Community & Economic Development Department



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- To: Chairperson Blonz and Members of the Plan Commission
- From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner
- Date: December 13, 2022
- Re: Plan Commission Case PC 22-13

Request for approval of a Preliminary Plat of Subdivision with associated waivers to Section 12-8-4 and a Planned Unit Development (PUD) Special Use Permit for six (6) detached single-family dwellings with waivers to accessway standards (12-9), lot depth (12-8-4:B.2), lot area, lot width, and interior side yard (12-4-2:D) for the property commonly known as 9312 Shermer Road (PIN 09-13-219-042-0000) in Morton Grove, Illinois, all within an R-1 Single Family Residence District. The applicant is Varda & Company, LLC.

STAFF REPORT

Application Background

In September 2022, Varda & Company, LLC ("applicant") submitted complete Planned Unit Development (PUD) and Subdivision Applications to the Department of Community and Economic Development under Case PC 22-13 requesting the entitlement of an eight-unit detached single-family residential development with accessory parking, accessway, and landscape areas for the 1.565-acre property commonly known as 9312 Shermer Road ("subject property"). The subject property is zoned R-1 Single Family Residence.

On October 17, 2022, the Plan Commission held a public hearing to consider Case PC 22-13. After reviewing the application, all testimony provided by the applicant and their consultants, and public comments, the Plan Commission voted unanimously (6-0) to recommend denial of the application to the Village Board of Trustees. Based on the Plan Commission's determination and the comments provided, the developer revised the site plan to reduce the project density to six units and address other concerns raised by the Commissioners and residents. In light of the proposed project revisions, on November 14, 2022, the applicant requested that the Board of Trustees remand Case PC 22-13 to the Plan Commission for reconsideration. The Board voted unanimously to remand the case, to be reheard by the Plan Commission at a public hearing on December 19, 2022. Staff mailed residents and property owners within 250 feet of the subject property notifying them of the hearing date, time, and location.

The following items have been revised and resubmitted by the applicant for review and consideration by the Plan Commission and Board of Trustees:

- Plat of the Ponto Collection Subdivision
- Site Plan, Elevations & Floorplans, Material Selection, Color Rendering Dated November 30, 2022
- Landscape Plan Dated November 30, 2022
- Engineering Project Manual Dated November 30, 2022
- Photometric Plan Dated November 29, 2022

Other original submitted items, including the traffic and parking impact study, geotechnical investigation report, and draft declaration, will be required to be updated to reflect the final approved site plan by ordinance, if approved by the Board of Trustees. Staff did not consider the immediate revision of these items to be necessary to the Plan Commission's review of the revised site plan. Where discrepancy occurs between original submitted items and revised items, the revised items will control.

Application Revisions

Preliminary Plat of Subdivision

In response to concerns with project density, the applicant revised the proposed site plan to reduce the residential dwelling unit count from eight single-family detached units to six units. The revised Preliminary Plat of Subdivision, entitled "Plat of the Ponto Collection Subdivision," subdivides the property into seven new lots in accordance with Chapter

12-8 of the Unified Development Code. Six of the proposed lots, "Lot 1" through "Lot 6," are proposed to be improved with detached single-family residences. The seventh lot, "Outlot A," is proposed to be improved with common areas, including a private drive, emergency turnaround area, parking area, and underground stormwater detention facilities.

A comparison of the original proposed lot dimensions as presented to the Plan Commission on October 17, 2022, and revised proposed lot dimensions with applicable dimensional controls is provided in the table below.

R-1 District Requirement	Minimum Requirement	Original Proposed	Original Compliance	Revised Proposed	Revised Compliance
Lot Area (12-4-2:D)	7,500 sq. ft. (after August 4, 1959)	Lot 1: 8,167 sq. ft. Lot 2: 5,129 sq. ft. Lot 3: 5,215 sq. ft. Lot 4: 5,411 sq. ft. Lot 5: 4,837 sq. ft. Lot 6: 4,919 sq. ft. Lot 7: 5,001 sq. ft. Lot 8: 7,436 sq. ft. Outlot A: 21 428 sq. ft.	Lot 1: Compliant Lot 2: Noncompliant (2,371 sq. ft.) Lot 3: Noncompliant (2,285 sq. ft.) Lot 4: Noncompliant (2,089 sq. ft.) Lot 5: Noncompliant (2,681 sq. ft.) Lot 6: Noncompliant (2,499 sq. ft.) Lot 7: Noncompliant (2,499 sq. ft.) Lot 8: Noncompliant (64 sq. ft.) Outlot A: Compliant	Lot 1: 7,929 sq. ft. Lot 2: 7,476 sq. ft. Lot 3: 7,475 sq. ft. Lot 4: 7,406 sq. ft. Lot 5: 7,467 sq. ft. Lot 6: 8,232 sq. ft. Outlot A: 21,557 sq. ft.	Lot 1: Compliant Lot 2: Noncompliant (24 sq. ft.) Lot 3: Noncompliant (25 sq. ft.) Lot 4: Noncompliant (94 sq. ft.) Lot 5: Noncompliant (33 sq. ft.) Lot 6: Compliant Outlot A: Compliant
Lot Width (12-4-2:D)	60 ft. (after August 4, 1959)	Lot 1: 72.65 ft. Lot 2: 49.11 ft. Lot 3: 49.11 ft. Lot 4: 50.12 ft. Lot 5: 47.15 ft. Lot 6: 47.11 ft. Lot 7: 47.11 ft. Lot 8: 69.06 ft. Outlot A: 47.60 ft.	Lot 1: Compliant Lot 2: Noncompliant (10.89 ft.) Lot 3: Noncompliant (10.89 ft.) Lot 4: Noncompliant (9.88 ft.) Lot 5: Noncompliant (12.85 ft.) Lot 6: Noncompliant (12.89 ft.) Lot 7: Noncompliant (12.89 ft.) Lot 8: Compliant Outlot A: Noncompliant (12.40 ft.)	Lot 1: 70.28 ft. Lot 2: 71.48 ft. Lot 3: 69.74 ft. Lot 4: 59.90 ft. Lot 5: 71.01 ft. Lot 6: 76.45 ft. Outlot A: 47.31 ft.	Lot 1: Compliant Lot 2: Compliant Lot 3: Compliant Lot 4: Noncompliant (0.10 ft.) Lot 5: Compliant Lot 6: Compliant Outlot A: Noncompliant (12.69 ft.)
Lot Depth (12-8-4:B.2)	115 ft. for interior lots * 90 ft. for corner lots	Lot 1: 102.83 ft. * Lot 2: 104.43 ft. Lot 3: 106.19 ft. Lot 4: 107.97 ft. Lot 5: 102.76 ft. Lot 6: 104.41 ft. Lot 7: 106.18 ft. Lot 8: 108.29 ft. * Outlot A: 265.56 ft.	Lot 1: Compliant Lot 2: Noncompliant (10.57 ft.) Lot 3: Noncompliant (8.81 ft.) Lot 4: Noncompliant (7.03 ft.) Lot 5: Noncompliant (12.24 ft.) Lot 6: Noncompliant (10.59 ft.) Lot 7: Noncompliant (8.82 ft.) Lot 8: Compliant Outlot A: Compliant	Lot 1: 102.47 ft. * Lot 2: 104.59 ft. Lot 3: 107.14 ft. Lot 4: 103.07 ft. Lot 5: 105.16 ft. Lot 6: 107.44 ft. * Outlot A: 265.56 ft.	Lot 1: Compliant Lot 2: Noncompliant (10.41 ft.) Lot 3: Noncompliant (7.86 ft.) Lot 4: Noncompliant (11.93 ft.) Lot 5: Noncompliant (9.84 ft.) Lot 6: Compliant Outlot A: Compliant

Overall, the revised proposed plat of subdivision is significantly more compliant with the R-1 District lot standards established in Sections 12-4-2:D and 12-8-4:B.2. The minimum lot area for subdivisions created after August 4, 1959, is 7,500 square feet and the minimum lot width is 60 feet. The proposed lot areas for Lots 1 through 6 range from 7,406 square feet to 8,232 square feet, with an average of 7,664 square feet (formerly 5,764 square feet under the original plan). While limited variations are requested due to the shape of the property and need for common areas, the proposed density is fitting with the intent of the R-1 District dimensional standards. 31.91% of the subject property land area is dedicated to common areas within Outlot A, which will be improved with a shared vehicular accessway and turnaround, landscape areas, sidewalks, stormwater detention facilities, and a guest parking area.

Site Plan: Residential Lots

The applicant is now proposing the construction of six detached single-family homes ranging from 3,503 square feet to 3,602 square feet in floor area, as defined by Section 12-17-1. Three home types are proposed, Types A through C, and the site plan features two of each home type to be distributed in accordance with the submitted site plan (Sheet SK1.00). The home types are as follows:

- Type A: Twin Gables 3,503 square feet floor area
- Type B: Primrose Cottage 3,602 square feet floor area
- Type C: Morton House/Fairview Point 3,541 square feet floor area

Since the Plan Commission's review on October 17, 2022, the average floor area of the homes has increased from 3,246 square feet to 3,549 square feet, a factor of 1.09. By comparison, the average lot area has increased from 5,764 square feet to 7,664 square feet, a factor of 1.33. The proposed floor areas have not increased proportionate to the increase in lot sizes, meaning the developer is proposing a more modest home relative to lot size. The proposed floor

area ratios (FAR) are between 0.44 and 0.48, in compliance with the 0.6 maximum FAR set forth by code. The previous site plan included ratios between 0.44 and 0.66, necessitating variations for five of the eight residential lots. Each two-story homes will still be constructed with an unfinished basement and will contain four bedrooms, four bathrooms, and a two-car attached garage. Each unit's main entrance will be located along the front elevation. An attached patio is proposed within each rear yard.

On a lot-by-lot basis, the proposed single-family residences are substantially compliant with dimensional requirements applicable to the R-1 District and single-family development generally. As presented, approval of the site plan will only require two variations to the minimum interior side yard, one for Lot 4 and one for Lot 6. Lot 4 includes a nonconforming combined side yard of 12 feet for a portion of the west interior side yard abutting the emergency turnaround to the west. Lot 6 includes a nonconforming west interior side yard of two feet, where a minimum of six feet are required by code. A window well zone measuring four feet in depth is included within each side yard and has not been included in the proposed setback. As such, the foundation wall for Lot 6 will not be located less than six feet from the west lot line, although the technical setback proposed is two feet because window wells are not a permitted encroachment of a required interior side yard. **The developer should speak to the quantity of window wells proposed within the window well zones along each side elevation, their construction type, and elevation above grade.**

Dimensional Requirements	Requirement	Proposed (As Revised)	Compliance (As Revised)
Front Yard (12-4-2:D)	Min. 25 ft.	Lots 1-6: 25.00 ft.	Lots 1-8: Compliant
Corner Side Yard (12-4-2:D)	Min. 25 ft.	Lot 1: 25.00 ft. Lot 6: 25.00 ft.	Lot 1: Compliant Lot 8: Compliant
Interior Side Yard (12-8-4:B.2)	Min. 6 ft. Min. 14 ft. combined	Lot 1: 6.00 ft. (corner) Lot 2: 11.83 ft., 11.83 ft. Lot 3: 11.42 ft, 10.50 ft. Lot 4: 6.00 ft., 6.00 ft. – 32.96 ft. Lot 5: 11.58 ft, 11.58 ft. Lot 6: 2.00 ft. (corner)	Lot 1: Compliant Lot 2: Compliant Lot 3: Compliant Lot 4: Noncompliant (west) Lot 5: Compliant Lot 6: Noncompliant (west)
Rear Yard (12-4-2:D)	Min. 30 ft.	Lot 1: 30.42 ft. Lot 2: 32.17 ft. Lot 3: 34.50 ft. Lot 4: 30.83 ft. Lot 5: 33.25 ft. Lot 6: 35.00 ft.	Lots 1-8: Compliant
Building Height (12-4-2:D)	Max. 28 ft.	Lots 1-8: Compliant	Lots 1-8: Compliant
Floor Area Ratio (12-4-2:D)	Max. 0.6	Lot 1: 0.45 Lot 2: 0.48 Lot 3: 0.47 Lot 4: 0.47 Lot 5: 0.48 Lot 6: 0.44	Lots 1-8: Compliant
Impermeable Lot Coverage (12-4-2:D)	Max. 55%	Lot 1: 35% Lot 2: 38% Lot 3: 38% Lot 4: 38% Lot 5: 38% Lot 6: 34%	Lots 1-8: Compliant
Driveway (12-2-5:B.5)	Max. 16 ft. at front lot line	Lots 1-8: 16.00 ft. at front lot line	Lots 1-8: Compliant
Bay Window (12-2-6:G)	Max. 20% yard depth	Lots 1-8: 2.5 ft. projection into 25.00-ft. front yard	Lots 1-8: Compliant

