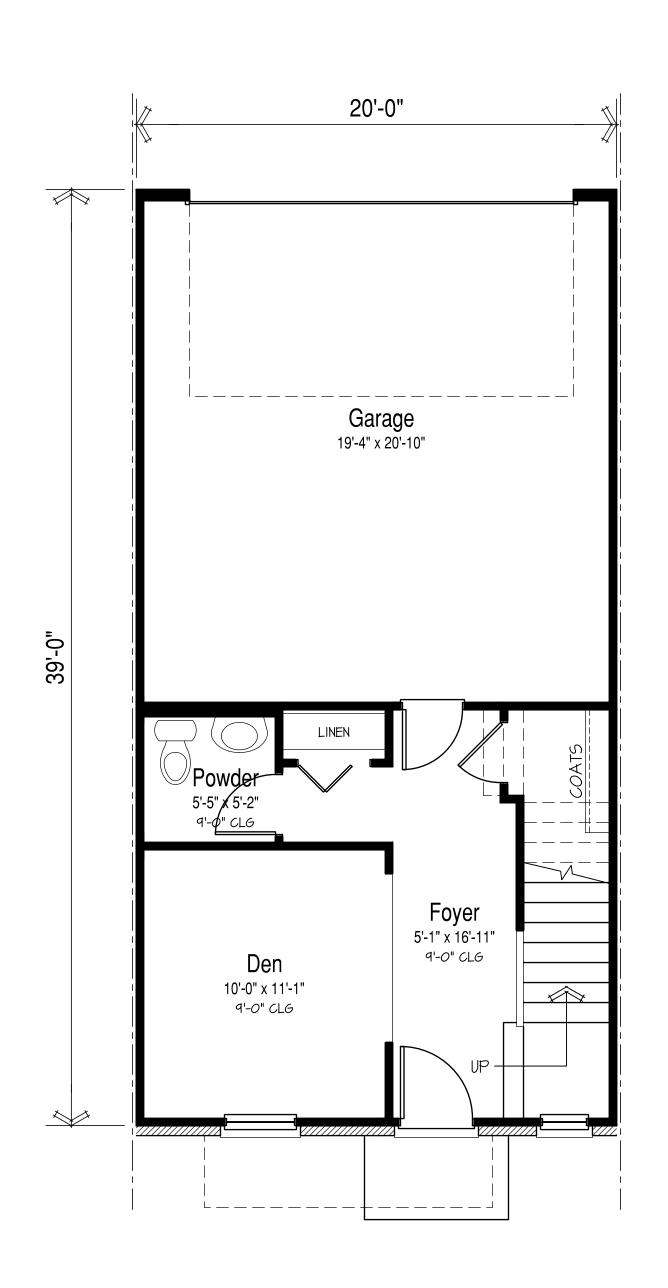
M/I Homes of Chicago, LLC

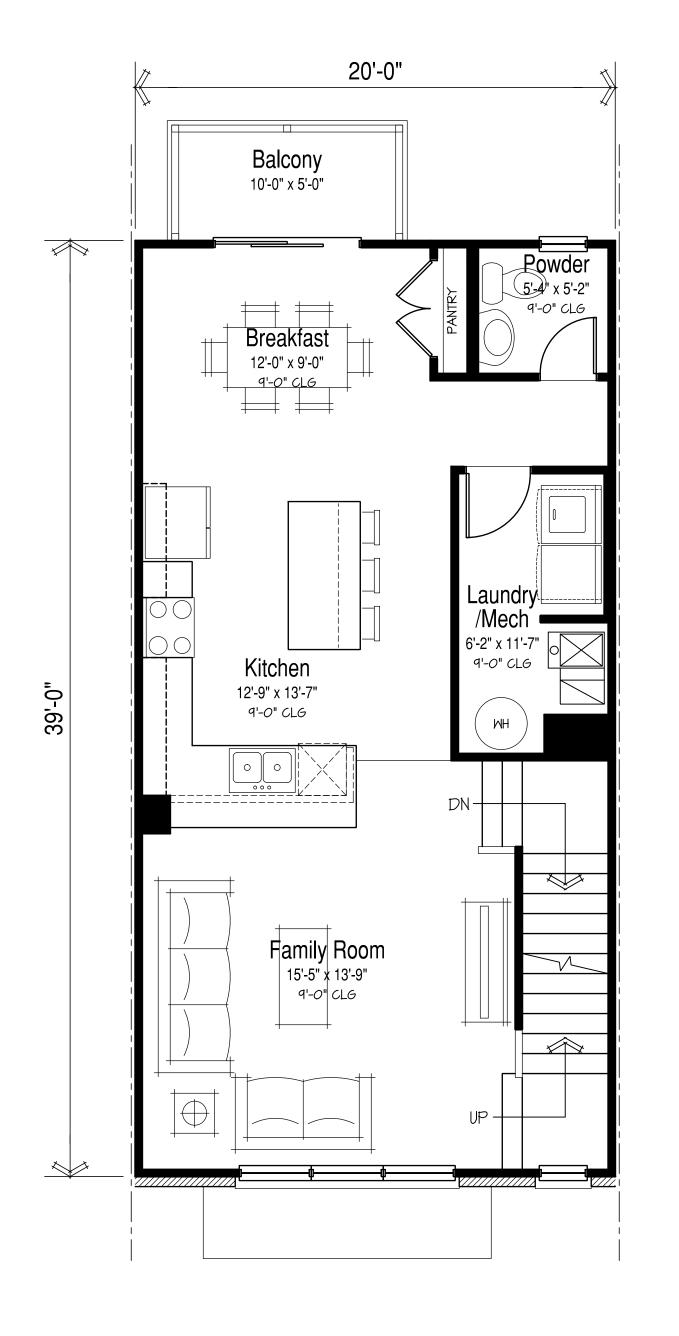
Left Elevation scale: 3/16" = 1'-0"

