

Village of Morton Grove PLAN COMMISSION MEETING

June 20, 2022 - 7:00 P.M.

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

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES OF: May 16, 2022

III. ITEMS TO BE CONTINUED: None

IV. PUBLIC HEARINGS:

<u>CASE</u>: PC 22-08

APPLICANT: M/I Homes of Chicago, LLC

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

LOCATION: 8350 Lehigh Avenue

Morton Grove, IL 60053

PETITION: Request for approval of a Map Amendment, in accordance with Section 12-16-

 $4{:}E.4$ of the Morton Grove Municipal Code, to zone the property within the $\mbox{\ensuremath{C/R}}$

Commercial /Residential District.

CASE: PC 22-09

APPLICANT: M/I Homes of Chicago, LLC

400 E. Diehl Road, Suite 230 Naperville, Illinois 60603

LOCATION: 8350 Lehigh Avenue

Morton Grove, IL 60053

<u>PETITION:</u> Request for approval of a Preliminary Plat of Subdivision and Final Plat of

Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Planned Unit Development (PUD) special Use Permit for an 89 attached single-family dwellings in a C/R General

Commercial/Residential District with waivers to accessway standards (12-9) and

the location of surface parking (12-5-7).

V. <u>OTHER BUSINESS:</u> None

VI. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled.

MINUTES OF THE MAY 16, 2022 MEETING OF THE MORTON GROVE PLAN 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 Plan Commission was called to order at 7:00 p.m. by Chair Pro-Tem Kintner. Secretary Anne Ryder Kirchner called the roll.

Commissioners Present: Dorgan, Gabriel, Kintner, Liston, Mohr, Stein

Commissioners Absent: Blonz (with notice)

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

Assistant Land Use Planner/Secretary

Trustees Present: Thill and Travis

Prior to the approval of the minutes, a motion was made by Commissioner Gabriel to appoint Mr. Kintner as Chairman Pro-Tem. This was seconded by Commissioner Dorgan. Secretary Kirchner called vote.

Commissioner Dorgan voting aye
Commissioner Gabriel voting aye
Commissioner Liston voting aye
Commissioner Mohr voting aye
Commissioner Stein voting aye

Chair Pro-Tem Kintner proceeded to seek approval of the April 18, 2022, minutes.

Commissioner Dorgan moved to approve the minutes of April 18, 2022. Commissioner Gabriel seconded the motion.

Chair Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting aye
Commissioner Gabriel voting aye
Chair Pro-Tem Kintner voting aye
Commissioner Liston voting aye
Commissioner Mohr voting aye
Commissioner Stein voting aye

Minutes approved.

Chair Pro-Tem Kintner described the procedures for the meeting. The Village and the applicant will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. Four votes are required for approval, the Commission's decision is a recommendation to the Village Board. He then asked for a motion to change the order of cases.

Commissioner Gabriel made a motion to change the order of the cases, putting Village business second. Commissioner Mohr seconded and the voice vote was unanimous.

Chair Pro-Tem Kintner called for the first case.

CASE: PC 22-07

APPLICANT: The Local Fish Store c/o Hannah Keller

10546 W. Woodland Avenue Beach Park, Illinois 60087

LOCATION: 6014 Dempster Street

Morton Grove, IL 60053

PETITION: Request for approval of a Special Use Permit for a Pet Shop in a C-1 General Commercial District

(12-4-3:D)

Zoe Heidorn, Community Development Administrator, provided the following introduction: PC 22-07 is request for a Special Use Permit by The Local Fish Store to operate a pet shop at 6014 Dempster Street, a 4-300-square-foot unit within the Austin-Dempster Plaza. Staff previously authorized the sale of aquariums and related equipment for the applicant but could not authorize the sale of live fish and coral without Plan Commission review and Board approval. The store is operated by employees of the former Old Orchard Aquarium in Skokie, which closed its doors in March. Based on the submitted traffic and parking impact study, the peak demand for The Local Fish Store will be 10 spaces on a Saturday afternoon. Based on the off-street parking requirements set forth by Code and the findings of the submitted study, the existing parking facilities at the Plaza and its accessory parking lot at 8728 Dempster Street are sufficient to support the proposed use and the future occupancy of two vacant units. Staff believes The Local Fish Store will be a positive addition to the Morton Grove business community and the Austin-Dempster Plaza, and supports the request for a Special Use Permit. Consideration of amendment to allow similar fish stores as a Permitted Use within the C-1 District under a future text amendment is recommended.

Secretary Kirchner swore in Hannah Keller and Scott Vancura.

Ms. Keller noted this is a re-location of a successful business of over 30 years.

Commissioner Gabriel had questions regarding the definition of Pet Shop.

Ms. Heidorn said fish and coral are interpreted by staff as pets. A text amendment would be required to change the definition.

Chair Pro-Tem Kintner asked for questions by the Commissioners. He asked if any special electrical or plumbing needs of the business.

Mr. Vancura said the current electrical plans are sufficient and the filtration for the tanks and reservoirs does not require any special plumbing.

Chair Pro-Tem Kintner asked about the need for special HVAC systems or venting.

Mr. Vancura said the building has 14-ton a/c units and no odors have been detected. The current de-humidification system is keeping the building very dry, almost too dry.

Commissioner Mohr asked if they have trucks associated with the business.

Mr. Vancura said they have maintenance techs that come to the store for supplies once or twice a week. They will also have some normal deliveries.

Commission Gabriel made a motion to recommend approval of Case PC 22-07: Request for approval of a Special Use Permit for a Pet Shop in a C-1 General Commercial District (12-4-3:D) for the property commonly known as 6014 Dempster Street (10-17-318-003-0000) in Morton Grove, Illinois subject to the following conditions:

- 1. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users toadditional conditions and may serve as the basis for amendment to the Special Use Permit.
- 2. All odors shall be confined to the enclosed commercial unit at 6014 Dempster Street. Upon observation of any odor outside the premises, the applicant shall coordinate with the Building Department to prepare and implement an odor mitigation plan, subject to final approval by the Village Administrator.
- 3. For this use, pet refers to live aquatic/aquarium bound life.

The motion was seconded by Commissioner Dorgan.

Chair Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting aye
Commissioner Gabriel voting aye
Chair Pro-Tem Kintner voting aye
Commissioner Liston voting aye
Commissioner Mohr voting aye
Commissioner Stein voting aye
Motion passed 6-0.

CASE: PC 22-06

APPLICANT: Village of Morton Grove

6101 Capulina Avenue Morton Grove, Illinois 60053

LOCATION: 6101 Capulina Avenue

Morton Grove, IL 60053

PETITION: Request for approval of a Text Amendment to Chapter 12-5 of the Morton Grove Unified

Development Code to establish regulations related to affordable housing in Morton Grove, Illinois.

Zoe Heidorn, Community Development Administrator, provided the following introduction: In the case of PC 22-06, the Village is proposing an amendment to Title 12 to incorporate affordable housing requirements for residential

developments, including new single-family, two-family, and multi-family construction, multi-family renovations that increase the number of units, non-residential to residential and single-family to multi-family conversions, conversions from apartments to condominiums and vice versa, the removal and replacement of any single-family or two-family residence, and any project that increases the floor area of existing single-family and two-family residences. The requirements for linkage fees, on-site units, or payments in lieu have been scaled based on the size of the development. For an addition to a single-family residence, a 5% fee will be tacked onto the building permit. For a 50-unit development, 5 affordable units will be required, or a payment-in-lieu of \$40,000 per unit.

The proposed ordinance was designed to be flexible for developers and allow Morton Grove to remain competitive among surrounding communities. A scaling linkage fee, which provides a link between investment in market-rate real estate to the production and support of affordable housing units, distributes the responsibility of contributing towards affordable housing across smaller single-family projects and mid-size projects containing ten or fewer units. For developments over 10 units, providing on-site affordable units or a more sizeable payment-in-lieu is required. All proceeds will be deposited with a new Affordable Housing Trust Fund, which will support a Single-Family Rehab Loan Program, a Senior Home Repair Assistance Program, and a Critical Home Repair & Code Compliance Grant Program for low-income residents. These programs may be modified or expanded in the future. The report has been vetted by the administration and shared with the Village Trustees.

Commissioner Liston asked how the fund would receive the fees and how would the fund be administered.

Ms. Heidorn said the Village Administrator <u>would administrate</u> the <u>fund under the guidance of the Village Attorney</u>, the Finance Director and the Department of Community Development. All programs need to be authorized by the Village Trustees.

Commissioner Gabriel asked if this a mandated program and how would a resident participate.

Ms. Heidorn explained that a program is not mandated, but an affordable housing plan is required if the amount such housing falls below the IHDA Affordable Housing Share percentage of 10 percent. Morton Grove is currently at 13.1 percent. The program is a preventative measure to not fall below 10 percent.

Ms. Heidorn went on to explain rental and purchase thresholds.

Commissioner Stein asked if staff was comfortable with requiring 10 percent affordable units only when the development exceeds 41 units.

Ms. Heidorn said this is a conservative number that is a good starting point. It is comparable to ordinances in similar villages. The fee-in-lieu is conservative and does not hinder future development. This regulation has been vetted with developers working in the Village, with no negative responses.

Chair Pro-Tem Kintner suggested that population be added to the Community Comparison table on page 8 of the report. What is the consequence of not having 10 percent affordable housing? He noted that St. Charles is not a good comparison.

Ms. Heidorn said a plan has to be adopted within 16 months of not meeting the threshold. Morton Grove has sought affordable housing for its residents and this ordinance is pro-active.

Chair Pro-Tem Kintner asked how the fund will be started. The fund is not a line-item in the Village budget. Tax dollars are not being proposed.

The fund will be marketed by the Village Administrator, Department of Community Development, Village Social Worker and through the adjudication process. The discretionary amount of \$25,000 is identical to contract authorization by the administrator. All fees-in lieu will go into the fund.

Commissioner Liston asked if the expenditures of the fund would be disclosed to the public.

Ms. Heidorn said there would be an annual report to show expenditures.

Chair Pro-Tem Kintner asked for public comment.

Trustee Thill noted that this emulates our flood control grant program, he favors a grant that helps people stay in their homes. This will help the Village stay ahead in affordable housing.

Chair Pro-Tem Kintner asked for a motion.

Commissioner Liston moved to recommend the approval of Case PC 22-06, a request for approval of a Text Amendment to Chapter 12-5 of the Morton Grove Unified Development Code to establish regulations relating to affordable housing in Morton Grove, Illinois, as outlined in the Staff Report to the Plan Commission dated May 9. 2022.

The motion was seconded by Commissioner Dorgan.

Chair Pro-Tem Kintner called for the vote.

Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Chair Pro-Tem Kintner voting	aye
Commissioner Liston voting	aye
Commissioner Mohr voting	aye
Commissioner Stein voting	aye

Motion passed 6-0.

Chair Pro-Tem Kintner asked for any other business or discussion. Hearing none, Commissioner Dorgan moved to adjourn the meeting. The motion was seconded by Commissioner Gabriel.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:50 p.m.

Minutes by: Anne Ryder Kirchner



Incredibly Close & Amazingly Open

To: Chairperson Blonz and Members of the Plan Commission

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

Planner

Date: June 14, 2022

Re: Plan Commission Case PC 22-08 - Application for a Map Amendment to zone the property

commonly known as 8350 Lehigh Avenue in Morton Grove, Illinois (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, 10-19-402-012-0000, 10-20-300-001-0000, 10-20-300-002-0000), within the C/R Commercial/Residential District. The applicant is M/I Homes of Chicago, LLC.

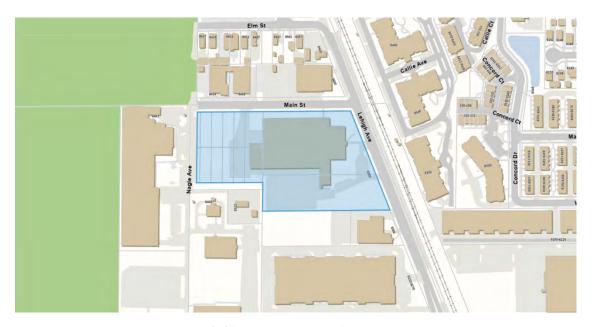
STAFF REPORT

Public Notice

The Village provided Public Notice for the June 20, 2022, Plan Commission public hearing for PC 22-08 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on June 2, 2022. The Village notified surrounding property owners via mail on June 1, 2022, and placed a public notice sign on the subject property on June 1, 2022.

Application

The subject property at 8350 Lehigh Avenue measures 7.6 acres in land area and is currently improved with a vacant one-story brick industrial building. The property is bound by Lehigh Avenue to the east, Main Street to the north, Nagle Avenue to the west, and Oak Street and property owned by the Village of Morton Grove (8300 Lehigh Avenue) to the south. The Morton Grove Metra station is located just one block north along Lehigh Avenue. The Applicant and contract purchaser, M/I Homes of Chicago, LLC is requesting a Map Amendment to rezone the property from M-2 General Manufacturing to C/R Commercial/Residential to align the zoning classification with an 89-unit townhome development proposed by the Applicant under Case PC 22-09.



Subject Property Location Map

The intent of the mixed-use C/R Commercial/Residential District is to accommodate a higher density of residential development than the R-3 General Residence District and to support associated neighborhood commercial uses that are compatible with and serve higher density residential uses. The C/R District is also intended to promote development that is compact and pedestrian oriented. These same goals are set forth in the Lehigh/Ferris Subarea Plan, which establishes guidelines for new development in the transit-oriented area surrounding the Metra station.

The property owner, Morton Grove Pharmaceuticals/Wockhardt USA, has sought reuse or redevelopment of the vacant site for several years. The 95,000-square-foot industrial structure located on the property was built in the mid-1950s, is severely deteriorated, and has been vacant since 2016. The property has been on the market for over three years, but due to its low ceiling heights and functional obsolescence for modern industrial uses, the property has not attracted any industrial businesses or investors. Proposals for industrial reuse of this property have been limited, adding to the property's obsolescence.

Land Use Plan Compliance

While the property at 8350 Lehigh Avenue is classified as industrial in the Land Use Plan (page 4-1, Comprehensive Plan Update) set forth in the 1999 Comprehensive Plan Update, the Plan is longer a valid document according to the Plan itself and Municipal Code Section 11-1-1. Additionally, the Plan clearly identifies the Land Use Plan as a "guide for future land use and development," not a mandate, and describes the Plan as a "framework for improvement and development within Morton Grove over the next 10-to-15-year period." Under this time frame, applicability of the Land Use Plan would have expired in 2014. Another Comprehensive Plan Update or more focused planning efforts are needed to address the current and future needs of the area, changes in market demand, and emerging development patterns.

Staff found no conflict with future residential or commercial use at 8350 Lehigh Avenue and the land use recommendations and supporting discussion provided in the Industrial Areas Plan, adopted in November of 2014. The Plan explicitly encourages continued development of the downtown, which contributes to the retention and attraction of industrial uses and investment.

"Recommendation: Create a lively and accessible downtown. Ongoing/Long-term (8-10 years). Continuing efforts to redevelop the commercial areas along Lincoln and Lehigh into a lively commercial and residential downtown district are advantageous for the industrial areas. Having a downtown district offering eateries, goods, services, and housing within walking distance of the industrial area is an amenity that can help retain and attract industrial businesses and talent. At the same time, industrial employees are potential customers to business and occupants for residences within the redevelopment area. The proximity between the southern industrial area and the proposed downtown area creates the basis for a natural symbiotic relationship between the two districts that is beneficial to the Village (Industrial Area Plan, page 44)."

Standards for Amendment

Per Section 12-16-4:E.1: "Authorized Amendments: Where the petitioned amendment is to change the zoning classification of a particular lot, lots, or parcel of land, except in the case of annexation, the subject property shall qualify for amendment only when it:

- a) Contains an area of at least thirty-two thousand six hundred seventy (32,670) square feet (3/4 acre), or as otherwise noted in this title; or
- b) Has at least three hundred thirty feet (330') of frontage on a public right of way; or
- c) Adjoins a parcel, lot or lots in the same zoning district as the petitioned amendment."

The subject property, containing 7.6 acres of land area and having 1,831 linear feet of frontage on a public right of way, meets criteria (a) and (b) listed above. The new C/R District will not adjoin a lot within the same zoning district, but the nearest C/R District is just east of Lehigh Avenue and the abutting railroad right of way.

Section 12-16-4:E.4 of the Unified Development Code establishes six standards for amendments:

12-16-4:E.4. Standards for Amendments: Where the purpose and effect of the proposed amendment are to change the zoning classification of a particular property, the plan commission shall make specific findings of fact with respect to the following standards:

- a. Existing uses and zoning classifications of the abutting property and within the vicinity of the subject property.
- b. Suitability of the subject property for uses permitted under existing and proposed zoning districts.
- c. Trend of development in the vicinity of the subject property.
- d. Compatibility of the proposed use with purposes and objectives of this title.
- e. Compatibility with the purpose and objectives of the Village's comprehensive plan and, if appropriate, the Waukegan and Dempster Street master corridor plans and the Lehigh/Ferris subarea plan.
- f. Adoption of the proposed amendment only if such adoption is in the public interest and not solely for the applicant's interest. The plan commission may recommend adoption of an amendment changing the subject property's zoning classification to one different than that requested.

The Applicant should be prepared to discuss how the proposed Map Amendment meets the above standards at the public hearing.

Recommendations

As is common practice in zoning mapping, staff recommends that the new C/R District is extended from the property line to the centerlines of Lehigh Avenue, Main Street, Nagle Avenue, and Oak Street. The new district will abut an M-1 Restricted Manufacturing District to the north and an M-2 General Manufacturing District to the east, south, and west.

While staff is not aware of any active development plans, staff anticipates that the abutting M-1 District to the north will also be rezoned within the C/R District at the request of the owners to accommodate future redevelopment of the older industrial properties. At that time, staff will recommend notifying the railroad that the Village seeks to extend the C/R District east across the railroad right of way to create a more unified district.



Current Zoning Map



Proposed Zoning Map

Recommendation

If the Plan Commission supports this map amendment, staff suggests the following motion and conditions:

Plan Commission recommends approval of Case PC 22-08 for a Map Amendment to zone the property commonly known as 8350 Lehigh Avenue within the C/R Commercial/Residential District, subject to the following conditions:

- 1) The Map Amendment to include the subject property at 8350 Lehigh Avenue within the C/R District shall extend to the centerlines of Lehigh Avenue, Main Street, Nagle Avenue, and Oak Street.
- 2) Approval of the Map Amendment shall be contingent on the Board of Trustees' approval of the Planned Unit Development and Subdivision Application (PC 22-09) submitted by the Applicant.

REZONING/MAP AMENDMENT APPLICATION



Village of Morton Grove Department of Community Development 6101 Capulina Avenue Morton Grove, Illinois 60053

Amazingly Open (847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: PC 22-08 DATE APPLICATION FILED: 05/09/22
APPLICANT INFORMATION
Applicant Name: Marc McLaughlin
Applicant Organization: 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: Work: (_630_) _577-5222
Mobil / Other: (224) 223-3316
Applicant Fax: Work :() Home :()
Applicant Email: mmclaughlin@MIHOMES.com
Applicant Relationship to Property Owner: Contract purchaser
Applicant Signature:
PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)
Owner Name: Morton Grove Pharmaceuticals, Inc., a Delaware corporation
Owner Address: 6451 Main Street
Owner City / State / Zip Code: Morton Grove, Illinois 60053
Owner Phone: Work: () Home: ()
Mobil / Other: ()
Owner Fax: Work :() Home :()
Owner Email: vgopal@wockhardt.com
Owner Signature: Digitally signed by Copalakrishnan Venkatesan
Business Development, email=vgopal@wocknardt.com, c=US Date: 2022.03.18 15:44:44-04:00'
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; 10-19-402-004-000
10-19-402-005-0000; 10-19-402-006-0000; 10-19-402-007-0000; 10-19-402-008-000

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APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting a Rezoning/Map Amendment permit for 8350 Lehigh Avenue, which is listed as a Rezoning/Map Amendment for the M-2 zoning district of the Village of Morton Grove.	
2. Provide responses to the six (6) standards for Rezoning/Map Amendment as listed in Sect 12-16-4-E-4 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Rezoning/Ma Amendment standards are as follows:	
Existing uses and zoning classifications of the abutting property and within the vicinity the subject property. See Attached	/ of
 b. Suitability of the subject property for uses permitted under existing and proposed zon districts. See Attached 	ing
c. Trend of development in the vicinity of the subject property. See Attached	
c. Compatibility of the proposed use with purposes and objectives of this title. See Attached	

	Compatibility with the purpose and objectives of the Village's Comprehensive Plan and, if appropriate, the Wuakegan and Dempster Street master corridor plans and the Lehigh/Ferris subarea plan. Attached
f. See	Adoption of the proposed amendment only if such adoption is in the public interest and not solely for the applicant's interest. The Plan Commission may recommend adoption of an amendment changing the subject property's zoning classification to one different than that requested. Attached
	/ NIMO INC

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 12, BOTH INCLUSIVELY, AND THAT PART OF 33 FOOT VACATED NARRAGANSETT AVENUE LYING EAST OF AND ADJOINING LOTS 1 AND 12 IN BLOCK 4 IN MORTON GROVE, A SUBDIVISION OF THE EAST 4.63 CHAINS OF THE NORTHEAST 1/4, SOUTH OF GROSS POINT ROAD AND NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST 1/4, 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 1/2 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.

Map Amendment Application

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

May 9, 2022

Provide responses to the six (6) standards for Rezoning/Map Amendment as listed in Section 12-16-4-E-4 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Rezoning/Map Amendment standards are as follows:

a. Existing uses and zoning classifications of the abutting property and within the vicinity of the subject property.

The following are the zoning districts of the immediately adjoining properties:

North: M-1 Restricted Manufacturing District
East: C/R Commercial Residential District
South: M-2 General Manufacturing District
West: M-2 General Manufacturing District

The proposed development will improve the use and enjoyment of adjoining properties by providing an aesthetically pleasing new community that eliminates an unsightly former industrial building. The reuse of the parcel promotes development that is beneficial to the community by removing a blight and by cleaning up the environmental contamination associated therewith. This cleanup will promote the health and safety of the community by removing environmental and health hazards.

b. Suitability of the subject property for uses permitted under existing and proposed zoning districts.

Although the subject property has historically been used as a manufacturing facility, the property is even better suited for redevelopment as a residential community as a result of its ideal location. The property is located in proximity to commuter rail and will function as a transit-oriented development. The development will be a pedestrian-friendly community that adds foot traffic of the benefit of businesses within Morton Grove.

c. Trend of development in the vicinity of the subject property.

As former industrial facilities cease to operate, redevelopment of those sites is both likely and beneficial. This redevelopment will help to clear the site of an unsightly building as well as the contamination caused by the processes formerly employed on the parcel.

d. Compatibility of the proposed use with purposes and objectives of this title.

The purposes and objectives of the UDC are to provide for the orderly and harmonious new development and redevelopment of properties in the Village and promoting the public health, safety, comfort, morals, convenience and general welfare. This project achieves these purposes by performing each of the following functions:

- 1. The design of the homes and associated landscaping and parking will ensure adequate natural light, air, privacy, access to property, and safety from fire, explosion, noxious fumes, noise and other dangers.
- 2. The community will not only conserve, but will contribute to, the taxable value of land and buildings in the Village.
- 3. The community will encourage the most appropriate use of land by redeveloping an unused industrial facility with high quality townhomes.
- 4. The townhomes will be constructed in accordance with Village bulk requirements.
- 5. The community will be compatible and harmonious with the character of the C/R Commercial/Residential District.
- 6. The community will preserve and improve open space and a substantial stormwater detention area.
- 7. The community will promote excellent aesthetic standards to preserve and improve the appearance and character of the Village.
- 8. As a low-impact use, the community will not cause congestion in the public streets.
- 9. The community will provide for all necessary stormwater drainage and the prevention of flood damage.

e. Compatibility with the purpose and objectives of the Village's Comprehensive Plan and, if appropriate, the Waukegan and Dempster Street master corridor plans and the Lehigh/Ferris subarea plan.