By comparison, the original eight-unit site plan necessitated variations for front setback, floor area ratio, driveway width, location of aboveground mechanical equipment, sidewalk width, and window well siting. Applicable requirements and the revised project's compliance with said requirements are outlined in the following table:

Mechanical Equipment, Aboveground (12-2-6:G)	Not a permitted encroachment of a required side yard	Lots 1-8: To rear of principal structure	Lots 1-8: Compliant
Open Accessory Parking Spaces (12-2-6:G)	Min. 3 ft. from lot lines	Outlot A: ≥8.17 ft. from lot lines	Outlot A: Compliant
Patio, Attached (12-2-6:G)	Max. 30% rear yard coverage, side setback requirements apply	Lots 1-8: 442 sq. ft. (typ.), <30% coverage, complies with side setback requirements	Lots 1-8: Compliant
Sidewalk (12-2-6:G)	Max. 4 ft. width in front yard	Lots 1-8: 4 ft. (typ.)	Lots 1-8: Compliant
Window Well (12-2-6:G)	Not a permitted encroachment of a required side yard	Lots 1-8: 4-foot window well zone incorporated (affects conformity of interior side yards for Lots 4 and 6, see above)	Lots 1-8: Compliant

Site Plan: Accessways

The revised site plan's accessway, emergency turnaround, and guest parking area are generally consistent with the original site plan, the design of which is supported by staff. The applicant is proposing a pavement width of 24 feet with no on-street parking along the main east-west accessway, which will be privately owned and maintained by the proposed HOA. Sidewalk widths will be maintained at five feet and parkway widths will be maintained at four feet. The eight-space parking lot originally proposed at the southwest corner of the site to support eight units has been reduced to six spaces in accordance with the reduction in units. The Village Engineer issued one comment in response to the revised site plan: *"The sidewalk on the south side of the street should extend to the guest parking area."* Compliance with the Village Engineer's comment will be included as a recommended condition of PUD approval.

The applicant submitted revised turning path diagrams as part of the revised Engineering Project Manual. The diagrams demonstrate that the accessway geometry can accommodate emergency vehicle turns. In response to the revised turning path diagrams, the Fire Bureau Prevention Coordinator issued the following comment on December 12, 2022:

Please update the Fire Truck Turning Exhibit using the following data to update:

Morton Grove Fire Truck Data for Fire Truck Turning Analysis

Overall Length	47.8 feet
Overall Width (Including Mirrors)	9.5 feet
Overall Body Height	11.666 feet
Minimum Body Ground Clearance	0.625 feet
Track Width	8.36 ft
Lock to Lock Time	6 seconds
Max Wheel Angle	45 degrees
Overall Length - Front wheel overhang + wheel base + real	r wheel overhang
Track Width - Wheel track width is the distance between th	e centerline of two wheels on the same axle.
Axle Track - The distance between the hub flanges on an a	axle.
Lock to Lock Time - The time taken to turn the primary stee	ering from full left lock to full right lock.

A recommended condition of Preliminary Plat of Subdivision and PUD approval is compliance with the above request and any other request for turning path diagrams. While staff anticipates that the updated apparatus dimensions can be accommodated by the current site geometry, minor changes may be required in final design engineering if any issues are identified, subject to review and approval by the Fire Department and Village Engineer.

The revised site plan includes two garage spaces per unit, for a total of 12 enclosed parking spaces, and six guest parking spaces to be used by guests only. Collectively, <u>18 conforming parking spaces are available for resident and guest parking</u>. Per Village Code Section 12-7-3:1, the off-street parking requirement for detached single-family residential development is two spaces per unit, for a total minimum requirement of 12 off-street parking spaces. The development proposes a ratio of three conforming off-street spaces per unit, which compensates for the lack of "on-street" parking along the shared access drive. Additional informal parking capacity is anticipated to be provided by use of the residential driveways, which have increased in length to approximately 25 feet and will provide a safer setback from the abutting sidewalk.

The traffic and parking impact study prepared by Kimley-Horn based on the original eight-unit site plan states: "Based on the results of the capacity analyses, no road or access intersection improvements are needed to accommodate site traffic." Because the intensity in land use is decreasing by comparison with the original site plan and no changes in accessway design are proposed, it can be reasonably expected that the traffic generated by the project will decrease accordingly and the existing roadway network will still be able to accommodate the proposed development. Recommendations set forth in the study, which include sidewalks, a stop control with a sign and bar exiting the site, and a crosswalk striped across the access drive at Shermer Road, remain warranted for the revised site plan and compliance will be included as a recommended condition of ordinance approval.

In response to comments issued at the October 17, 2022, hearing regarding the intersection of Beckwith and Shermer Roads to the southeast of the subject property, staff is keenly aware of concerns with the intersection's safety and is in the formal process of evaluating the intersection, the broader Shermer and Beckwith corridors, and appropriate crash countermeasures. The decision to implement any crash countermeasure, which will be based on a thorough analysis of the intersection and surrounding area, will be made by the Village's Right of Way Committee, the Village Engineer, and Village Administrator.

Elevations & Materials

In response to comments issued by the Appearance Commission at their October 3, 2022, meeting and comments issued by the Plan Commission at their October 17, 2022, meeting, the applicant further revised the color and material palettes to provide greater variety and contrast between the homes and include brick as an exterior material. The original and revised renderings are provided below for comparison.



Original Rendering (October 3, 2022, Appearance Commission Meeting)



Revised Rendering, Revision 1 (October 17, 2022, Plan Commission Meeting)



Current Revised Rendering, Revision 2 (December 19, 2022, Plan Commission Meeting)

Landscape Plan

The applicant submitted a revised landscape plan for the proposed six-unit subdivision. The landscape plan is generally consistent with the landscape plan presented at the October 17, 2022, meeting of the Plan Commission. Based on landscape and site plan review by the Village Engineer, five trees are planted in the public right of way along Shermer Road, and the Village Engineer is authorized by the Appearance Commission to modify the public right of way tree planting plan as needed to ensure visibility and public safety. If fewer than five trees are planted in the public right of way abutting the site, any deficit in trees must be planted at an alternative location subject to review and approval by the Village Engineer.

Staff notes that a Planned Unit Development is a binding legal instrument that is recorded with the Cook County Clerk. Perpetual compliance with the approved plans, including the landscape plan, is required until the subject property is redeveloped. The Village is authorized to issue citations for failure to maintain landscaping in accordance with the approved landscape plan. If a planting fails to thrive or dies years in the future, the Village will require a replacement of the same size and species as provided in the approved landscape plan. Additionally, the draft declaration submitted by the applicant provides that landscaped areas on individual lots must be maintained by their respective owner. As required by Section 12-8-2:B.3.1, the Village, as well as the owners of the units located on the property, shall have the right to enforce the declaration. The final draft declaration will be reviewed and approved by Village staff, including the Village Engineer, Community Development Administrator, and Corporation Counsel, for compliance with Village regulations and any requirements set forth in the Subdivision and PUD ordinances.

Engineering Project Manual

The applicant submitted a revised Engineering Project Manual, which provides an overview of existing stormwater conditions, stormwater detention calculations, and proposed stormwater improvements. The applicant met with the Metropolitan Water Reclamation District (MWRD) and the Village Engineer in December 2022 to discuss the proposed design of the stormwater management system. MWRD and the Village agree and have indicated to the applicant that the stormwater detention facilities must be designed to handle a 100-year flood and direct runoff to Shermer Road, not to abutting properties to the north, west, or south in order to obtain a permit. The applicant is expected to clearly describe the proposed design solution, the existing drainage pattern, the proposed drainage pattern, and how surrounding properties will be impacted by the proposed development.

MWRD regulates the maintenance of stormwater facilities, which will become the responsibility of the future HOA, and can take aggressive action in the event of a failure to maintain. Because the enforcement of maintenance requirements by MWRD is unpredictable, staff recommends as a condition of PUD approval that a maintenance declaration for the detention facilities, including any permeable pavement, is included as part of the final recorded declaration and provides the Village with maintenance oversight and recourse in the event of failure to maintain the infrastructure in accordance with the final approved plans, and Village and MWRD requirements. A similar maintenance declaration was required in the Trafalgar Square development for the maintenance of the development's detention facility and may serve as a model.

The Preliminary Removal Plan and Preliminary Erosion Control & Tree Protection Plan submitted under the revised Engineering Project Manual are consistent with the plans presented to the Plan Commission on October 17, 2022. To ensure the trees designated for preservation are protected, and to provide the Village with recourse in the event of removal, destruction, or damage other than by natural forces or events, staff recommends that specific replacement requirements are included as a condition of PUD approval, as set forth in the recommended conditions listed at the end of the report.

Photometric Plan

The applicant submitted a revised photometric plan prepared by Force Partners showing levels of illumination along lot lines and throughout the site. Per Section 12-10-5, "all street, parking lot, and exterior lighting shall meet the lighting standards and regulations set forth in the Village of Morton Grove lighting standards available at the Public Works Department." The plan shows no more than 0.1 footcandle of illuminance along the site's south, west, and north lot lines. The final photometric plan will be subject to approval by the Village Engineer. As a condition of Appearance Commission approval, before any Building Permit is issued, the lighting plan must be revised as needed to meet all lighting requirements of the Village of Morton Grove. Additionally, the project is subject to a maximum exterior luminaire color temperature of 4000K.

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. Standards for Subdivisions:</u> The following standards for evaluating subdivisions shall be applied in a reasonablemanner, 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 plannedstreets 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 theoverall 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 a Preliminary Plat of Subdivision with associated waivers to Section 12-8-4 and a Planned Unit Development (PUD) Special Use Permit for six (6) detached single-family dwellings with waivers to accessway standards (12-9), lot depth (12-8-4:B.2), lot area, lot width, and interior side yard (12-4-2:D) for the property commonly known as 9312 Shermer Road in Morton Grove, Illinois, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final site plans, engineering plans, preliminary plat of subdivision, and traffic and parking impact study for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations issued in the following, whether by strict or alternative compliance, subject to the Village Administrator's final approval:
 - Appearance Certificate issued for Case AC 22-11
 - Comments issued by the Traffic Safety Commission Chairperson, dated October 10, 2022
 - Comments issued by the Village Engineer, dated October 10, 2022
 - Comments issued by the Fire Department, dated October 5, 2022
 - Comments issued by the Building Department, undated
 - Comments issued by the Department of Community and Economic Development, dated October 11, 2022
 - Traffic Impact Study, prepared by Kimley-Horn, dated August 2022
- 2. 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.
- 3. Prior to the issuance of a building permit, the applicant shall submit final elevations, a materials palette, and landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the revised plans are deemed to be in violation of any applicable requirement,

substantially inconsistent with the approved plans, or lesser in quality than the approved designs and materials, the applicant will be required to file an application for an amendment to the Appearance Certificate.