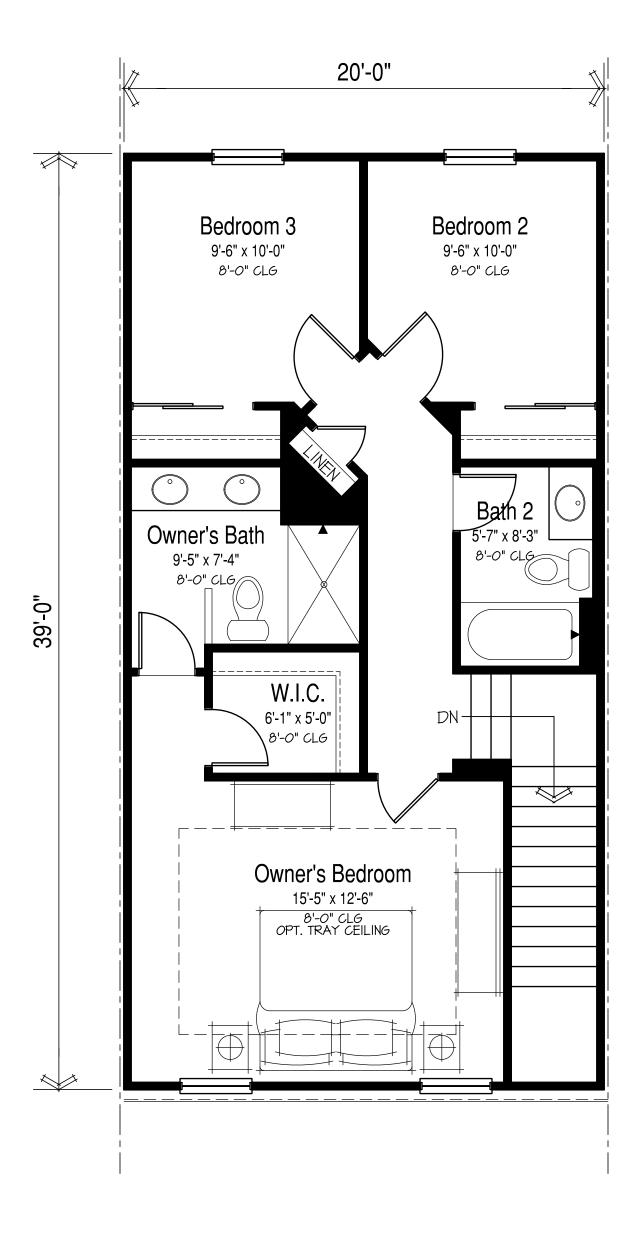
6- Unit Building Mix Preliminary Character Elevations

EDGEBROOK SERIES TOWNHOMES









170 SF / 780 GSF

Lower Level Layout

scale: 1/4" = 1'-0"

OPT. DEN + POWDER - 353 SF / 780 GSF

Lower Level Layout

scale: 1/4" = 1'-0"

780 SF / 780 GSF

Main Level Layout

scale: 1/4" = 1'-0"

713 SF / 780 GSF
Upper Level Layout
scale: 1/4" = 1'-0"



Unit 'A': 1,663 S.F.