The Project will deliver the type of development needed to achieve the Village's goals set forth in the Comprehensive Plan. The Comprehensive Plan expresses a need to consider reuse options for properties that may become available, and to assess alternatives for redeveloping the older industrial area along the railroad. The Comprehensive Plan also speaks to potential housing needs of the community to accommodate population growth, as well as a need for new housing development to replace older homes, serving to maintain and improve the Village's housing stock. The Comprehensive Plan also cites a demand for luxury townhomes. The Project will satisfy each of the foregoing objectives.

The Project will creatively reuse an older industrial property by redeveloping an unsightly vacant manufacturing building with an attractive new residential community. The Project will achieve the Village's goal of providing housing stock and a living environment which support the local population, attract new families, and enhance the overall quality and character of the community. The Project includes high quality new housing, including appropriately located townhomes that are complementary to the existing neighborhood as suggested by the Comprehensive Plan. Townhomes broaden the range of available housing types and housing prices that best reflect the Village's diverse population. As recommended in the Comprehensive Plan, these homes will deliver a unique living, working and leisure time environment that will be desirable to young families and senior citizens alike. Many aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan. The Project will provide moderate density housing, which will strengthen the residential base of the Village, create a healthy pedestrian environment and promote quality development.

The Comprehensive Plan further recommends that the Village work to ensure a system of community facilities that provides for the efficient and effective delivery of public services and

enhances the Village as a desirable place in which to live and do business. The Project will provide adequate public water supply, sanitary sewer and storm sewer systems for its residents and will not have a detrimental impact on the rest of the Village.

Finally, the Project is located immediately south of the "Lehigh Avenue Subarea," an area of focus in the Comprehensive Plan. Alternative 2 for the Lehigh Avenue Subarea discusses the redevelopment of existing industrial properties for new housing, which is precisely the goal of this Project.

f. Adoption of the proposed amendment only if such adoption is in the public interest and not solely for the applicant's interest. The Plan Commission may recommend adoption of an amendment changing the subject property's zoning classification to one different than that requested.

The proposed amendment serves the public interest by (a) improving an underutilized property with a high quality, aesthetically pleasing new community, (b) removing an unsightly building, (c) remediating contamination associated with the former facility and its manufacturing practices, (d) providing high quality housing stock for a variety of prospective residents, (e) adding to the property tax base of the community and (f) providing a transit-oriented development to provide ease of transportation and reduce the need for vehicles.



Incredibly Close 🤄 Amazingly Open

To: Chairperson Blonz and Members of the Plan Commission

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant LandUse Planner

Date: June 14, 2022

Re: Case PC 22-09: Request for approval of a Preliminary Plat of Subdivision and Final Plat of Subdivision, with

associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Planned Unit

Development (PUD) Special Use Permit for 89 attached single-family dwellings in a C/R General

Commercial/Residential District with waivers to accessway standards (12-9) and the location of surface parking (12-5-7) for the property commonly known as 8350 Lehigh Avenue in Morton Grove, Illinois (10-19-402-001-0000, 10-19-402-003-0000, 10-19-402-004-0000, 10-19-402-005-0000, 10-19-402-006-0000, 10-19-402-006-0000, 10-19-402-0000, 10-19-402-011-0000, 10-19-402

10-20-300-001-0000, 10-20-300-002-0000). The applicant is M/I Homes of Chicago, LLC.

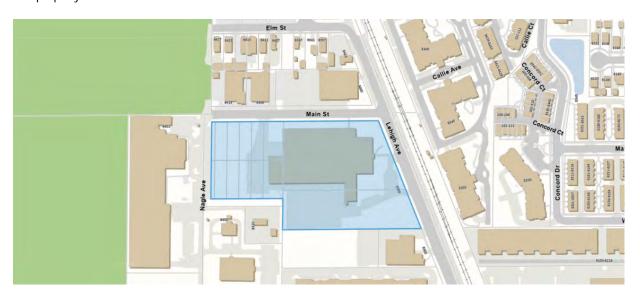
STAFF REPORT

Public Notice

The Village provided Public Notice for the June 20, 2022, Plan Commission public hearing for PC 22-09 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on June 2, 2022. The Village notified surrounding property owners via mail on June 1, 2022, and placed a public notice sign on the subject property on June 1, 2022.

Application

M/I Homes of Chicago, LLC ("Applicant"), submitted complete Planned Unit Development (PUD) Special Use Permit 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 under Case PC 22-08, the 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). The Applicant is under contract to purchase the property from Morton Grove Pharmaceuticals/Wockhardt USA.



Subject Property Location Map

Subject Property

The subject property is bound by Lehigh Avenue to the east, Main Street to the north, Nagle Avenue to the west, and Oak Street and property owned by the Village of Morton Grove (8300 Lehigh Avenue) to the south. The Morton Grove Metra station is located just one block north along Lehigh Avenue. To the east of the subject property are rail lines and multi-family residential development, to the north are light industrial uses, to the west is a manufacturing facility operated by Morton Grove Pharmaceuticals/Wockhardt USA, and to the south is an industrial building at 8300 Lehigh Avenue currently used by the Village for municipal storage. The future use of 8300 Lehigh Avenue is likely to remain municipal.

The 95,000-square-foot industrial structure located on the subject property was built in the mid-1950s and has been vacant since 2016. The Applicant is proposing to demolish the structure and remediate the land for residential use as required by the Illinois Environmental Protection Agency.

Project Overview

The Applicant is proposing the construction of 89 townhomes, internal accessways, landscape and detention areas, and 220 enclosed and open 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. Each townhome will feature a two-car garage on the ground floor for a total of 178 enclosed garage parking spaces. An additional 42 open surface guest parking spaces are scattered throughout the development. The "rear-loading" townhomes will front on Lehigh Avenue, Main Street, and Nagle Avenue, with parking areas and driveways located to the rear.

The proposed townhomes are clustered into five-unit and six-unit buildings. The three-story units will be constructed slab-on-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 are available in three styles, "Unit A," "Unit B," and "Unit C," ranging from 1,663 square feet to 2,021 square feet.

Under a separate application (Case PC 22-08), the Applicant is proposing to rezone 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. Staff will review the project 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 District, including density, setbacks, and building height.

Staff has recommended that the project is approved as a Planned Unit Development due to its scale, the interconnection between all elements of the proposed plan, and the benefit of additional controls provided by PUDs. PUDs are intended to allow flexibility in the development of land, facilitate the more efficient arrangement of buildings and traffic networks, promote a higher standard of site and building design, and provide for the development of unique land areas and sites that may not otherwise be possible under the strict application of Village requirements. In addition to providing a cleaner mechanism of development approval, a PUD provides the following benefits and protections to the Village:

- The PUD requires unified ownership until all aspects of the approved development are completed. In this case, construction
 of the townhomes and site improvements must be completed prior to the sale of the lots. The ownership of any lots
 associated with the PUD may not change without express approval of the Village Board until the approved development has
 been completed.
- Construction of a development under a PUD permit must commence within twelve months from the date of passage of the
 authorizing ordinance. If no substantial development has started or progressed, then the PUD may lapse upon written notice
 to the Applicant from the Board of Trustees and will be deemed null and void. The Village Board may extend the time for
 either the commencement of construction or the progression of construction if the PUD is to be constructed in phases in
 accordance with an approved development and construction schedule.
- Except as otherwise noted in the application, the PUD will be required to comply with all regulations and standards of site
 development. No variations may be approved for the residences without amendment to the PUD ordinance.

Preliminary & Final Plat of Subdivision

The Applicant submitted a Preliminary Plat of Subdivision entitled "Preliminary Plat of Metro on Main Subdivision," which proposes the creation of 92 new lots, 89 of which will permit the future of the townhomes on individual lots and three of which (Lots 500,

501, 502) will serve as detention and common areas, which will be owned and maintained by a future homeowner's association (HOA).

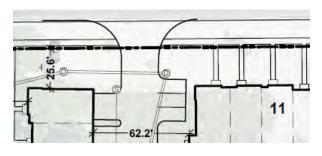
Staff notes that the dimensional requirements for townhome development in the C/R District are applied to the entire subject property, or zoning lot, as a whole and not to each individual proposed lot. The 92 proposed lots do not comply with the lot standards set forth for general subdivisions (Section 12-8-4:B) or with lot standards for the C/R District (12-5-7:C). As a result, the lots will not be independently buildable and, after their development and sale, may not be redeveloped unless brought back under unified ownership or control to reestablish a buildable zoning lot, as defined by Section 12-17-1.

Typically, and pursuant to Chapter 12-8, "Subdivisions," a Preliminary Plat of Subdivision is approved by the Board of Trustees and a development's site improvements are constructed and certified by the Village Engineer before a Final Plat of Subdivision is presented to the Board for approval and recordation. In this case, the Applicant is requesting the Board of Trustees' approval of both the Preliminary Plat and Final Plat of Subdivision for purposes that should be explained by the Applicant at the Plan Commission hearing. Considering the developer's breadth of experience in successfully constructing developments of this scale, staff has no objection to the request. The Final Plat of Subdivision must still be in substantial compliance with the submitted Preliminary Plat of Subdivision and the Village Engineer will still need to certify that site improvements are constructed in accordance with all requirements before the Village will provide signatures and permit recordation of the Final Plat. All other requirements of Chapter 12-8 will be fully enforced. A draft homeowners' association declaration and bylaws will be prepared by the developer for staff's review and approval prior to recordation.

Development Controls

The proposed project meets all but one of the applicable dimensional and off-street parking requirements for attached dwellings in the C/R Commercial/Residential District. Applicable requirements and the project's compliance are outlined in the following table:

C/R District Dimensional Controls	Requirement	Proposed	Compliance
Lot Area (12-5-7:C)	Max. 16 dwelling units per acre, 18 du/ac by Special Use	11.7 du/ac	Compliant
Lot Width (12-5-7:C)	Min. 60 feet	492.5 feet	Compliant
Front Setback (12-5-7:C)	Min. 15 feet	Lehigh Avenue: 17.9 feet Nagle Avenue: 26.0 feet	Compliant
Street Side Setback (12-5-7:C)	Min. 15 feet, 10 feet by Special use Permit	Main Street: 16.1 feet	Compliant
Interior Side Setback (12-5-7:C)	Min. 5 feet	23.9 – 26.6 feet	Compliant
Rear Setback (12-5-7:C)	Min. 10 feet abutting a non-residential district	> 10 feet	Compliant
Building Height (12-5-7:C)	Max. 40 feet	34.7 feet	Compliant
Floor Area Ratio (12-5-7:C)	N/A	N/A	Compliant
Impermeable Lot Coverage (12-5-7:C)	Max. 65 percent	50 percent	Compliant
Location of Surface Parking (12-5-7:A.3.j)	Not in front of buildings facing a public street	In front of buildings facing a public street	Non-compliant
Off-Street Parking (12-7-3:I, 12-5-7:A.2.b)	[2.0 spaces/du + 0.2 spaces/du guest parking] x 0.90 TOD parking reduction = 176 spaces	220 spaces	Compliant



Surface Parking in Front of Building 11

Per Section 12-5-7:A.3.j, surface parking shall not be located in front of buildings facing a public street. The same section encourages placement behind a building but does not prohibit placement to the side of a building. In only one location to the west of Building 11 does a portion of one parking stall project past the front building line. The landscape plan does not show screening along the north edge of the parking area, which is required by Code. At the Appearance Commission meeting, the Applicant committed to installing landscape screening as required unless an underground utility conflict made such screening unfeasible. The Applicant should discuss efforts to minimize the appearance of the above referenced parking area at the Plan Commission hearing.

Site Access

The site plan was designed to adhere to the guidelines of the C/R Commercial/Residential District and the objectives of the Lehigh/Ferris Framework Plan. The C/R District standards and the Plan both promote walkability, a pedestrian-oriented public realm, and an environment with a vibrant mix of uses. Section 12-5-7:A.1 requires that pedestrian links must be provided to existing public sidewalks and Section 12-9-1:B.2 requires that "every lot shall have access to it that is sufficient to afford reasonable means of ingress and egress for emergency vehicles as well as for other vehicles which need access to the property for its intended use."

The Applicant worked closely with staff to ensure that the site plan provides the emergency access desired by the Fire Department. At the request of the Fire Department, the Applicant included two emergency access points, one along the southernmost lot line and one along the Oak Street lot line. The emergency access point leading to property owned by the Village at 8300 Lehigh Avenue is deemed appropriate for the property's current use and will be incorporated into any future redevelopment plan. The emergency access drive through Oak Street, an unimproved right-of-way, will be constructed by the Applicant through a license agreement with the Village. Neither emergency access drive will be open for public use.

The Applicant is required to demonstrate that the site design can accommodate full circulation through the redevelopment property by a garbage truck and the largest sized emergency vehicle available locally. A turning path diagram based on a 47.8-foot-long Morton Grove fire truck was submitted and is included in the hearing packet. As a condition of approval, staff recommends that any additional diagrams requested by Fire Department or Engineering staff to verify that the site plan can accommodate vehicle maneuvering shall be provided.

Traffic & Parking Impact

Per Section 12-7-3:B, all Special Use Applications, including PUD Applications, must provide a traffic and parking impact study which details the traffic impact and the amount of parking necessary and its usage. For Special Uses, the off-street parking requirements set forth in Section 12-7-3:I are advisory only and the final parking required for each use is decided by the Village Board based on the submitted study, any traffic and parking recommendation prepared by the Village staff, and the final recommendation of the Plan Commission. Under a pilot program, the Village retained the services of Kimley-Horn to prepare the required traffic and parking impact study. In this way, staff was able to control the content of the study and ensure the legitimacy of the engineer's representations. The Applicant has reimbursed the Village for the cost of the study pursuant to a reimbursement agreement.

The submitted site plan includes two garage spaces per unit, for a total of 178 enclosed parking spaces, and 42 surface parking spaces to be used by guests. Collectively, 220 conforming parking spaces are available for resident and guest parking. Per Village Code Section 12-7-3:I, the off-street parking requirement for townhome developments is two spaces per unit plus 0.2 spaces per unit for guest parking. Applying a 10% reduction for developments within a quarter mile of the Metra station in accordance with Section 12-5-7:A.2.b, the off-street parking requirement set forth by Village Code is 176 spaces. The submitted traffic and parking impact study relies on Village Code to determine the amount of parking needed for the proposed development. The study should be updated to reflect that the unit count was decreased from 91 to 89 units and the 10% transit-oriented development reduction.

The driveway leading to each two-car garage measures 18 feet in depth from the shared accessway, a two-way drive measuring 24 feet in width. While the Unified Development Code does not recognize tandem parking spaces, it can be reasonably expected that guests will use this driveway area to park from time-to-time. The Plan Commission may want to consider recommending the

control of parking within this driveway area to limit use.

The submitted traffic and parking impact study indicates that an additional 49 on-street parking spaces are proposed along the site frontages along Lehigh Avenue (26 spaces) and Main Street (23 spaces). Staff does not support on-street parking along either frontage at this time. Parking along Main Street may be reconsidered in the future if the land uses of property north of Main Street are converted to residential or commercial.

Building & Landscape Design

At the June 6, 2022, meeting of the Appearance Commission, the Applicant presented site, building, landscape, and signage plans. The project was conditionally approved in accordance with the staff report to the Appearance Commission, dated May 31, 2022, which is included in the hearing packet.

Stormwater

Cage Civil Engineering submitted a Preliminary Stormwater Management Analysis that describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. The on-site detention is proposed to be provided in a landscaped basin. The design of the sanitary sewer and water main will be coordinated with the Village.

Snow Storage, Trash Removal, and Deliveries

At the Traffic Safety Commission meeting on June 2, 2022, the Commission asked the Applicant how snow storage will be accommodated on the site. The developer's civil engineer responded that snow removal will be handled by the future HOA and that storage will occur within grassed areas abutting parking areas located throughout the development. He indicated that snow storage will not occur with parking spaces or driveway areas.

Trash removal is expected to be provided by Groot under the Village-wide contract, consistent with other townhome developments in Morton Grove. The Applicant should speak to whether the site plan can accommodate garbage truck maneuvering and delivery vehicles.

Commission Review

- Traffic Safety Commission: On June 2, 2022, the Applicant appeared before the Traffic Safety Commission to provide testimony and respond to comments issued by the Village Engineer in the staff report dated May 25, 2022, which is included in the hearing packet. At the meeting, the Commission and the Applicant discussed parking along Lehigh Avenue and Main Street, the potential need for a crosswalk along Lehigh Avenue, snow removal and storage, and ensuring that landscaping maintains appropriate sight lines at accessway intersections. The Commission unanimously forwarded a recommendation of approval of Case PC 22-09 along with the comments provided by the Village Engineer in the staff report dated May 25, 2022. A recommended condition of PUD Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.
- **Appearance Commission:** On June 6, 2022, the Applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by the Department of Community and Economic Development in the staff report dated May 31, 2022, which is included in the hearing packet. The meeting proceeded as follows:

Ms. Heidorn, Community Development Administrator, introduced the case. Chairman Pietron asked if M/I Homes has anything to add to Ms. Heidorn's introduction.

Julie Workman, Levenfeld Pearlstein, LLC, representing M/I Homes, introduced herself and Marc McLaughlin of M/I Homes. She explained that M/I Homes has been constructing high-quality residential developments for over 40 years and has projects throughout the region and the U.S. She noted that M/I Homes was recently named Developer of the Year in Arlington Heights.

Ms. Workman stated that M/I Homes is very excited about this project considering the community and its proximity to the Morton Grove Metra station.

Ms. Workman reviewed the site plan with the Appearance Commission, noting the 89 proposed townhome units, generous parking, pedestrian walkways, and landscaped areas. She noted that the detention basin will be landscaped to create an attractive amenity for the residents. Most detention basins are grassed and utilitarian.

Ms. Workman said that the developer was willing to address all comments issued by staff in the report to the Appearance Commission. She added that trees were not proposed along Lehigh Avenue because the developer understood that Lehigh Avenue would soon be reconstructed. M/I Homes did not want to plant trees that would be ripped up in just a few years.

Chairman Pietron asked Ms. Heidorn whether Lehigh Avenue would in fact be reconstructed within the next few years.

Ms. Heidorn responded that there were plans to improve Lehigh Avenue in that location, but that she was unsure whether that would impact tree plantings within the public right of way. No plans have been finalized. She added that the Commission could require the public right of way trees in accordance with Code but permit staff to authorize alternative planting locations if deemed appropriate or planting post-construction by requiring funds to be placed in escrow.

Chairman Pietron responded that this seemed appropriate. He asked the petitioner to speak to the durability of the materials being used.

Ms. Workman reviewed the elevations and materials with the Commissioners, including modular brick and Hardie board.

Mr. McLaughlin explained that the HOA assessments will be structured to replace all exterior materials on a 30-year schedule in the event of issues, but that all materials were expected to last at least 50 years. He explained that these are high-quality materials and typical of modern development. These are some of the most durable residential exterior finishes on the market.

Mr. McLaughlin added that the proposed style of townhome is different than any other townhome development by M/I Homes. The design was generated based on staff feedback to the developer at the project's onset.

Commissioner Zimmer stated that he was concerned with the multiple landscape waivers being requested. He asked the developer to address these requests for variation.

Mr. McLaughlin noted that they were willing to comply with the requirement for public right of way trees. He then spoke to waivers for parking lot screening adjacent to private property and public right of way. He stated that they would add landscape screening where they could, so long as the planting locations were not on top of utilities.

Chairman Pietron asked if the developer was planning to comply with the Village's lighting restrictions. He explained that the photometric plan showed higher than permitting illumination along the lot line.

Ms. Workman responded that they would adjust the lighting plan to comply with Village requirements.

Chairman Pietron asked the developer to make sure the color temperature of lighting sources are warmer rather than cooler.

Commissioner Zimmer expressed that he was at first concerned with the use of elm tree cultivars. He reached out to an arborist to discuss the concern, but the arborist assured him that these are disease-resistant cultivars.

Commissioner Ingram asked the developer to explain how the color palettes were planned to be applied to the buildings. He noted that there are two color schemes shown by the developer, but no indication as to how they will be used.

Mr. McLaughlin stated that the two schemes will likely alternate from building to building. The color scheme of each specific building has not yet been decided, but an alternating pattern is typical of this type of development.

Commissioner Block motioned to approve 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.
- 4) Trees required with the public right of way along Lehigh Avenue shall be planted by the developer in accordance with Section 12-11-1:B.4, shall be planted by the Village at a future date and paid for by the developer through funds placed in escrow, or shall be planted at alternative locations on private property at 8350 Lehigh Avenue, subject to approval by the Appearance Commission Chairperson, Community Development Administrator, and Village Engineer.
- 5) Parking lot screening adjacent to public rights of way or private property shall be provided in accordance with Section 12-11-3:B unless plantings will interfere with underground utilities or unless plantings are not feasible, subject to approval by the Community Development Administrator and Village Engineer.

Motion passed 7-0. The Commission issued an Appearance Certificate and forwarded a recommendation of approval of Case PC 22-09.

Departmental Review

- **Building Department:** The developer should be aware that every unit will be required to have separate sewer and water.
- **Fire Department:** The Fire Department wants the town home buildings to be fully protected by an automatic fire sprinkler system in the following manner:
 - In each building, provide a common area with an outside entrance to each group of town homes that houses the fire sprinkler system water supply, double detector check, flow switch, and control valves. The fire department wants those devices monitored at the RED Center Dispatch Center.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated June 14, 2022, and included in the hearing packet for PC 22-09. A recommended condition of PUD Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

Standards for Review

The Standards for Subdivision are established in Section 12-16-4:D.3 of the Unified Development Code:

- <u>12-16-4:D.3.</u> Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:
- 1. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village.
- 2. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets within the Village.
- 3. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the Village.
- 4. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.

Section 12-6-4 establishes the following standards for evaluating PUD Applications:

a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the Village as may be expressed in the comprehensive plan.

- b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the Village.
- c. Impact On Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.
- d. Drives, Parking And Circulation: Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.
- e. Impact On Public Facilities: The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.
- f. Adequate Buffering And Landscaping: Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.
- g. Integrated Design: The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.
- h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.
- i. Relationship To Adjoining Land And Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and accessways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and accessways may be carried to the boundaries of the proposed planned unit development.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

Motion to recommend approval of Case PC 22-09, a request for approval of a Preliminary Plat of Subdivision and Final Plat of Subdivision, with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Planned Unit Development (PUD) Special Use Permit for 89 attached single-family dwellings in a C/R General Commercial/Residential District with waivers to accessway standards (12-9) and the location of surface parking (12-5-7) for the property commonly known as 8350 Lehigh Avenue in Morton Grove, Illinois, subject to the following conditions:

- 1. Approval shall be contingent on Board of Trustees approval of Case PC 22-08, a Map Amendment to zone the subject property within the C/R Commercial/Residential District.
- 2. Prior to the issuance of a building permit, the Applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the staff report to the Traffic Safety Commission dated May 25, 2022, and the comments provided by the Village Engineer in the departmental comment form dated June 14, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.