- 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. If fewer than five trees are planted within the public right of way abutting the subject property, any deficit shall be planted at an alternative location subject to review and approval by the Village Engineer.
- 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. The applicant shall extend the sidewalk located along the south side of the private accessway to the guest parking area, subject to review and approval by the Village Engineer.
- 7. 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.
- 8. A maintenance declaration for the stormwater detention facilities and any other area or improvement deemed appropriate by the Village Administrator shall be enforceable by the Village. The declaration shall run with the property and bind the applicant and any successive owner. The declaration shall be recorded with the Cook County Clerk following review and approval by the Village Administrator.
- 9. Deciduous trees designated for preservation in the final approved Tree Protection Plan which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three inches (3") in caliper to each one inch (1") of removed tree. Coniferous trees designated for preservation in the final approved Tree Protection Plan which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three inches (3") in caliper to each one inch (1") of removed tree. Coniferous trees designated for preservation in the final approved Tree Protection Plan which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three (3) vertical feet for each one foot of removed tree. All fractions of an inch shall be rounded up. The Village Administrator may approve alternative planting locations on private or public property, with preference given to locations closest in proximity to the development. Species of replacement trees shall be submitted to the Department of Public Works for review and approval.
- 10. 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.
- 11. (Any other conditions recommended by the Plan Commission)

PLAT OF THE PONTO COLLECTION SUBDIVISION



THE SOUTH 1/2 OF THE NORTH 30 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PARTLYING EAST OF THE WEST LINE OF TELEGRAPH ROAD, ALSO KNOWN AS SCHERMERVILLE AVENUE), EXCEPT THE WEST 1885.88 FEET; ALSO THAT PART LYING EAST OF THE WEST 1885.88 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE SOUTH 12.40 CHAINS THEREOF AND LYING S OF AND ADJOINING THE SOUTH 1/2 OF THE NORTH 30 ACRES OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST 1/4 AFORESAID (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF TELEGRAPH ROAD) ALL IN COOK COUNTY, ILLINOIS

A. P. SURVEYING COMPANY, P.C. LAND – SURVEYORS LICENSE No. 184-03309 PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION 2121 PARKVIEW COURT, WILMETTE, IL. 60091 TEL: (&47) 553-934(+; AX: (&47) 853-9391 E-MAIL: apsurveyingcompany @ gmail.com

ORDER NUMBER: <u>22-9521-S-P2</u> DATE: October 5, 2022

COMMONLY KNOWN AS: : 9312 SHERMER ROAD, MORTON GROVE, ILLINOIS. P.I.N.: 09-13-219-042-0000 TOTAL NET AREA : 67,543 SQ. FT. = 1.55 ACRE.

ST. LYONS Rigge N87*57′24*E 50.23′ N87*57′24*E 64.00′ N87*57′24*E 64.00′ 1•55′47 116.84′ 22°11'31" •55'47 116.86 1 4 2 2 S87*56'17"W _{Rec}:22118' Meas:**221.09' 59.15'** S87*56'17*W **71.05′** S87*****56′17″W **90.89'** S87*56'17*W 40.6 N89•58′27*W 31.23' 00*01'33*V 6 103.87' 5 4 TDTAL NET AREA: 7,467 SQ. FT. = 0.17 ACRE. TOTAL NET AREA: 8,232 SQ. FT. = 0.19 ACRE. TUTAL NET AREA: 7,406 SQ. FT. = 0.17 ACRE. 9 CH116.96 R116.96 589*58′27″E \$89*58′27″E **71.01′** S89*58'27*E 77.19' 202.53 589*58′27″E SHERMER OUTLOT A ∢ TOTAL NET AREA: 21,557 SQ. FT. = 0.49 ACRE. ידרםד



LOT NO.	AREA SQ. FT.
LOT 1	7,929
LOT 2	7.476
LOT 3	7,475
LOT 4	7,406
LOT 5	7,467
LOT 6	8,232
OUTLOT A	21,557
TOTAL	67,542

NOTES:

OUTLOT A TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
 P. U. & D. E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT.
 FIELD WORK PERFORMED OCTOBER 3, 2022.

PLAT OF THE PONTO COLLECTION SUBDIVISION



OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS} } SS COUNTY OF COOK}

SPILS SHERMER ROAD DEVELOPMENT LLC, ILLINOIS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HREBEY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE. THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DESTRICT 69, HIGH SCHOOL DESTRICT 69, AND JUNIOR COLLEGE DISTRICT 207.

SIGNED AT _, ILLINOIS, THIS ____ ___ DAY OF BY: TITLE:

NOTARY CERTIFICATE

STATE OF ILLINOIS} } SS COUNTY OF COOK}

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES

HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIED TO THE FORGOIGN INSTRUMENT, APPEARED BEFORE ME THIS DAY IN FERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAD INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAD CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

__PRINTED NAME SIGNATURE & SEAL

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS} } SS COUNTY OF COOK}

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAD CURRENT TAXES, NO UNPAID FORFETTED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT REDER

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK,

THIS _____ DAY OF ______, 20____ SIGNED: COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS} } SS COUNTY OF COOK}

THIS INSTRUMENT, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON

DAY OF THIS _M, __, 20__. AT _____ O'CLOCK

AND WAS RECORDED IN BOOK____OF PLATS ON PAGE __

RECORDER OF DEEDS SIGNED:

DESIGN STANDARDS AND ZONING COMPLIANCE

STATE OF ILLINOIS) } SS COUNTY OF COOK}

I, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR FOR THE VILLAGE OF MORTON GROVE, HEREBY APPROVE THIS PLAT OF SUBDIVISION FOR COMPLANCE WITH THE DESIGN STANDARDS BSTABLISHED IN THE SUBDIVISION REGULATIONS AND CONFIRM THAT THE LOTS MEET THE MINIMUM LOT AREA AND PROFINGE REQUIREMENTS FOR THE UNDERLYING <u>R-1</u> ZONING DISTRICTS.

DATED THIS _____ DAY OF _____ _,20__ SIGNED: _____ COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

VILLAGE BOARD CERTIF!CATE

STATE OF ILLINOIS} } SS COUNTY OF COOK}

IN ACCORDANCE WITH (RESOLUTION/ ORDINANCE) NO. THIS FLAT WAS HEREBY ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTERS OF THE VILLAGE OF MORTON GROVE, ILLINOIS, AT A MEETING HELD ON

THIS_____DAY OF ___ , 20

PRESIDENT ATTEST: CLERK

PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS}

VILLAGE ENGINEER CERTIFICATE STATE OF ILLINOIS)

} S COUNTY OF COOK

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MORTON GROVE ON

THIS _____DAY OF _____ ____.20___.

BY: _____ VILLAGE ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS} } COUNTY OF COOK}

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURPACE WATERS WILL NOT BE CHANCED BY THE CONSTRUCTION OF SUCH SURDIVISION OR ANY PART THEREOF, OR THAT IS SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION, DIVERSION AND DISCRARGE OF SUCH WATERS BITO PUBLIC AREAS OR DRAINS WHICH THE SUDDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE FLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELENDOD OF SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. BY: OWNER

BY: LLINOIS PROFESSIONAL ENGINEER NO.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATRE DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY.

AT&T TELEPHONE COMPANY,

COMCAST CABLE COMMUNICATION, INC.,

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY

THE VILLAGE OF MORTON GROVE COLLECTIVELY THE "GRANTEE".

COLLECTIVELY THE "GRANTEE", THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATER MAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION FONDS, GAS MAINS, ELECTRICIT, VAND SOUNDS, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND ANDIO SIGNALS, INCLUDING AND UNDER, THAT AND ANDION, ANDER, ACROSS, ALDON AND LINGS ON THE PLAT AND MARKED EASEMENT, AND THE IT THE DY DITED LINES ON THE PLAT AND MARKED EASEMENT, AND THE PROFENSION ON AND LINGS ON THE PLAT AND MARKED ASEMENT, AND THE PROFENSION ON AND AND ON THE PLAT FOR STREETS AND ALLEYS, WEITHER FURDERING ON CONNECTIONS OVER OR UNDER THE SURFACE OF FACH LOT AND COMMON ARRA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, COMMON ARRA OR, AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE THEESS, BUSHES AND ROOTS AS MAY BE REASONABLY REQUERD INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO CUT, TRIM, OR OVER THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO CUT, TRIM, OR OVER THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO CUT, TRIM, OR OVER THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO CUT, THE SUBDIVIDED DYNOTY WITHIN THE DOTED LINES FACLITIES OR IN UPON OR OVER THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO CUT, THE SUBDIVIDED PHORENT ON ANY SUCH SUB SURFACE PACH L

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 2(E) OF "AN ACT IN RELATION TO CONDOMINICMUS" (ILLINOIS REVISED STATUTES, CH. 30, PAR. 302 (E), AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BRINEFICAL USE AND ENJOYMENT OP WHICH IS RESERVED IN WHOLE AS AN APPERTENNING IT THE SIGNALTELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DRAWTELY EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE DATE BY TERMS SUCH AS OUT LOTS, COMMON BLEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA THE TERM COMMON AREA OR AREAS AND COMMON ELEMENTS, NOEN SPACE, OPEN SHEA, SURFACED WITH INTRUDY SAND WALKWAYS, BUT EXCLUDES REAL PROPERTY PISING SURCH AND COMMON ELEMENTS INCLUDES REAL PROPERTY SURFACED WITH INTRUDY RAND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTER/LOT OWNER, UPON WRITTEN REQUEST.

MUNICIPAL AND UTILITY EASEMENT PROVISION CERTIFICATES: PLAT AND EASEMENT PROVISIONS SHOWN ON THIS PLAT APPROVED BY:

COMMONWEALTH EDISON COMPANY APPROVED BY: __

THIS_____OF, 20___.

PRINTED NAME: TTTLE:

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),

APPROVED BY: THIS DÁY____ OF, 20

PRINTED NAME: TITLE:

COMCAST CABLE COMMUNICATION, INC.

APPROVED BY:

THIS _DAY____OF, 20___ PRINTED NAME:

TTTLE:



UMBER: 89-9581-5-P9 DATE:_Ostober 5, 2028

PREPARED BY:

APSURVEYING COMPANY, PC. 2121 PARKVIEW COURT, WILMETTE, BLIANDIS, 60091 TEL: 847-853-9564 FAX: 847-853-9591 E-MAIL: APSURVEYINGCOMPANY@GMAIL.COM

PLAT PREPARED FOR, SUBMITTED BY AND SEND NEW TAX BILL TO:

MAIL PLAT TO:

VILLAGE OF MORTON GROVE 6101 CAPULINA AVENUE MORTON GROVE, ILLINOIS 60053

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS} } SS COUNTY OF COOK}

I, JACK A. ZLOTEK, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3186, DO HEREBY AUTHORIZE THE VILLAOE OF MORTON GROVE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, OR MEDINA OARDENS, LLC. OR ITS AUTHORIZED AGENT, TO FLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE N MY NATURE OF RECORDENT OF RECORD IN THE COUNTY RECORDERS OFFICE N MY NATURE OF RECORDERS.

SIGNED: DATE: JACK A. ZLOTEL ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3186 MY LICENSE EXPIRES NOVEMBER 30, 2020.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS} } SS COUNTY OF COOK}

I, JACK A. ZLOTEK, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY: THE SOUTH 1/2 OF THE NORTH 30 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PARTLYING EAST OF THE WEST LINE OF TELEGRAPH ROAD, ALSO KNOWN AS SCHERMERVILLE AVENUE), EXCEPT THE WEST 1885.88 FEET; ALSO THAT PART LYING EAST OF THE WEST 1885.88 FEET; ALSO THAT PART LYING EAST OF THE WEST 1885.88 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE SOUTH 12.40 CHAINS THEREOF AND LYING S OF AND ADJOINING THE SOUTH 1/2 OF THE NORTHEAST 1/4 AFORESAID (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF TELEGRAPH ROAD) ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: : 9312 SHERMER ROAD, MORTON GROVE, ILLINOIS.