Preliminary Floor Plan Layouts

EDGEBROOK SERIES TOWNHOMES





Unit 'B': 1814 S.F.

Preliminary Floor Plan Layouts

EDGEBROOK SERIES TOWNHOMES





Unit 'C': 2021 S.F.
Preliminary Floor Plan Layouts

EDGEBROOK SERIES TOWNHOMES



To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use

Planner

Date: May 31, 2022

Re: Appearance Commission Case AC 22-05

Erich M. Roush, applicant/owner of Lavitt Animal Hospital – Request for Appearance Certificate for remodeling involving the exterior of an existing structure for the property commonly known as 8450

Waukegan Road in Morton Grove, Illinois (10-19-119-147-0000)

Project Overview

Erich M. Roush of Lavitt Animal Hospital ("applicant" and "owner") submitted a complete application to the Department of Community and Economic Development requesting approval of an Appearance Certificate for remodeling involving the exterior of an existing structure at 8450 Waukegan Road ("subject property"), in accordance with Section 12-16-2:C of the Unified Development Code. The subject property is located on the west side of Waukegan Road, just south of the intersection of Waukegan Road and Caldwell Avenue, and is zoned within a C-1 General Commercial District. The lot is improved with an office building and accessory parking lot, which were constructed in 1970s.



Subject Property Location Map

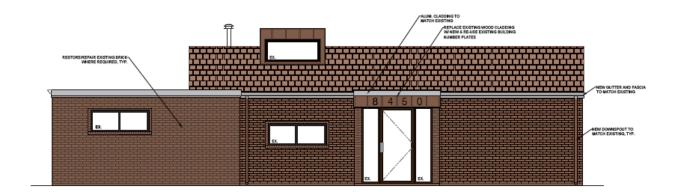
Building Elevations

The owner plans to update the existing brown brick commercial building by removing the deteriorated carport along the front elevation (east) and an overhang along the rear elevation (west). The applicant will rebuild the gable roof and restore existing masonry as needed. The deteriorated wood beam extending across the east side of the building will be removed, as well as the wood siding along the same side. All rotted fascia and vent screens will also be replaced. Proposed project materials will be consistent with existing exterior materials and specifically include:

- Aluminum cladding finishes in brown
- Restore/repair existing brick
- New gutter and facia to match existing
- New downspout to match existing

The proposed modifications will enhance the building's appearance, but not alter its character significantly.





PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

Signage

No modifications are proposed to the existing monument sign located on the property.

Appearance Commission Review

In accordance with Unified Development Code Section 12-16-2:C.1, an Appearance Certificate is required for any renovation or remodeling involving the exterior of any existing structure before a building permit may be issued. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D.) established in the Code are as follows:

- D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:
 - 1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.

- b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
- c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
- d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.

2. Design Criteria:

- a. Standards: Appearance standards as set forth in this chapter.
- b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
- c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
- d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
- e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
- g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
- h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for remodeling involving the exterior of an existing structure for the property commonly known as 8450 Waukegan Road in Morton Grove, Illinois, staff recommends the following conditions of approval:

1) Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.



Case Number: A/C 22-05

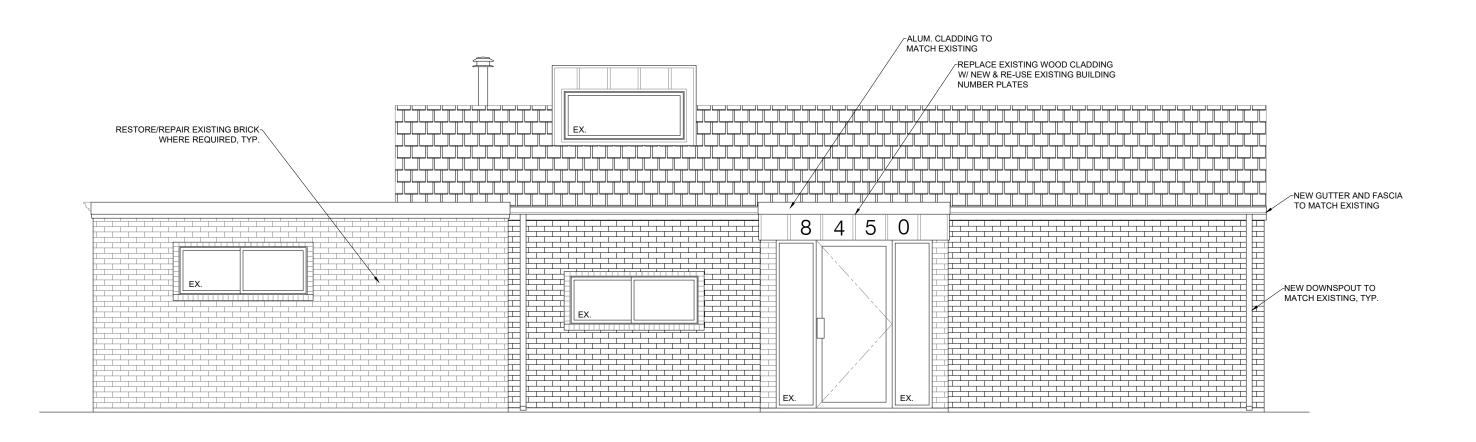
Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development