- 3. Prior to the issuance of a building permit, the Applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Community Development Administrator, and Village Engineer, subject to the review and approval of the Village Administrator.
- 4. The final landscape and improvement plan for the abutting public rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
- 5. The Applicant shall bury existing aboveground utilities within the development site as required by the Village, subject to review and approval by the Village Administrator.
- 6. Prior to the issuance of a certificate of occupancy, the Applicant shall submit a signage plan that includes accessway and parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.
- 7. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the PUD Special Use Permit.
- 8. (Any other conditions recommended by the Plan Commission)



Planned Unit Development (PUD) Application

Village of Morton Grove

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

Case Number: PC 22-09 Date Application Filed: 05/09/22
APPLICANT INFORMATION
Applicant Name:Marc McLaughlin
Applicant Organization: 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: Work: (630) 577-5222 Home: ()
Mobil / Other: (<u>224</u>) <u>223-3316</u>
Applicant Fax: Work :() Home :()
Applicant Email: mmclaughlin@MIHOMES.com
Applicant Relationship to Property Owner: Contract purchaser
Applicant Signature:
PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)
Owner Name: Morton Grove Pharmaceuticals, Inc., a Delaware corporation
Owner Address: 6451 Main Street
Owner City / State / Zip Code: Morton Grove, Illinois 60053
Owner Phone: Work: () Home: ()
Mobil / Other: ()
Owner Fax: Work :() Home :()
Owner Email: vgopal@wockhardt.com
Owner Signature: Digitally signed by Gopalakrishnan Venkatesan DN: cn=Gopalakrishnan Venkatesan,
Owner Signature: Digitally signed by Gopalakrishnan Venkatesan DN: cn=Gopalakrishnan Venkatesan, o=Wockhardt USA LLC, ou=VP - Business Development, email=vgopal@wockhardt.com, c=US
PROPERTY INFORMATION Date: 2022.03.18 15:46:42 - 04'00'
Common Address of Property: 8350 Lehigh, Morton Grove, Illinois 60053
Property Identification Number (PIN):
10-19-402-005-0000; 10-19-402-006-0000; 10-19-402-007-0000; 10-19-402-008-0000 Legal Description (Attach additional sheets as necessary): See Attached

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting a PUD (Planned Unit Development) permit for the following: See Attached			
which is being requested as a PUD (Planned Unit Development) in the zoning district of the Village of Morton Grove.			
Provide responses to the Performance Standards for PUD (Planned Unit Development) as ted in Section 12-6-4 of the Village of Morton Grove Unified Development Code. The applicar ust present this information for the official record of the Zoning & Planning Commission. The JD (Planned Unit Development) Performance standards are as follows:			
a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan; See Attached			
b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village; See Attached			
c. Impact On Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development; See Attached			

utilities, road acce	lic Facilities: The planned unit development shall be so designed that adequate ess, drainage, and other necessary facilities will be provided to serve it, and
	pact the existing public infrastructure. Surface water in all paved access areas in a manner that will not obstruct the flow of vehicular and pedestrian traffic;
	ring and Landscaping: Adequate fencing, screening, and landscaping shall be
screen parking ar preserved in its na	ct the enjoyment of surrounding properties, or provide for public safety, or to reas or other visually incompatible uses. The existing landscape should be atural state, to the extent as practicable, minimizing tree and soil removal, and es shall be in keeping with the general appearance of the neighboring
screen parking ar preserved in its na any grade change developed area;	eas or other visually incompatible uses. The existing landscape should be atural state, to the extent as practicable, minimizing tree and soil removal, and es shall be in keeping with the general appearance of the neighboring

h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties; See Attached

i. Relationship to Adjoining Land and Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development. See Attached

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 12, BOTH INCLUSIVELY, AND THAT PART OF 33 FOOT VACATED NARRAGANSETT AVENUE LYING EAST OF AND ADJOINING LOTS 1 AND 12 IN BLOCK 4 IN MORTON GROVE, A SUBDIVISION OF THE EAST 4.63 CHAINS OF THE NORTHEAST 1/4, SOUTH OF GROSS POINT ROAD AND NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST 1/4, 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 1/2 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.

Planned Unit Development Application

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

May 9, 2022

1. Applicant is requesting a PUD (Planned Unit Development) permit for the following:

Redevelopment of approximately 7.6 acres located at 8350 Lehigh Avenue with 89 rearloaded townhomes, with associated landscaping, parking, open space and stormwater detention (collectively, the "Project"), which is being requested as a Planned Unit Development (PUD) in the **C/R Commercial/Residential** zoning district of the Village of Morton Grove.

- 2. Provide responses to the Performance Standards for PUD (Planned Unit Development) as listed in Section 12-6-4 of the Unified Development Code of the Village of Morton Grove ("UDC"). The applicant must present this information for the official record of the Zoning & Planning Commission. The PUD (Planned Unit Development) Performance standards are as follows:
- a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan;

The Project will deliver the type of development needed to achieve the Village's goals set forth in the Comprehensive Plan. The Comprehensive Plan expresses a need to consider reuse options for properties that may become available, and to assess alternatives for redeveloping the older industrial area along the railroad. The Comprehensive Plan also speaks to potential housing needs of the community to accommodate population growth, as well as a need for new housing development to replace older homes, serving to maintain and improve the Village's housing stock. The Comprehensive Plan also cites a demand for luxury townhomes. The Project will satisfy each of the foregoing objectives.

The Project will creatively reuse an older industrial property by redeveloping an unsightly vacant manufacturing building with an attractive new residential community. The Project will achieve the Village's goal of providing housing stock and a living environment which support the local population, attract new families, and enhance the overall quality and character of the community. The Project includes high quality new housing, including appropriately located townhomes that are complementary to the existing neighborhood as suggested by the Comprehensive Plan. Townhomes broaden the range of available housing types and housing prices that best reflect the Village's diverse population. As recommended in the Comprehensive Plan, these homes will deliver a unique living, working and leisure time environment that will be desirable to young families and senior citizens alike. Many aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan. The Project will provide moderate density housing, which will strengthen the residential base of the Village, create a healthy pedestrian environment and promote quality development.

The Comprehensive Plan further recommends that the Village work to ensure a system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business. The Project will provide

adequate public water supply, sanitary sewer and storm sewer systems for its residents and will not have a detrimental impact on the rest of the Village.

Finally, the Project is located immediately south of the "Lehigh Avenue Subarea," an area of focus in the Comprehensive Plan. Alternative 2 for the Lehigh Avenue Subarea discusses the redevelopment of existing industrial properties for new housing, which is precisely the goal of this Project.

b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village;

The Project is located and will be designed, operated and maintained in a manner that will protect and promote the public health, safety and welfare of the Village. The location of the Project in a location that is walkable to downtown Morton Grove and close proximity to the Metra train station will provide convenient and safe transportation for the residents of the Project, as well as reduce the need for vehicular transportation. The walkability of the community, the appealing aesthetics and the stringent standards of construction for the improvements will each in turn promote public health, safety and welfare.

c. Impact On Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development;

The following are the zoning districts of the immediately adjoining properties:

North: M-1 Restricted Manufacturing District
East: C/R Commercial Residential District
South: M-2 General Manufacturing District
West: M-2 General Manufacturing District

The Project will improve the use and enjoyment of adjoining properties by providing an aesthetically pleasing new community that eliminates an unsightly former industrial building. The reuse of the parcel promotes development that is beneficial to the community by removing a blight and by cleaning up the environmental contamination associated therewith. This cleanup will promote the health and safety of the community by removing environmental and health hazards. In addition, the Project will provide additional population from which local employers may draw new employees.

d. Drives, Parking and Circulation: Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets;

The Project will include appropriate traffic flow with controlled turning movements and will not contain any hazards with regard to ingress and egress into and out of the community along Main Street or Lehigh Avenue. As a residential community, the volume of traffic will be low and will not cause traffic congestion in the public streets.

e. Impact on Public Facilities: The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic;

All public facilities and services are readily available and will be provided to residents of the Project. The Project will include all necessary infrastructure in order that it may be served by public facilities and services. The Project has been designed to provide all necessary utilities, roadway access, drainage and refuse disposal to residents. Applicant will be responsible for the payment of any applicable impact fees to the park district as required by the UDC in order that residents will be able to benefit from the location of the Project within such district.

f. Adequate Buffering and Landscaping: Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area;

Landscaping screening and appropriate fencing will be installed in the community. The property currently consists of surface parking lots and vacant buildings; any existing vegetation will most likely be removed as a result of demolition and remediation. The landscaping to be installed in the community will be new, abundant and of excellent quality with an eye to longevity. Topographic and geologic features will not be substantially impacted other than typical mass grading and the implementation of the stormwater detention plan.

g. Integrated Design: The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character;

The Project is laid out and will be developed as a unit in accordance with an integrated overall design. The townhome buildings are arranged in a logically and appropriately spaced manner, and overall as a harmonious group. The Project contains appropriate common open space as well as a stormwater detention area that will serve the Project. The common open spaces will be integrated into the design and will provide additional enjoyment to the residents.

h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties;

Concurrently with this PUD application, Applicant has applied for review of the Project by the Appearance Review Commission. The Project will be of excellent, new quality and will provide an immeasurable improvement to the community by replacing an unsightly vacant industrial building.

i. Relationship to Adjoining Land and Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development.

The Project is easily accessible from two existing roadways which provide connections to the broader community. The Project will not divide neighborhoods or restrict access to adjacent property.

SUBDIVISION APPLICATION



Village of Morton Grove

Department of Community Development

101 Capulina Avenue Morton Grove, Illinois 60053 (847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER:	PC 22-09	$_$ Date Application Filed: $_$	05/09/22
APPLICANT INFOR	<u>MATION</u>		
Applicant Name: _	Marc McLaughlin		
Applicant Organiza	ation: <u>M/I Homes of</u>	Chicago, LLC, a Delaware limite	ed liability company
Applicant Address	: 400 East Diehl R	oad, Suite 230	
Applicant City / Sta	ate / Zip Code: <u>Na</u>	perville, Illinois 60563	
		22 Home: ()	
Mobil / Other: (224	4) 223-3316	<u></u>	
		Home :()	
		OMES.com	
Applicant Relations	ship to Property Owr	ner: Contract purchaser	
Applicant Signatur	e:		
PROPERTY OWNE	R INFORMATION (IF DI	FFERENT FROM APPLICANT)	
Owner Name: M	orton Grove Pharmace	euticals, Inc., a Delaware corporat	ion
Owner Address:	6451 Main Street		
Owner City / State	/ Zip Code: Morto	n Grove, Illinois 60053	
Owner Phone: Wo	rk: ()	Home: ()	
	_)		
		Home :()	
Owner Email:v	gopal@wockhardt.c	om	
	N. Goodskich		
	7	LLC, ou=VP - Business Development, email=vgopal@wockhardt.com, c=US Date: 2022.03.18 15:45:51 -04'00'	
PROPERTY INFORM	MATION		
Common Address	of Property: 8350 L	ehigh, Morton Grove, Illinois 600)53
Property Identification	tion Number (PIN): <u> </u>	0-19-402-001-0000; 10-19-402-002-0000; 10 0-19-402-005-0000; 10-19-402-006-0000; 10	<u>-19-402-003-0000; 10-19-40</u> 2-004-0000
Legal Description	(Attach additional sh	0-19-402-005-0000; 10-19-402-006-0000; 10 neets as necessary): _See Attach	-19-402-007-0000; 10-19-402-008-0000 ed

Provide responses to the Subdivision standards as listed in Section 12-16-4.D.3 of the Unified Development Code. The Subdivision standards are as follows:
a. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village. See Attached
b. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets. See Attached
c. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with other existing and planned utilities, and create a uniform system of utilities within the Village. See Attached
d. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan. See Attached

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 12, BOTH INCLUSIVELY, AND THAT PART OF 33 FOOT VACATED NARRAGANSETT AVENUE LYING EAST OF AND ADJOINING LOTS 1 AND 12 IN BLOCK 4 IN MORTON GROVE, A SUBDIVISION OF THE EAST 4.63 CHAINS OF THE NORTHEAST 1/4, SOUTH OF GROSS POINT ROAD AND NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST 1/4, 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 1/2 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.

Subdivision Application

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

May 9, 2022

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

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

The community has been designed and will be constructed, operated and maintained in a manner that is harmonious and appropriate with existing properties in the general vicinity, and specifically, will be complementary to and compatible with the character of the vicinity as described in the Comprehensive Plan.

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

Ingress and egress from the community will be via access points on Main Street and Lehigh Avenue.

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

All public facilities and services are readily available and will be provided to residents of the community. The community will include all necessary infrastructure in order that it may be served by public facilities and services. The community has been designed to provide all necessary utilities, roadway access, drainage and refuse disposal to residents.

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

The Project will deliver the type of development needed to achieve the Village's goals set forth in the Comprehensive Plan. The Comprehensive Plan expresses a need to consider reuse options for properties that may become available, and to assess alternatives for redeveloping the older industrial area along the railroad. The Comprehensive Plan also speaks to potential housing needs of the community to accommodate population growth, as well as a need for new housing development to replace older homes, serving to maintain and improve the Village's housing stock. The Comprehensive Plan also cites a demand for luxury townhomes. The Project will satisfy each of the foregoing objectives.

The Project will creatively reuse an older industrial property by redeveloping an unsightly vacant manufacturing building with an attractive new residential community. The Project will achieve the Village's goal of providing housing stock and a living environment which support the local population, attract new families, and enhance the overall quality and character of the community. The Project includes high quality new housing, including appropriately located townhomes that are complementary to the existing neighborhood as suggested by the Comprehensive Plan. Townhomes broaden the range of available housing types and housing prices that best reflect the

Village's diverse population. As recommended in the Comprehensive Plan, these homes will deliver a unique living, working and leisure time environment that will be desirable to young families and senior citizens alike. Many aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan. The Project will provide moderate density housing, which will strengthen the residential base of the Village, create a healthy pedestrian environment and promote quality development.

The Comprehensive Plan further recommends that the Village work to ensure a system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business. The Project will provide adequate public water supply, sanitary sewer and storm sewer systems for its residents and will not have a detrimental impact on the rest of the Village.

Finally, the Project is located immediately south of the "Lehigh Avenue Subarea," an area of focus in the Comprehensive Plan. Alternative 2 for the Lehigh Avenue Subarea discusses the redevelopment of existing industrial properties for new housing, which is precisely the goal of this Project.



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: mmclaughlin@MIHOMES.com
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; 10-19-402-007-0000; 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; **
Zoning 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.

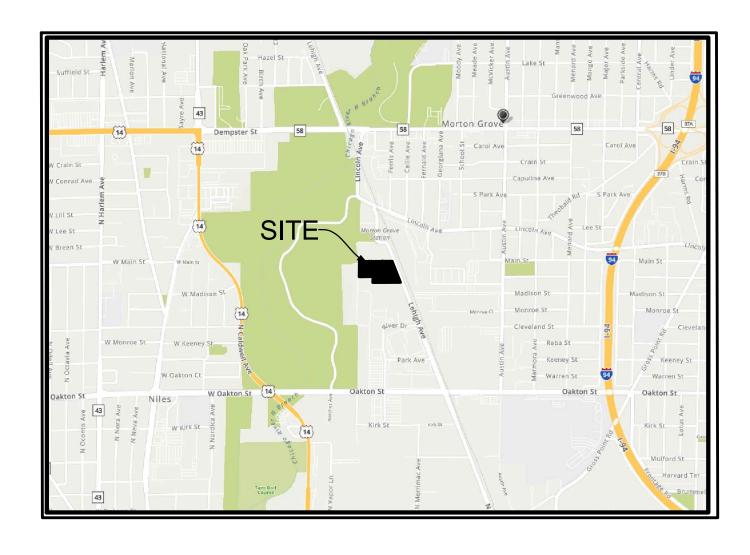
11. SCHEDULE B. ITEM 16 (J): THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DECLARATION OF RESTRICTIVE COVENANTS RESTRICTING THE PROPERTY USE TO NO BUSINESSES THAT OPERATE AS A AUTO PARTS COMPANY AS ITS PRIMARY BUSINESS, AS CONTAINED IN DECLARATION RECORDED SEPTEMBER 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

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 SIDF: 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

HEET 1 OF 2: LEGAL DESCRIPTION, TITLE EXCEPTIO 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 10-19-402-009 10-19-402-010 10-19-402-011 10-19-402-012 10-20-300-001 10-20-300-002

PARKING SUMMARY

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 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_____

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.



REVISIONS

OPMEN

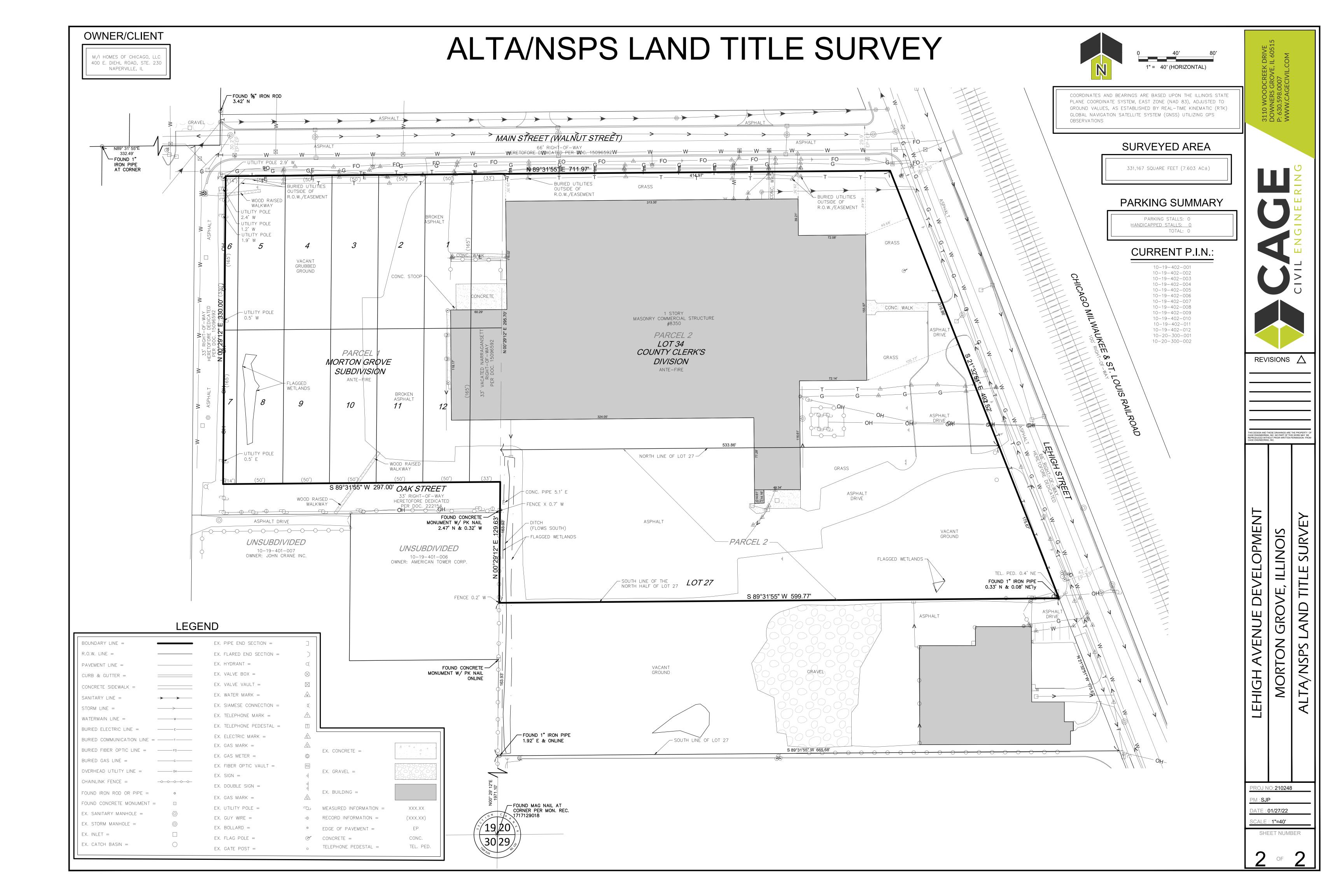
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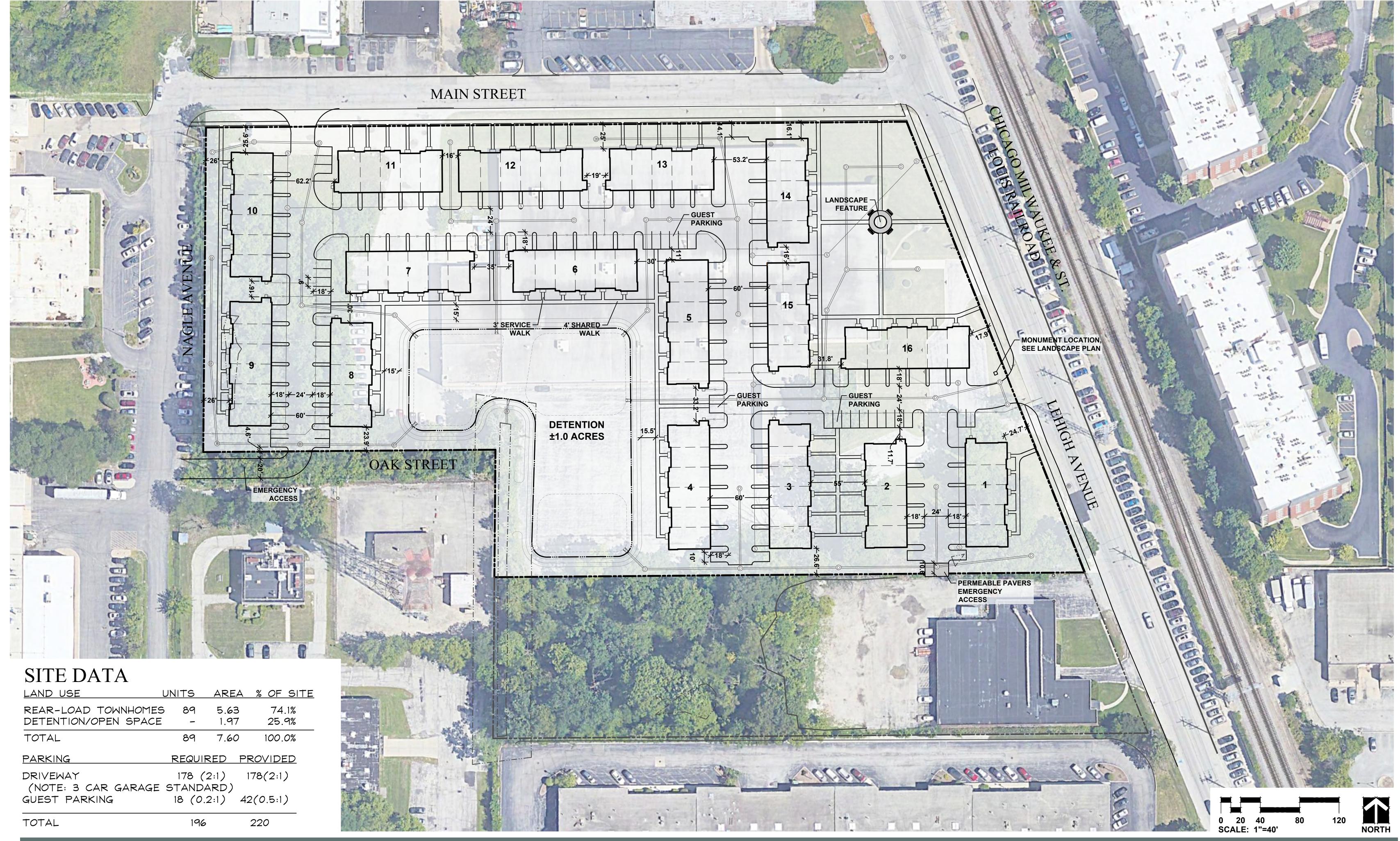
MOR