P.I.N.: 09-13-219-042-0000

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON FPES AT ALL ENTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE FLAT ACT (765 ILCS 2050.01 ET SBQ.). I FURTHER CERTIFY THAT ALL EXTENIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION FLAT AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED.

IFURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINDIS, WHICH HAS ADOPTED A COMPREHENSIVE CITY FLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINDIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO.17031C02411, DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANADEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HERRON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOPIALNY

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

SIGNED IN WIMETTE, ILLINOIS, DATE:

BY:

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3186 EXPIRATION DATE: NOVEMBER 30, 2022

Commonwealth Edison Company and SBC - Ameritach Illinois a.k.a. Illinois Bell Telephone Com

BLANKET EASEMENT PROVISIONS An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

COUNTY OF COOK}

APPROVED BY THE VILLAGE OF MORTON GROVE PLAN COMMISSION AT A MEETING HELD

THE_ _DAY OF ___ , 20___.

CHAIRPERSON

ATTEST: SECRETARY

VILLAGE FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)

} SS COUNTY OF COOK}

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

VILLAGE FINANCE DIRECTOR

DATE: _

APPROVED BY:	
THISDAY	_ OF, 20
PRINTED NAME:	TITLE:
VILLAGE OF MORTON GROVE, IL	LINOIS
APPROVED BY:	
THISDAY	_OF, 20
PRINTED NAME:	TITLE:

BBC - Ameritach Iilinois a.k.a. Iilinois Bell Telephone Company, Grantese, BBC - Ameritach Iilinois a.k.a. Iilinois Bell Telephone Company, Grantese, their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modily, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other dealted on connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property ahown within the dashed or dotted lines (or similar designation) on the pitat and marked "Easement", "Ublic Ustimus Beaments", and the property designated on the pitat as "common area or areas", and the property designated on the pitat for streets and alieys, whether public or phytak, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereas, austrace and subautrace as an subay be reasonably required indiant to the rights to accomment, "public Ustify and a surface and subautrace as an assign shift to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) areas of acabined from the surface Telephonet, "Utility Easement," "Public Ustify Easement," "Utility Easement, "Public Ustify Easement," "Utility Easement, "Public Ustify Easement, "Utility Easement," "Public Ustify Easement, "Public Ustify Ease

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and anjoyment of which is reserved in whole or as an appurtanence to the separately comed lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", common elements", "open space", "open area", "common ground", "parting" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with Interior driveways and walkways, but excludes real property surfaced with Interior and Walkways. District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PAGE 2 OF 2

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SEE SHEETS SK1.01 THROUGH SK1.03 FOR INDIVIDUAL LOT COVERAGE CALCULATIONS SEE CIVIL ENGINEERING DRAWINGS FOR IMPERVIOUS CALCULATIONS



4840 main street | skokie illinois 60077 office 847 . 829 . 0801 | fax 847 . 763 . 8708 info@acarchitects.net | www.acarchitects.net

SITE PLAN

drawn: RA JB

SK1.00

address: 9312 SHERMER RD MORTON GROVE project: 1066 date: 11 30 22

TWIN GABLES

86 SF : ATTIC AREA INCLUDED IN FAR @ 7'-3" FROM THE TOP OF THE EXTERIOR WALL PLATE

1 SK1.01 SK1.01 3 4 SK1.01

SK1.01

2/

8 ROOF -TWIN GABLES NORTH & SOUTH 1/8" = 1'-0"



4 <u>NORTH & SOUTH</u> 1/8" = 1'-0"



FLOOR AREAS SCHEDULE-TYPE A	
FIRST FLOOR - TWIN GABLES NORTH & SOUTH	1743 SF
SECOND FLOOR - TWIN GABLES NORTH & SOUTH	1774 SF
ATTIC - TWIN GABLES NORTH & SOUTH	86 SF
	3603 SF
TWIN GABLES NORTH FAR : 3603 SF / 8272 SF = 0.	44

TWIN GABLES SOUTH FAR : 3603 SF / 7969 SF = 0.45

LOT COVERAGE :

DRIVEWAY : SIDEWALK PORCH: PATIO/ AC PAD: <u>BLDG FOOTPRINT:</u> TOTAL:



TWIN GABLES NORTH LOT COVERAGE: TWIN GABLES SOUTH LOT COVERAGE:

2823 SF / 8272 SF = 0.34 2823 SF / 7969 SF = 0.35









FRONT ELEVATION - TWIN GABLES

REAR ELEVATION - TWIN GABLES





BASEMENT -TWIN GABLES NORTH & 5 SOUTH 1/8" = 1'-0"



address: 9312 SHERMER RD MORTON GROVE project: 1066 date: 11 30 22 drawn: RA JB

PRIMROSE COTTAGE

86 SF : ATTIC AREA INCLUDED IN FAR @ 7'-3" FROM THE TOP OF THE EXTERIOR WALL PLATE



SK1.02

2



ROOF - PRIMROSE COTTAGE NORTH & <u>SOUTH</u> 1/8" = 1'-0"



4 COTTAGE NORTH & SOUTH 1/8" = 1'-0"



2 <u>COTTAGE NORTH & SOUTH</u> 1/8" = 1'-0"

FLOOR AREAS SCHEDULE-TYPE B FIRST FLOOR - PRIMROSE COTTAGE NORTH & SOUTH 1743 SF SECOND FLOOR - PRIMROSE COTTAGE NORTH & SOUTH 1774 SF ATTIC - PRIMROSE COTTAGE NORTH & SOUTH 86 SF 3602 SF

PRIMROSE COTTAGE NORTH FAR : 3602 SF / 7503 SF = 0.48 PRIMROSE COTTAGE SOUTH FAR : 3602 SF / 7503 SF = 0.48

LOT COVERAGE :

DRIVEWAY : SIDEWALK : PORCH: PATIO/ AC PAD: **BLDG FOOTPRINT:** TOTAL:



PRIMROSE COTTAGE NORTH LOT COVERAGE: PRIMROSE COTTAGE SOUTH LOT COVERAGE: 2823 SF / 7503 SF = 0.38 2823 SF / 7503 SF = 0.38



SECOND FLOOR - PRIMROSE COTTAGE 7 NORTH & SOUTH 1/8" = 1'-0"

FRONT ELEVATION - PRIMROSE

REAR ELEVATION - PRIMROSE



3 <u>COTTAGE NORTH & SOUTH</u> 1/8" = 1'-0"



BASEMENT - PRIMROSE COTTAGE NORTH & SOUTH 1/8" = 1'-0"



address: 9312 SHERMER RD MORTON GROVE project: 1066 date: 11 30 22 drawn: JB RA

MORTON HOUSE & FAIRVIEW POINT

SK1.03 3 86 SF : ATTIC AREA INCLUDED IN FAR @ 7'-3" FROM THE TOP OF THE EXTERIOR WALL PLATE

SK1.03

2

4 SK1.03 T.O. ROOF - MORTON HOUSE NORTH & 8 FAIRVIEW POINT SOUTH 1/8" = 1'-0"



4 NORTH & FAIRVIEW POINT SOUTH 1/8" = 1'-0"



FLOOR AREAS SCHEDULE-TYPE C 1737 SF FIRST FLOOR - MORTON HOUSE NORTH & FAIRVIEW POINT SOUTH SECOND FLOOR - MORTON HOUSE NORTH & FAIRVIEW POINT SOUTH 1718 SF ATTIC - MORTON HOUSE NORTH & FAIRVIEW POINT SOUTH 86 SF 3541 SF

FAR : 3541 SF / 7508 SF = 0.47

MORTON HOUSE NORTH FAR : 3541 SF / 7506 SF = 0.47 FAIRVIEW POINT SOUTH

LOT COVERAGE :

DRIVEWAY : SIDEWALK PORCH: PATIO/ AC PAD: **BLDG FOOTPRINT:** TOTAL:



MORTON HOUSE NORTH LOT COVERAGE: MORTON FAIRVIEW POINT SOUTH LOT COVERAGE:

2817 SF / 7506 SF = 0.38 2817 SF / 7503 SF = 0.38





FRONT ELEVATION - MORTON HOUSE



4 SK1.03 SECOND FLOOR - MORTON HOUSE 7 NORTH & FAIRVIEW POINT SOUTH 1/8" = 1'-0"



SK1.03

2/

P. BDRM 18X16

6.5X7

6.5X7

LN 6.5x2

BDRM 2 13.6X12.5

1 SK1.03 SK1.03 3



∕4∖ SK1.03 FIRST FLOOR - MORTON HOUSE NORTH 6 & FAIRVIEW POINT SOUTH 1/8" = 1'-0"





SIDE 1 ELEVATION - MORTON HOUSE 1 NORTH & FAIRVIEW POINT SOUTH 1/8" = 1'-0"

BASEMENT - MORTON HOUSE NORTH & 5 FAIRVIEW POINT SOUTH 1/8" = 1'-0"



MORTON HOUSE NORTH & FAIRVIEW POINT -SOUTH-SK1.03

address: 9312 SHERMER RD MORTON GROVE

project: 1066 date: 11 30 22 drawn: JB RA

TWIN GABLES NORTH & SOUTH



GAF ROOFING Pewter Gray



HARDIEBOARD SOFFIT & FASCIA Iron Grey



HARDIE BOARD SIDING & TRIM Arctic White

ALUM CLAD WDW Matte Black



HARDIE BOARD SIDING & TRIM Arctic White



BRICK BELDEN Frosted White

PRIMROSE COTTAGE NORTH & SOUTH

MORTON HOUSE NORTH



GAF ROOFING Pewter Gray



HARDIEBOARD SOFFIT & FASCIA Iron Grey



HARDIE BOARD SIDING & TRIM Arctic White



ALUM CLAD WDW Matte Black



HARDIE BOARD SIDING & TRIM Cobble Stone



BRICK BELDEN Titanum Velour



GAF ROOFING Barkwood



HARDIEBOARD SOFFIT & FASCIA Iron Grey



HARDIE BOARD SIDING & TRIM Light Mist





HARDIE BOARD SIDING & TRIM Rich Espresso



FAIRVIEW POINT SOUTH



GAF ROOFING Barkwood



HARDIEBOARD SOFFIT & FASCIA Iron Grey



HARDIE BOARD SIDING & TRIM Light Mist





HARDIE BOARD SIDING & TRIM Mountain Sage



4840 main street | skokie illinois 60077 office 847 . 829 . 0801 | fax 847 . 763 . 8708 info@acarchitects.net | www.acarchitects.net

MATERIAL SELECTION

SK2.01

address: 9312 SHERMER RD MORTON GROVE date: 11 30 22 project: 1066 drawn:





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COLOR RENDERING

SK2.02

address:9312 SHERMER RD
MORTON GROVEproject:1066date:11 30 22drawn:-



SHERMLER ROAD

2,000 SQ.FT. NATIVE PERENNIALS AND ORNAMENTAL GRASS MIX





MASTER LANDSCAPE PLAN

L3.1

address: 9312 SHERMER ROAD MORTON GROVE

REV. 10/10/22 REV. 11/30/22

project:

drawn: GT

date: 09/02/22 scale: 1"= 20'-0"



REV. 10/10/22 REV. 11/30/22

date: 09/02/22 scale: 1/8"= 1'-0" drawn: GT

address: 9312 SHERMER ROAD MORTON GROVE

project:

REV. 10/10/22 project: REV. 11/30/22 drawn: GT

ENLARGEMENT L3.3 MATCH LINE

address: 9312 SHERMER ROAD MORTON GROVE

L3.3

date: 09/02/22

scale: 1/8"= 1'-0"

architects

4840 main street | skokie illinois 60077 office 847 . 829 . 0801 | fax 847 . 763 . 8708 info@acarchitects.net | www.acarchitects.net LANDSCAPE PLAN

ЭЮ

335 SQ.FT. NATIVE PERENNIALS AND ORNAMENTAL GRASS MIX

- PUBLIC SIDEWALK

SHERMER

LANDSCAPE PLAN

L3.4

address: 9312 SHERMER ROAD MORTON GROVE

project:

drawn: GT

scale: 1/8"= 1'-0"

date: 09/02/22

REV. 10/10/22 REV. 11/30/22

LANDSCAPE PLAN

project:

drawn: GT

L3.5

date: 09/02/22

scale: 1/8"= 1'-0"

address: 9312 SHERMER ROAD MORTON GROVE

REV. 10/10/22 REV. 11/30/22

PLANT	SCHE	DULE – TREES	& SHRUBS				
SHADE TRE	EES						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	QUANTITY	NOTES
\odot	ST1	ACER SACCHARUM	SUGAR MAPLE	B & B	2.5"	6	N/A
\odot	ST2	ACER FREEMANII 'MARMO'	MARMO MAPLE	B & B	2.5 "	2	N/A
$\overline{\bigcirc}$	ST3	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	2.5"	2	N/A
$\overline{\bigcirc}$	ST4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"	2	N/A
$\check{\odot}$	ST5	QUERCUS × WAREI 'LONG'	REGAL PRINCE OAK	B & B	2.5"	2	N/A
EVERGREEN	N TREE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE 7–5'T	QUANTITY	NOTES
	EV1	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	B & B	3–7'T 3–8'T	13	N/A
\bigcirc	EV2	THUJA OCCIDENTALIS PYRAMIDALIS'	PYRAMIDAL ARBORVITAE	B & B	4-7'T 3-8'T	7	N/A
\bigcirc	EV3	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	6–5'T 5–7'T 2–8'T	13	N/A
ORNAMENT	AL TREE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QUANTITY	NOTES
\odot	OT1	AMELIANCHER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CALIPER (TREE FORM)	3	STANDARD TRUNK
$\check{\odot}$	OT2	BETULA NIGRA	RIVER BIRCH	B & B	6'-HT.	3	CLUMP FORM
$\check{\odot}$	OT3	CORNUS KOUSA	KOUSA DOGWOOD	B & B	6'-HT.	4	CLUMP FORM
$\overline{\odot}$	OT4	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	2" CALIPER (TREE FORM)	21	STANDARD TRUNK
SMALL ORM	NAMENTAL	TREE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QUANTITY	NOTES
$\overline{\odot}$	S01	CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELIANCHERRY	B & B	54"-HT.	7	CLUMP
) C	S02	HAMAMELIS VIRGINIANA	DOGWOOD WITCHHAZEL	B & B	36"-HT.	6	CLUMP
) (S03	MAGNOLIA STELLATA 'ROSEA'	PINK STAR MAGNOLIA	B & B	4'-HT.	5	CLUMP
$\tilde{\odot}$	S04	VIBURNUM PRUNIFOLIUM		B & B	4'-HT.	6	CLUMP
	LARGE S	 HRUBS	VIDONIVOW				
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QUANTITY	NOTES
	DL1	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	3 GAL.	24"	16	3'- SPACING ON CENTER
	DL2	CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 GAL	36"	8	3'– SPACING ON CENTER
	DL3	HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL SMOOTH HYDRANGEA	3 GAL.	18"	48	3'- SPACING ON CENTER
	DL4	HYDRANGEA PANNICULATA 'ILVOBO'	BOBO HYDRANGEA	3 GAL.	18"	13	3'– SPACING ON CENTER
	DL5	HYDRANGEA PANNICULATA 'JANE'	LITTLE LIME HYDRANGEA	3 GAL.	18"	11	3'- SPACING ON CENTER
	DL6	HYDRANGEA PANNICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	3 GAL.	18"	2	3'- SPACING ON CENTER
	DL7	HYDRANGEA PANNICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	3 GAL.	18"	2	N/A
•	DL8	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	B & B	30"	7	N/A
\bigcirc	DL9	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	B & B	48"	225 LN.FT.	3'- SPACING ON CENTER
	DL10	VIBURNUM x JUDDIi	FRAGRANT JUDD VIBURNUM	B & B	30"	4	
DECIDUOUS	MEDIUM	I SHRUBS					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QUANTITY	NOTES
$\overline{\mathbf{\cdot}}$	DM1	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GAL.	24"	10	3'– SPACING ON CENTER
\odot	DM2	CEPHALANTHUS OCCIDENTALIS	SUGAR SHACK BUTTONBUSH	3 GAL.	24"	13	3'– SPACING ON CENTER
\odot	DM3	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL.	24"	19	3'– SPACING ON CENTER
$\overline{\mathbf{\cdot}}$	DM4	DIERVILLA RIVULARIS	KODIAK ORANGE BUSH HONEYSUCKLE	3 GAL.	24"	13	3'– SPACING ON CENTER
\odot	DM5	HYDRANGEA QUERCIFOLIA 'RUE SLIPPERS'	Y OAKLEAF HYDRANGEA	3 GAL.	24"	20	3'— SPACING ON CENTER
\odot	DM6	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	3 GAL.	24"	6	3'– SPACING ON CENTER
\odot	DM7	SPIREA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	3 GAL.	24"	19	3'– SPACING ON CENTER
\odot	DM8	SPIREA JAPONICA	DOUBLE PLAY RED SPIREA	3 GAL.	24"	16	3'– SPACING ON CENTER
$\overline{\mathbf{\cdot}}$	DM9	SYRINGA MEYERI 'MISS KIM'	MISS KIM DWARF LILAC	3 GAL.	24"	12	3'— SPACING ON CENTER
\odot	DM10	WEIGELA FLORIDA	SONIC BOOM PURE PINK WEIGELA	3 GAL.	24"	25	3'— SPACING ON CENTER

DECIDUOUS	S
SYMBOL	С
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EVERGREEN	IS
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IALL S	HRUBS					
DDE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QUANTITY	NOTES
)S1	AZALEA x 'KAREN'	KAREN AZALEA	3 GAL.	24"	26	
)S2	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	3 GAL.	18"	20	
)S3	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	3 GAL.	18"	15	
IALL S	HRUBS			•		•
DDE	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	QUANTITY	NOTES
[V1	BUXUS x 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.		62	VARY SIZE (18"- 30")
EV2	JUNIPERUS CHINENSIS 'PFITZERANA KALLAY'S'	KALLAY'S COMPACT PFITZER JUNIPER	5 GAL.		23	
S	-	-				
DE	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	QUANTITY	NOTES
SC1	VINCA MINOR	PERIWINKLE	4.5" POTS		1,320 SF 5,280 PLANTS	6" O.C
DE			CONTAINER	CALIPER	QUANTITY	NOTES
PER1	MIXED VARIETY FO	R SUN AND SHADE		4.5" POTS	315 SF 460 PLANTS	10" O.C
GR1	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTA GRASS	AIN	4.5" POTS	250 SF 160 PLANTS	15"O.C
GR2	SPOROBOLUS HETEROLEPIS 'TARA'	DWARF PRAIRIE DROPSE	ED	4.5" POTS	1,295 SF 830 PLANTS	15" O.C
UL1					90 SQ.FT.	1"-2" FINE MULCH 3"-4" COARSE MULCH
AWN	23,000 SQ.FT.			OPEN A LAWN 1	REAS DESIGNATED O BE SODDED	AS
OR1	4,500 SQ.FT.			SEE	e list	
	1	1		1		

1) TREE PLANTING, TYP ELEVATION

2 DECIDUOUS SHRUB PLANTI ELEVATION

3 PERENNIAL/GRASSES PLANTING, TYP.

(4) GROUNDCOVER PLANTING, TYP. Elevation

5 LAWN PLANTING, TYP.

SCALE: 3/8"=1'-0"

	SHRUB OR ORNAMENTAL TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THE TOP OF THE ROOT BALL			
	REMOVE ALL DEAD, DAMAGED OR DISEASED BRANCHES AND ALL CROSSES AND RUBS NEVER LEAVE "V" CROTCHES OR DOUBLE LEADERS			
	6" TALL EARTH EDGE TO FORM SAUCER.			
	1" DEEP LAYER OF COMPOST MULCH.			
<u>-</u>	BACKFILL WITH EXISTING SOIL WITH ADDITIVES			
	EXISTING SUBGRADE			
ING,	TYP.	(4 ⁿ 4 ¹ 0 ⁿ		
	SUALE: 3/	/4 =1 -0		
	PLANT SPACING VARIES SEE PLAN			
ſ				

COMPOST MULCH.
 BACKFILL WITH EXISTING SOIL
WITH ADDITIVES
 EXISTING SUBGRADE

SCALE: 3/4"=1'-0"

— Plant spacing Varies— see plan — 1" LAYER OF COMPOST MULCH. — Backfill with existing soil with additives

SCALE: 3/4"=1'-0"

—BACKFILL WITH EXISTING SOIL WITH ADDITIVES

<u>Notes</u> • 4"-6" Topsoil Depth • Refer to soil plan

SCALE: 3/4"=1'-0"

ЭЮ architects 4840 main street | skokie illinois 60077 office 847 . 829 . 0801 | fax 847 . 763 . 8708 info@acarchitects.net | www.acarchitects.net

PLANT LIST & DETAILS

project:

L4.01

address: 9312 SHERMER ROAD MORTON GROVE

REV. 10/10/22 REV. 11/30/22

date: 09/02/22 drawn: GT scale: AS NOTED

ENGINEERING PROJECT MANUAL

Morton Grove Plan Commission

> Ponto Collection West Shermer Road & Ponto Drive Morton Grove, IL

September 6, 2022 Revised November 30, 2022

4. alter

Sabin Olteanu, PE CIVILAND, PLLC Design Firm 184.008369

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- 2. REGULATORY STATUS
- 3. PROPOSED IMPROVEMENTS
 - a. DETENTION STORAGE
- 4. APPENDIX A STORMWATER DETENTION CALCULATIONS
- 5. EXHIBIT A COVER SURFACES
- 6. EXHIBIT C CULTEC DESIGN (PRELIMINARY)
- 7. APPENDIX B MINOR & MAJOR SYSTEM CONVEYANCE DESIGN (TBI)
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- 9. PRELIMINARY PLANS:
 - a. REMOVAL PLAN
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- 10. TOPOGRAPHIC SURVEY (GREMLEY & BIEDERMAN)
- 11. SOIL REPORT (PIONEER)
- 12. TRAFFIC REPORT (KLOA)
- **13. FIRE TRUCK TURNING EXHIBITS**

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1. PROJECT INFORMATION

The project area, located on Shermer Rd. south of Lyons St. and immediately west from the Tintersection with Ponto Dr. is an R-1 zoned site within the Village of Morton Grove, approx. 1.556 acres total, previously developed with an older single-family house – to be demolished. The site borders adjacent single residential properties to the north and south and a residential subdivision to the west.

The site is located within a separate sewer area service. The site is served by existing public and private utilities infrastructure.

Aerial View

Hydrologically, the site and the bordering single-family parcels are forming a depressional storage volume that overtops at an uncontrolled location between houses. The volume of the depressional storage area needs to be maintained or otherwise addressed.

An existing stormwater inlet close to the SW property corner has been identified; this structure is connected to the Village's stormwater system via an eight (8) inch storm pipe.