6101 Capulina Avenue, Morton Grove, Illinois 60053 | 847-663-3063 | commdev@mortongroveil.org

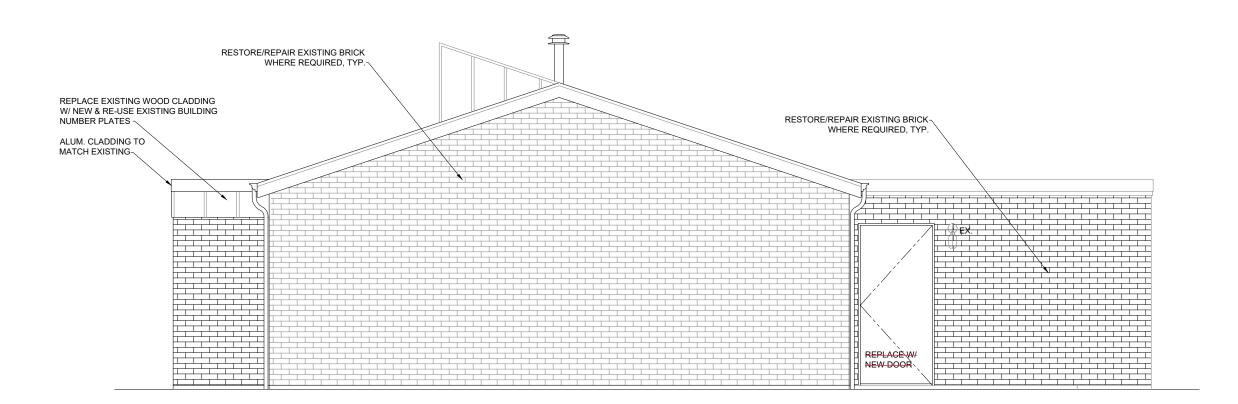
_____ Date Application Filed: ____

APPLICANT INFORMATION
Applicant Name: Erich M. Roush
Applicant Address: 8450 Waukegan Road
Applicant City / State / Zip Code: Morton Grove, IL 60053
Applicant Phone: (847) 965-2810 Mobil / Other: (262) 613-9450
Applicant Email: drroush@lavittanimalhospital.com
Applicant Legal Interest in Property (Owner, Tenant, Etc.): Owner and Tenant
Applicant Signature:
PROPERTY INFORMATION
Common Address of Property: 8450 Waukegan Road, Morton Grove IL 60053
Property Identification Number (PIN): 10-19-119-147-0000
Zoning District: C-1 Property's Current Use: Veterinary Hospital
APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):
1. Applicant is requesting Appearance Commission approval for the following:
Demolition and removal of carport on northeast corner and of 'porch' overhang on west side of building.
Reconstruction of masonry, roofline and new gutters where carport and overhang removed. Removal and replacement of rotten wood siding and aluminum cladding of fascia boards. Storage shed to be placed on concrete slab on west (back) side of building
2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):
The carport and overhang are beyond saving and removal of them will improve the overall appearance
and functionality of the building. Removal and replacement of rotten wooden trim and
fascia boards will also improve the overall appearance of the building. Cladding fascia boards
with colored aluminum will improve appearance and improve wear against the elements.



PROPOSED EAST ELEVATION (FRONT)

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SAFETY & LIABILI

NOTICE

THE ARCHITECT HAS NO RESPONSABILITY FOR SAFETY PROGRAMS OR PROCEDURES: AND HAS NO RIGHT TO STOP ANY WORK. JOBSIDE SAFETY IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

ANDREW WANG ARCHITECT

4747 W. PETERSON AVE. SUITE 311 CHICAGO, IL 60646 773.904.7560

> 8450 WAUKEGAN RD MORTON GROVE, IL 60053

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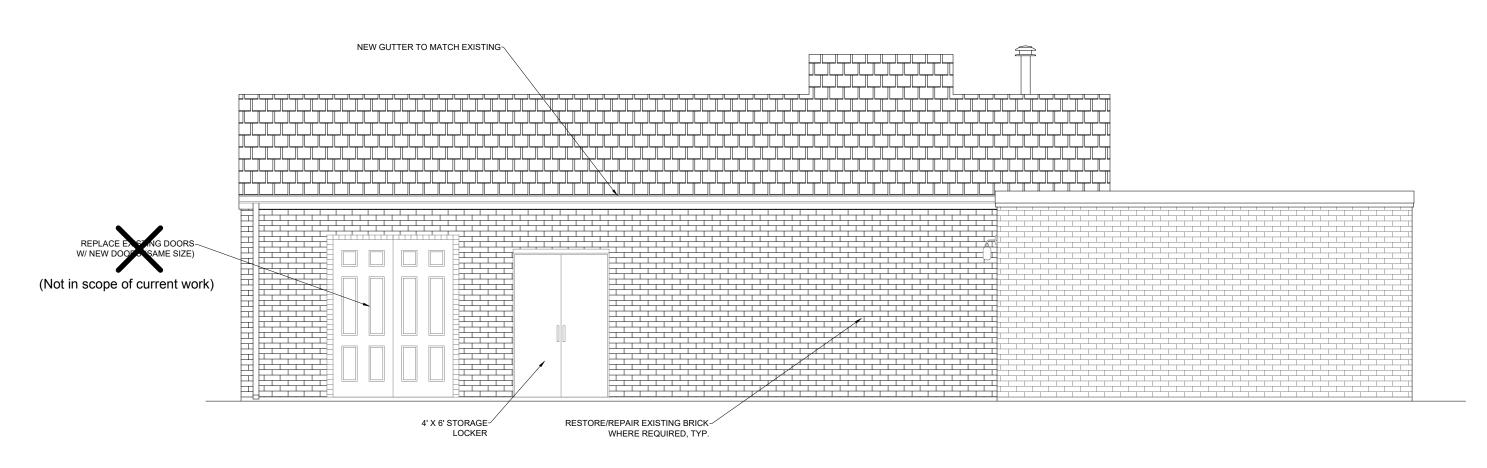
DATE: 04.25.22

DRAWN BY: C.G.

CHECKED BY: A.W.

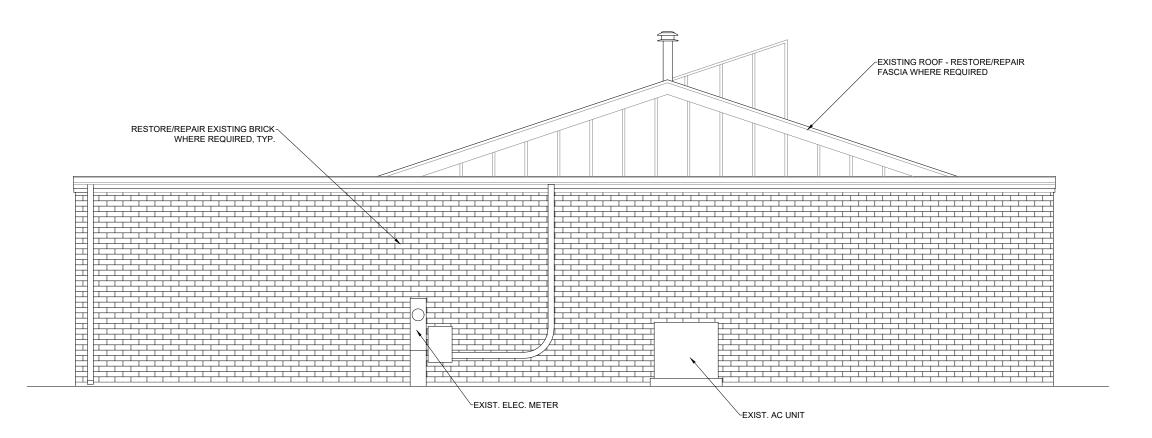
SHEET

A-3



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

SAFETY & LIABILIT

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DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

A-4