ROJ NO: 210248

ATE: 01/27/22

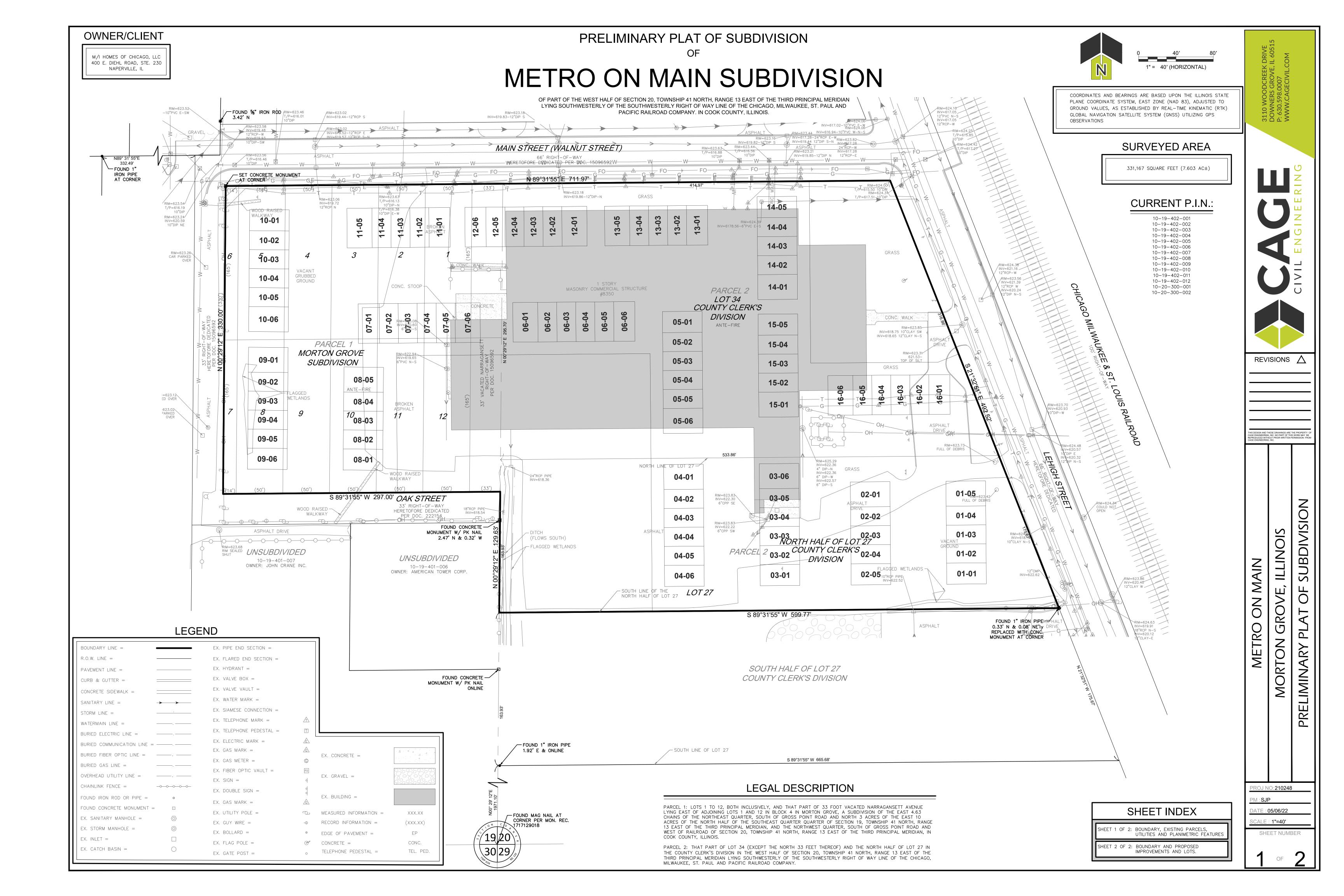
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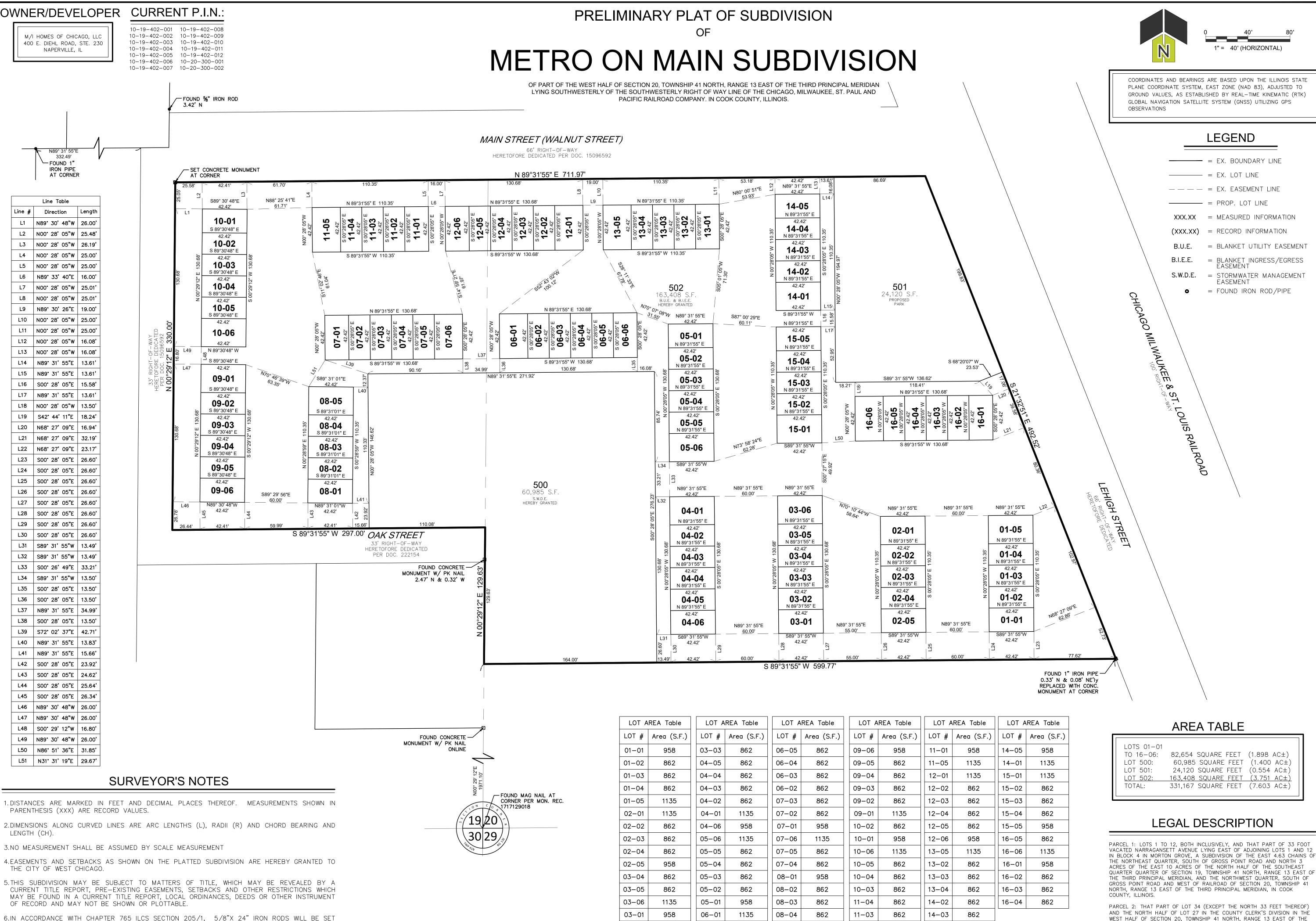












06-06

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

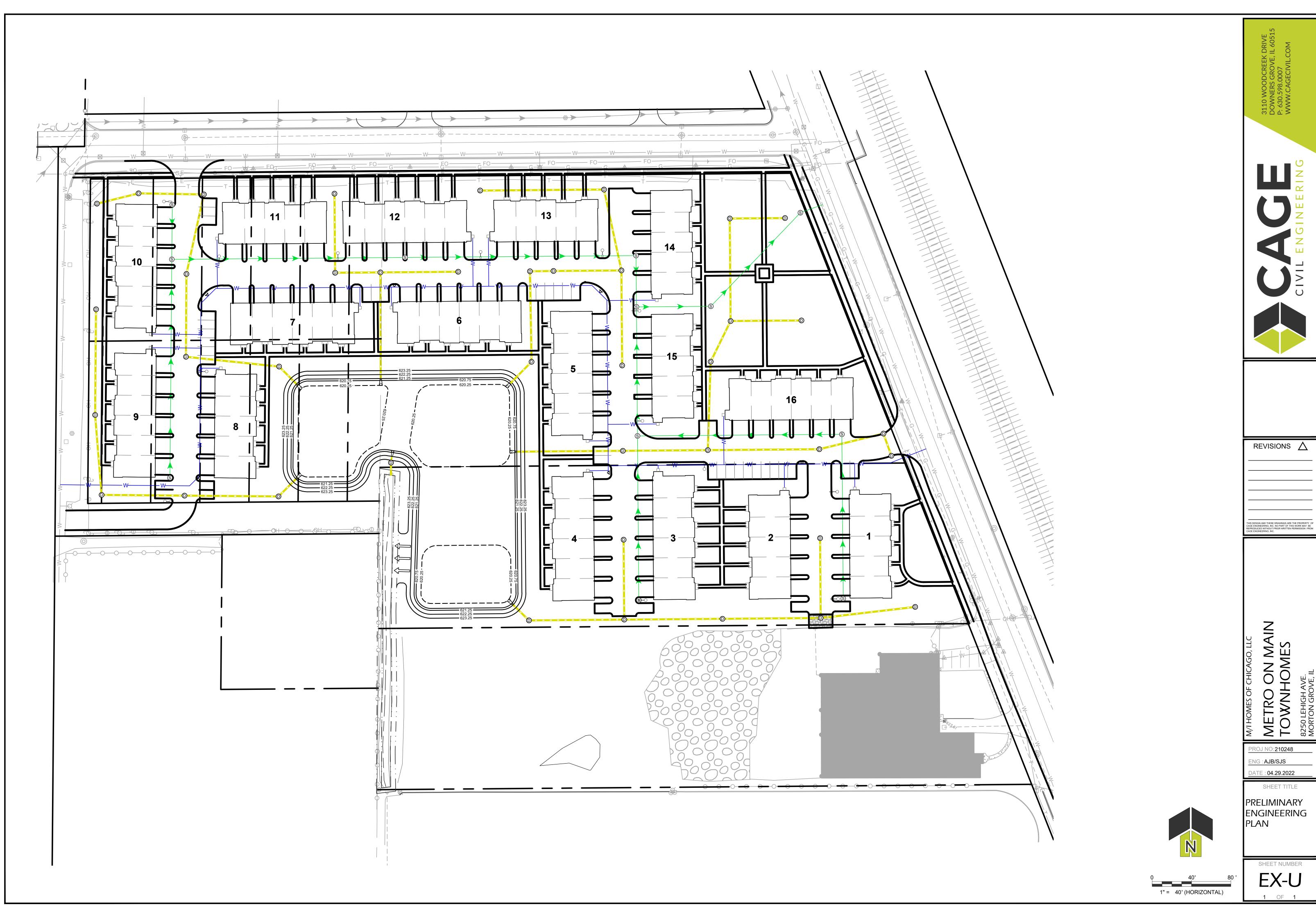
S RO MORTO ME

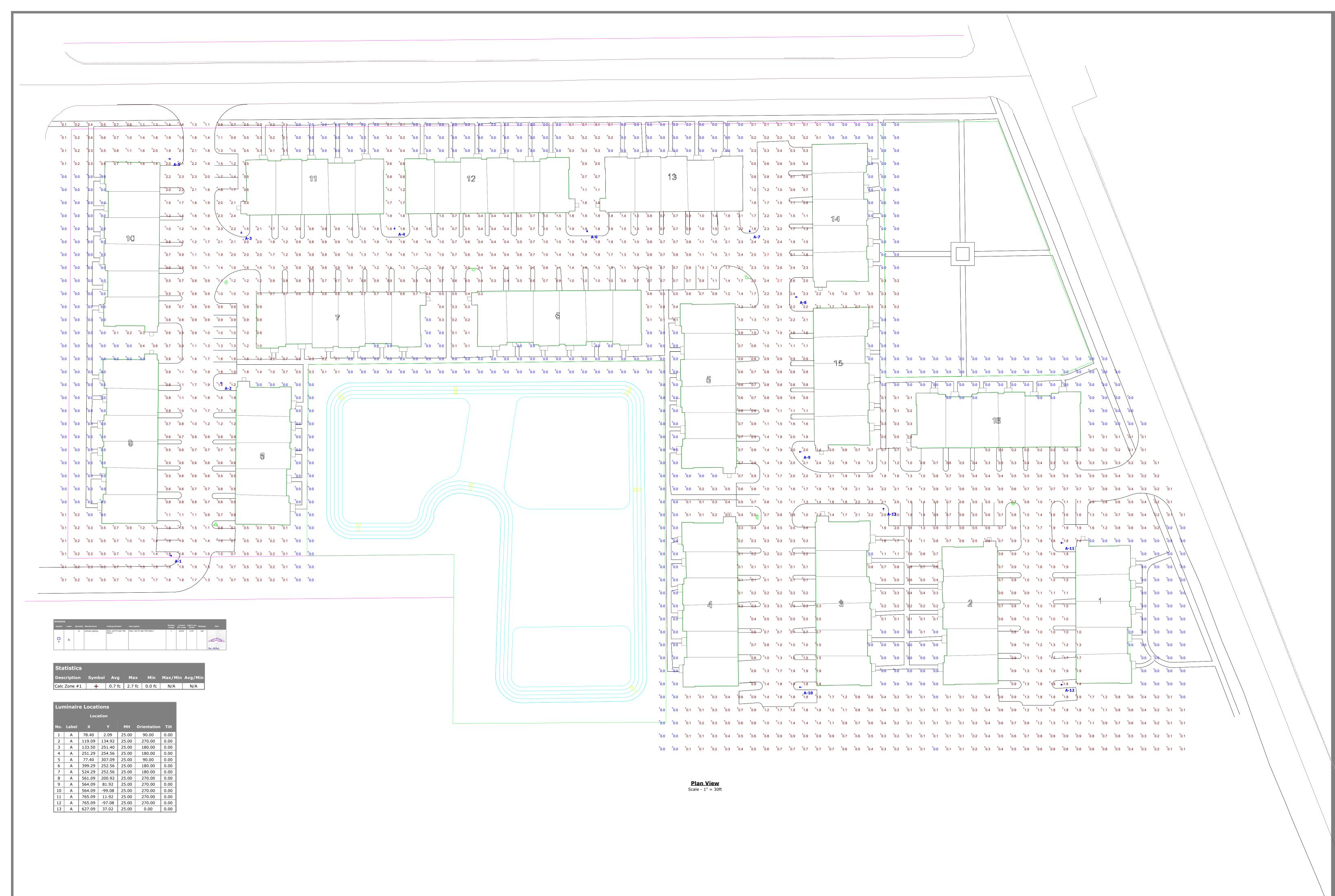
WEST HALF OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.

ROJ NO: 210248

TE: 05/06/22

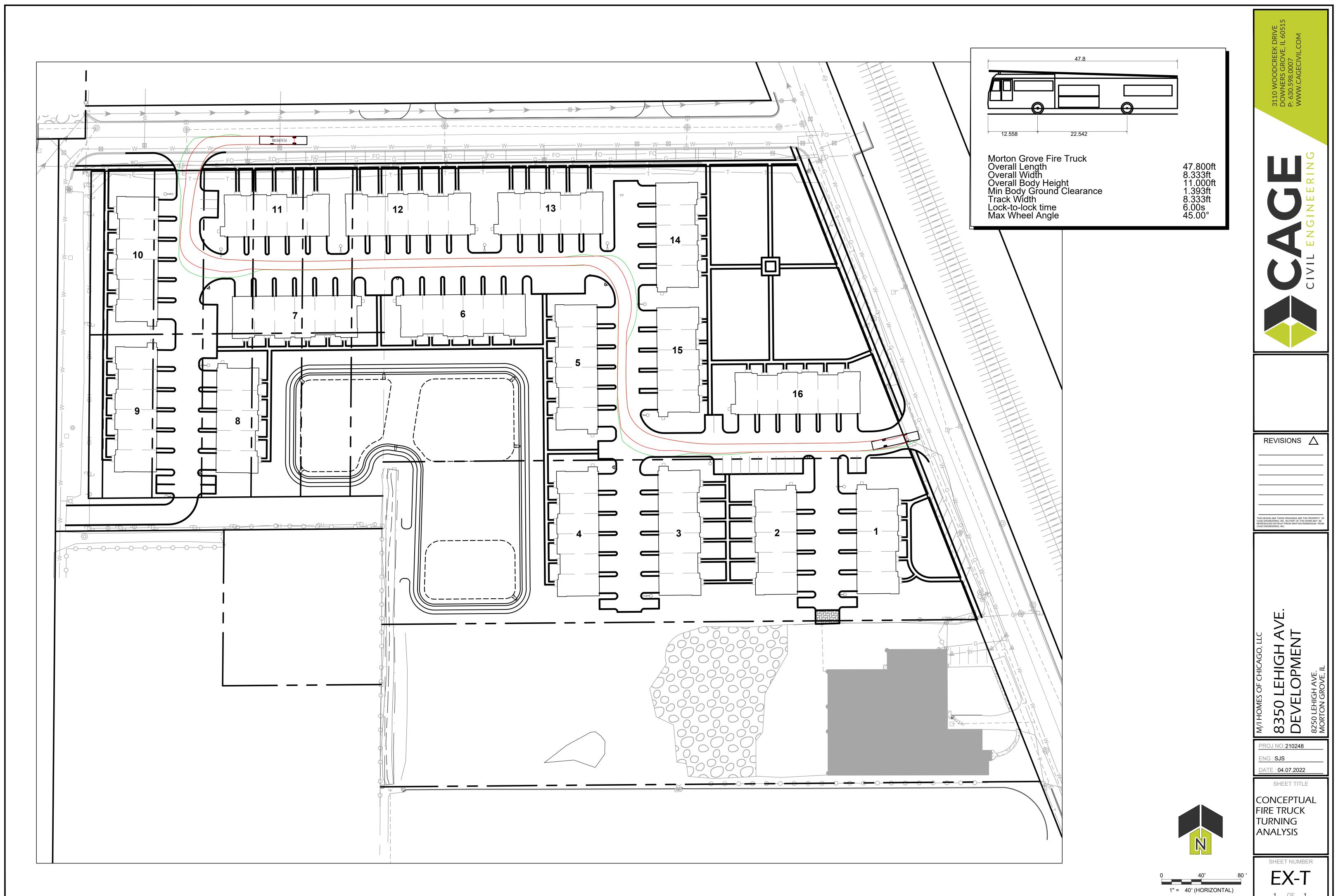
CALE : 1"=40' SHEET NUMBER





METRO ON MA

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



Preliminary Landscape Plan

METRO ON MAIN

Morton Grove, Illinois May 9, 2022

CONSULTANTS:



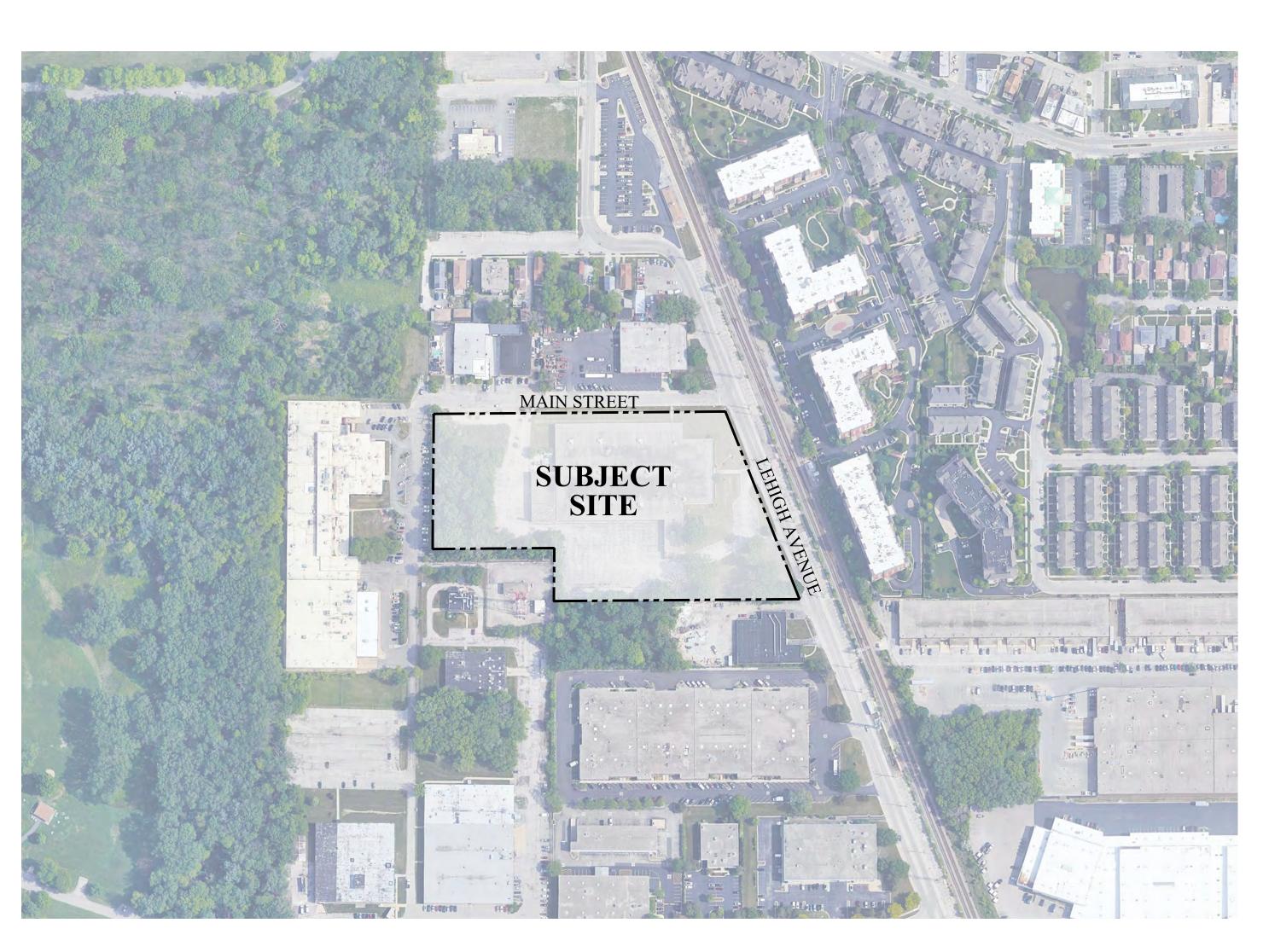
LANDSCAPE ARCHITECT:

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'

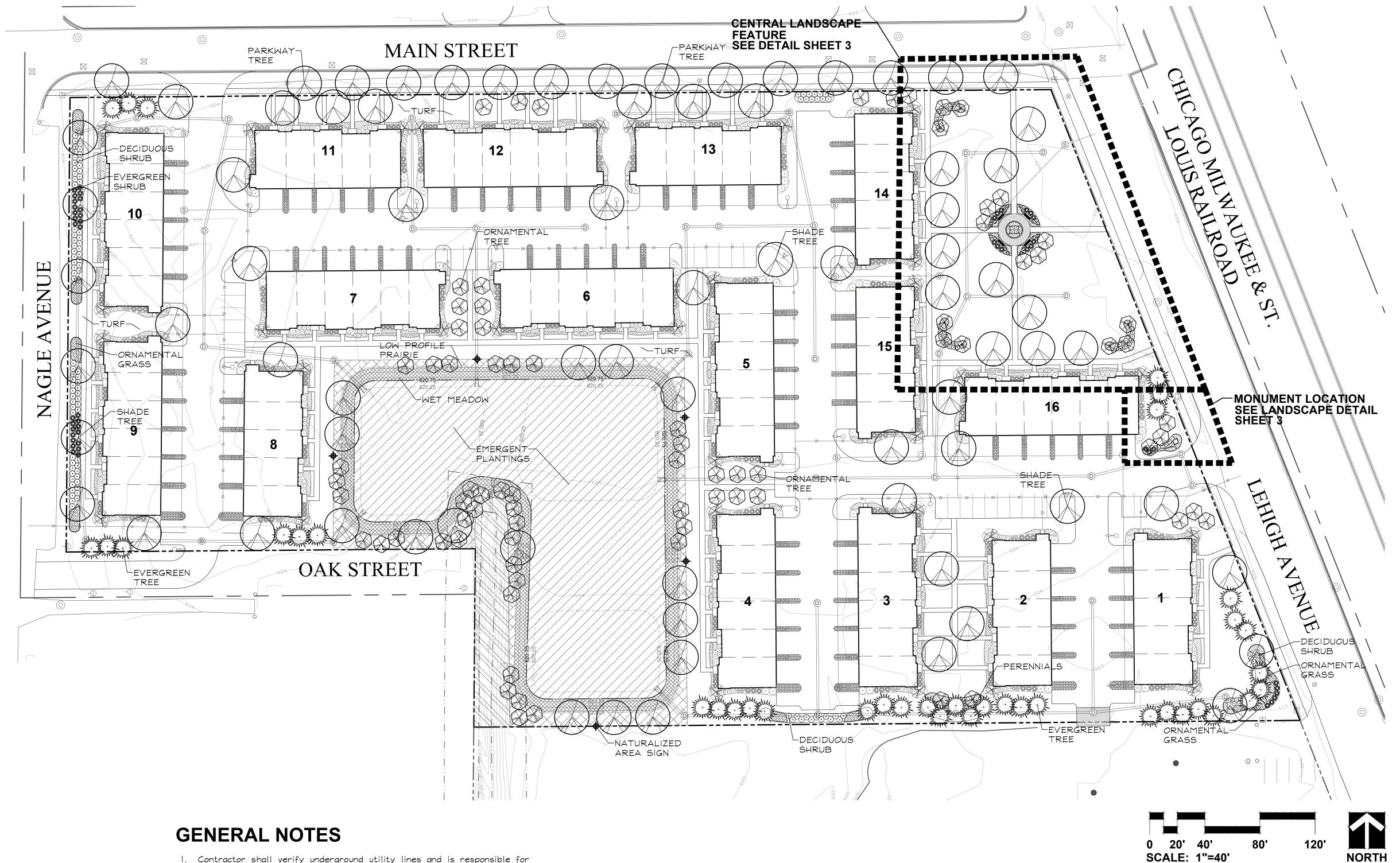
INDEX OF SHEETS

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	Remarks
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' SENTRY AMERICAN LINDEN	2 1/2" Cal.	
Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	2 1/2" Cal.	
ORNAMENTAL TREES		
Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-ste
Betula nigra RIVER BIRCH	6' Tall	Multi-ste
Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-ste
Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-ste
Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Multi-ste
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' O.C.
Cotoneaster acutifolia PEKING COTONEASTER	36" Tall	4' O.C.
Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	24" Tall	3' O.C.
Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
Viburnum trilobum 'Hah's' HAH'S CRANBERRYBUSH VIBURNUM EVERGREEN SHRUBS	36" Tall	4' O.C.
Juniperus chinensis v. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
Juniperus chinensis 'Seagreen' SEA GREEN JUNIPER	24" Wide	4' O.C.
Juniperus chinensis 'Kallays Compact' KALLAY COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
PERENNIALS AND ORNAMENTAL GRASS	SES	
Coreopsis verticillata 'Zagreb' ZAGREB COREOPSIS	#1	18" O.C.
Hosta sieboldiana 'Frances Williams' FRANCES WILLIAMS HOSTA	#1	24" O.C.
Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
Liatris spicata 'Kobold' BLAZING STAR	#1	18" O.C.
Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#2	24" O.C
Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	#1	18" O.C.
Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
Sporobolus heterolepis	#1	18" O.C.
PRAIRIE DROPSEED GROUNDCOVERS		
Euonymous fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.
Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



- 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

SCALE: 1"=40'

DATE 5.9.2022 PROJECT NO. MI21204 DRAWN CHECKED MGM



REVISIONS

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

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TYPICAL TOWNHOME FOUNDATION PLAN SCALE: 1"=10"

TYPICAL FOUNDATION PLAN (NORTH/EAST FACING) PLANT LIST

(•••	
~	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Maius 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Clump forr
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Clump forr
0.00	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		
	Juniperus sabina 'Blue Forest'' BLUE FOREST JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
990	ORNAMENTAL GRASSES		
	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
	PERENNIALS		
4123	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		
* \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Euonymous fortunei var. 'Coloratus'	#SP4	12" O.C.