A small portion of the front yard (3,550.11 SF) was overland flowing to the Shermer Road rightof-way. The site is to be subdivided into six (6) residential lots and a common access drive and guest parking for six (6) vehicles. The development shall consist of residential structures and flat work paved areas, and landscaped zones.

Exist. Site Characteristics

AREAS	SF	Acres
Total Land Area	68,207.20	1.5658
Additional Tributary Area (To Exist Inlet)	41,273.10	0.9475

2. REGULATORY STATUS

A. Regulated Development (MWRDGC)

As per letter from MWRD, since the proposed residential subdivision is greater than one (1) acre, a WMO permit will be required. The runoff and volume control of Article 5 apply.

§502.4 of the WMO requires the minor stormwater system be sized to collect and convey stormwater runoff from the tributary area under fully developed conditions consistent with the design requirements of the local jurisdiction or existing stormwater system. If the local jurisdiction does not regulate the design requirements of minor stormwater systems, they should be designed, at a minimum, to collect and convey stormwater runoff from the 10-year storm event by gravity. In many cases, particularly in small urban areas, the Tc will be small, and a minimum value of 10 minutes should be used, see Exhibit B.

The overflow exceeding the minor storm is conveyed by an overland flow path into the detention system. The §502.5 of the WMO requires that major stormwater systems shall be sized to convey the design runoff rate of the 100-year storm event using the methodology specified in §502.9 of this Ordinance. Thus, the <u>design runoff rate</u> was calculated by using the event hydrograph method TR-20 using NRCS curve number methodology. The private access road is the mayor conveyance route and as per §502.11 the maximum stormwater runoff inundation depths on roads and parking lots for all development shall not exceed twelve (12) inches. Storm sewers were sized to convey the 100-year design runoff rate.

During peak events the minor storm system is not considered, and the restrictor is considered plugged; only pervious vs. impervious area are considered; additional offsite areas are considered.

B. <u>Regulated Development (Village of Morton Grove)</u>

The Village of Morton Grove is an established community where land use is stable and encompasses approximately 5.25 square miles. It is located entirely within the North Branch of the Chicago River Watershed and entirely within the service area of the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC).

Roughly seventy- four percent of the community has separated storm sewers.

As per requirement Village Ordinance 12-10-4, B, 1 Stormwater Management and Detention, detention volume and release rates shall be calculated in accordance with the methods approved by the district.

The entire 1.5658 acres is considered re-development and as such a calculated detention volume of 0.421 ac-ft has been required.

Considering WMO's § 504.9.A., the required detention volume calculated can be reduced by: the volume of the retention-based practices provided that is located within the same property holdings as the detention facility.

As indicated on the Plan Review Comment Form from Engineering Department (9/23/2022):

- It is recommended that a condition of the PUD is required to provide detention volume up to the full impervious coverage allowed by zoning requirements of 55%.

Impermeable Lot Coverage (Maximum) ⁵			
	55%	60%	65%

- The volume of the depressional storage area would need to be maintained in the proposed development. This would likely have the effect of increasing the required storage volume to an amount that exceeds what is currently proposed.
- The site would need to provide an overland flow path that would safely route from the site to an off-site, downstream outfall.

3. PROPOSED IMPROVEMENTS

The shareholders in this project would like to redevelop said property located in the R-1 residential district by creating a subdivision consisting of six-separate parcels and common areas; common areas to include an access drive, a parking area, common sidewalk and other landscaped and stormwater purposed zones.

The Village is be provided with fully developed engineering plans and supporting documents demonstrating compliance with all applicable requirements for a subdivision, including Metropolitan Water Reclamation District (MWRD) and Village stormwater detention regulations.

The proposed subject area is to be improved with a subdivision in compliance with the village ordinance, and each of the six proposed residential single-family lot is to comply with the lot coverage maximum for R1 of 55%. The entire site's impervious coverage is at 50.88%.

-		
LOT AREA (SF)	Surf. (SF)	(Acres)
55% Impervious Lots	25,444.24	0.5841
Street Sidewalk & Aprons	2,396.68	0.0550
PCC Curb & Gutter	1,122.88	0.0258
Street Pavmnt Access / Pavers	4,481.32	0.1029
Parking / Turnout Pavmnt	5,737.35	0.1317
Native Planting	11,324.56	0.2600
Bio-Retention	4,613.14	0.1059
Parkway	2,018.07	0.0463
Landscape	11,068.96	0.2541
Area	68,207.20	1.5658

Redevelopment Area Information

The proposed development will provide the 1 inch of volume control storage in the void space of aggregate in the bioretention facilities and the permeable pavement area.

Total Regulatory Volume Control (1")	0.064	(acre-foot)
Provided Volume Control	0.125	(acre-foot)

A separate landscape plan provides details for planting and seeding.

Under TGM's 5.3.4.1 an overflow route was incorporated into the design of the volume control practice to convey stormwater runoff from the practice into the minor drainage system.

The major 100-year critical storm is conveyed by an overland flow path into an inlet located on adjacent property; additional tributary flow from 41,273.1 SF (0.9475 Acres) is to be bypassed as per §502.7 of the WMO.

The design runoff rate for the bypassed area has been calculated using the event hydrograph method as per §502.9 of the WMO.

As per TGM's 5.2.3 when concentrated flow discharges into a minor stormwater system, calculations must demonstrate that it can collect and convey the stormwater runoff from the 10-year storm event by gravity.

COMMON STORAGE VOLUME

As per MWRD's WMO manual the definition for a depressional storage is a volume contained above ground without a traditional outlet that drains by evaporation and/or infiltration – or overtopping when water exceeds the highest closed-contour elevation.

However, in this case a 2-foot dimeter inlet has been located close to the SW corner of the property and a 8" VCP pipe connection to the villages storm system has been identified from field and as indicated on GIS mapping.

As such the stage and storage shall be modeled for the discharge structure; the proposed site runoff rate shall not exceed the exising runoff rate.

For sites where depressional storage exists and where the existing runoff rate for the development is less than the allowable release rate provided in §504.3, the allowable release rate must be reduced to the existing 100-year runoff rate for the development. The required detention volume for the site must be calculated using the existing runoff rate for the development site. The existing runoff rate must in turn be calculated using event hydrograph methods that account for the existing onsite depressional storage volume.

The exising runoff for the site has been modeled using USDA's WinTR-55 (Small Watershed Hydrology) / with TR-20 modeling:

WinTR-20 / Existing	Peak Discharge (cfs)	Runoff Depth (in)
2-Y	12.55	1.498
10-Y	23.93	3.185
100-Y	46.10	6.395

The existing runoff rates are higher than the gross allowable release rate of 0.754 cfs.

(2.514 acres)(0.30 cfs/acre) =	0.754	cfs
--------------------------------	-------	-----

In order to satisfy WMO TGM's 5.2.3 and not increase runoff flow rates the use of native planting areas, bio-retentions, and pervious pavement are proposed.

Additional Contributing Pervious Area North=6,322.6 SF (0.145 AC)

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Additional Contributing Pervious Area West=17,904.3 SF (0.411 AC)

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Additional Contributing Pervious Area South=8,051.1 SF (0.185 AC)

Additional Contributing Impervious Area North=2839.6 SF (0.065 AC)

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Additional Contributing Impervious Area West=5,700.4 SF (0.131 AC)

Additional Contributing Impervious Area South=2,416.7 SF (0.055 AC)

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Lincolnwood, IL.	CiviLand LLC
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A small portion of the front native planting berms (1,852.31 SF) has been maintained to runoff into Shermer Road ROWs.

For major stormewater systems, the overland flow route shall be the paved private road and the rear yard ditches to convey stormwater runoff to the site detention facility.

Additionally, as per TGM Page 5-11:

Flow arrows should be provided that show the direction of overland flow, and if storm sewers are sized to convey the 100-year design runoff rate, this should be indicated on the utility plan.

a. Detention Storage

The project is located within the North Branch of the Chicago River Watershed, with Gross Allowable Release Rate of 0.30 cfs/acre. The detention requirement for 100-y storm was calculated using the nomograph method, see Appendix A; the volume has been provided on an underground pipe storage system from Cultec and on pipe inline and structure detention plus the credit for volume control; a contained high-water elevation at 648.77 (12" above the exiting inlet rim) has been established and a vortex restrictor to be installed in an outlet structure.

Required Gross Detention	0.349	AC-FT
Vol. Control/Detention Storage Credit	0.048	AC-FT
Net Detention Required:	0.301	AC-FT
Net Detention Provided:	0.231	AC-FT

The pre-exiting depressional volumes shall be maintain via two open rear graded basin.

A minor stormwater system has been designed according to TGM's 5.2.4.2 procedure (Appendix B); the Rational Method and Manning's Equation were used to design the system: A ditch has been sized along the north, west and south rear yards to convey runoff from own property and intercept additional runoff from adjacent properties to either be routed thru the proposed storm facilities.

- a 10-y design storm event was selected to be collected and conveyed within the system.
- the Rational Method was used to calculate the gross allowable release rate, Q, for the tributary areas, at cumulative peaks for each segment flowing out.

- Manning's Equation (5.6.13) was used to calculate the required dimensions of the minor stormwater system to convey the peak stormwater runoff, Q, for the tributary area. Design Constrains:

- The maximum stormwater runoff inundation depths on roads and parking lots for all development shall not exceed twelve (12) inches.
- The area of development shall be used to calculate the gross allowable release rate.
- As per the geotechnical engineering report from Pioneer, LLC dated 08/18/2022, the seasonal high groundwater table in this site is estimated to be at a depth of about 8 feet below current site grades.

Appendix A STORMWATER DETENTION

Exist. Site Characteristics

AREAS	SF	Acres
Total Land Area	68,207.20	1.5658
Additional Tributary Area (To Exist	41,273.10	0.9475

Site Information

Watershed Planning Area	N Branch Chicago River Watershed (0.	30 csf/acre)
Parcel Area (ac)	1.566	
Re-Development Area (ac)	1.566	
Upstream Tributary Area To Site (ac)	0.00	
Tailwater Conditions	N/A	
Site Constraints (volume control)	N/A	
Site Limitations (detention)	N/A	
Hydrologic Soil Group (HSG)	D	

Six (6) Residential Lots Areas (SF) 55% Impervious Allowance (SF)

7506.00	4128.30
7503.40	4126.87
8272.00	4549.60
7503.25	4126.79
7508.30	4129.57
7969.30	4383.12
46262.25	25444.24

20818.01

Redevelopment Area Information

Area	68,207.20	1.5658	11,068.96
Landscape	11,068.96	0.2541	
Parkway	2,018.07	0.0463	
Bio-Retention	4,613.14	0.1059	
Native Planting	11,324.56	0.2600	
Parking / Turnout Pavmnt	5,737.35	0.1317	
Street Pavmnt Access / Pavers	4,481.32	0.1029	
PCC Curb & Gutter	1,122.88	0.0258	
Street Sidewalk & Aprons	2,396.68	0.0550	
55% Impervious Lots	25,444.24	0.5841	
LOT AREA (SF)	Surf. (SF)	(Acres)	

Redevelopment Area Information

Surface Type	Area (acres)	CN (HSG D)	
Impervious Areas	0.797	98	0.508761
Pervious Areas	0.300	74	
Native Planting	0.260	70	
Bioretention Facility	0.106	63	
Porous Pavement	0.103	91	
Total	1.566	-	

Detention Facility Information

High Water Elevation (HWL)	х
Control Structure Invert (Vortex)	х

Step 1. Calculate the gross allowable release rate: Qgross allowable=Adevelopmen $\Box x \Box Qwatershed$ specific releade rate 1.566 acres)(0.30 cfs/acre) = 0.470 cfs

Step 2. Calculate the net allowable release rate: *Qnet allowable=Qgross allowable-Qunrestricted* 0.470-0=0.470 cfs

Step 3. Calculate restrictor

As per data from the manufacturer, the X.XX" specified vortex provides for 0.470 cfs.