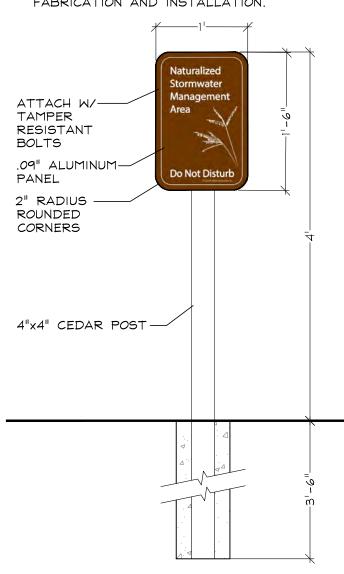
PURPLELEAF WINTERCREEPER

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		
<i>4/13</i>	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.

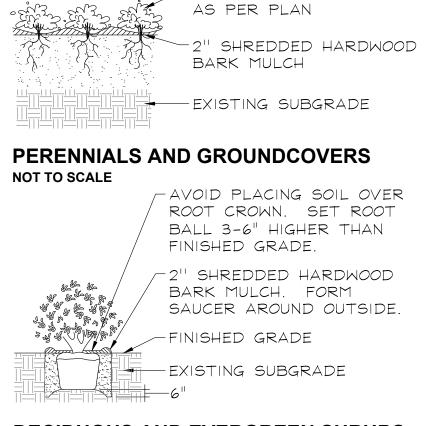


NATURALIZED AREA

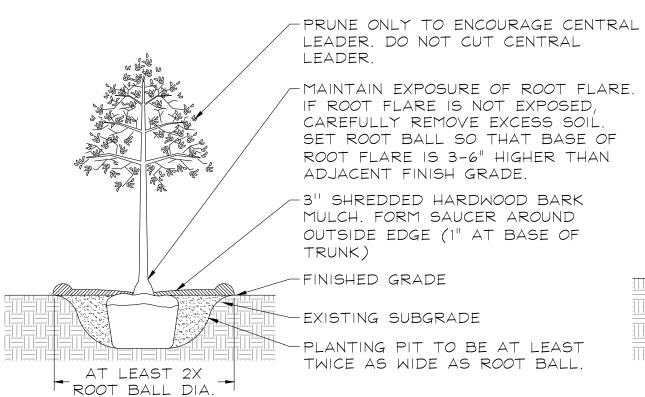
EROSION CONTROL BLANKET— ALL SLOPES 4:1 AND GREATER MESIC-UPLAND PRAIRIE 24 INCHES (+) ABOVE NWL WET MEADOW NWL-24 INCHES ABOVE NWL EMERGENT NWL-6 INCHES IN DEPTH BELOW NWL OPEN WATER 6 INCHES (+) I DEPTH BELÒW[®] NWL DISTANCE VARIES DISTANCE VARIES DISTANCE VARIES DISTANCE VARIES

PLANT COMMUNITY SECTION

PLANTING DETAILS



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES

NOT TO SCALE

-MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF AT LEAST 2X TROOT BALL DIA. **EVERGREEN TREES**

-PLANTING PIT TO BE AT LEAST TWICE AS WIDE AS ROOT BALL.

NOT TO SCALE

SIGN DETAIL

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

REVISIONS

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

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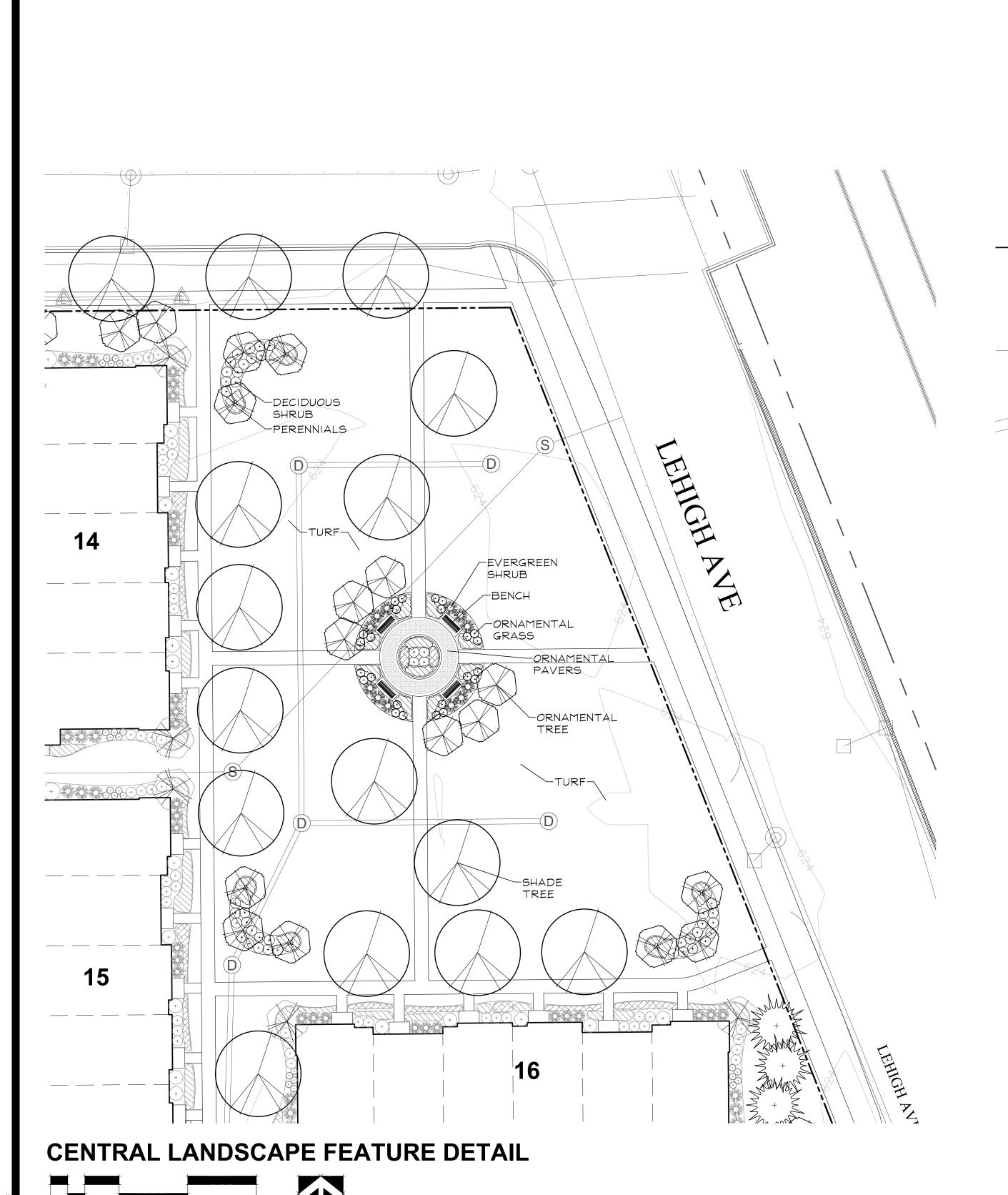
Ш М

ROOT FLARE IS 3-6" HIGHER THAN ADJACENT FINISH GRADE. -3" SHREDDED HARDWOOD BARK MULCH. FORM SAUCER AROUND OUTSIDE EDGE. (1" AT BASE OF

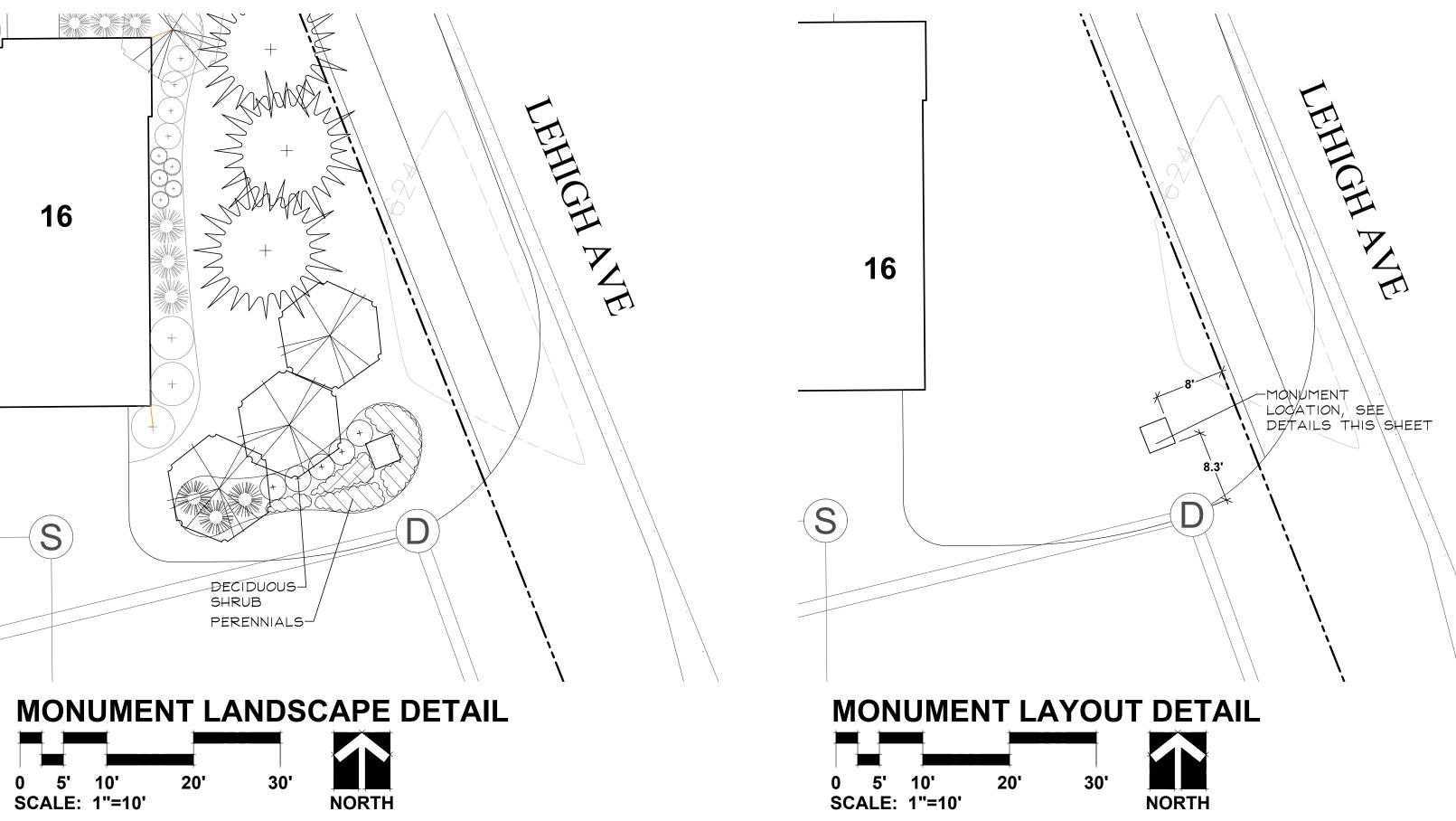
TRUNK) -FINISHED GRADE

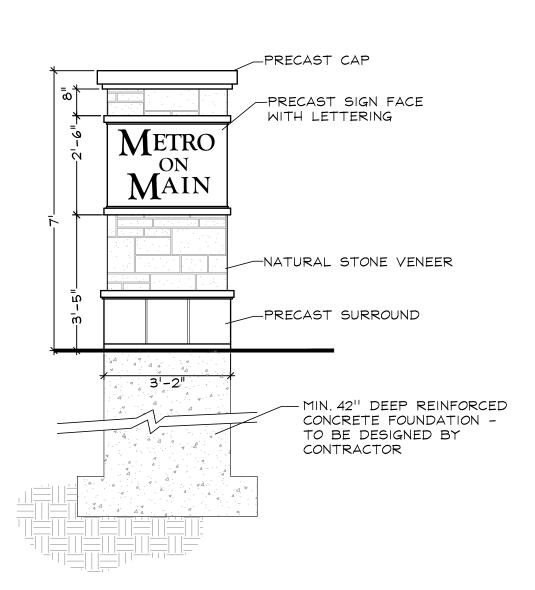
-EXISTING SUBGRADE

NOT TO SCALE



SCALE: 1"=20'





MONUMENT ELEVATION

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

REVISIONS

MI21204 PROJECT NO. CHECKED



MONOMENT **METRO**

MAIN

GARY R. WEBER

ASSOCIATES, INC.

LAND PLANNING

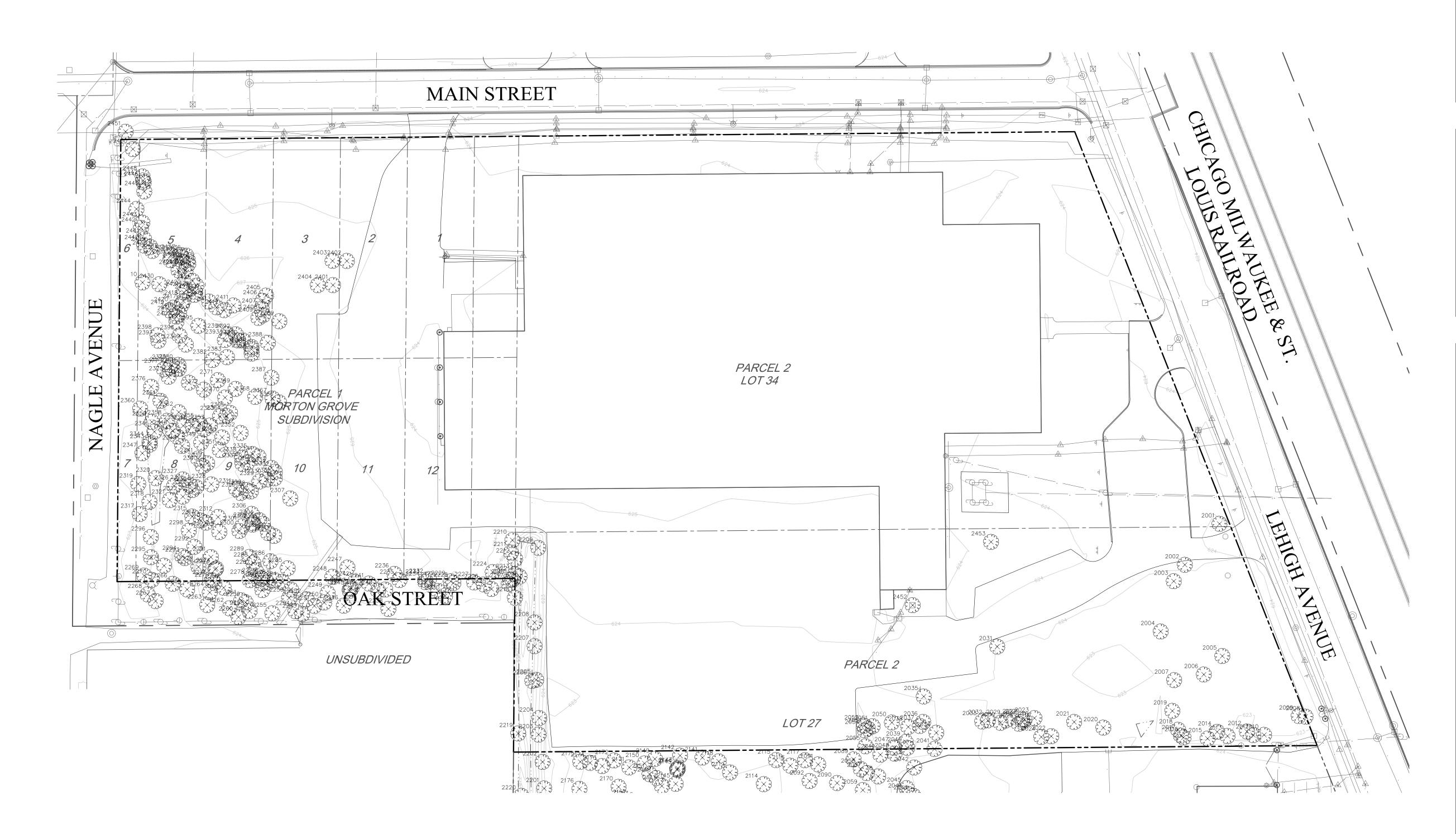
ECOLOGICAL CONSULTING

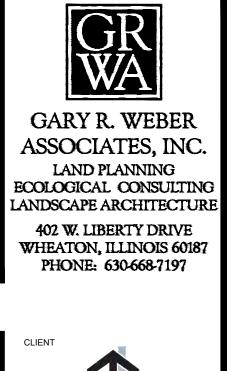
LANDSCAPE ARCHITECTURE

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







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

CAGE CIVIL ENGINEERING

3110 WOODCREEK DRIVE DOWNERS GROVE, ILLINOIS 60515

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MAIN ME

-EXISTING TREES TO BE PRESERVED

TREE PRESERVATION DETAIL SEE NOTES

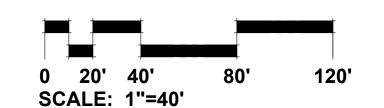
FENCE / PHYSICAL BARRIER AT DRIPLINE

TREE PRESERVATION NOTES

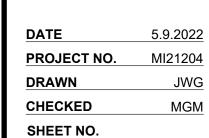
- 1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be 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

1) Trees measured at 4.5 above the ground - DBH (diameter Breast Height) 2) All trees 4" DBH and above tagged. Dead trees (greater than 90% dead wood), shrubs, and cedar were not tagged. 3) 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

AGNO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES
2001	Unknown	Unknown	26	Dead	Missing crown
2002	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	30 24	Good	
2004	Quercus macrocarpa	Bur Oak	27	Fair	Dead limbs
2005	Quercus alb a Quercus rubra	White Oak Red Oak	40 46	Fair Good	Dead limbs Dead limbs
2007	Quercus macrocarpa	Bur Oak	47	Poor	Dead limbs, lean
2008	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	24 20	Poor Fair	Unbalanced, lean Lean
2010	Quercus rubra	Red Oak	20	Good	
2011	Quercus rub ra Quercus rub ra	Red Oak Red Oak	14 12	Good Fair	Lean
2013 2014	Quercus rubra Quercus macrocarpa	Red Oak Bur Oak	22 5	Fair Fair	Lean, dead branches Dead branches
2015	Quercus macrocarpa	Bur Oak	8	Fair	Lean
2016	Quercus macrocarpa Quercus macrocarpa	Bur Oak Bur Oak	5 37	Fair Good	Lean, crowded with 2017 Dead branches
2018	Rhamnus cathartica	European Buckthorn	6,3,3	Poor	Lean, crowded
2019	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	Unknown Rhamnus cathartica	Unknown European Buckthorn	12,10, 6, 4	Dead Poor	Strong lean
2024	Unknown	Unknown	5	Dead	
2025 2026	Rhamnus cathartica Prunus serotina	European Buckthorn Black Cherry	6	Poor Poor	Strong lean Unbalanced
2027 2028	Rhamnus cathartica	European Buckthorn Bur Oak	5 30	Poor	Strong lean
2029	Quercus macrocarpa Rhamnus cathartica	European Buckthorn	7,4	Good Poor	Unbalanced
2030	Rhamnus cathartica	European Buckthorn Bur Oak	5 51	Poor Good	Lean
2032	Quercus macrocarpa Rhamnus cathartica	European Buckthorn	6	Poor	Crown lean
2033 2034	Rhamnus cathartica Quercus macrocarpa	European Buckthorn Bur Oak	6,4,3 19	Poor Dead	Strong lean
2035	Quercus macrocarpa	Bur Oak	34	Dead	
2036 2037	Rhamnus cathartica Acer negundo	European Buckthorn Box Elder	6,3 7	Poor Poor	Strong lean Strong lean
2038	Acer negundo	Box Elder	9	Poor	Strong lean
2039	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	Acer negundo Acer negundo	Box Elder Box Elder	4	Poor Poor	Lean, trunk scar Strong lean
2044	Acer negundo	Box Elder Box Elder	15 7	Poor Poor	Strong lean Crown lean
2046	Acer negundo Acer negundo	Box Elder	7	Poor	Strong lean
2047	Quercus rubra Acer negundo	Red Oak Box Elder	19 5	Poor Poor	Strong crown lean Strong lean
2049	Acer negundo	Box Elder	5	Poor	Strong crown lean
2050	Acer negundo Acer negundo	Box Elder Box Elder	7	Poor	Strong lean Strong lean
2052	Acer negundo	Box Elder	13	Dead	
2053	Ulmus americana Ulmus americana	American Elm American Elm	12 15	Poor Poor	Strong lean Strong lean
2055	Ulmus americana	American Elm	4	Poor	Strong crown lean
2056 2057	Ulmus americana Acer negundo	American Elm Box Elder	6	Fair Poor	Dead branches Strong crown lean
2058 2059	Quercus rub ra	Red Oak Box Elder	52 9	Fair Poor	Dead limbs, lean Strong lean
2060	Acer negundo Unknown	Unknown	12	Dead	Strong lean
2061 2062	Acer negundo Quercus rubra	Box Elder Red Oak	6 22	Poor Fair	Strong lean Dead branches
2063	Acer negundo	Box Elder	7	Poor	Strong lean
2064	Unknown Tilia americana	Unknown Linden/American Basswood	20 9,9,7	Dead Poor	Split risk, lean
2066	Acer negundo	Box Elder	8	Poor	Strong lean
2067	Acer negundo Tilia americana	Box Elder Linden/American Basswood	7 24	Poor Good	Strong lean
2069	Acer negundo	Box Elder	7	Poor	Strong lean
2070	Acer negundo Tilia americana	Box Elder Linden/American Basswood	8 9,7,7,5,3	Poor Fair	Lean Limb up
2072	Acer negundo	Box Elder	13	Poor	Strong lean
2073 2074	Acer negundo Tilia americana	Box Elder Linden/American Basswood	8,3 10	Poor Fair	Strong lean Fused leader, dead limbs
2075 2076	Rhamnus cathartica	European Buckthorn Linden/American Basswood	5,4 5	Poor Poor	Strong crown lean Dead leader, lean
2077	Tilia americana Tilia americana	Linden/American Basswood	11	Fair	Lean
2078 2079	Acer negundo Tilia americana	Box Elder Linden/American Basswood	7 17,12	Poor Poor	Strong lean Strong lean
2080	Tilia americana	Linden/American Basswood	18,9,7	Poor	Split risk
2081 2082	Unknwon Tilia americana	Unknown Linden/American Basswood	5 14,12	Dead Poor	Strong lean
2083	Morus alb a	White Mulberry	10	Poor	Strong lean
2084 2085	Acer negundo Tilia americana	Box Elder Linden/American Basswood	7 16	Poor Fair	Strong lean Lean
2086	Quercus macrocarpa	Bur Oak	21	Fair	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
2091	Acer negundo Ulmus americana	Box Elder American Elm	7	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	Tilia americana	Linden/American Basswood	13	Poor	Dead limbs, cavity
2098 2099	Ulmus americana Tilia americana	American Elm Linden/American Basswood	8 8,7	Poor Poor	Strong crown lean Dead leader, tree fallen on top
2100	Acer saccharum	Sugar Maple	17	Fair	Crown lean
2101 2102	Rhamnus cathartica Unknown	European Buckthorn Unknown	4,2 6	Poor Dead	Lean
2103	Acer negundo	Box Elder	5	Poor	Strong lean
2104 2105	Rhamnus cathartica Rhamnus cathartica	European Buckthorn European Buckthorn	4,3,3 5	Poor Poor	Lean, crowded Strong lean
2106	Tilia americana	Linden/American Basswood	9,4	Poor	Crown lean
2107 2108	Quercus macrocarpa Tilia americana	Bur Oak Linden/American Basswood	29 19	Good Fair	Lean
2109	Acer negundo	Box Elder	7	Dead	
2110	Acer negundo Tilia americana	Box Elder Linden/American Basswood	5 16	Poor Fair	Crown lean Crown lean
2112	Ulmus americana	American Elm	22	Dead	
2113	Acer negundo Quercus rubra	Box Elder Red Oak	5 32	Poor Fair	Dead limbs, lean Crown lean

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES	TAG NO.	SCIENTIFIC NAME	
2116 2117	Unknown Ulmus americana	Unknown American Elm	23 14	Dead Fair	Strong lean Unbalanced	2246 2247	Acer negundo Ulmus americana	
2118 2119	Tilia americana Quercus rubra	Linden/American Basswood Red Oak	9 24,12	Fair Fair	Crown lean Lean	2248 2249	Acer negundo Acer negundo	
2120 2121	Quercus macrocarpa Acer negundo	Bur Oak Box Elder	21 5	Good Poor	Dead limbs Strong lean	2250 2251	Acer negundo Acer negundo	
2122 2123	Tilia americana Quercus rubra	Linden/American Basswood Red Oak	20 18	Good		2252 2253	Acer negundo Ulmus americana	
2124 2125	Quercus rubra Unknown	Red Oak Unknown	15 6	Fair Dead	Lean	2254 2255	Acer negundo Acer negundo	
2126 2127 2128	Quercus macrocarpa Tilia americana Ulmus americana	Bur Oak Linden/American Basswood American Elm	40 16,6 7	Good Poor	Main leader dead	2256 2257	Acer negundo Acer negundo	
2129 2130	Unknown Rhamnus cathartica	Unknown European Buckthorn	7,6 4	Fair Dead Poor	Strong lean Strong crown lean	2258 2259	Acer negundo Acer negundo	
2131	Rhamnus cathartica Acer negundo	European Buckthorn Box Elder	5,3,3	Poor	Crowded, lean Strong lean	2260 2261 2262	Acer negundo Acer negundo	
2133 2134	Rhamnus cathartica Acer negundo	European Buckthorn Box Elder	5	Poor	Crowded, vines Strong lean	2263 2264	Acer negundo Acer negundo Acer negundo	
2135 2136	Carya cordiformis Ostrya virginiana	Bitternut Hickory Ironwood	11 11	Fair Poor	Unbalanced Strong lean	2265 2266	Acer negundo Acer negundo	
2137 2138	Ostrya virginiana Ulmus americana	Ironwood American Elm	10 9	Poor Poor	Strong lean Strong lean	2267 2268	Acer negundo Acer negundo	-
2139 2140	Rhamnus cathartica Quercus rubra	European Buckthorn Red Oak	4 36	Poor Poor	Lean Cavity, strong lean	2269 2270	Unknown Tilia americana	Lir
2141 2142	Quercus macrocarpa Celtis occidentalis	Bur Oak Hackberry	42 10	Good Poor	Strong crown lean	2271 2272	Quercus alb a Ulmus americana	
2143 2144	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	6	Fair Poor	Strong lean	2273 2274	Ulmus pumila Ulmus americana	
2145 2146	Tilia americana Ulmus americana	Linden/American Basswood American Elm	6 8	Fair Dead	Lean	2275 2276	Tilia americana Quercus macrocarpa	Lir
2147	Unknown Quercus rubra	Unknown Red Oak	11 5	Good	Loop	2277 2278	Ailanthus altissima Acer negundo	
2149 2150 2151	Ulmus americana Celtis occidentalis	Hackberry American Elm Hackberry	26 9 9	Fair Fair Good	Lean	2279 2280	Populus deltoides Populus deltoides	+
2151 2152 2153	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	8 7	Poor Good	Strong lean, cavity Lean	2281 2282 2283	Acer negundo Acer negundo	
2154 2155	Rhamnus cathartica Ostrya virginiana	European Buckthorn Ironwood	4 8	Poor	Strong lean Dead limbs, unbalanced	2283 2284 2285	Acer negundo Acer negundo Populus deltoides	+
2156 2157	Quercus rubra Unknown	Red Oak Unknown	20 16	Good		2286 2287	Acer negundo Acer negundo	+
2158 2159	Quercus rubra Acer negundo	Red Oak Box Elder	21	Good	Strong lean	2288 2289	Rhamnus cathartica Acer negundo	
2160 2161	Quercus rubra Quercus rubra	Red Oak Red Oak	9,7 7	Poor Poor	Strong lean Strong lean	2290 2291	Acer negundo Unknown	
2162 2163	Acer negundo Quercus macrocarpa	Box Elder Bur Oak	8 11	Dead Poor	Strong crown lean	2292 2293	Quercus macrocarpa Ulmus americana	
2164 2165	Tilia americana Acer negundo	Linden/American Basswood Box Elder	22 8,6	Fair Poor	Lean Dead branches, strong lean	2294 2295	Ulmus americana Quercus rubra	
2166 2167	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	17,10,5 18	Fair Good	Cut off smaller leader	2296 2297	Carya cordiformis Acer negundo	
2168 2169	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	19,10	Fair Poor	Cut off smaller leader Missing crown	2298 2299	Ulmus americana Acer negundo	
2170 2171 2172	Acer negundo Tilia americana Unknown	Box Elder Linden/American Basswood Unknown	8 10,9 11	Poor Dead	Missing crown Strong lean, crowded	2300	Acer negundo Ulmus americana	
2172 2173 2174	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood		Good	Crown lean	2302 2303 2304	Acer negundo Unknown Ulmus americana	
2175 2176	Celtis occidentalis Tilia americana	Hackberry Linden/American Basswood	7	Good	Dead tree leaning against	2305	Ulmus americana Populus deltoides	
2177 2178	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	20 9	Fair Fair	Crown lean Lean	2307	Populus deltoides Ulmus americana	1
2179 2180	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	17,4 6	Dead Poor	Strong lean	2309 2310	Ulmus americana Acer negundo	1
2181 2182	Morus alba Tilia americana	White Mulberry Linden/American Basswood	8 19,8	Poor Poor	Strong lean Dead limbs	2311 2312	Acer negundo Acer negundo	
2183 2184	Morus alba Tilia americana	White Mulberry Linden/American Basswood	13 4	Poor Fair	Fall risk Lean	2313 2314	Rhamnus cathartica Populus deltoides	
2185 2186	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	15 8	Poor Fair	Strong lean Crown lean	2315 2316	Populus deltoides Acer negundo	
2187	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	13	Poor	Strong lean Strong crown lean	2317 2318	Quercus rubra Tilia americana	Lir
2189 2190 2191	Quercus macrocarpa Prunus virginiana	Bur Oak Choke Cherry Black Cherry	9,7,7 10	Poor Poor	Unbalanced Strong grown loan	2319	Tilia americana Acer saccharum	Lir
2191 2192 2193	Prunus serotina Unknown Prunus serotina	Unknown Black Cherry	5	Dead	Strong crown lean Strong lean	2321 2322 2323	Ulmus americana Tilia americana Unknown	Lir
2194 2195	Ulmus americana Ulmus americana	American Elm American Elm	8	Poor	Strong crown lean	2324 2325	Ulmus americana Ulmus americana	
2196 2197	Acer negundo Acer negundo	Box Elder Box Elder	19	Poor	Strong lean Dead limbs, strong lean	2326 2327	Acer negundo Populus deltoides	
2198 2199	Tilia americana Acer negundo	Linden/American Basswood Box Elder	20 7	Fair Dead	Lean	2328	Quercus macrocarpa Acer negundo	
2200 2201	Quercus rubra Tilia americana	Red Oak Linden/American Basswood	16 19	Fair Good	Lean	2330 2331	Populus deltoides Acer negundo	-
2202 2203	Tilia americana Acer negundo	Linden/American Basswood Box Elder	16,10,10,11,9 7	Poor	Strong lean Strong crown lean	2332 2333	Acer negundo Prunus serotina	
2204 2205	Acer Tilia americana	Box Elder Linden/American Basswood	10,8,7 14,10	Poor Good	Strong lean	2334 2335	Acer negundo Ulmus americana	
2206	Ulmus americana Rhamnus cathartica	American Elm European Buckthorn	8 7	Fair Poor	Strong lean	2336 2337	Populus deltoides Ulmus americana	E
2208	Rhamnus cathartica Tilia americana	European Buckthorn Linden/American Basswood		Poor Fair	Crowded Lean	2338 2339	Ulmus americana Ulmus americana	+
2210	Unknown Tilia americana	Unknown Linden/American Basswood	22 14,14,11	Poor Good	Split risk, strong lean	2340 2341	Acer negundo Ulmus americana	
2212 2213	Quercus rubra Quercus rubra Overcus macrocarna	Red Oak Red Oak	14 10 38	Good	Slight crown lean	2342	Tilia americana Tilia americana	Lir
2214 2215 2216	Quercus macrocarpa Acer negundo Tilia americana	Bur Oak Box Elder Linden/American Basswood	38 5 10	Poor Good	Strong crown lean	2344 2345	Tilia americana Tilia americana Tilia americana	Lir
2216 2217 2218	Unknown Tilia americana	Unknown Linden/American Basswood	18 18	Dead Fair	Immediate fall risk Leaning on 2217	2346 2347 2348	Tilia americana Tilia americana Ulmus americana	Lir
2219	Acer negundo Unknown	Box Elder Unknown	12	Poor	Strong lean, dead limbs	2349 2350	Tilia americana Populus deltoides	Lir
2221	Unkn Acer negundo	Unknown Box Elder	5 5,4,3	Dead Poor	Dead limbs, strong lean	2351 2352	Tilia americana Unknown	Lir
2223	MISSING TAG Tilia americana	MISSING TAG Linden/American Basswood	7	Fair	Lean	2353 2354	Ulmus americana Populus deltoides	+
2225 2226	Tilia americana Acer saccharum	Linden/American Basswood Sugar Maple	14,9 10	Poor	Cavity, split risk Lean	2355 2356	Ulmus americana Ulmus americana	-
2227 2228	Quercus macrocarpa Carya ovata	Bur Oak Shagbark Hickory	17 14	Poor Fair	Lean, unbalanced Unbalanced	2357 2358	Ulmus americana Ulmus americana	
2229 2230	Tilia americana Acer negundo	Linden/American Basswood Box Elder	17 5,3	Good Poor	Dead leader, lean	2359 2360	Ulmus americana Tilia americana	Lir
2231 2232	Rhamnus cathartica Tilia americana	European Buckthorn Linden/American Basswood	5,3 14,13	Poor Poor	Strong crown lean Strong lean	2361 2362	Ulmus americana Tilia americana	Lir
2233 2234	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood	20	Poor Poor	Strong lean Lean	2363 2364	Populus deltoides Acer negundo	
2235 2236	Acer negundo Acer negundo	Box Elder Box Elder	5,4,3 9	Fair Fair	Crown lean	2365 2366	Acer negundo Carya ovata	
2237 2238	Rhamnus cathartica Morus alba	European Buckthorn White Mulberry	5 8,4	Poor	Strong lean Dead limbs, lean	2367 2368	Acer negundo Acer negundo	1
2239	Acer negundo	European Buckthorn Box Elder	7 17	Poor	Missing crown Strong lean	2369 2370	Acer negundo Acer negundo	+
2241	Acer negundo	Box Elder	11	Poor	Dead limbs, strong lean	2371	Acer negundo	+
2242 2243	Unknown Tilia americana	Unknown Linden/American Basswood	20 8	Dead Poor	Strong lean, dead limbs, crowded with 2244&224:	2372 2373	Acer negundo Ulmus americana	+

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES
2246 2247	Acer negundo	Box Elder American Elm	5 22	Poor	Missing crown
2248 2249	Acer negundo	Box Elder Box Elder	20	Fair Poor	Dead limbs, strong lean Crown lean Strong lean
2250 2251	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder	6	Poor	Strong lean Strong lean, missing crown
2252 2253	Acer negundo Ulmus americana	Box Elder American Elm	6,5 7	Poor	Strong lean Missing crown
2254 2255	Acer negundo Acer negundo	Box Elder Box Elder	6	Poor	Strong lean, missing crown Strong lean, missing crown
2256 2257	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder	5	Poor	Missing crown Strong lean
2258 2259	Acer negundo Acer negundo	Box Elder Box Elder	4 5	Poor	Missing crown Missing crown
2260	Ulmus americana	American Elm	6	Poor	Missing crown
2261	Acer negundo	Box Elder		Fair	Lean
2262 2263	Acer negundo Acer negundo	Box Elder Box Elder	4 5,5,3,2	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	Acer negundo	Box Elder	6,5,3	Poor	Dead limbs, cavity, lean
2267	Acer negundo	Box Elder	5	Poor	Crown lean
2268	Acer negundo	Box Elder	6	Poor	Strong lean
2269	Unknown	Unknown	17	Dead	
2270	Tilia americana	Linden/American Basswood	11	Fair	Crown lean
2271	Quercus alba	White Oak	31	Fair	Lean
2272	Ulmus americana	American Elm	14	Fair	Crown lean
2273	Ulmus pumila	Siberian Elm	15	Good	
2274	Ulmus americana	American Elm	6	Poor	Strong lean
2275	Tilia americana	Linden/American Basswood	12	Fair	Dead limbs
2276	Quercus macrocarpa	Bur Oak	24	Poor	Strong lean, dead limbs
2277	Ailanthus altissima	Tree of Heaven	7	Fair	Lean
2278	Acer negundo	Box Elder	8	Poor	Dead limbs, strong lean
2279	Populus deltoides	Eastern Cottonwood	20	Fair	Lean
2280	Populus deltoides	Eastern Cottonwood	36	Good	Strong lean
2281	Acer negundo	Box Elder	6	Poor	
2282	Acer negundo Acer negundo	Box Elder	4	Poor	Strong lean, cavity
2283		Box Elder	8	Fair	Crown lean
2284 2285	Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	10 28	Fair Fair	Crown lean Dead limbs
2286	Acer negundo Acer negundo	Box Elder	11	Poor	Strong lean
2287		Box Elder	7	Poor	Strong lean
2288	Rhamnus cathartica	European Buckthorn	6	Poor	Strong lean
2289	Acer negundo	Box Elder	8	Poor	Strong lean
2290	Acer negundo	Box Elder	14	Poor	Strong lean
2291	Unknown	Unknown	9	Dead	
2292	Quercus macrocarpa	Bur Oak	35	Good	Lean
2293	Ulmus americana	American Elm	10	Fair	
2294	Ulmus americana	American Elm	8	Fair	Lean
2295	Quercus rubra	Red Oak		Fair	Crown lean, crowded by 2271
2296	Carya cordiformis	Bitternut Hickory	7	Fair	Lean
2297	Acer negundo	Box Elder	5	Poor	Crown lean
2298	Ulmus americana	American Elm	12	Fair	Crown lean
2299	Acer negundo	Box Elder	8	Fair	
2300	Acer negundo	Box Elder	8	Poor	Strong lean
2301	Ulmus americana	American Elm	7	Good	
2302	Acer negundo	Box Elder	8	Fair	Lean
2303	Unknown	Unknown	7	Dead	
2304	Ulmus americana	American Elm	11,5	Fair	Lean
2305	Ulmus americana	American Elm	7	Fair	Crown lean
2306 2307	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	24,20 11	Fair Fair	Lean Lean
2308	Ulmus americana	American Elm	5	Good	Trunk scar
2309	Ulmus americana	American Elm	10	Good	
2310	Acer negundo	Box Elder	8	Poor	Strong lean, main limb dead
2311	Acer negundo	Box Elder	10	Fair	Lean
2312	Acer negundo	Box Elder	6	Fair	Crown Lean
2313	Rhamnus cathartica	European Buckthorn		Poor	Strong crown lean
2314 2315	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	19 21	Fair Good	Lean
2316	Acer negundo	Box Elder	9	Poor	Lean
2317	Quercus rub ra	Red Oak	18	Good	
2318	Tilia americana	Linden/American Basswood	14	Fair	Crown lean
2319	Tilia americana	Linden/American Basswood	18	Good	
2320 2321	Acer saccharum Ulmus americana	Sugar Maple American Elm	11	Good Fair	Crown lean
2322	Tilia americana Unknown	Linden/American Basswood Unknown	6	Fair Dead	Crown lean
2324	Ulmus americana	American Elm	15	Good	Crown lean
2325	Ulmus americana	American Elm	7	Fair	
2326 2327	Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	8 21	Poor Good	Strong lean
2328 2329	Acer negundo	Bur Oak Box Elder Eastern Cottonwood	17 10,6 22	Poor Fair	Dead limbs Lean, cut off smaller leader
2330 2331 2332	Populus deltoides Acer negundo	Box Elder	7	Fair Poor Poor	Limb fall risk Strong lean Strong lean
2333 2334	Acer negundo Prunus serotina Acer negundo	Box Elder Black Cherry Box Elder	8 7,5	Poor	Strong lean Split risk, strong lean
2335 2336	Ulmus americana Populus deltoides	American Elm Eastern Cottonwood	5 22	Good	Splittisk, strong lean
2337	Ulmus americana Ulmus americana	American Elm American Elm	15	Good	
2339 2340	Ulmus americana Acer negundo	American Elm American Elm Box Elder	4 8	Dead Fair	Crown lean
2341 2342	Ulmus americana Tilia americana	American Elm Linden/American Basswood	4 12,12	Poor	Dead limbs Dead limbs, fused
2343 2344	Tilia americana Tilia americana	Linden/American Basswood Linden/American Basswood Linden/American Basswood	6,3	Poor Fair	Strong crown lean Crown lean
2345	Tilia americana	Linden/American Basswood	12,9,5	Fair	Lean
2346	Tilia americana	Linden/American Basswood	4	Fair	Lean
2347 2348	Tilia americana Ulmus americana	Linden/American Basswood American Elm	8	Good Fair	Crown lean
2349	Tilia americana	Linden/American Basswood	14	Good	Lean, dead limbs
2350	Populus deltoides	Eastern Cottonwood	19	Fair	
2351	Tilia americana	Linden/American Basswood	15	Fair	Dead limbs, dead tree leaning against
2352	Unknown	Unknown	6	Dead	
2353	Ulmus americana	American Elm	6	Poor	Strong lean
2354	Populus deltoides	Eastern Cottonwood	18	Fair	Dead limbs,lean
2355	Ulmus americana	American Elm	11	Fair	Lean
2356	Ulmus americana	American Elm	4	Dead	
2357	Ulmus americana	American Elm	8	Fair	Crown lean
2358	Ulmus americana	American Elm		Poor	Crown lean, dead branches
2359	Ulmus americana	American Elm	10	Fair	Lean
2360	Tilia americana	Linden/American Basswood	27	Good	
2361	Ulmus americana	American Elm	6	Fair	Dead branches
2362	Tilia americana	Linden/American Basswood	16	Good	Dead limbs
2363	Populus deltoides	Eastern Cottonwood	13	Fair	Lean, dead limbs
2364	Acer negundo	Box Elder		Fair	Lean
2365 2366	Acer negundo Carya ovata	Box Elder Shagbark Hickory	9	Fair Good	Lean
2367	Acer negundo Acer negundo	Box Elder	12,6	Poor	Strong lean
2368		Box Elder	13	Poor	Strong lean
2369 2370	Acer negundo Acer negundo	Box Elder Box Elder	12	Poor Fair	Strong lean Lean
2371	Acer negundo Acer negundo	Box Elder	10	Poor	Strong lean
2372		Box Elder	11,8	Poor	Split risk
2373	Ulmus americana	American Elm	12	Good	Dead branches
2374	Ulmus americana	American Elm	5	Poor	Strong lean, cavity
2375	Unknown	Unknown	13	Dead	

2376	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES
	Tilia americana	Linden/American Basswood	14	Fair	Limb up
2377	Morus alba	White Mulberry	21	Poor	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	THE PARTY OF THE P	Box Elder	11	Poor	Strong lean
2390	Acer negundo	Eastern Cottonwood	18	Fair	Lean
	Populus deltoides				
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	Acer negundo	Box Elder	5	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		Box Elder	5	Poor	
2410	Acer negundo	177117111	5		Strong lean
	Acer negundo	Box Elder		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	Acer negundo	Box Elder	7	Poor	Strong lean
2418	Acer negundo	Box Elder	8	Fair	Lean
2419	Acer negundo	Box Elder	14	Poor	Strong crown lean
2420	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	0
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
					11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
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
2443	Acer negundo	Box Elder	16	Poor	Strong lean
2444	Acer negundo	Box Elder	10,8	Poor	Strong lean
2445	Acer negundo	Box Elder	6	Poor	Strong lean
2446	Acer negundo	Box Elder	6,6,4	Fair	Lean
2446		Box Elder	4,3,2	Fair	Lean
Contract of the Contract of th	Acer negundo	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1.12	70711
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
	Gleditsia triacanthos	HoneyLocust	12	Good	G
	Picea pungens	Colorado Spruce	11	Poor	Sparse vegetation
2452	Quercus macrocarpa	Bur Oak	42	Good	
2451 2452 2453 2454	Gleditsia triacanthos	HoneyLocust	7,6,5,5	Poor	Against building, crowded, dead branch

GR WA
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REVISIONS

5.9.2022 PROJECT NO. MI21204 DRAWN CHECKED SHEET NO.

5 OF 5



Front Elevation - Palette A

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



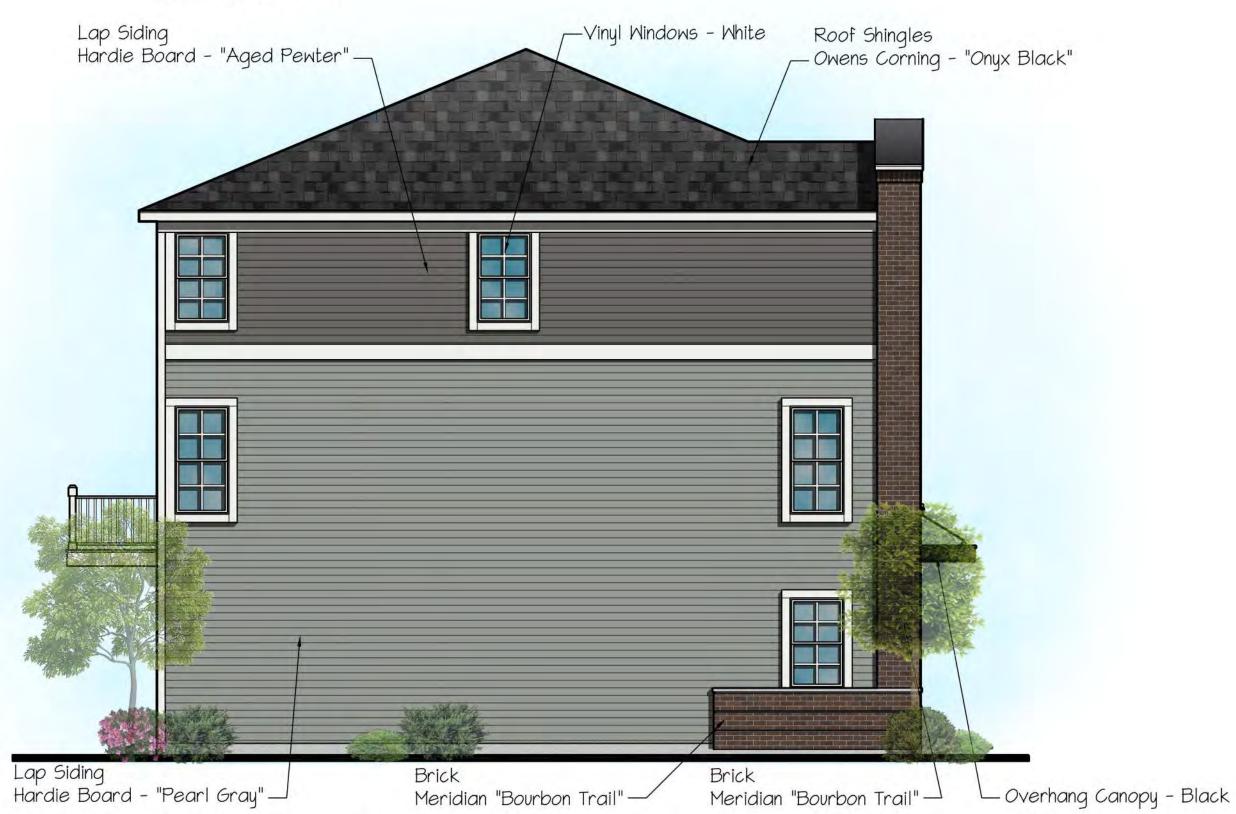
6 - Unit Building Mix Preliminary Character Elevations

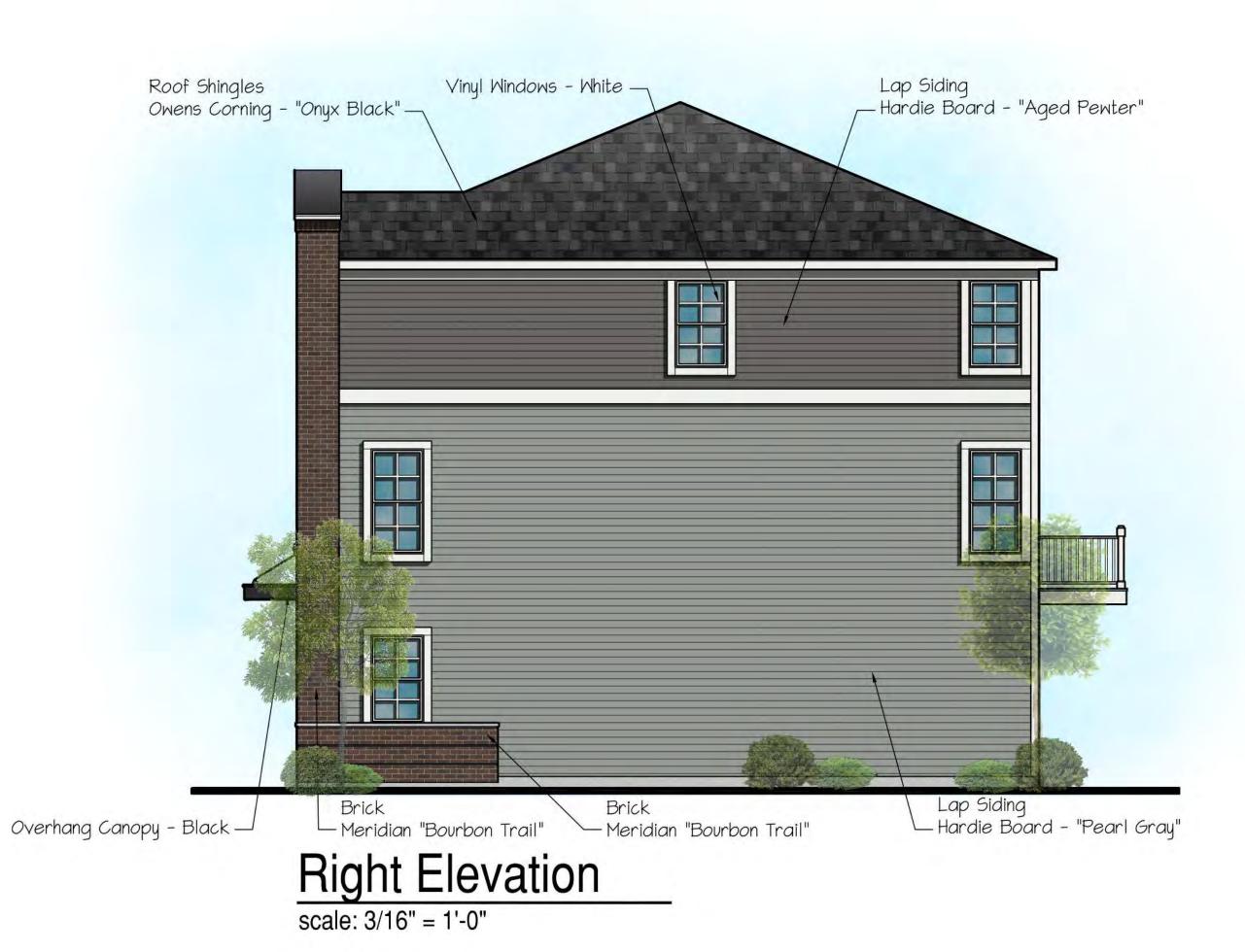
EDGEBROOK SERIES TOWNHOMES



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"



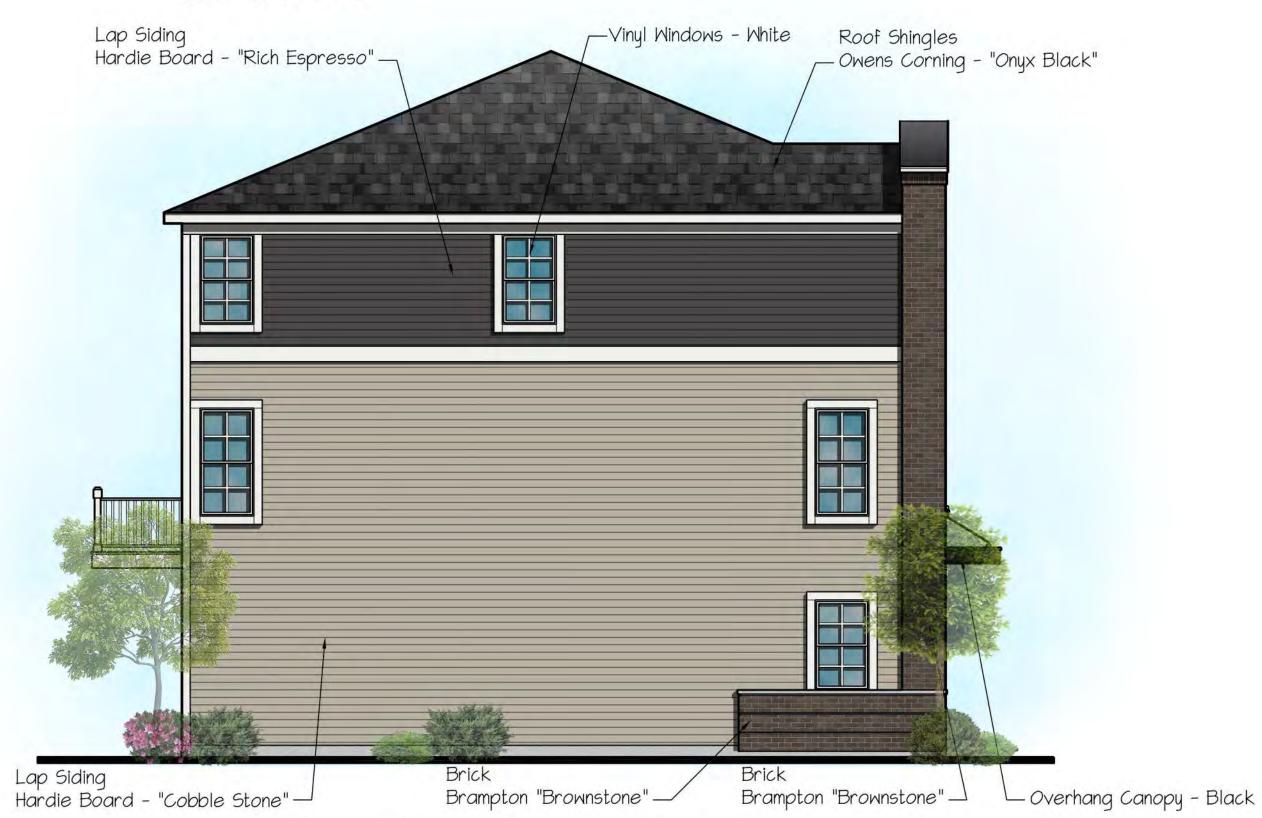
6 - Unit Building Mix Preliminary Character Elevations

EDGEBROOK SERIES TOWNHOMES



Rear Elevation - Palette B

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







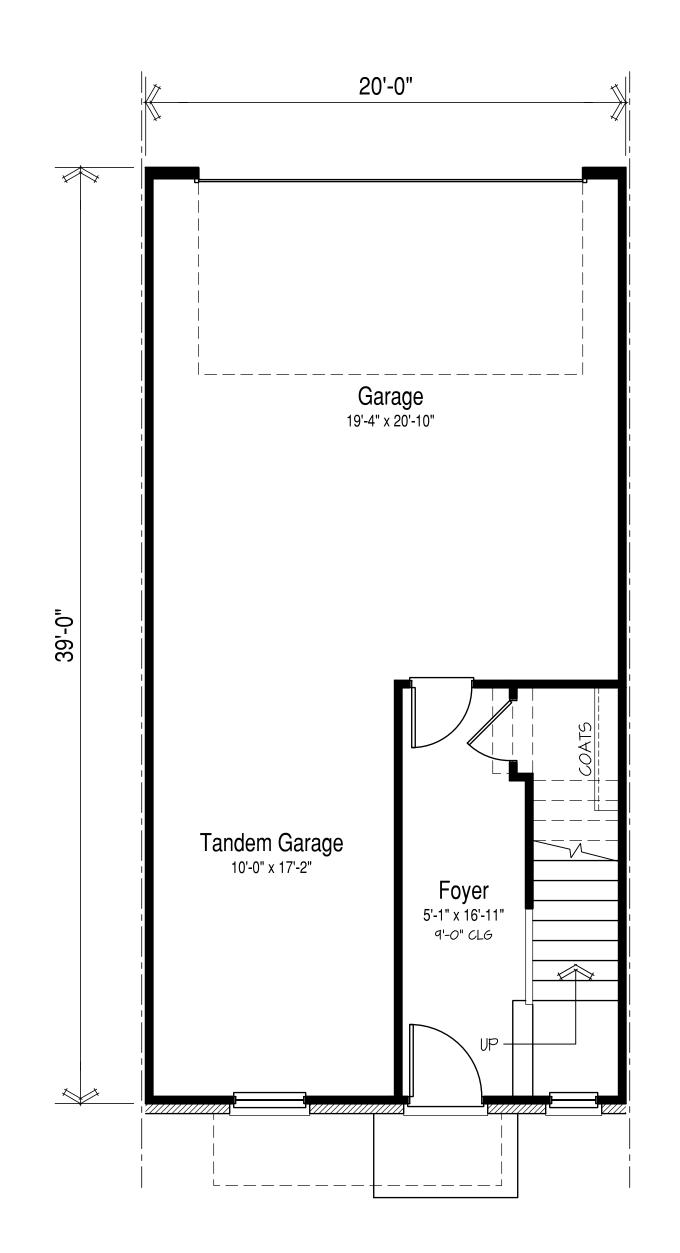
Naperville, IL

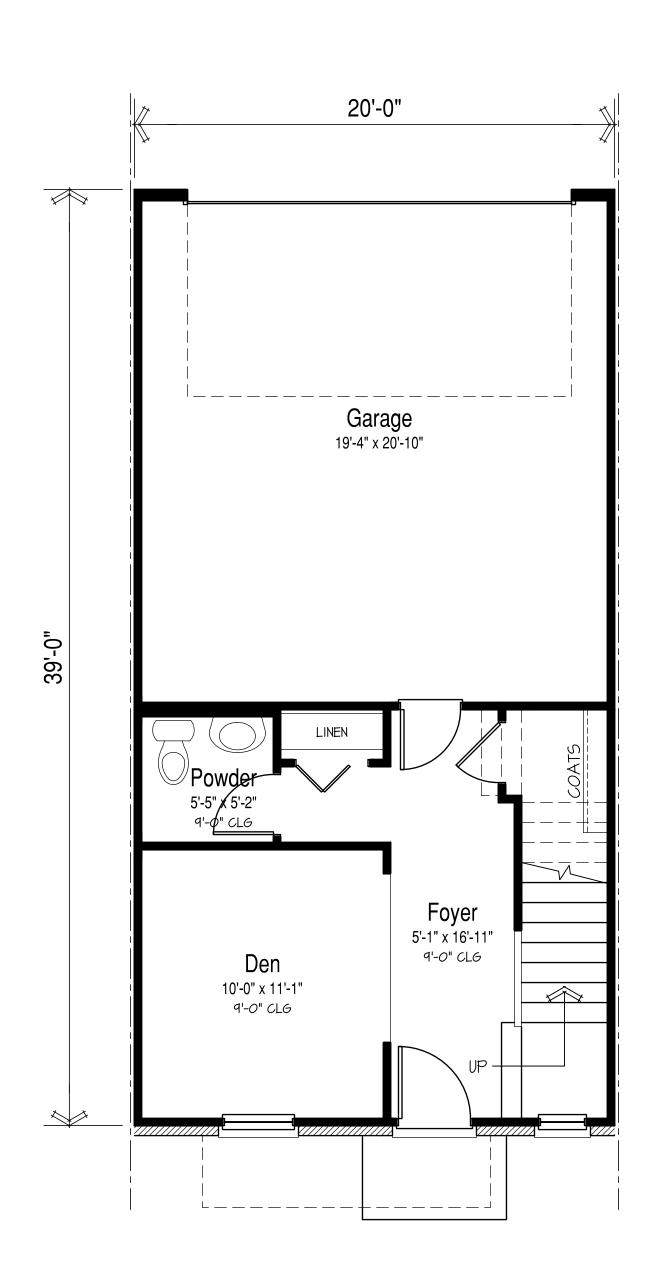
M/I Homes of Chicago, LLC

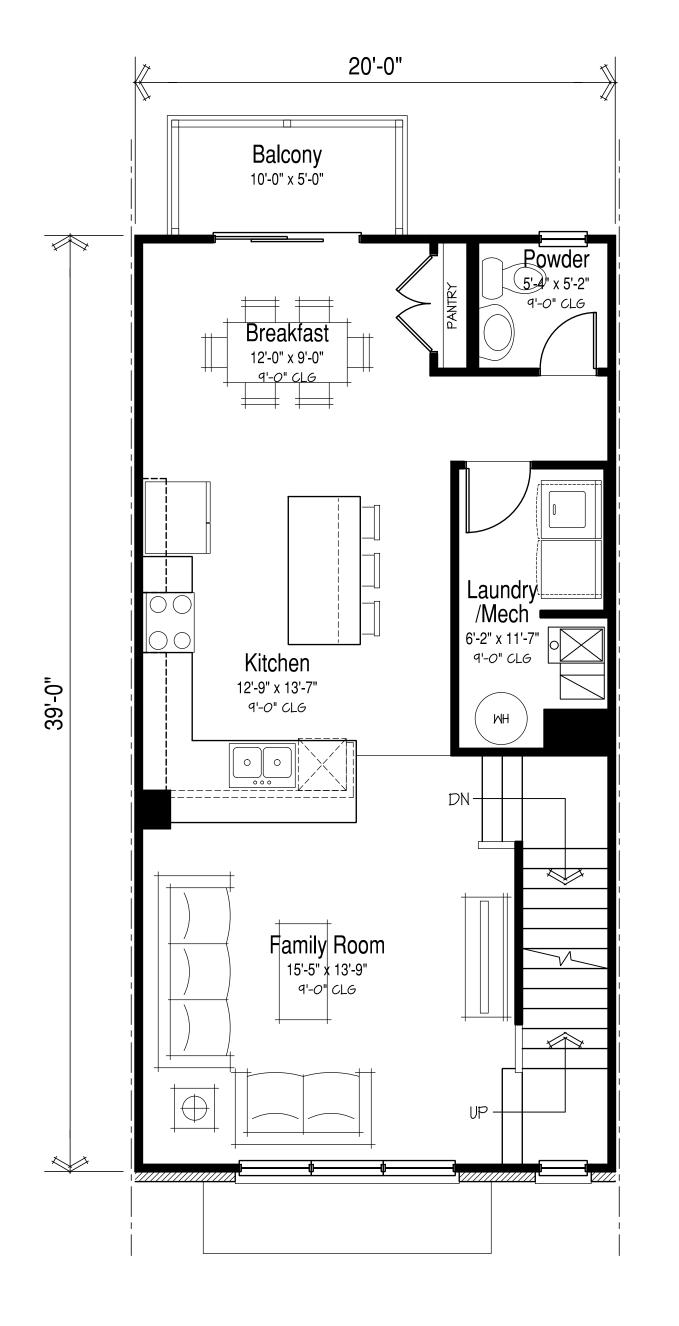
Left Elevation scale: 3/16" = 1'-0"

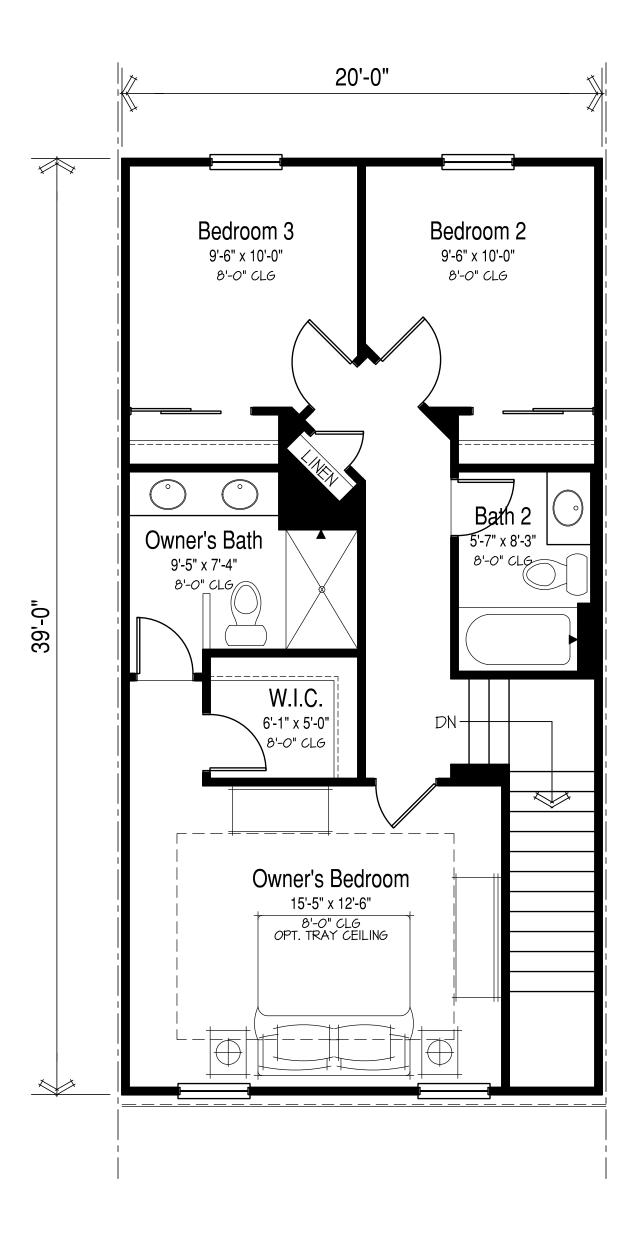
6- Unit Building Mix Preliminary Character Elevations

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

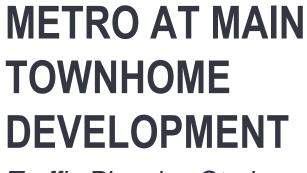
EDGEBROOK SERIES TOWNHOMES





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





Traffic Planning Study

Morton Grove, Illinois March 2022



Village of Morton Grove, IL

Kimley» Horn







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1. INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the Village of Morton Grove to conduct a traffic planning and parking study for a proposed townhome development to the located in the southwest corner of the Lehigh Avenue and Main Street intersection, one block south of the Morton Grove Metra station. A total of 89 housing units are proposed for the site, which is currently developed as an industrial building. The existing building is unoccupied.

Access to the townhome development will be provided via two new full-access driveways; one on Main Street along the northern boundary of the site, and one on Lehigh Avenue along the eastern boundary of the site. The north driveway will be located approximately 620 feet west of the unsignalized Leland Avenue and Main Street intersection, while the east driveway will be located approximately 320 feet south of the same intersection. The three driveways serving the existing development will be removed. An aerial view of the study location and the surrounding roadway network is illustrated in **Exhibit 1**.

As part of this traffic planning study, site trip generation characteristics were established for the townhome development and added to background traffic volumes to assess the site's potential impact on the surrounding roadway network. This report presents and documents data collection, summarizes the evaluation of the existing and projected future traffic conditions on area roadways, and identifies recommendations to address the potential impact of site-generated traffic on the adjacent roadway network.





2. EXISTING CONDITIONS

Kimley-Horn conducted a field review of the subject site including existing land uses in the surrounding area, the adjacent street system, available traffic volumes, and operating conditions, lane configurations and traffic controls at nearby intersections, crash history, and parking operations. This section of the report details information on the existing conditions. **Exhibit 2** summarizes the existing traffic and parking operations, which are discussed below. **Appendix A** provides a photo inventory.

Area Land Uses & Connectivity

The subject site is currently occupied by an industrial building at 8350 Lehigh Avenue. The building is currently for sale and is assumed to be unoccupied. The Lehigh Avenue corridor south of the site is developed with a range of industrial and large-format retail uses. Low- and mid-rise apartment buildings are present east of Lehigh Avenue in the vicinity of the commuter rail station.

The site is bounded by Main Street to the north and west, Lehigh Avenue to the east, and industrial development to the south. An existing two-track Metra line runs adjacent to the site on the east side of Lehigh Avenue. Metra trains serve the area via the Morton Grove station, which is located approximately 600 feet north of the site. In addition to accommodating Metra commuter trains, the tracks are also used by Amtrak for intercity passenger service and the Canadian Pacific Railway for freight service.

Regional automobile connectivity is facilitated primarily via the Edens Expressway (I-94). A full interchange with I-94 is provided at Dempster Street (IL 58), half a mile to the north and one mile east of the site. Local north-south access is provided via Lehigh Avenue. Local east-west access is provided via Lincoln Avenue (0.2 miles north of the site) and Oakton Avenue (0.5 miles south of the site).

Existing Roadway Characteristics

A field investigation was conducted within the study area. As a result of this visit, the following information was obtained about the existing roadway network.

Lehigh Avenue is a north-south roadway that runs along the eastern frontage of the site. The Illinois Department of Transportation (IDOT) classifies Lehigh Avenue as a Major Collector. Through the study area, one travel lane is provided in each direction. A caution speed limit of 15 miles per hour (mph) is posted at an S-curve complex near Elm Street. Lehigh Avenue is under the jurisdiction of the Village of Morton Grove.

Lincoln Avenue is an east-west roadway located north of the site. IDOT classifies Lincoln Avenue as a Major Collector. Through the study area, one travel lane is provided in each direction. At its unsignalized intersection with Lehigh Avenue, no dedicated turn lanes are provided. At this location, northbound Lehigh Avenue and eastbound Lincoln Avenue are stop-controlled while westbound Lincoln Avenue is a free movement due to the presence of the at-grade railroad crossing immediately to the east. Truck access is restricted along Lincoln Avenue east of Lehigh Avenue. A speed limit of 25 miles per hour (mph) is posted on Lincoln Avenue through the study area. Lincoln Avenue is under the jurisdiction of the Village of Morton Grove.



Main Street is a primarily east-west street running along the northern and western boundaries of the site. The street is under the jurisdiction of the Village of Morton Grove.

Non-Auto Accommodations

Non-Auto Accommodations are plentiful in the site area (see Exhibit 2) and include:

- The Morton Grove Metra commuter rail station is located approximately 600 feet north of the site.
- Sidewalk is provided on the east side of Lehigh Avenue between River Drive and Elm Street, and on both the east and west sides of Lehigh Avenue between Elm Street and Lincoln Avenue. The eastern sidewalk is generally a "carriage" walk with no separation between the curb and sidewalk, while the western sidewalk is set back from the curb and provides a parkway strip. During the field visit, vehicles parked in on-street spaces along the eastern sidewalk were observed to overhang onto the sidewalk, obstructing pedestrian clearance.
- High-visibility crosswalks and appropriate warning signage is provided on the northern approaches of the Lehigh Avenue intersections with Chestnut Street and Elm Street, as well as across the west side of Lincoln Avenue at Lehigh Avenue. A standard crosswalk is also provided on the west leg of Chestnut Street at Lehigh Avenue. No crosswalks are striped at the Lehigh Avenue and Main Street intersection.
- Sidewalk is provided on both sides of Lincoln Avenue east of the railroad tracks.
- Pace Suburban Bus Route 210 operates along Lincoln Avenue and Ferris Avenue, approximately 0.3 miles northeast of the site. Route 210 connects Lincolnwood, Skokie (including the Skokie Swift / CTA Yellow Line), Morton Grove, and Glenview. A <u>June 2020 proposed service change</u> would discontinue service on Route 210, although Kimley-Horn confirmed the service was still operating via a field visit in March 2022.

Traffic Count Data

The ongoing Covid-19 public health crisis has resulted in a significant decrease in travel in the vicinity of the Morton Grove Metra station. Therefore, daily and weekday peak period traffic counts were not conducted. Instead, available Annual Average Daily Traffic (AADT) volume data was obtained from publicly-available IDOT data. In 2018, area roads had the following AADT volumes:

- Lehigh Avenue (Lincoln Avenue to Oakton Street) = 3,400 vehicles per day (vpd)
- Lincoln Avenue (Lehigh Avenue to Ferris Street) = 4,950 vpd





Crash Analysis

Kimley-Horn obtained crash data from IDOT for the most recent available five years (2016-2020) for the intersections of Lehigh Avenue / Lincoln Avenue, Lehigh Avenue / Chestnut Street / Metra Parking Lot North Entrance, and Lehigh Avenue / Main Street. There was a total of four crashes at Lehigh Avenue / Lincoln Avenue. While three of these crashes resulted in property damage only, one crash involving a train at the grade crossing was fatal. Both crashes at the intersection of Lehigh Avenue / Chestnut Street / Metra Parking Lot North Entrance resulted in property damage only. Two crashes also occurred at the intersection of Lehigh Avenue / Elm Street, one of which resulted in property damage only and the other resulted in minor possible injury. Additional property damage only crashes were reported along Elm Street and Main Street. A summary of crash types by intersection is provided in **Table 2.1**. A more detailed crash summary and exhibit are provided in **Appendix B**.

Table 2.1 Crash Analysis Summary (2016-2020)

	Intersection						
Crash Type	Lehigh Avenue / Lincoln Avenue	Lehigh Avenue / Chestnut Street / Metra Parking Lot North Entrance	Lehigh Avenue / Elm Street	Lehigh Avenue / Main Street	Elm Street W of Lehigh Avenue	Main Street W of Lehigh Avenue	Total
Front to Rear	1	-	-	-	-	-	1
Cross Movement/Angle	2	1	-	-	-	1	4
Train	1	-	-	-	-	-	1
Sideswipe Opposite Direction	-	-	1	-	-	-	1
Fixed Object	-	-	1	-	1	-	2
Other Object	-	1	-	-	-	-	1
Total	4	2	2	-	1	1	10

Parking Availability

During the field visit conducted, Kimley-Horn also collected information about parking in the area. Commuter parking is provided in three primary areas: a 100-space lot directly adjacent to the station building, a 110-space lot accessed from Chestnut Street, and 220 on-street perpendicular parking spaces along Lehigh Avenue. On the day of the site visit, which was a weekday in March, the station lot was observed to be approximately 90% full, while the Chestnut Street lot was approximately 10% full. Less than 10% of the perpendicular spaces along Lehigh Avenue were occupied. Overall, a station-area parking surplus of more than 200 spaces was observed.



3. FUTURE TRAFFIC AND PARKING CONDITIONS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, and develops future traffic projections for analysis.

Proposed Site Plan

The site plan prepared by Gary R. Weber Associates; Inc. dated May 6, 2022 is provided alongside this study as **Appendix C**. A total of 89 townhomes are proposed. However, this report's analyses are based on 91 townhome units, as originally proposed by the developer. The study will be updated based on the final approved site plan and unit count. Development access will be provided via two new full-access driveways; one on Main Street along the northern boundary of the site, and one on Lehigh Avenue along the eastern boundary of the site. The north driveway will be located approximately 620 feet west of the unsignalized Leland Avenue and Main Street intersection, while the east driveway will be located approximately 320 feet south of the same intersection. The three driveways serving the existing development will be removed.

Trip Generation

To calculate trips generated by the proposed development, data was referenced from the Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u>, <u>Eleventh Edition</u>. ITE Land Use Code (LUC) 215 – Single-Family Attached Housing was selected as most closely resembling the anticipated trip generation characteristics of the proposed townhomes. Trip generation equations for LUC 215 are summarized in **Table 3.1**. Copies of the ITE data sheet data sheets referenced in Table 3.1 are provided in **Appendix D**.

ITE Land Use	Unit	Weekday						
TTE Latiu USE	UTIIL	Daily	AM Peak Hour	PM Peak Hour				
Single-Family Attached Housing - LUC 220	Dwelling Units	T = 7.62X – 50.48	T = 0.52X – 5.70	T = 0.60X – 3.93				

T = Trips X = Dwelling Units

The proximity of the proposed development to the Morton Grove Metra station, as well as to Pace Suburban Bus service at Lincoln Avenue and Ferris Avenue, will encourage non-auto trips. **Table 3.2** summarizes the daily, weekday morning, and weekday evening peak hour trip generations.

Table 3.2 Site-Generated Traffic Projections

	Size	Daily	Weekday								
Land Use			P	AM Peak Hou	PM Peak Hour						
			ln	Out	Total	ln	Out	Total			
Single-Family Attached Housing - LUC 220	91 Dwelling Units	643	14	30	44	30	22	52			
	Total =	643	14	30	44	30	22	52			

As can be seen from **Table 3.2**, it is anticipated that the townhomes will generate 44 trips (combined in + out) during the AM peak hour and 52 trips (combined in + out) during the PM peak hour. These trips do not factor in any potential discounts related to the non-auto opportunities that are present for



a site in this location. For example, US census data indicates that 15% of Morton Grove residents already use alternate modes of transportation (see **Appendix E**). The site's proximity to the train station suggests that some of the trips throughout the day are likely to be Metra- or Pace-oriented. However, these discounts were *not* factored into the analysis to help ensure that the maximum site traffic impacts were tested.

Directional Distribution

The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, including the nature of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease of motorist travel. The anticipated directional distribution is shown in **Table 3.3.** About 60% of site traffic is expected to be oriented to the north on Lehigh Avenue and Lincoln Avenue, while the remaining 40% is expected to be oriented towards the south along Lehigh Avenue. The distribution is largely based upon the 2018 AADT values presented in the Traffic Count Data section of this report.

Table 3.3 Estimated Trip Distribution

Traveling to/from	Estimated Trip Distribution
North on Lehigh Avenue towards Lincoln Avenue	60%
South on Lehigh Avenue towards Oakton Street	40%
Total	100%

Development Traffic Impacts

Per information published in the Highway Capacity Manual (HCM), Lehigh Avenue has a capacity of about 10,000 vehicles per day. Two-lane streets often have higher capacity thresholds, but factors such as the presence of on-street Metra parking and the 15-mph S-curve just north of the site are likely to slightly limit effective capacity. As noted, Lehigh Avenue carries approximately 3,400 vehicles per day (vpd).

Future Development by Others

A future mixed-use development at Chestnut Avenue will add approximately 1,625 trips per day once completed. Approximately 40% (about 650 trips) of new trips from this development will travel to or from the south along Lehigh Avenue, with the remaining 60% (about 975 trips) expected to travel to or from the north along Lehigh Avenue and Lincoln Avenue.

Anticipated daily traffic volumes along Lehigh Avenue following completion of the mixed-use development are summarized below:

- South of Chestnut Avenue: Approximately 4,050 vehicles per day, 41% of capacity
- North of Chestnut Avenue: Approximately 4,375 vehicles per day, 44% of capacity

Proposed Townhome Development

The proposed townhome development at Main Street will generate about 650 trips each day. Per the estimated trip distribution presented in Table 3.3, approximately 40% of these trips (260 vehicles) will travel along Lehigh Avenue south of the site. The remaining 60% of trips (390 trips) will travel along Lehigh Avenue and Lincoln Avenue north of the site.



Anticipated daily traffic volumes along Lehigh Avenue following completion of both the mixed-use development and the proposed townhome development are summarized below:

- South of Main Street: Approximately 4,310 vehicles per day, 43% of capacity
- Main Street to Chestnut Avenue: Approximately 4,440 vehicles per day, 44% of capacity
- North of Chestnut Avenue: Approximately 4,765 vehicles per day, 48% of capacity

With the inclusion of both the future mixed-use development at Chestnut Avenue and the proposed townhome development at Main Street, Lehigh Avenue will carry up to 4,765 vehicles each day. Actual volumes of site-generated traffic are likely to be lower, as this analysis did not include any discount trips that will occur on Metra, Pace, biking, or walking.

<u>Key Finding.</u> Following opening of the future mixed-use development and the proposed townhome development, Lehigh Avenue will still have capacity for a minimum of 5,235 additional trips before segments of the roadway begin to reach the approximate limit for efficient traffic operations. Thus, it can be concluded that the proposed townhome development traffic can be readily accommodated on the adjacent street network. In fact, substantial reserve capacity remains on Lehigh Avenue to accommodate additional development and redevelopment growth in the vicinity of the Morton Grove Metra station.

Parking Considerations

The Village of Morton Grove municipal code was referenced to obtain the required amount of parking spaces for the subject development. **Table 3.4** below displays the required spaces per Village ordinance.

Table 3.4 Village Code Parking Requirements

Land Use	Size	Required Spaces by Use	Total Required	Total Provided
Attached dwellings (townhomes) Resident Parking	91 dwelling units	2.0 spaces per dwelling unit	182 spaces	182 spaces
Attached dwellings (townhomes) Guest Parking	91 dwelling units	0.2 spaces per dwelling unit	19 spaces	29 spaces

As shown in Table 3.4, the proposed townhome development meets code requirements for parking spaces in both the resident and guest parking categories.

An additional 49 parking spaces are proposed along the site frontages on Lehigh Avenue (26 spaces) and Main Street (23 spaces). These spaces will provide additional guest parking and perhaps commuter parking as Metra ridership rebounds towards pre-Covid levels. Residents should be discouraged from parking in the on-street spaces.



4. RECOMMENDATIONS & CONCLUSIONS

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and future traffic conditions, Lehigh Avenue is expected to readily accommodate the proposed development traffic. No geometric improvements, such as new turn lanes, will be needed. The proposed parking supply at the new development meets or exceeds the advised number of spaces per Village code.

Thus, the following recommendations focus on site operations:

- Install high-visibility crosswalks at the Lehigh Avenue and Main Street intersection. To
 encourage driver compliance with the posted speed limit along Lehigh Avenue, consider
 installing a pedestrian refuge island. The existing right-of-way along the site frontage is
 approximately 46 feet, well in excess of recommended widths for two-lane streets.
- Provide Stop control and a stop bar for site traffic exiting onto Lehigh Avenue and Main Street
 at the new access drives. Care should be taken with landscaping, signage, and
 monumentation at the new drive to ensure that adequate horizontal sight distance is provided.
- Dedicated bike storage / racks should be provided for residents of the townhomes.
- Provide carriage walks along the site frontage on Lehigh Avenue and Main Street.



TECHNICAL APPENDIX

- A. Photo Inventory
- B. IDOT Crash Data
- C. Site Plan
- D. ITE Trip Generation Data
- E. Census Data



A. PHOTO INVENTORY



Looking south along Lehigh Avenue from Main Street; note that on-street parking was largely unoccupied



Parking guidelines for on-street spaces along the east side of Lehigh Avenue



Looking west accross Lehigh Avenue towards the site; existing access locations to be removed



Looking north along Lehigh Avenue from the Main Street intersection





Looking west along Main Street from Lehigh Avenue



Existing access location along Main Street to be replaced



Eastbound approach to the Lehigh Avenue / Main Street intersection; note that no pedestrian crossings provided

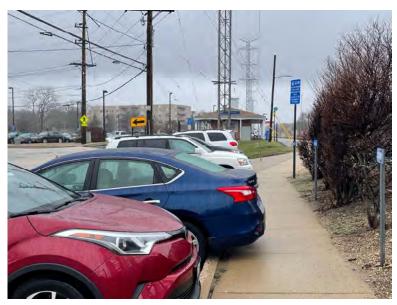


Existing angled on-street parking for businesses along the north side of Main Street





Looking north into the S-curve along Lehigh Avenue at Elm Street



Occupied parking near S-curve; "cairrage" design allows parked vehicles to obstruct sidewalk



Looking west down Elm Street from the intersection with Lehigh Avenue



Looking south into the S-curve along Lehigh Avenue at Elm Street; note high-visibility pedestrian crossing





Looking south along Lehigh Avenue at the Chestnut Street intersection



Looking west into the Lehigh Avenue and Lincoln Avenue intersection / Metra grade crossing



Looking north into the Lehigh Avenue and Lincoln Avenue intersection



Sidewalk discontinuity along the westbound approach to the Lehigh Avenue and Lincoln Avenue intersection





Parking prohibition along eastbound Lincoln Avenue at the interesction with Ferris Avenue



Looking southwest through the Lincoln Avenue and Ferris Avenue intersection



Pace Route 210 stops at the Lincoln Avenue and Ferris
Avenue intersection



B. IDOT CRASH DATA

Appendix B: Crash Summary (2016-2020) A

Location	No. of		Se	everit	y ^B						Crash	Type ^D		Percent During			
Crashes	PD	Α	PI ^C B	С	F	CM	FTR	Т	НО	SSD	SOD	FO	ООВ	Ped	Bike	Wet/Icy Conditions	
Intersections - Crashes within 200' of	intersection	on															
Lehigh Ave & Lincoln Ave	4	3	-	-	-	1	2	1	1	-	-	-	-	-	-	-	0%
Lehigh Ave & Chestnut St	2	2	-	-	-	-	1	-	-	-	-	-	-	1	-	-	0%
Lehigh Ave & Elm St	2	1	-	-	1	-	-	-	-	-	-	1	1	-	-	-	50%
Lehigh Ave & Main St	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Segments																	
Along Elm St west of Lehigh Ave	1	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	0%
Along Main St west of Lehigh Ave	1	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	100%
Total (2016-20)	10	8	0	0	1	1	4	1	1	0	0	1	2	1	0	0	20%

^A Source: IDOT Division of Transportation Safety for the 2016-2020 calendar years.

^B PD = property damage only; PI = personal injury; F = fatality.

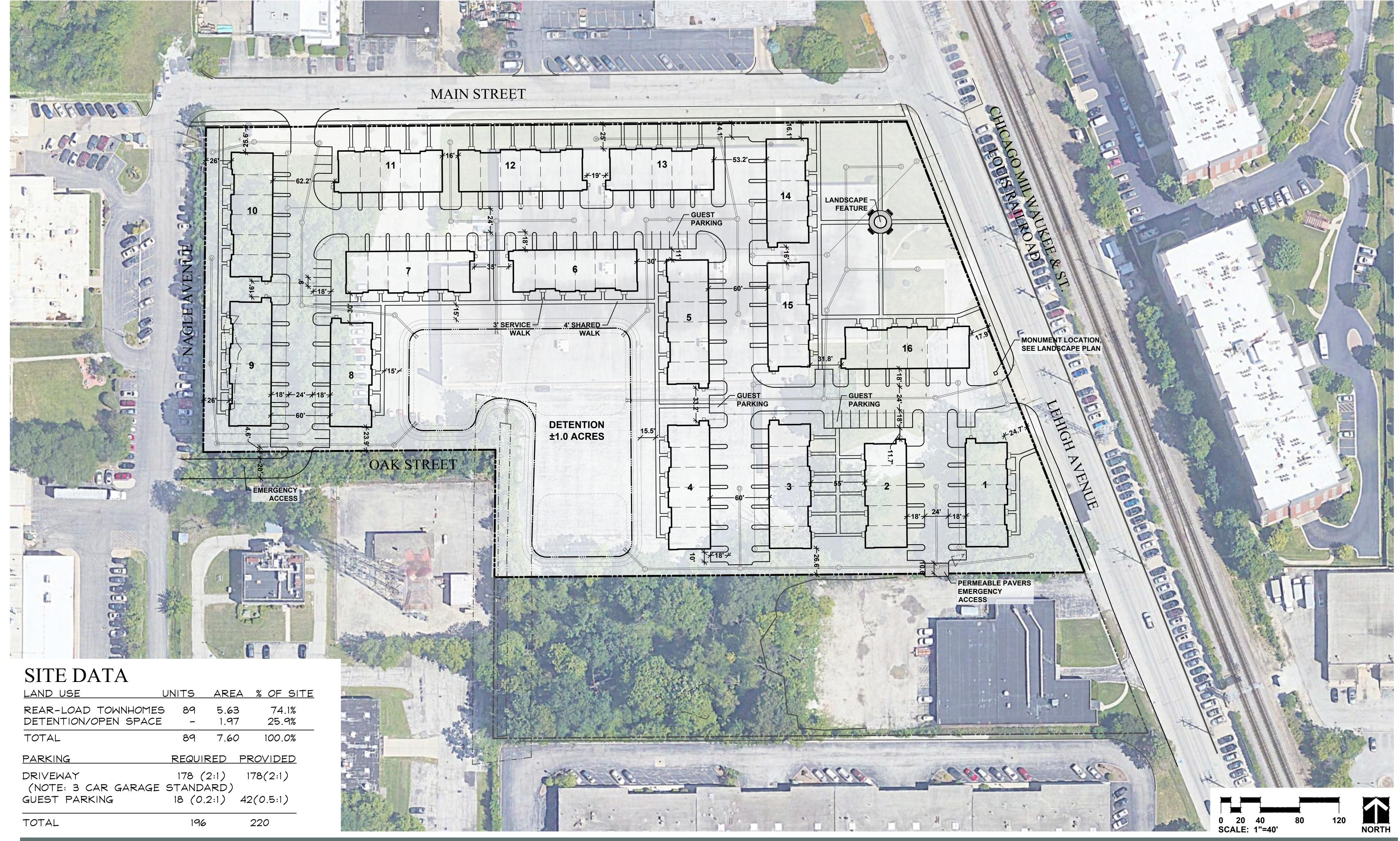
^c Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

^D CM = cross movement/angle; FTR = front to rear; T = train; HO = head on; SSD = Sideswipe Same Direction; SOD = Sideswipe Opposite Direction; FO = fixed object; OOB = Other Object; Ped = pedestrian.





C. PROPOSED SITE PLAN









D. ITE TRIP GENERATION MANUAL EXCERPTS

Land Use: 215 Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/tripand-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

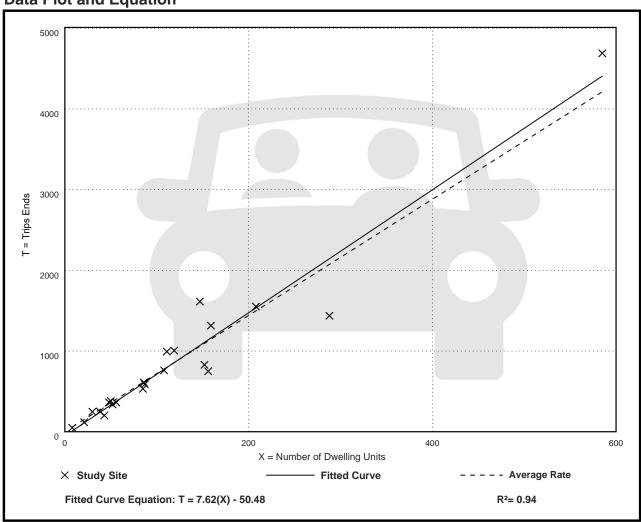
Number of Studies: 22 Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation





Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

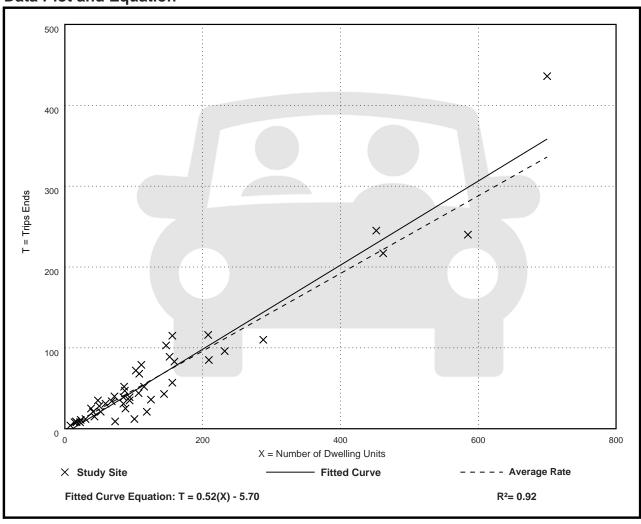
Number of Studies: 46 Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation





Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

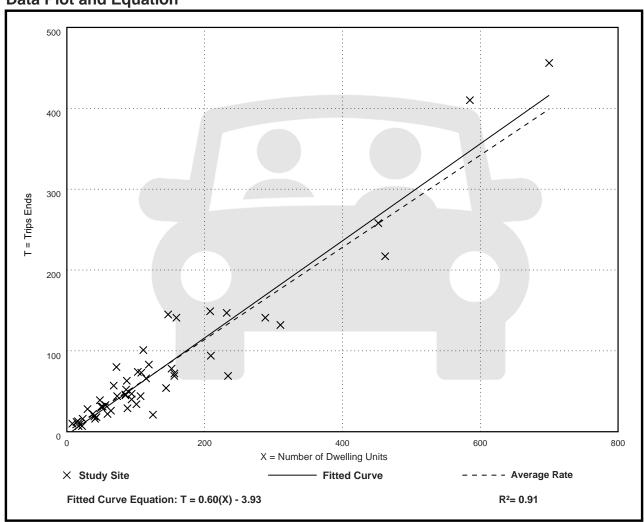
Number of Studies: 51 Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation







E. US CENSUS DATA

MEANS OF TRANSPOR TATION TO WORK BY AGE



Note: This is a modi ed view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

ZCTA5 60053					
Label	Estimate	Margin of Error			
➤ Total:	11,167	±467			
16 to 19 years	222	±99			
20 to 24 years	615	±147			
25 to 44 years	4,142	±351			
45 to 54 years	2,700	±288			
55 to 59 years	1,279	±216			
60 to 64 years	1,055	±209			
65 years and over	1,154	±196			
> Car, truck, or van - drove alone:	8,303	±460			
> Car, truck, or van - carpooled:	1,120	±255			
> Public transportation (excluding taxicab):	804	±192			
> Walked:	180	±107			
> Taxicab, motorcycle, bicycle, or other means:	142	±74			
> Worked from home	618	±183			

Table Notes

MEANS OF TRANSPORTATION TO WORK BY AGE

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2019 Estimates: 5-Year Table ID: B08101

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "**" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution. An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be

displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.







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