Step 4. Calculate the composite runoff curve number.

Using the Composite CN Calculator, the composite CN is:

COMPOSITE RUNOFF CURVE NUMBER (CN)					
ROJECT:	Shermer Subdivision	PERMIT NUMBER:			
OCATION:	Onsite	DATE:	11/14/2022		
YPE OF AR	EA (SELECT WITH DROP-DOWN)				
X DET	AINED AREA	MAJOR STORMWATER SYS	STEM		
	RESTRICTED AREA				
UPS	TREAM AREA				
ONDITION	(SELECT WITH DROP-DOWN)				

COMPOSITE RUNOFF CURVE NUMBER (CN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Areas	D	98	0.80	78.11
Pervious Areas	D	80	0.30	24.00
Native Planting	D	77	0.26	20.02
Bioretention Facility	D	70	0.11	7.42
Porous Pavement	D	91	0.10	9.37
		TOTALS:	1.57	138.92
OMPOSITE RUNOFF CURVE NU	MBER			
Composite CN = Total I Tota	Product = 138.92	→ Co	mposite CN =	88.71

Step 5. Calculate the adjusted runoff curve number, CNADJ. Storage is provided within the Bioretention Facility. Using the CN_{ADJ} Calculator, CN_{ADJ} is equal to:

Total Regulatory Volume Control (1")	0.066	(acre-foot)
Provided Volume Control	0.229	(acre-foot)
ADJUSTED COMPOSITE RUN		

PROJECT: Shermer Subdivision

PERMIT NUMBER:

LOCATION: Onsite	DATE:	11/14/2022
DEVELOPMENT INFORMITION		
1. Area Detained, A	1.566	acres
2. Total Impervious Area	0.797	acres
3. Composite CN	88.71	L
4. Volume Control Storage Provided, VC _P	0.229) ac-ft
5. Depth of Rainfall, P	8.57	inches
RUNOFF VOLUME (NRCS EQUATIONS)		
6. Maximum Retention, S $S = \frac{1000}{CN} - 10$	1.27	inches
7. Runoff Depth, Q_D $Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.21	inches
8. Runoff Volume, V_R $V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	0.94	ac-ft
VOLUME CONTROL STORAGE		
9. Volume Control Storage Required, VC_R	0.066	i ac-ft
10. Additional Volume Control Storage Provided	0.163	ac-ft
ADJUSTED RUNOFF VOLUME		
11. Adjusted Runoff Volume, $V_{ADJ} = V_R - VC_P$	0.712	e ac-ft
12. Adjusted Runoff Depth, Q ADJ	5.46	inches
13. Adjusted Maximum Retention, S _{ADJ}	3.49	inches
ADJUSTED COMPOSITE RUNOFF CURVE NUMBER		
14. Adjusted Runoff Curve Number, CN _{ADJ}	74.15	j.

Step 6. Using the actual release rate of 0.465 cfs and CN_{ADJ} of xx.xx, calculate the required detention volume. Using the nomograph, the required detention volume for the development is x.xxx ac-ft.

Nomograph B-75		Req. Detention	
Adjusted (CN)	х	0.349	ac-ft
		15202.44	

Pipe & Structure Volume:

Pipe Storage

Pipe	Pipe	Storage	1
Length	Dia.	Volume	1
(ft)	(in)	(cu.ft.)	
800.00	48	10053.10	(1,2)
	10	#VALUE!	(2,3)
х	12	#VALUE!	(3,4)
х	8	N/A	(4,5)
х	8	#VALUE!	(6,3)
х	8	#VALUE!	(7,4)
		#VALUE!	-

Structure Storage

No.	Туре	Sump (ft)	Inv. Elev.	Rim Elev.	Dia. (ft.)	Volume
1	СВ	1.5	622.50	624.50	4	25.13
2	СВ	1.5	622.00	624.50	4	31.42
3	СВ	1.5	621.55	624.50	4	37.07
4	СВ	1.5	621.05	624.50	4	43.35
5	СВ	1.5	620.85	625.00	4	N/A
6	СВ	1.5	622.00	624.50	4	31.42
7	СВ	1.5	621.75	624.50	4	34.56
						Х

Cultec

VOLUME TYPE	AC-FT
DETENTION	0.231

Required Gross Detention	0.349	AC-FT		
Vol. Control/Detention Storage Credit	0.048	AC-FT	2086.784	
Net Detention Required:	0.301	AC-FT	13115.66	
Net Detention Provided:	0.403	AC-FT	17572	25.36%
			-	

Restrictor Calc.	100-у

6

Allowable Outflow	0.470
Use x.xx" Vortex restrictor (Contech)	X

Permeable Pavers

VOLUME TYPE	SURFACE AREA	DEPTH	TOP ELEV.	POROSITY	STORAGE	VOL. PROV.
V _A : COARSE AGGREGATE	0.103	1	647.50	0.36	0.50X0.36XV _A	0.019
V _B : COARSE AGGREGATE	0.103	1	646.50	0.36	0.36XV _B	0.037
		2 feet	645.50	Bottom Elev		0.056
			641.50	Ground Wat	er Elev	
			4.00	Separation		

Bioretention Facility

VOLUME TYPE	SURFACE AREA (AC)	DEPTH (FT)	TOP ELEV.	POROSITY	STORAGE VOL.	VOL. PROVIDED
V _A : SURFACE STORAGE	0.106	1.000	647.50	1.00	1.0xV _A	0.106
V _B : SOIL MEDIA MIX	0.106	1.500	646.50	0.25	0.5x0.25xV _B	0.020
V _C : COARSE AGG. (Above UD Inv.)	0.106	0.500	645.00	0.36	0.5x0.36xV _C	0.010
V _D : COARSE AGG. (Below UD Inv.)	0.106	1.000	644.50	0.36	0.36xV _D	0.038
			643.50	Bottom Elev		0.173
			044 50	Own was at 14/at		

641.50 Ground Water Elev

2.00 Separation

Drawdown Time (hours) = #VALUE! (0.227X43560/0.241/60/60)

*Volume Control/Detention Storage Note: V_B and V_C volume control storage is counted at 50% credit above the invert of the underdrain. The remaining 50% credit may be used towards detention storage. Note, if all the required volume control storage is provided below the invert of the underdrain, all the storage above the invert elevation may be counted at 50% towards detention volume.

Redevelopment Area Information

andscape	11,068.96	0.2541
Parkway	2,018.07	0.0463
Bio-Retention	4,613.14	0.1059
Native Planting	11,324.56	0.2600
Parking / Turnout Pavmnt	5,737.35	0.1317
Street Pavmnt Access / Pavers	4,481.32	0.1029
PCC Curb & Gutter	1,122.88	0.0258
Street Sidewalk & Aprons	2,396.68	0.0550
55% Impervious Lots	25,444.24	0.5841
LOT AREA (SF)	Surf. (SF)	(Acres)

FULL S USING REDUCED TO ST/ BELO	IZE PLANS HAVE BEEN PREPARED STANDARD ENGINEERING SCALES. SIZED PLANS WILL NOT CONFORM ANDARD SCALES. USE THE SCALE W TO MAKE MEASUREMENTS ON REDUCED PLANS. 0' 10' 20' 50'			
	4840 main street skokie illinois 60077 office 847 . 829 . 0801 fax 847 . 763 . 8708 info@acarchitects.net www.acarchitects.net			
CIVILAND, PLLO DESIGN FIRM 1 7017 N TRIPP LINCOLNWOOD INFO@CIVILAND 847.877.6900	84.008369 AVE. IL. 60712 LLC.COM			
CiviLand	LLC Signed: 08/11/2022 Expires: 11/30/2023			
DATE	SUBMITTALS REMARKS			
11/28/2022 10/10/2022 09/06/2022 08/22/2022	UPDATED SITE (SIX LOTS) REVISED SITE PLAN ISSUED FOR PLAN COMMISSION UPDATED SITE PLAN			
OB/11/2022 ISSUED FOR DESIGN COORDINATION SITE IMPROVEMENTS MULTI-FAMILY SUBDIVISION 9316 SHERMER RD MORTON GROVE				
	EXHIBIT A COVER SURFACES			
DESIGNE PROJEC DATE: SCALE: SHEET	D BY: <u>SCO</u> F NO.: <u>2022-9319</u> <u>08/11/2022</u> <u>1:20 (FULL), 1:40 (HALF)</u> <u>- OF -</u>			

<u>Removal notes:</u>

A. INFORMATION PERTAINING TO THE LOCATION OF THE EXISTING UTILITIES IS SHOWN ON THE PLANS. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGGER TO ASCERTAIN THE EXACT LOCATIONS OF SUCH UTILITIES.

B. REMOVAL AND PROPER ABANDONING OF UTILITY LINES AND STRUCTURES SHALL BE INCLUDED IN THE CONTRACT AND SHALL BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ACTIVE UTILITIES AND WILL REPAIR WITH NO COST TO OWNER.

C. THE CONTRACTOR WILL BE REQUIRED TO LEGALLY DISPOSE OFF SITE ALL MATERIAL RESULTING FROM DEMOLITION ACTIVITIES. ALL WASTE MATERIALS SHALL BE DISPOSED OF LEGALLY OFF THE PROJECT SITE.

D. IF ABANDONED UTILITIES ARE FOUND TO BE IN CONFLICT WITH THE CONTRACTOR'S MEANS AND METHODS OF PERFORMING THE WORK BUT ARE NOT SPECIFICALLY MARKED ON THE PLANES TO BE REMOVED, THE UTILITIES SHALL BE REMOVED AS NECESSARY TO ACCOMPLISH THE WORK AND SHALL BE INCIDENTAL.

E. BUILDINGS HAVE BEEN DEMOLISHED. THE DEMOLITION SHALL INCLUDE THE REMOVAL OF REMNANTS AS PER ARCHITECT'S INSTRUCTIONS SUCH THAT FINAL GRADING CAN BE ACCOMPLISHED.

F. THE DEMOLITION SHALL INCLUDE BACKFILLING ANY EXCAVATED AREAS. THE CONTRACTOR SHALL FILL THE EXCAVATED AREAS WITH SUITABLE EMBANKMENT. THE FINAL GRADING SHALL INSURE THAT POSITIVE DRAINAGE IS MAINTAINED.

FULL SI USING REDUCED TO STA BELOV	ZE PLANS HA STANDARD EN SIZED PLANS NDARD SCALE V TO MAKE N REDUCED	AVE BEEN PF NGINEERING S S WILL NOT ES. USE THE MEASUREMEN) PLANS.	REPARED SCALES. CONFORM SCALE TS ON
	0' 10' 20'		50'
		4840 main st office 847 . 829 . 0 info@acarchitects.	Accordence of the second secon
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CiviLand	LLC	Signed: Expires:	08/11/2022 11/30/2023
DATE	SUBM	ITTALS REMARKS	
11/28/2022 10/10/2022	UPDAT RE	ED SITE (SIX VISED SITE P	LOTS)
09/06/2022 08/22/2022 08/11/2022	UPI ISSUED FO	DATED SITE F R DESIGN CC	PLAN PLAN PORDINATION
SITE MULTI 9	IMPR -FAMILY 316 SHE MORTON	OVEME SUBDIN ERMER F N GROVE	NTS /ISION RD
	PRELIN REMOVA	IINARY L PLAN	
DESIGNE PROJECT DATE: SCALE: SHEET	D BY: <u>SC</u> NO.: <u>20</u> <u>08</u> <u>1:20 (F</u> C	00 022-9319 8/11/2022 ULL), 1:40 (H 0F	HALF)

REMOVAL LEGEND

Flexible Pavement Removal (Full Depth)
Flexible Pavement Mill $(1\frac{1}{2}")$
Rigid Surface Removal (Full Depth)
– – – Pavement Sawcut
Curb & Gutter Removal
+ Utility Line / Pipe Removal
Tree Removal
Structure Abandon / Remove
Exist. Storm Sewers
– Exist. Sanitary Sewers

DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE

GENERAL NOTES FOR WORK:

- Erosion control practices identified will be constructed in accordance with the Illinois Urban Manual, 2012
- 2. Silt fence shall be installed around the perimeter of the property where berms, stockpile or other earthwork will take place and around any existing storm structures, prior to the start of any construction activities.
- 3. A stabilized construction entrance for mud and dust control shall be installed prior to the start of any construction activities and shall be maintained during the project. the construction entrance shall be a min. of 20' wide, 30' long and shall be constructed of a 6" thick min. layer of 3" angular crushed aggregate compacted din place, laid over a
- geotextile filter fabric. 4. Streets and alleys adjacent to the site shall be kept free of dirt, mud or
 - other debris. the contractor shall immediately remove any dirt, mud or other debris that may become deposited upon the streets.
- 5. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions of the adjacent streets.
- 6. No sediment shall be allowed to enter the storm sewer system
- 7. All storm sewer structures shall be protected with staked straw bales, dandy sacks or silt fence and maintained until vegetation is established and / or construction is completed.
- 8. Soil stockpiles shall be located to avoid erosion onto off site areas. The storm sewer system is to be cleaned at the completion of the project.

FULL S USING REDUCED TO STA BELO	ZE PLANS HAVE BEEN STANDARD ENGINEERI SIZED PLANS WILL N NDARD SCALES. USE W TO MAKE MEASURE REDUCED PLANS.	N PREPARED NG SCALES. NOT CONFORM THE SCALE MENTS ON
	4840 office 847 . info@acarc	architects 829 . 0801 fax 847 . 763 . 8708 hitects.net www.acarchitects.net
CIVILAND, PLLO DESIGN FIRM 1 7017 N TRIPP LINCOLNWOOD INFO@CIVILAND 847.877.6900	C 84.008369 AVE. IL. 60712 LLC.COM	NC. OLICENT NC. OL
CiviLand	LLC Signe Expir	ed: 08/11/2022 res: 11/30/2023
DATE	SUBMITTALS REMAF	RKS
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11/28/2022 10/10/2022 09/06/2022 08/22/2022	REVISED SITE REVISED SITE ISSUED FOR PLAT UPDATED SI	(SIX LUIS) TE PLAN N COMMISSION ITE PLAN
08/11/2022 SITE MULT 9	ISSUED FOR DESIGI IMPROVEN I-FAMILY SUB 316 SHERMEF MORTON GRO	N COORDINATION MENTS DIVISION R RD OVE
PRELIM &	NARY EROSION : TREE PROTEC	I CONTROL CTION
DESIGNE PROJEC DATE: SCALE: SHEET	D BY: <u>SCO</u> NO.: <u>2022-9319</u> <u>08/11/202</u> <u>1:20 (FULL), 1:4</u> OF	9 22 40 (HALF) –

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
PARKING CUT FILL SITE CUT FILL	1.000 1.000	1.000 1.000	18513.74 Sq. Ft. 58102.15 Sq. Ft.	527.77 Cu. Yd. 1190.83 Cu. Yd.	73.37 Cu. Yd. 1094.62 Cu. Yd.	454.40 Cu. Yd. <cut> 96.21 Cu. Yd.<cut></cut></cut>
Totals			76615.90 Sq. Ft.	1718.60 Cu. Yd.	1167.99 Cu. Yd.	550.61 Cu. Yd. <cut></cut>

UTILITY LEGEND

Exist. Storm Sewers

Exist. Sanitary Sewers

Prop. Storm Sewer

Prop. Sanitary Main

Prop. Water Main

Prop Sanitary Service

Prop. Water Service

Prop. Service Valve

Prop. Sanitary Cleanout

Prop. Storm Cleanout

FULL SI USING REDUCED TO STA BELOV	ZE PLANS HAVE BEEN PREPARED STANDARD ENGINEERING SCALES. SIZED PLANS WILL NOT CONFORM NDARD SCALES. USE THE SCALE / TO MAKE MEASUREMENTS ON REDUCED PLANS. / 10' 20' 50'
	A840 main street skokie illinois 60077 office 847 . 829 . 0801 fax 847 . 763 . 8708 info@acarchitects.net www.acarchitects.net
CIVILAND, PLLC DESIGN FIRM 1 7017 N TRIPP LINCOLNWOOD INFO@CIVILANDI 847.877.6900	34.008369 AVE. L. 60712 LC.COM
CiviLand I	LC Signed: 08/11/2022 Expires: 11/30/2023
DATE	SUBMITTALS REMARKS
11/30/2022 10/10/2022 09/06/2022 08/22/2022 08/11/2022 SITE MULTI 9.	UPDATED SITE (SIX LOTS) REVISED SITE PLAN ISSUED FOR PLAN COMMISSION UPDATED SITE PLAN ISSUED FOR DESIGN COORDINATION IMPROVEMENTS -FAMILY SUBDIVISION 316 SHERMER RD MORTON GROVE
	SCHEMATIC UTILITY PLAN
DESIGNEI PROJECT DATE: SCALE: SHEET) BY: <u>SCO</u> NO.: <u>2022-9319</u> <u>08/11/2022</u> <u>1:20 (FULL), 1:40 (HALF)</u> OF

10.30.22

Luminaire Schedule			
Symbol	Tag		
	F1		
	F2		

Qty 48 12

Description 1854DZ-LL 1851DZ-LL

					•	•	•	•	• 0 0	•0.0	0.0	•	•	•0.0	•	• . 0	0.0	0.0	0.0	0.0	0.0	0.0					
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0.1 0.1	•0.3	• 0.4	0.4	•0.5	•0.3	• 0.9	• 0.8	MH: 8 1.1	0.4	• 0.4	•0.3	•0.4	• <u>1.0</u>	•1.0	•0.7	•0.6	• 1.0	• 0.8	н. в •0.7	•0.1	•0.3	•0.1	•0.1	•0.0	•0.0		
0.1 0.1	•0.1	• 0.2	•0.5	•0.8	•0.4	•0.4	•0.3	•0.3	•0.2	• 0.2	•0.2	•0.2	•0.3	•0.3	•0.3	•0.3	•0.3	•0.3	•0.2	•0.2	•0.2	•0.1	•0.1	•0.0	•0.0		
0 .0 0.0	•0.1	•0.2	•0.5	• • • • • • • • • •	•0.6	•0.5	•0.3	•0.2	•0.3	•0.5	•0.4	•0.2	•0.1	0.2	•0.4	•0.5	•	•0.1	• 0.1	0.2		• <u>0.4</u>	• <u>0.1</u>	•.1	•0.0	. 0	
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0.0	0.0	0.1	0.2	0.3	0.7	0.9	0.3	0.2	0.3	0.9	0.6	0.2	0.1	0.2	0.6	0.9	0.3	0.1	0.1	0.2	0.7	0.7	0.2	0.1	0.1	•0.0	\
0.0 0.0	•0.0	•0.0	•0.1	•0.1	•0.3	• 0.3	• 0.2	•0.2	• 0.2	•0.3	•0.3	•0.1	•0.1	0.2	•0.3	•0.4	•0.2	•0.1	•0.1	• 0.2	•0.3	•0.3	•0.2	•0.1	•0.1	•0.1	.1
0.0 0.0	•0.0	•0.0	•0.0	•0.1	0.1	•0.1	•0.1	0.3	0.5	0.3	•0.1	•0.1	•0.1	•0.2	•0.4	0.4	0.2	•0.1	0.2	•0.4	•0.4	0.2	•0.1	•0.3	•0.4	•0.2	•0.1
•0.0 0.0	•0.0	•0.0	•0.0	•0.0	•0.1	•0.1	0.1	•0.4	F2 MH: 10 1.0	•0.4	•0.1	/•0.1	•0.1	• <u>0.2</u> CON		• <u>•</u> • <u>0</u> .7 =WAI k	•0.2	•0.2	0.3	• 💽 ^{F2} MH: 10 1.0	•0.6	•0.2	•0.2	•0.4	F2 MH: 10 1.0	•0.3	
•0.0 0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.1	•0.1	•0.2	•0.4	•0.2	•0.1	•0.1	•0.1	•0.2	•0.3	•0.3	•0.2	•0.2	•0.3	•0.4	•0.3	•0.2	•0.2	•0.2	•0.4	•0.2	
0 .0 0.0	•0.0	•0.0	•0.0	•0.0	•0.1	0.1	•0.1	•0.2	•0.2	•0.3	•0.3	•0.3	•0.2	•0.2	•0.2	0.2	•0.3	•0.3	•0.3	•0.3	•0.3	•0.3	•0.3	•0.2	0.2	•0.1	•0
0 .0 0.0	•0.0	0.1	•0.1	•0.1	•0.1	•0.1	•0.2	•0.4	0.2		• 0.9	<u>- <u>F1</u>.0</u>	•0.4	• 0.3	•0.4	0.2	• • • • • • • • •	1 0 .9		•0.6	•0.8—		• <u>1</u> -, 12. (• . 4	0.1	• 0.3	•0
0.0 0.1	•0.1	• <u>0</u> .GL	J <u>es</u> t f	PARK'G	6 0.2	0.1	•0.3	E ^{F1} MH: 8 1.0				☐ F1 MH:8	•0.4	0.3	€ ^{F1} MH:8 1 0				₽ <mark>F1</mark> MH: 8	• 0.6	€ <mark>F1</mark> Мн: 8 0.9	3	L		B F1 MH	° 0.6	•0
0.1 0.1	•0.3	•0.6	6 •0 . 3	•0.4	•0.6	0.3	•0.2	•0.3					•0.2	• 0.2	•0.3					•0.3	•0.3					• 0.2	•0
• • • <u>1</u> • • 1	•0.4	• 0 . 8	•0.3	•0.5	• 0 . 8	•0.3	•0.3	•0.7					•0.4	•0.2	•0.6					• 0.5	•0.6					•0.4	•0
0.0	•0 1	•0 2	•0 2	•0 2	•0 2	•0 2	• 2	€ 7				₽ ^{F1} MH: 8	• 3	•0 2	€ • •				☐ ^{F1} MH: 8	•0 5		3			0 F1 MH:	⁸ • 4	•
0.0	••••	••••	•	•	•	•	•••••	•			•		•	•	•	•		•		•	•	MH: 8	•			•	•
0.0	•	•	•	•	•	•	•	•	•	•	•	⊥.⊥ •	•	•	•	•	⊥.0 •	•	•	•	•	•	•	L.U	•	•	•
0.0	0.0	υ.Ο	0.0	0.0	0.0	0.0	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.2	0.2	0.3	0.2	0.2	0.2	0.2	0.2	0.1	0.1	0
• • •	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0
0.0	•0.0	•0.0	•0.0	•0.0	•0.0 •0	•0.0 .0 •0	•0.0 .0 •0	•0.0 .0 •0	•0.0 .0 •0	•0.0 .0 •0	•0.0 .0 •0	0.0 .0 0	•0.0 .0 0	0.0 .0 0	0.0 .0 0	0.0 000	•0.0• 0.0	•0 • 0• <u>0</u>	• 0 [•] 0 • 0 [•] 0	.0 ⁰ .0 ⁰	.0 0	.0 0	.0 0	.00	.0 0.	.U U	. U

n	Summary

Sammary										
	CalcType	Avg	Max	Min	Max/Min					
RKING	Illuminance	0.17	0.8	0.0	N.A.					
SITE	Illuminance	0.25	1.2	0.0	N.A.					
Y LINE	Illuminance	0.01	0.1	0.0	N.A.					

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Scale: