



Village of Morton Grove

PLAN COMMISSION MEETING

Tuesday, February 20, 2024 - 7:00 P.M.

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

AGENDA

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** November 21, 2023

III. **PUBLIC HEARINGS:**

CASE: PC 24-01

PETITION: Request for approval of Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048-0000, 10-18-400-056-0000, 10-18-400-061-0000, 10-18-400-062-0000) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

IV. **OTHER BUSINESS:** None

V. **CLOSE MEETING**

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

Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, February 20, 2024, to bnolin@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Plan Commission.

**MINUTES OF THE NOVEMBER 21, 2023
MEETING OF THE MORTON GROVE PLAN COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Plan Commission was called to order at 8:50 p.m. by Chairman Blonz. Secretary Kirchner called the roll.

Commissioners Present: Blonz, Dorgan, Gabriel, Kintner, Liston, and Stein

Commissioners Absent: Mohr with notice

Village Staff Present: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner/Secretary; and Rick Dobrowski, Fire Prevention

Trustees Present: Thill, Travis and Witko

Chairman Blonz asked for approval of the October 17, 2023 minutes

Ms. Heidorn asked that a change, as asked by a member of the public, be made on page 6, paragraph 4 should read "Laura Yates provided an email from a guest providing a favorable review".

Commissioner Dorgan moved to approve the minutes of October 17, 2023 meeting. Commissioner Kintner seconded the motion.

Chairman Blonz called for the vote.

Commissioner	Dorgan voting	aye
Commissioner	Gabriel voting	abstain
Commissioner	Kintner voting	aye
Commissioner	Liston voting	aye
Commissioner	Stein	aye
Chairman	Blonz voting	aye

Minutes approved 5-0.

Chairman Blonz described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board.

CASE: Continuation of PC 23-16

PETITION: Request for approval of a Text Amendment to Sections 12-4-2, 12-4-3, 12-5-5, and 12-17-1 to modify and establish regulations to short-term dwelling units. The applicant is the Village of Morton Grove.

Ms. Heidorn noted this is a continuation of a case to legalize short term dwelling units or as originally proposed to provide clarification of existing regulations in Title 12 prohibiting the use.

Staff has gone back to the drawing board and come up with some modifications to Title 12 that would permit short term dwelling units in a manner that staff feels is consistent with other communities in the area. A list of standards is presented that mitigates the negative impacts of the dwelling units with the understanding that Morton Grove has limited resources for enforcement. A one-time inspection as recommended by the fire department, with other responses done on an as needed basis.

Ms. Heidorn presented the regulations allowing short term dwelling units as permitted and special uses in the residential and commercial zoning districts. She presented the new Section 12-5-13:A outlining general requirements covering compliance certificates, use limitations, minimum rental period, on-site parking, notice to neighbors, hosting platforms, code compliance, and insurance.

Commissioner Kintner thanked staff for the work done the last couple of months and asked if the notice to neighbors should be done with the application for certificate. Ms. Heidorn said that may put staff in a difficult position since there would be no standards for review for staff. Commissioner Kintner said that is the crux of the discussion, the use may be innocent but one bad egg may spoil it. We need to effectively manage the use, that is the biggest risk.

Commissioner Gabriel asked if there is a time period between the issuance of a certificate and the notice to neighbors. There is no limit as written, but staff does not want to review a certificate based on the response from neighbors.

Chairman Blonz asked if an independent host could be approved. Ms. Heidorn said that it would require approval as a special use.

Commissioner Liston asked if the hosting platform should have a component of verifying guest information.

Ms. Heidorn then presented Section B conditions for units as a permitted use. On-site owners will be required. If the terms of Sections A and B are not met, a special use will be required.

Section 12-17-1 provides the definitions of hosting platform and short-term dwelling unit.

Commissioner Dorgan asked if payment is required, Ms. Heidorn noted the hosting platform would track any fees to be collected for the Village.

Commissioner Gabriel discussed the fees collected for the Village, Ms. Heidorn said additional fees will be proposed and considered by administration. He asked how neighbors could have recourse if the unit did not obey Village regulations. Discussion ensued regarding occupancy limits, and permitted and special uses. Commissioner Gabriel would like to see contracts that may expel occupants if needed.

Commissioner Dorgan said the police would be involved for matters disturbing the peace. He thanked staff for their work.

Commissioner Liston thanked staff for the work on the revisions. He asked if language could be added to allow the Village Administrator the power to revoke a certificate for cause. Commissioner Kintner asked if that clause was already provided. Ms. Heidorn said it would be helpful to allow an immediate revocation.

Chairman Blonz asked if special use would need to come before the Plan Commission. All special use applicants would be reviewed by the Plan Commission, with final approval being by the Trustees.

Chairman Blonz asked if guests in addition to the renters be allowed. Staff will consider a modification.

Discussion ensued regarding occupancy and guests.

Commissioner Liston asked if by not mentioning children excludes them altogether. Language could be added to include dependent children under the age of 18.

Chairman Blonz asked for comments from the audience. Commissioner Kintner asked if the new audience member could speak ahead of Mrs. Yates who has offered comment at the past month's meetings.

Denise Pashup of 8522 Marmora Avenue has been a resident along with her husband for 16 years, and raised their children here too. She bought here for the neighborhood, low crime and quiet. She is an avid user of AirBnB. They belong in vacation destinations not belong in family neighborhoods. For the last 6 months, the home next door to me has been renting individual rooms in the home out for \$30-60 per night. She has seen people rent for a few hours, days and weeks. Renters come from all over, with many out of state license plates. Renters take clothing from their trunks and back seats (not in suitcases) and carry it into the house like they are going to a laundromat. She has gone to let my dog out to find a random person smoking in the yard in the dark scaring her half to death. She has called the Morton Grove police regarding the property many times. She went on to describe parking problems and the maintenance of the property. Code enforcement has resolved the maintenance issues, but the home is still being rented. She appreciates the requirements put forth by staff but does not know how this can be enforced. She said her experience has been horrible. She lastly noted that studies show short-term rentals increase crime.

Chairman Blonz asked for further comment from Mrs. Yates and reminded her that she has spoken extensively at 2 previous meetings and asked her to add new comments.

Ms. Yates said she was sorry to hear of Mrs. Pashup's negative experience. She provided more community information in binders to the Commission and staff. She noted that staff referred to their work as taken from existing middle of the road regulations in surrounding communities. She said that neighboring communities were not included.

She is concerned with the parking requirement. She questioned the notice and neighbor's reactions.

Mrs. Yates is concerned with Section B. Renters want a whole house to enjoy. One bedroom for 2 adults and any amount of children is very restrictive. Northbrook, Highland Park, Oak Park and surrounding communities allow for more. A whole house without the owner present is a desired and safe rental, security cameras and other measures provide protection. Platforms require renters to provide the number and names of renters and guests.

A special use application takes several steps and a very long time, an unknown burden.

Mrs. Yates said there is plenty of evidence from other communities that short term rentals work. They are not just short-term party houses. They provide housing during hospital stays, during house renovations (as her letter of support from last month noted), and for families visiting. She is very upset that our provisions are so restrictive.

She provided the positive comment from last month to Commissioner Gabriel and thanked the Commission.

There was no further public comment.

Commissioner Kintner thanked the audience for their comments. He said he is not sure how the Village can successfully regulate this use. There has not been a lot of public comment for or against. He is not sure there is a right or wrong answer. He notes that we could take no action and continue to monitor.

Commissioner Liston said per our code this use is not allowed and those in operation should be shut down. The Village should have mechanisms codified to regulate this use if deemed wanted. He applauded staff for getting a first step forward.

Commissioner Gabriel seconded Commissioner Liston's comments and asked if the whole house rental of Mrs. Yates would be a special use. Discussion ensued regarding noticing for special use and the one time notice of a

short-term rental permitted use. Regulations should have enough strength to allow a rental to be shut down. He thanked staff for the regulations and said there may even be more required.

Chairman Blonz said he is struggling with the issue, he is not sure that Morton Grove should allow them. A motion is required to move the case to the Trustees, with for or against. Commissioner Kintner said this may be opening Pandora's Box, but it does need to be presented to the Trustees.

Commissioner Kintner made a motion to recommend the approval of Case PC 23-16, a request by the Village of Morton Grove for approval of a Text Amendment to Sections 12-4-2, 12-4-3, 12-5-5, and 12-17-1 to modify and establish regulations relating to short-term dwelling units as presented in the staff report and commented on this evening for case PC 23-16 dated November 14, 2023.

Chairman Blonz asked for clarification for voting in favor of prohibition or allowing. The motion stands.

The motion was seconded by Commissioner Liston.

Commissioner	Dorgan voting	aye
Commissioner	Gabriel voting	aye
Commissioner	Kintner voting	no
Commissioner	Liston voting	aye
Commissioner	Stein voting	aye
Chairman	Blonz voting	no

Motion passes 4-2. This will be presented at the December 12, 2023 Village Trustee meeting.

Commissioner Dorgan thanked Chairman Blonz for his years of service. He will be honored at the November 28, 2023 Board of Trustees meeting.

Chairman Blonz asked for any other business or discussion. Hearing none, Commissioner Kintner moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Dorgan.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 10:00 p.m.

Minutes by: Anne Ryder Kirchner

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator;
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: February 13, 2024

Re: Plan Commission Case PC 24-01

Request for approval of a Special Use Permit for a mixed use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

STAFF REPORT

Public Notice

The Village provided Public Notice for the February 20, 2024, Plan Commission public hearing for Case PC 24-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on February 1, 2024. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on February 1, 2024.

Application Summary

6724 Dempster, LLC ("applicant"), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting the entitlement of a two-story mixed use development with up to five (5) commercial spaces on the ground floor, one (1) of which will be a restaurant served by an accessory drive-through facility, and six (6) residential units on the upper floor with parking, accessways, and underground detention for the 1.1-acre property commonly known as 6724 Dempster Street ("subject property"). The application was submitted by the owner and operator of Joe Donut, a local donut shop that serves brunch and lunch at select locations. Joe Donut will occupy one of the first-floor commercial spaces.

Subject Property

The subject property consists of four (4) vacant parcels measuring 48,003 sq. ft. (1.1 acres) in total area and located on the northeast corner of Dempster Street and Birch Avenue in Morton Grove, Illinois. The two southernmost parcels are zoned C-1 General Commercial and the two northernmost parcels are zoned R-2 Single Family Residence. The adjoining property to the north is a single-family home and the adjoining property to the east is within the Forest Preserves of Cook County (Wayside Woods). The subject property is located east across Birch Avenue from several single-family homes as well as a sporting goods retail store (Gunzo's) that fronts Dempster Street. The subject property is located north across Dempster Street from the Sawmill Station development.



Subject Property Location Map

Project Overview

The applicant is proposing a mixed use development that will include approximately 7,180 square feet per floor, including a Joe Donut restaurant (2,105 sq. ft.), and four retail spaces (+/- 1,270 sq. ft. each) on the first floor, along with six (6) apartments on the second floor. The building will be oriented in the east-west direction, with the frontage facing Dempster Street.

A single lane drive-through will be provided along the western edge of the property for use by the restaurant customers only. At this time, Joe Donut is the proposed occupant of the westernmost unit with the drive-through facility. Access to the site is proposed via two access drives along Birch Avenue. The site plan includes 62 parking spaces located in one double-sided parking aisle in the front of the building and a larger parking area located in the rear with an access drive connecting the two lots running along the eastern edge of the property. Residential units vary in size and include four (4) two-bedroom units and two (2) one-bedroom units. Resident access to the second-floor units will be provided by a stairwell in the southeast corner (accessible from the southern parking lot) and a stairwell on the northern side of the building (accessible from the northern parking lot). The roof of the porte-cochere for the drive-through will also serve as a shared patio area for residences on the second floor.

Zoning Review

A mixed use building is proposed for the two southern lots which are zoned C-1. Mixed use development requires a Special Use Permit within the C-1 district and must adhere special zoning provisions listed in Section 12-5-6: Mixed Use Development Provisions in the C-1 and C-2 Districts of the Unified Development Code (UDC). The two northern parcels are zoned R-2 and will be solely used for parking. Parking lots adjacent to a commercial property are a permitted use within the R-2 zoning district. While staff typically encourages development sites to be brought into uniform zoning classification prior to redevelopment, staff believes that retaining residential zoning classification for the northern portion of the property will protect the adjacent residential district to the north and west from more intense commercial uses if the property is ever redeveloped in the future.

PROPOSED USE	DISTRICT	PERMITTED/SPECIAL
Mixed use Developments	C-1	<i>Special</i>
Restaurants - sit-down and carryout	C-1	<i>Permitted</i>
Drive-through Facilities	C-1	<i>Special</i>
Parking lots adjacent to a commercial property	R-2	<i>Permitted</i>

Outdoor Seating

Staff notes that while outdoor dining has not been requested as part of the application, the front walkway measures 16.5 feet and would provide sufficient room for outdoor seating and pedestrian flow. Outdoor seating areas can be approved via administrative review at a later date per Section 12-5-5:C of the UDC.

Development Controls

The following table provides a comparison of the proposed development against applicable dimensional controls. Lot area requirements for the residential component, and overall project height and rear setback comply with C-1 Mixed Use requirements, however variances are needed for front and side setback. Staff notes that variations are being requested to authorize setbacks that are greater than allowed by the UDC.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
Lot Area (12-5-6:B)	Max. 16 dwelling units per acre (du/ac), 24 du/ac by Special Use	5.4 du/ac	<i>Compliant</i>
Front Setback (12-5-6:D)	Min. 0 feet, Max. 10 feet	Dempster Street: 91.5 feet Birch Avenue: 17 feet	<i>Waiver of 81.5 feet along Dempster St.; Waiver of 7.0 feet along Birch Ave.</i>

Side Setback (12-5-6:D)	Min. 5 feet, Max. 10 feet depending on building height	East side: 25 feet	<i>Waiver of 15.0 feet on east side yard</i>
Rear Setback (12-5-6:D)	Min. 10 feet	> 10 feet; Parking is a permitted obstruction	<i>Compliant</i>
Building Height (12-5-6:E)	Max. 40 feet	< 40 feet	<i>Compliant</i>
Dwelling Unit Size (12-5-6:F)	Max. 2 Bedrooms per unit	Four (4) 2-Bedroom units + Two (2) 1-Bedroom units	<i>Compliant</i>

Setbacks

The purpose and intent of the mixed use development provisions are to permit the construction of residential dwelling units on the same zoning lot as commercial developments while preserving the aesthetic character of the community, within the C-1 and C-2 Districts. The objective of mixed use development provisions is to contribute to the economic viability of the existing commercial areas and encourage the implementation of innovative housing options by providing alternatives to the typical detached single-family dwelling unit. Section 12-5-6:D defines a build-to-zone of zero (0) feet to ten (10) feet for front yards and a similar setback zone of five (5) to ten (10) feet for side yards.

It is staff's position that while the build-to-zone specified in Section 12-5-6 is desired within the older commercial areas like the eastern portion of Dempster Street, mixed use development in other areas that are more suburban in character should be considered for larger setbacks in keeping with surrounding commercial properties and recent development. As an example, the front setback provided for the coffee shop with a drive-through (currently Starbucks) in the Sawmill Station development across Dempster Street to the south is approximately 80 feet. That development includes double-loaded front parking and an 8-foot sidewalk. By comparison, the proposed project includes a 91.5-foot front setback with a 16.5-foot paved area that can better accommodate outdoor seating.

Staff recommends that variances be granted as follows:

- *An 81.5 feet variance for the front setback (along Dempster Street);*
- *A 7.0 feet variance for the front setback (along Birch Avenue); and*
- *A 15.0 feet variance for the east side setback (adjacent the Forest Preserves of Cook County).*

Traffic Impact

A traffic impact study was prepared by Kimley-Horn and is included in the hearing packet for Case PC 24-01. The study demonstrated that the proposed site plan has sufficient off-street parking to meet the demands of the development and projected future traffic can be successfully accommodated on the surrounding roadway network and intersection controls.

Site Access

Access to the site is proposed via two access drives along Birch Avenue. A northern access is located north of the building (and the east-west alley north of Gunzo's) and a southern access is located south of the building closer to Dempster Street. The north access drive is planned to be 24 feet wide and the south access drive will be 25 feet wide.

Drive-through

The first floor will include a Joe Donut restaurant with a single lane drive-through that has stacking for three vehicles before reaching the east-west drive aisle just north of the building and stacking for another two-three vehicles before reaching the northern access, bringing the total stacking provided to five to six vehicles. The drive-through will operate one-way southbound along the western side of the building and exit near the south access drive. The stacking lane is approximately 113 feet and exceeds the 100 feet minimum required by Section 12-5-5 of the UDC.

As a condition of Special Use Permit approval, staff recommends that the drive-through facility operator is prohibited from allowing any customer vehicle to queue in the public right of way, that an employee shall be stationed at the driveway entrance

to flag customers away if queueing occurs in the public right of way, and that if queueing in the public right of way is observed on any regular basis by Village staff, that the owner and operator of the drive-through facility shall submit a traffic management plan to the Village Administrator that addresses traffic queueing issues. The plan shall be subject to the Village Administrator's approval and the business shall operate in accordance with the final approved traffic management plan.

Signal and Turn Lane Warrant Analyses

Based on peak hour future traffic projections for the proposed development, a new traffic signal is not warranted at Dempster Street and Birch Avenue and the current stop sign and stop bar can remain in place on Birch Avenue. Based on volume and geometric guidance provided by IDOT, future traffic volumes may warrant a westbound right-turn lane along Dempster Street, and it should provide 145 feet of storage with a 175-foot taper. However, it is likely not feasible to install the turn lane as the site frontage along Dempster Street is approximately 162 feet based on the site plan, which is not enough distance to meet IDOT's guidelines for storage and taper. Private property would need to be acquired or an easement granted from the Wayside Woods Nature Preserve, which is owned by the Forest Preserves of Cook County.

Intersection Capacity Analysis

The unsignalized intersection of Dempster Street / Birch Avenue / Commercial Access will continue to perform at a Level of Service (LOS) A or B for east-west traffic. Traffic turning on to Dempster currently experiences delay and the north and south legs of the intersection will continue to experience delays and operate at a lower level of service rating during peak traffic. Due to heavy traffic on Dempster Street, it is not uncommon for the minor-leg approaches to experience some delay. Despite the existing LOS, queues for each turn lane are expected to remain at two vehicles or less which is not anticipated to negatively impact circulation within the nearby Sawmill Station development. Site traffic is almost exclusively anticipated to make southbound right-turn movements from Birch Avenue onto Dempster Street, as evidenced by existing traffic patterns at the intersection.

Cut-through Traffic

Staff has concern with the potential for future business patrons at 6724 Dempster to avoid trying to turn back on to Dempster Street after visiting the site and instead traveling north on Birch Avenue and "cutting through" the residential area to the north to Lehigh Avenue or Waukegan Road. *Per the traffic impact study findings, Staff recommends requiring a "Left Turn Only" sign, along with left turn arrow striping to be installed for exiting traffic at each access. In addition to this, the northern curb radii at each access should be reduced to the greatest extent possible to further discourage right turns.*

Traffic generated by the subject property should be monitored to ensure that cut-through traffic does not become problematic. If Staff determine in the future that cut-through traffic is of concern, the Community Development Administrator will work with the Village Engineer to identify any potential modifications to street signage (such as installing "Local Traffic Only" signs) or changes to Birch Avenue (such as installing a lane choker) to deter northbound visitor traffic. *Staff recommends that as a condition of approval, if northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.*

Parking Impact

As part of the traffic impact study, Kimley-Horn also evaluated parking. The proposed development will provide 62 parking spaces provided, four (4) of which will be ADA accessible. There is public on-street parking (five marked spaces) along the west side of Birch Avenue, close to its intersection with Dempster Street. According to the provided signage, parking is allowed for a maximum time of three hours and is prohibited between the hours of 2:00 to 5:00 AM. Parking along the east side of Birch Avenue is currently unrestricted.

Based on the off-street parking requirements outlined in Section 12-5-3 of the UDC, 49 parking spaces are required for the proposed mix of uses. The 62 spaces proposed on-site exceed the Code minimum by 13 spaces. If shared parking requirements specified in Section 12-7-3 are applied, the number of required spaces could be reduced to 44. The Village's parking requirements are summarized in the following table.

C-1 DISTRICT - MIXED USE PARKING STANDARDS	REQUIREMENT	PROPOSED	COMMENT
Off-Street Parking (12-7-3:H-I)	(1.75 spaces/du) + (1.0 space/100 SF drive-in or carryout GFA) + (1.0 space/300 SF commercial services GFA) = 49 spaces	62 spaces	<i>Compliant</i>
Minimum Accessible Parking Spaces (IAC 208.2)	3 accessible spaces	4 accessible spaces	<i>Compliant</i>
Drive-Through Minimum Stacking Length (Sec. 12-5-5:B.)	Minimum of 100 ft.	Approx. 113 ft.	<i>Compliant</i>
Loading Berths (Sec. 12-7-4.I)	None required for commercial uses less than 10,000 sq. ft.	None	<i>Compliant</i>

Tenants are currently not known for four (4) of the proposed commercial spaces totaling 5,705 sq. ft. The Kimley-Horn analysis applied a commercial services use for the purposes of calculating parking demand (at 1 space per 300 sq. ft.). If a restaurant use were applied to the same space, required parking would increase (at a ratio of 1 space per 150 sq. ft.) from 49 spaces to 66 spaces, resulting in a parking deficit of 4 spaces. However, when applying the shared parking requirements, the number of required spaces could be reduced to 62. It is unlikely that all ground-floor commercial space will be occupied restaurant space. *Staff recommends accepting the Traffic Impact Study findings with respect to parking and considers off-street parking sufficient to meet the demand of the proposed development.*

Bicycle Parking

No bike parking is provided for in the proposed development and no bicycle parking is required. *Staff recommends as a condition of approval that, prior to the issuance of a building permit, the applicant shall submit a revised site plan to include on-site bicycle parking to encourage non-auto trips, subject to review and approval of the Village Engineer.*

Reserved Resident Parking

Per Section 12-5-6:G.2, of the total parking spaces provided, at least one reserved space per residential unit must be provided. *Staff recommends as a condition of approval that, prior to the issuance of a building permit, the applicant shall submit a revised site plan to indicate the location of six (6) reserved resident parking spaces.*

On-Street Parking

Currently there are no parking restrictions on Birch Avenue and patrons of Gunzo's (on the west side of Birch Avenue opposite the subject property) frequently park on northbound Birch Avenue. The on-site parking proposed is sufficient to accommodate all proposed uses per the Village Code, and there is not expected to be much additional demand for on-street parking. Staff is evaluating a restriction of on-street parking on the east side of Birch Avenue for the portion of the street that abuts the subject property. The Department of Public Works maintains the authority to restrict on-street parking in a manner that best suits the development and the residential neighborhood.

Stormwater & Utilities

Lukaven Engineering submitted a Preliminary Stormwater Detention plan that describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. The on-site detention is proposed to be provided in an underground stormwater chamber system. The applicant will be required in final engineering to identify required stormwater storage volumes and provide a drainage plan. It is anticipated that permits will be required from several outside agencies including, but not limited to the Illinois Environmental Protection Agency (IEPA), the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and potentially from the Illinois Department of Transportation (IDOT) if any work is proposed within the Dempster Street right-of-way.

Undergrounding Utilities

Per Section 12-10-3:A, the Village requires the burial of overhead utilities. While the overhead utilities along Dempster Street will not be affected by the proposed development, the overhead utilities along Birch Avenue will be affected and need to be relocated by the developer. The overhead public utilities should be buried along Birch Avenue from Dempster Street to the alley north of Dempster Street. To avoid having to install a utility pole on the subject property immediately adjacent the proposed drive-through and aboveground balcony, Staff would like to further evaluate the potential of burying utilities from the subject property across Birch Avenue to the first existing pole within the alley.

Staff recommends that as a condition of approval, the applicant shall agree to bury existing overhead utilities along Birch Avenue adjacent to the subject property, and agree to coordinate with the Village in evaluating and potentially burying overhead utilities west across Birch Avenue right-of-way to the nearest utility pole, subject to review and approval by the Village Engineer.

Street Lighting

Existing street lighting along Birch Avenue would be affected by the proposed development. To provide for a safe and attractive pedestrian environment, the existing street lighting should be replaced with underground electrical supply and light poles matching the Village's standards. *Staff recommends that as a condition of approval, the applicant shall agree to install two street lights along Birch Avenue, subject to review and approval by the Village Engineer.*

Regional Detention Opportunity

Two vacant properties located to the north of the subject property (8833 and 8837 Birch Avenue) will require individual stormwater management if they are to be developed because they are part of a subdivision that did not include common area stormwater facilities. Several development proposals for the two properties have been withdrawn in the past citing stormwater improvement costs as problematic. The proposed development at 6724 Dempster may provide an opportunity to establish a regional stormwater detention on the subject property that would relieve 8833 and 8837 Birch Avenue of their existing stormwater requirements and assist in facilitating development. Staff recommends evaluating the potential for creating a regional detention facility including reviewing costs, benefits, and practicality from an ownership and funding perspective.

Staff recommends that as a condition of approval, the applicant shall agree to cooperate with the Village in evaluating the practicality and potential cost of establishing regional detention as part of proposed stormwater improvements, and installing such improvements pending Village direction. The cost of any stormwater improvements or related professional services in excess of the improvements required for the proposed development shall be the responsibility of the Village.

Commission Review

Appearance Commission

On February 6, 2024, the Appearance Commission unanimously approved (7-0) an Appearance Certificate for the proposed project and forwarded a recommendation of approval of case PC 24-01 to the Plan Commission consistent with the staff report included in the hearing packet and attached hereto as "**Attachment A.**" The Appearance Commission noted that prior to filing any Building Permit Application, the owner/applicant shall provide the Village with the following:

- *Final elevations and material specifications (including details regarding the trash enclosure) for review and approval.*
- *A final photometric plan that meets the minimum requirements of Village Code and addresses concerns regarding potential spillover onto the adjacent residential property.*
- *Final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code.*
- *The final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings.*
- *Materials that confirm number, size, and location of residence balconies and identify window treatments and frame materials.*
- *Materials that confirm the use of bird-friendly glass/window treatments*
- *Specifications indicating illuminated signage and other illuminating features on the property will not exceed 5,000K (degrees Kelvin).*

Traffic Safety Commission

On February 1, 2024, the Traffic Safety Commission (TSC) reviewed Case PC 24-01. At the conclusion of the discussion, the TSC voted unanimously (8-0) to recommend approval of the project and issued two comments relating to the case to forward to the Plan Commission, attached hereto as “**Attachment B**,” which were recommended to be included as conditions of Special Use Permit approval:

- *The TSC has concerns about vehicles exiting drive-through at south access onto Birch Street and queuing at Dempster Street before moving through the intersection. The TSC recommends restrict left turns onto Birch Ave. during peak travel times if further research indicates the potential for excess queuing on Birch Ave.*
- *Fire Dept. representatives present at the TSC meeting expressed concerns regarding the width of the east drive around the building for fire engine access. (NOTE: Since meeting with the TSC, the applicant has submitted a revised site plan that satisfies the access drive requirements requested by the Fire Dept.)*
- *The TSC has concerns regarding lighting being sufficient at the entrance near intersection of Birch Ave. and Dempster St. (NOTE: Installation of street lights recommended by Staff would address this concern.)*

Departmental Review

The proposed project was reviewed by several department representatives and submitted comments are attached hereto as “**Attachment C**.”

- **Building Department:** In review of the proposed project, the Manager of Building and Inspectional Services issued comments dated January 19, 2024. It should be noted that if a fence is to be erected, to combat future accessory violations, the we recommend the perimeter fence post be of a maintenance free design (e.g. metal or concrete). Building staff also noted that there is concern regarding the close proximity of the refuse area (trash enclosure) to the abutting residential home and Forest Preserve. Staff strongly recommend that the structure be of a covered solid masonry design. (NOTE: Following initial Staff review, the applicant has since confirmed the trash enclosure will be built with brick walls matching the primary structure and a metal roof (bronze).)
- **Fire Department:** In review of the proposed project, the Fire Department Liaison issued comments dated February 2, 2024. As a condition of approval, the applicant should provide a turning exhibit that adheres to Fire Department criteria (see “**Attachment C**”). The Fire Department also requests that the east drive be widened to 19.0 ft. to better accommodate fire truck access. (NOTE: Following initial Staff review, the applicant has submitted a revised site plan that satisfies the access drive requirements requested by the Fire Dept.)
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated February 3, 2024. Several items of note were identified by the Village Engineer (see “**Attachment C**”) including comments regarding:
 - Burying overhead utilities;
 - Providing 2 streetlights;
 - Addressing Fire Department requirements;
 - Providing snow control details;
 - Addressing on-street parking;
 - Making map corrections within the application;
 - Documenting stormwater requirements;
 - Addressing drainage concerns;
 - Making typographical corrections to the Traffic Impact Study; and
 - Addressing potential concerns regarding northbound turns (cut-through traffic) in the future.

A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer’s final approval.

Standards for Review

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

12-16-4:D.3. Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

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

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

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

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

Recommendation

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

Motion to recommend approval of Case PC 24-01, a request for approval of a Special Use Permit for a mixed use development in a C-1 General Commercial District with waivers to front setback standards (12-5-6:D), and side setback standards (12-5-6:D) for the property commonly known as 6724 Dempster Street in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated January 15, 2024, whether by strict or alternative compliance, subject to review and approval by the Village Engineer.*
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. *A "Left Turn Only" sign along with left turn arrow striping shall be installed for exiting traffic at each access drive. In addition, the northern curb radii at each access drive shall be reduced to the greatest extent possible to further discourage right turns, or as otherwise approved by the Village Engineer.*
4. *If northbound traffic on Birch Street generated by the development is deemed by Staff to be in excess of typical traffic volumes and to negatively impact the residential district, the owner/applicant shall install or fund the installation of public right-of-way improvements to mitigate cut-through traffic as deemed appropriate and warranted by the Village Engineer, subject to approval by the Village Administrator.*
5. *Prior to the issuance of a building permit, the applicant shall submit a revised site plan to include on-site bicycle parking to encourage non-auto trips, subject to review and approval of the Village Engineer.*
6. *Prior to the issuance of a building permit, the applicant shall submit a revised site plan to indicate the location of six (6) reserved resident parking spaces.*
7. *The applicant shall bury existing overhead utilities along Birch Avenue adjacent to the subject property, and shall coordinate with the Village in evaluating and potentially burying overhead utilities west across Birch Avenue right-of-way to the nearest utility pole, subject to review and approval by the Village Engineer.*
8. *The applicant shall install two street lights along Birch Avenue, subject to review and approval by the Village Engineer.*
9. *The applicant shall cooperate with the Village in evaluating the practicality and potential cost of establishing regional detention as part of the development's proposed stormwater improvements, and shall install such improvements pending Village direction. The cost of any stormwater improvements or related professional services in excess of the improvements required for the proposed development shall be the responsibility of the Village.*
10. *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.*
11. *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.*

12. *All utility connections, including but not limited to water, sewer, and sanitary, serving the development shall comply with all applicable code requirements, subject to review and approval of the Village Administrator.*
13. *The drive-through facility operator shall be prohibited from allowing any customer vehicle to queue in the public right of way and an employee shall be stationed at the driveway entrance to flag customers away if queueing occurs in the public right of way. If queueing in the public right of way is observed on any regular basis by Village staff, the owner and operator of the drive-through facility shall submit a traffic management plan to the Village Administrator that addresses traffic queueing issues. The plan shall be subject to the Village Administrator's approval and the business shall operate in accordance with the final approved traffic management plan.*
14. *The applicant shall comply with all conditions of approval set forth by the Appearance Commission, including:*
 - a. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications (including details regarding the trash enclosure) for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
 - b. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
 - c. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code for review and approval by the Community Development Administrator.*
 - d. *The applicant shall submit a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant shall ensure that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:*
 - *Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.*
 - *Identify window treatments and frame materials and color.*
 - *Identify the materials, color, and finish of all wall panel locations and brick veneer.*
 - e. *The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
 - f. *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

Attachments

- **Attachment A** – Staff Report to the Appearance Commission for PC 24-01, prepared by Brandon Nolin, AICP, Community Development Administrator, dated January 30, 2024
- **Attachment B** – Plan Review Comment Form for PC 24-01, prepared by Keith White, Traffic Safety Commission Chair dated February 2, 2024
- **Attachment C** – Plan Review Comment Forms for PC 24-01, prepared by:
 - Jim English, Manager of Building and Inspectional Services dated January 19, 2024
 - Rick Dobrowski, Fire Prevention Coordinator dated February 2, 2024
 - Chris Tomich, Village Engineer dated February 3, 2024
- **Attachment D** – Final Plans and Supporting Documents for PC 24-01

PC 2401 – 6724 Dempster Street
8350 Lehigh Avenue February 13, 2024

Attachment A

Staff Report to the Appearance Commission for PC 24-01
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated January 30, 2024

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, Community Development Administrator; Anne Ryder Kirchner, Land Use Planner

Date: January 30, 2024

Re: Appearance Commission Case AC 24-01

Request for approval of an Appearance Certificate and approval of site, landscape, and building plans associated with Case PC 24-01, a request for approval of a Special Use Permit for a mixed-use development and a drive-through facility in a C-1 General Commercial District for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

STAFF REPORT

Application Summary

6724 Dempster, LLC ("applicant"), submitted a complete Special Use Permit Application to the Department of Community and Economic Development requesting the entitlement of a two-story mixed-use development with up to five (5) commercial spaces on the ground floor and six (6) residential units on the upper floor with parking, accessway, detention, and landscape areas for the 1.1-acre property commonly known as 6724 Dempster Street ("subject property").

Subject Property

The subject property consists of four (4) vacant parcels measuring 48,003 sq. ft. (1.1 acres) in total area and located on the northeast corner of Dempster Street and Birch Avenue in Morton Grove, Illinois. The two southernmost parcels are zoned C-1 General Commercial and the two northernmost parcels are zoned R-2 Single Family Residence. The adjoining property to the north is a single-family home and the adjoining property to the east is within the Forest Preserves of Cook County (Wayside Woods). The subject property is located east across Birch Avenue from several single-family homes as well as a sporting goods retail store (Gunzo's) that fronts Dempster Street. The subject property is located north across Dempster Street from the Sawmill Station development.



Subject Property Location Map

Project Overview

The applicant is proposing a mixed-use development that will be approximately 7,180 sq. ft. per floor, including up to five (5) commercial spaces on the first floor. The final floor plan is subject to change based on the space needs of the future tenants. The first floor will include a Joe Donut restaurant, which is currently proposed to be located in the 2,105-square-foot westernmost unit (the "restaurant unit"), which will be served by a drive-through facility. The current floorplan depicts four

additional retail spaces (+/- 1,270 sq. ft. each) on the first floor, along with six (6) apartments on the second floor. The building will be oriented in the east-west direction, with the frontage facing Dempster Street.

A single lane drive-through will be provided along the western edge of the property for use the restaurant unit's customers only. Access to the site is proposed via two access drives along Birch Avenue. The site plan includes 62 parking spaces located in one double-sided parking aisle in the front of the building and a larger parking area located in the rear with an access drive connecting the two lots running along the eastern edge of the property. Residential units vary in size and include four (4) two-bedroom units and two (2) one-bedroom units. Resident access to the second-floor units will be provided by a stairwell in the southeast corner (accessible from the southern parking lot) and a stairwell on the northern side of the building (accessible from the northern parking lot).

Building Design

The applicant provided elevations that note some, but not all materials to be used for the proposed project as well as brick samples, and renderings. The renderings include deviations from the application, including the presence/absence of numerous balconies, differences in brick color, and differences in wall panel color/finish.

Based on the submitted renderings, the exterior finishes of the proposed building will predominantly consist of gray and taupe brick veneer accented by gray fiber cement wall panels. The stairwell on the southwest corner of the building will be enclosed by glass walls on the south and east walls spanning the height of the building and accented by a gray wall panel system. Fiber cement wall panels with a wood-like finish will be used to access the southeast corner of the second floor. The parapet wall of the flat roof will be faced with brush aluminum wall panels and capped with brush aluminum coping. The base of the building will have a stone veneer. Prefabricated metal canopies will be provided above all storefronts and entrances. The roof of the porte-cochere for the drive-through will also serve as a shared/common balcony area for residences on the second floor. The balcony walls will consist of a glass panel system. No information has been provided regarding window treatments or frame materials. **At the Appearance Commission meeting, the applicant should speak to the deviations between the elevation drawings and renderings and confirm the proposed exterior finishes of the project.**

The applicant provided the following brick face samples, which will be presented to the Appearance Commission at its meeting.



Brick Veneer Samples (Submitted by Applicant)



Examples of Nichiha Wall Panel Systems (Staff Research)

Due to inconsistencies in application materials, staff recommends as a condition of approval that the applicant submits a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant is responsible for ensuring that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:

- Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.
- Identify window treatments and frame materials and color.
- Identify the materials, color, and finish of all wall panel locations and brick veneer.

Bird-Friendly Building Design

The subject property is located adjacent to Wayside Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, staff recommends as a condition of approval that the development must adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.

Landscape Design

The applicant submitted a landscape plan prepared by Bertog Landscape Co. Overall, the proposed landscaping is compliant with the Village's applicable landscape requirements which are outlined in the following table.

C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
General Landscaping Requirements			
Landscaping Required (12-11-1:B.1.C)	5% of total site (2,403 sq. ft.)	8,132 sq. ft. pervious (16.9%)	<i>Compliant</i>
Trees in Public Parkways (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper (applies to both Dempster St. and Birch Ave.)	4 Greenspire Linden, 3 Ginkgo Biloba, 3 Red Sunset Maple	<i>Compliant</i>
Trees in Parking Lots (12-11-3:A.2)	Min. 2.5 in. caliper	All trees have a min. 2.5 in. caliper	<i>Compliant</i>
Landscaping Adjacent to Public ROW - Sidewalks & Streets (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.	Birch Ave.: 6.5 ft. width, Various shrubs min. 3 ft. height, 2 Japanese Lilac, 1 Eastern Redbud Dempster St.: 8.0 ft. width, Various shrubs min. 3 ft. height, 1 Japanese Lilac	<i>Birch Ave.: Compliant</i> <i>Dempster St.: Compliant</i>
Landscaping Adjacent to Property Zoned for Residential Use (12-11-3:B.2)	Landscape buffer yard at least 5 ft. in width, containing either berm, hedge, maintenance free barrier or combination of the above at least 5 ft. in height, but not more than 6 ft. in height.	North Property Line: Approximately 10.5 ft., Various shrubs min. 4-5 ft. in height, 4 Norway Spruce (trash enclosure screening) East Property Line: 6 ft., Various shrubs min. 3-5 ft. in height, 1 Red Sunset Maple	<i>Compliant*</i> <i>*Staff supports a reduction in east property line screening from 5 feet to 3 feet</i>

Screening Requirements			
Screening of Trash Areas (12-11-4)	Min. 5 ft. height, Screening types restricted	No details provided in application; Communication from applicant indicates masonry wall construction matching the primary structure and a metal roof (bronze).	<i>Compliant pending updated site plan with updated trash enclosure notes</i>

East Side Yard Forest Preserves Screening

Staff recommends reducing the minimum screening height adjacent to the Forest Preserves of Cook County property to three (3) feet, where five (5) feet is typically required by Code. Staff acknowledges that the development's users will enjoy views of the abutting natural area, but is concerned that headlights from vehicles in the parking and driveway areas will be disturbing to these biologically sensitive areas and should be shielded. *Staff recommends that the applicant installs year-round opaque screening that is minimum of three feet in height. Any landscape installation along lot lines abutting the forest preserves must be limited to native species.*

Trash Enclosure

A trash enclosure will be located along the rear lot line abutting a landscaped yard. No details regarding trash enclosure construction are provided in the application materials, however staff received communication from the applicant stating that the trash enclosure will be built with brick walls matching the building and a metal roof (bronze). **The applicant should confirm the type of materials to be used for the trash enclosure and the height of the enclosure to ensure compliance with screening requirements.**

North Property Line Screening

The proposed landscaping within the buffer yard along the northern lot line adjacent to a single-family home to the north provides sufficient landscape screening provided that the installed shrubs reach the anticipated mature height of 4-5 ft. **The applicant should speak to the type of screening and materials to be used adjacent the north property line and confirm the height of screening.**

Lighting

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Section 12-12-3 of the Unified Development Code (UDC) establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan qualify as full cutoff fixtures and will be 25 feet in height (which is the maximum height permitted).

Levels along the north lot line adjacent to a residential property to the north, measure up to 0.8 foot-candles. Per Section 12-4-3.B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. *Staff recommends that as a condition of approval, the applicant modify the lighting plan to achieve as close to zero illumination at the northern property line, subject to review and approval by the Village Engineer.* **The applicant is expected to discuss the types of lighting fixtures proposed in the photometric plan and address concerns regarding spill over to adjacent properties.**

Signage

Because no specific tenants other than Joe Donut are being proposed at this time, a signage plan was not submitted to the Appearance Commission for review. All signage is expected to comply with all requirements of Chapter 10-10 unless waivers are requested and approved by the Appearance Commission at a later date. Staff received communication from the applicant stating that the signs on the building will consist of channel letters and all signs will use the same color (letters). **The applicant should speak to the types of tenant and directional signage they anticipate and how the signage will be designed to be cohesive and complementary to the overall development.**

The application does include size dimensions for the proposed pylon sign, but the pylon sign location is approximate. The Code requirements of the pylon sign and drive-through signage are provided for reference in the following table with the

understanding that a signage plan is needed in the future.

SIGN CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
Pylon Sign Height (10-10-7:G.2)	1 pylon sign per 150 feet of street frontage. The combined height of all signs shall not exceed ten feet (10') for each sign allowed with a maximum height of twenty-five feet (25') for any one sign.	1 Sign, 12 feet in height (Subject property has 162 feet of frontage)	<i>Compliant</i>
Pylon Sign Area (10-10-7:G.2)	The combined sign face area shall not exceed fifty (50) square feet per each sign allowed.	Approximately 46.5 sq. ft.	<i>Compliant</i>
Pylon Sign Location (10-10-7:G.6)	8 feet from any side or rear lot line	[Signage Plan Forthcoming]	<i>N/A</i>
Pylon Sign Landscaping (10-10-7:G.5)	Landscaped bed that extends at least two feet (2') from the base on all sides. The landscape bed of a pylon sign shall be planted with shrubs at least three feet (3') in height at planting and may also include perennials, turf or other live ground cover.	Approximately 4 ft., Various shrubs 2-4 ft. in height	<i>Compliant</i>
Drive-Through Establishment Signage - Primary (10-10-7:H.1.a)	Primary menu board shall not exceed forty (40) square feet in area or eight feet (8') in height from base grade.	[Signage Plan Forthcoming]	<i>N/A</i>
Drive-Through Establishment Signage - Secondary (10-10-7: H.1.b)	Secondary menu board shall not exceed twenty (20) square feet in area or eight feet (8') in height from base grade.	[Signage Plan Forthcoming]	<i>N/A</i>

According to the International Dark Sky Association, "cooler white light often has a disproportionately high impact upon human dark adaptation, nocturnal wildlife, and ecosystem function." *As such, staff recommends that illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

Appearance Commission Review

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

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

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

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design

problems.

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

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, landscape, and signage plans, with associated waivers described herein, for a mixed use development proposed under Special Use Permit (PC 24-01) for the property commonly known as 6724 Dempster Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications (including details regarding the trash enclosure) for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final photometric plan that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final details regarding the pylon sign location and landscaping dimensions that meet the minimum requirements of Village Code for review and approval by the Community Development Administrator.*
4. *The applicant shall submit a final materials palette that aligns with and clarifies the submitted materials along with revised elevation drawings for review and approval by the Community Development Administrator. The applicant shall ensure that the elevation drawings in the formal application represent the proposed project. The following items must be addressed at a minimum:*
 - *Confirm number, size, and location of residence balconies. The application elevations show three balconies on the north wall, three balconies on the south wall, and a balcony spanning most of the west wall. The renderings show no balconies on either the north or south walls and a smaller west balcony centered above the first-floor drive through window.*
 - *Identify window treatments and frame materials and color.*
 - *Identify the materials, color, and finish of all wall panel locations and brick veneer.*
5. *The development shall adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*
6. *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

PC 2401 – 6724 Dempster Street
February 13, 2024

Attachment B

Plan Review Comment Form for PC 24-01,
Prepared by Keith White, Traffic Safety Commission Chair
Dated February 2, 2024

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, February 6, 2024**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

-
1. Concern about vehicles exiting drive-through at south access onto Birch Street and queuing at Dempster Street before moving through the intersection. Recommend to restrict left turns onto Birch Street during peak travel times if further research indicates the potential for excess queuing on Birch Street.
 2. The Fire Dept. has concerns regarding the East drive access around the building for fire engine.
 3. The is questionable lighting at entrance near intersection of Birch and Dempster.

These comments accurately represent existing Village regulations or policies.

Name (please print): Keith White, Traffic Safety Commission Chairman

Signed:



Date:



Attachment C

Plan Review Comment Forms for PC 24-01

Prepared by:

Jim English, Manager of Building and Inspectional Services

Dated January 19, 2024

Rick Dobrowski, Fire Prevention Coordinator

Dated February 2, 2024

Chris Tomich, Village Engineer

Dated February 3, 2024

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

BUILDING INSPECTION AND SERVICES

Due to the refuse areas close proximity to the abutting residential home and Forest Preserve we strongly recommend that the structure be of a covered solid masonry design.

To combat future accessory violations, we recommend the perimeter fence post be of a maintenance free design. Example: Metal or concrete.

These comments accurately represent existing Village regulations or policies.

Name (please print): Jim English, Manager of Building and Inspectional Services

Signed:

Date: 01-19-2024

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

The FD would prefer the 19' east drive.

Provide a FD turning exhibit using the following criteria:

Morton Grove Fire Truck Data for Fire Truck Turning Analysis

<i>Overall Length</i>	47.8 feet
<i>Overall Width (Including Mirrors)</i>	9.5 feet
<i>Overall Body Height</i>	11.666 feet
<i>Minimum Body Ground Clearance</i>	.625 feet
<i>Track Width</i>	8.36 ft
<i>Lock to Lock Time</i>	6 seconds
<i>Max Wheel Angle</i>	45 degrees

Overall Length = Front wheel overhang + wheel base + rear wheel overhang

Track Width - Wheel track width is the distance between the centerline of two wheels on the same axle.

Axle Track - The distance between the hub flanges on an axle.

Lock to Lock Time - The time taken to turn the primary steering from full left lock to full right lock

All other requirements can be addressed during the building permitting process.

These comments accurately represent existing Village regulations or policies.

Name (please print): Rick Dobrowski

Signed:

Date: 2-2-2024

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 1/15/2024

CASE NUMBER: PC 24-01

APPLICATION: Request for approval of a Special Use Permit for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District pursuant to Section 12-4-3:D of the Morton Grove Municipal Code with variations for front setback (12-5-6:D), side setback (12-5-6:D), bedroom mix (12-5-6:F), signage (10-10), and select landscaping requirements (12-11) for the property commonly known as 6724 Dempster Street (PIN 10-18-400-048, 10-18-400-056, 10-18-400-061, 10-18-400-062) in Morton Grove, Illinois. The applicant is 6724 Dempster LLC.

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

1. The Municipal Code requires burial of overhead utilities. The overhead utilities along Dempster Street will not be affected by this development and are impractical to bury because of external permitting, high relocation cost, and low overall benefit to the Village. The overhead utilities along Birch Avenue will be affected by this development and need to be relocated by the developer. The overhead public utilities should be buried along Birch Avenue from Dempster Street to the alley north of Dempster Street. We would expect the utilities would be buried from Dempster Street to the alley and to the first existing pole within the alley.
2. The street lighting along Birch Avenue appears to be affected by the development. It is unclear whether the street lighting was installed to improve pedestrian safety or vehicular safety. It is also unclear if the current residents are supportive of this lighting. It is assumed the lights are desired by the abutting residents. Birch Avenue should be considered an unlighted street because the number of street lights is not sufficient to provide a recommended lighting quality for motorists. Given the circumstances described and an underlying desire to not reduce a perceived (or actual) level of safety the existing street lighting could provide, it is recommended that the street lighting would need to be replaced by the developer. The Village would want the street lighting to be replaced with underground electrical supply and light poles matching the Village's standards.
3. The street light pole will likely need to be relocated because it appears to be located too close to the proposed northern entrance. A minimum of 2 feet from the face of the pole to the face of curb would be required.
4. The aisle on the east side of the building is 12 feet wide. The Fire Department may require a wider aisle to meet their access and fire fighting needs.
5. The development needs to demonstrate that all vehicles that will access the development can maneuver throughout the site. Specifically, fire apparatus would appear to have difficulty maneuvering through the site, since the aisle width is less than the minimum requirement.
6. The Fire Department Connection to the building needs to be shown and needs to have a hydrant nearby.
7. The fire hydrant on the east side of Birch Avenue may need to be relocated if it is too close to the proposed northern entrance.
8. The snow control plan is not identified in the application and not apparent. This should be described in writing.
9. There are no parking restrictions on Birch Avenue. Motorists regularly park on northbound Birch Avenue to access Gunzo's Hockey Headquarters retail store, which is located on the west side of Birch Avenue. The Traffic Impact Study does not evaluate the use of on-street parking. It is unclear whether this parking will continue after development and, if so, whether parked cars near the driveways would cause a safety problem for motorists. Restricting on-street parking on Birch Avenue is solely within the

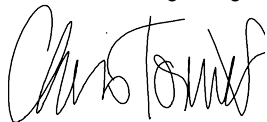
jurisdiction of the Village and could be addressed as a concern or problem develops or a recommendation could be made for the Village to restrict parking in conjunction with the development.

10. The topography of the west side of Birch Avenue is shown incorrectly and would be inadequate for permitting purposes. The alley on the west side of Birch Avenue needs to be shown. Also, the topography of the south side of Dempster Street should be shown.
11. The plans include a proposed stormwater management facility. However, the submittal is inadequate for analyzing what would be required, only what is provided. Additionally, the stormwater management facility (underground storage) is not connected to the drainage system of the site and is proposed to flow unrestricted into the Village's storm sewer, which would not be permitted. A report will be required describing, in detail, the existing and proposed drainage patterns.
12. An assessment of the permits from outside agencies for the development is provided below. The permitting authority will need to provide the determination of applicability and the list below may not be all-inclusive.
 - a. A permit from Illinois Environmental Protection Agency is expected to be required for commercial waste discharged from the mixed use development and for the national pollution discharge elimination program..
 - b. A permit from Metropolitan Water Reclamation District of Greater Chicago will be required for stormwater management and sanitary sewer.
 - c. If any work is proposed with the Dempster Street right-of-way, a permit from Illinois Department of Transportation would be required.
13. The drainage from the property to the north should be directed over the northern curb. It appears from the landscaping plan that it will not be practical to construct a drainage path to a proposed catch basin at the northeast corner of the site.
14. The storm sewer system along the west property line is not compatible with the proposed landscaping plan.
15. Traffic Impact Study Part II Commercial Access 2nd bullet point – The reference to Birch Avenue would seem to correctly refer to Commercial Access.
16. Traffic Impact Study Part II Pedestrian and Transit Facilities 2nd bullet point – The new Pace Dempster Pulse should be added to the bus route list. The Pulse route is identical to Route 250, but is a bus rapid transit with a limited number of Pulse stations. The nearest Pulse stations to this development are eastbound and westbound just east of Waukegan Road.
17. Traffic Impact Study Part IV Drive-Through Operations – A statement about an opportunity to mitigate drive-through queues that could result if the operating characteristics are different than anticipated. The study concludes the parking supply exceeds demand and requirements. Surplus parking spaces could be allocated to drive-through pickup. This should be a condition of the Special Use Permit.
18. Traffic Impact Study Part IV Access Operations 2nd bullet point – It is recommended both exits should be marked with left turn pavement markings and signs. This relies on voluntary compliance from drivers to choose not to turn right and drive use the local street network to get to their destination. This is supportable. The Special Use Permit should include a condition requiring the applicant to modify the entrance configuration according to the Village's determination(s), if the Village would determine there to be a problem to be solved with site traffic traveling through the residential neighborhood to the north.

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:



Date: 02/03/2024

Attachment D

Final Plans and Supporting Documents for PC 24-01

1. *Special Use Application, submitted by 6724 Dempster LLC, dated January 8, 2024*
2. *Plat of Survey of 6724 Dempster Street, prepared by Christopher B Burke Engineering, dated February 3, 2017*
3. *Final Site Plan, prepared by Antonio Fanizza Assoc., dated February 2, 2024*
4. *Landscape Plan, prepared by Bertog Landscape Co., dated January 26, 2024*
5. *Building Elevations, prepared Antonio Fanizza Assoc., dated December 27, 2023*
6. *Photometric Plan, prepared by ParamountEO, dated July 21, 2023*
7. *Existing Site Plan, prepared by Lukaven Engineering, dated November 30, 2023*
8. *Proposed Site Plan, prepared by Lukaven Engineering, dated October 4, 2023*
9. *Engineering Details, prepared by Lukaven Engineering, dated November 30, 2023*
10. *Preliminary Stormwater System Calculations, prepared by Lukaven Engineering, dated November 30, 2023*
11. *Floorplans – Floor 1 Layout, prepared by Antonio Fanizza Assoc., dated January 24, 2023*
12. *Floorplans – Floor 2 Layout, prepared by Antonio Fanizza Assoc., dated January 24, 2023*
13. *Renderings, prepared by Antonio Fanizza Assoc., received January 16, 2024*



SPECIAL USE APPLICATION

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

Case Number: PC 24-01 Date Application Filed: January 8, 2024

APPLICANT INFORMATION

Applicant Name: Zeno Popa
Applicant Organization: 6724 DEMPSTER LLC
Applicant Address: 6959 N Milwaukee Ave
Applicant City / State / Zip Code: Niles, IL 60714
Applicant Phone: 7733701512
Applicant Email: zeno@panelbrick.com
Applicant Relationship to Property Owner: owner
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: 6724 DEMPSTER LLC
Owner Address: 6959 N Milwaukee Ave
Owner City / State / Zip Code: Niles, IL 60714
Owner Phone: 773.370.1512
Owner Email: zeno@panelbrick.com
Owner Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 6724 DEMPSTER
Property Identification Number (PIN): 10-18-400-048-0000,10-18-400-056-0000,10-18-400-064-0000,10-18-400-062-0000
Property Square Footage: 0.719 AC
Legal Description (attach as necessary): Survey
Property Zoning District: _____

APPLICATION INFORMATION

Requested Special Use: Drive Thru
Purpose of Special Use (attach as necessary): Drive Thru

RESPONSES TO STANDARDS FOR SPECIAL USE

Provide responses to the seven (7) Standards for Special Use as listed in Section 12-16-4-C-5 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Special Use Standards are as follows:

- a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The new Development will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The new development, including drive thru, will not be injurious to the use and enjoyment of other property in the immediate vicinity.

- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The new development will be build in accordance with all rules and regulation and not impede the normal and orderly development and improvement of the surrounding property.

- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

The new development will follow all the Village of Morton Grove rules and regulations and provide a detailed Civil Engineering with the proposed work.

- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The site to be developed in accordance with the Village Building Codes

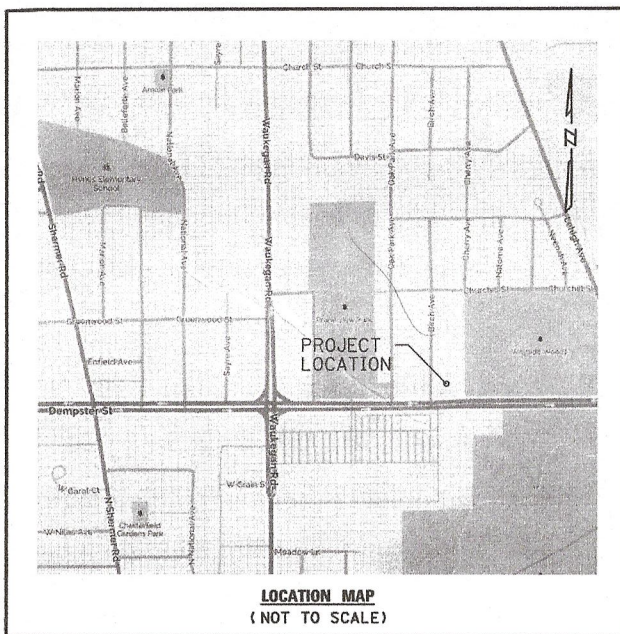
- f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.

The new development is not contrary to the objectives of the Village Plan

- g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.

The new development will follow all the applicable regulation of the district in witch it is located

ALTA / NSPS LAND TITLE SURVEY

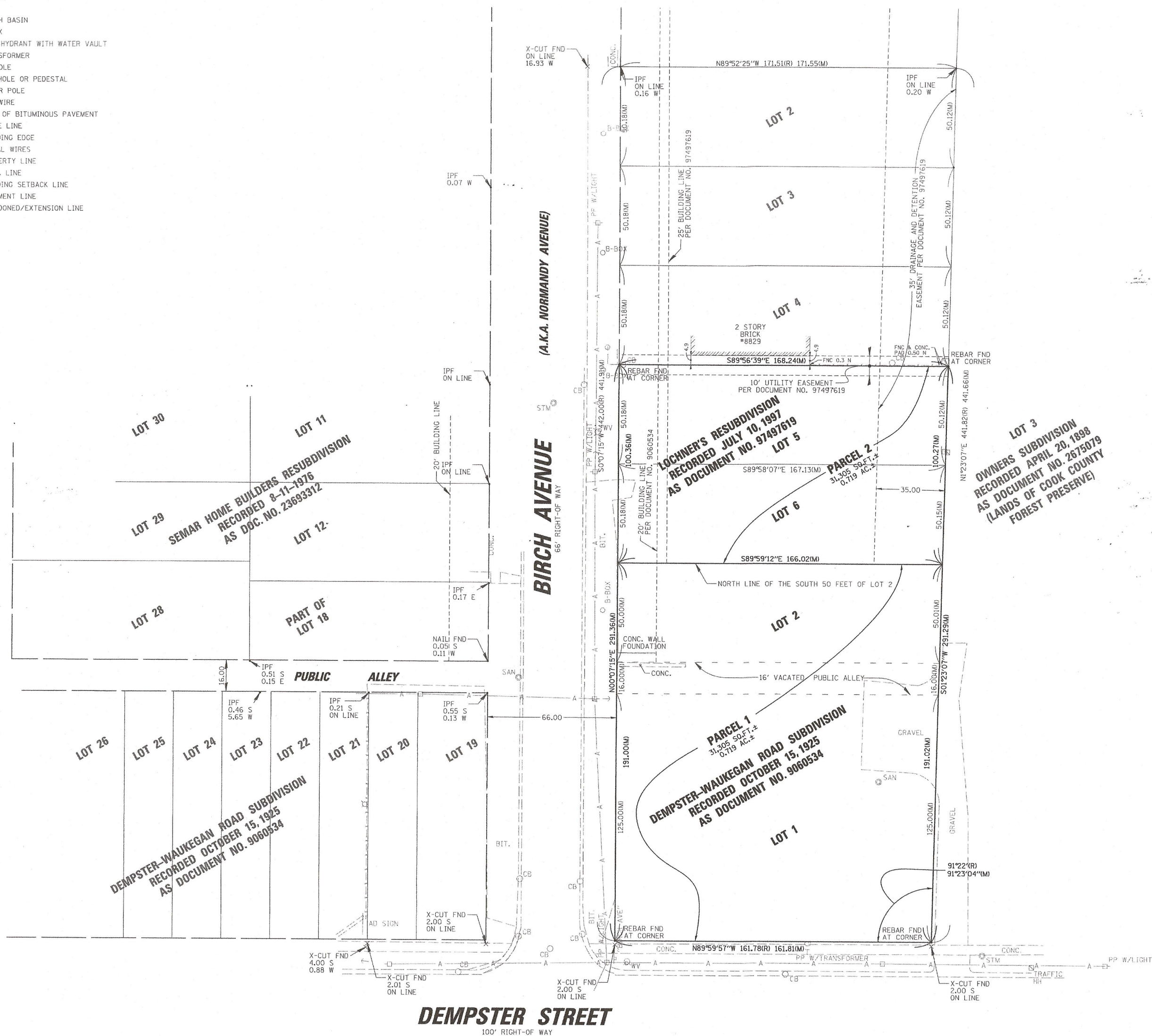


30 0 30
SCALE IN FEET

PIN NO.
10-18-400-048
10-18-400-056
10-18-400-061
10-18-400-062

LEGEND

- IRON PIPE FOUND (IPF)
- x X-CUT FND
- 00.00(M) MEASURED
- 00.00(R) RECORD
- h SIGN
- o CATCH BASIN
- o B-BOX
- o FIRE HYDRANT WITH WATER VAULT
- o TRANSFORMER
- o MANHOLE
- o HANDHOLE OR PEDESTAL
- o POWER POLE
- o GUY WIRE
- EDGE OF BITUMINOUS PAVEMENT
- FENCE LINE
- BUILDING EDGE
- AERIAL WIRES
- PROPERTY LINE
- R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ABANDONED/EXTENSION LINE



LEGAL DESCRIPTION

PARCEL 1:

LOT 1 AND THE SOUTH 50 FEET OF LOT 2 TOGETHER WITH THE VACATED ALLEY ADJOINING THE SOUTHERN EDGE OF LOT 2, IN DEMPSTER-WAUKEGAN ROAD SUBDIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION IN THE SOUTH THIRD OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 5 AND 6 IN LOCHNER'S RESUBDIVISION OF THE NORTH 306 FEET OF THE SOUTH 356 FEET OF LOT 2 IN DEMPSTER-WAUKEGAN ROAD SUBDIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION OF LOTS 3 TO 5 AND THE SOUTH HALF OF LOT 6 OF THE SOUTHEAST QUARTER AND LOT 4 IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF ASSESSOR'S DIVISION OF THE TOWN OF NILES (EXCEPT THE RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LOCHNER'S RESUBDIVISION RECORDED JULY 10, 1997 AS DOCUMENT NUMBER 97497619 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 4, 1997 AS DOCUMENT NUMBER 97624035, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
TO: KEITH R. JACKSON
CHICAGO TITLE INSURANCE COMPANY

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 & 11A OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1-19-2017.

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE(S) X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP NO. 17031C0241J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2009.

THIS 3 DAY OF February, 2017
KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2019



GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/ OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE THE COMPILATION OF FIELD LOCATIONS AND AVAILABLE UTILITY PLANS PROVIDED BY THE CLIENT. ALL UTILITIES /OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.

SURVEYOR NOTES:

- BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF BUILDING.
- BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
- THIS PLAT IS BASED IN PART ON A TITLE COMMITMENT REPORT, BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF APRIL 12, 2013 AS ORDER NO. 1401 008933232 D2.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 05-03-2013 & FIELD CHECKED ON 1-19-2017.



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

ALTA / NSPS LAND TITLE SURVEY
IN
VILLAGE OF MORTON GROVE, ILLINOIS
PREPARED FOR
KEITH R. JACKSON

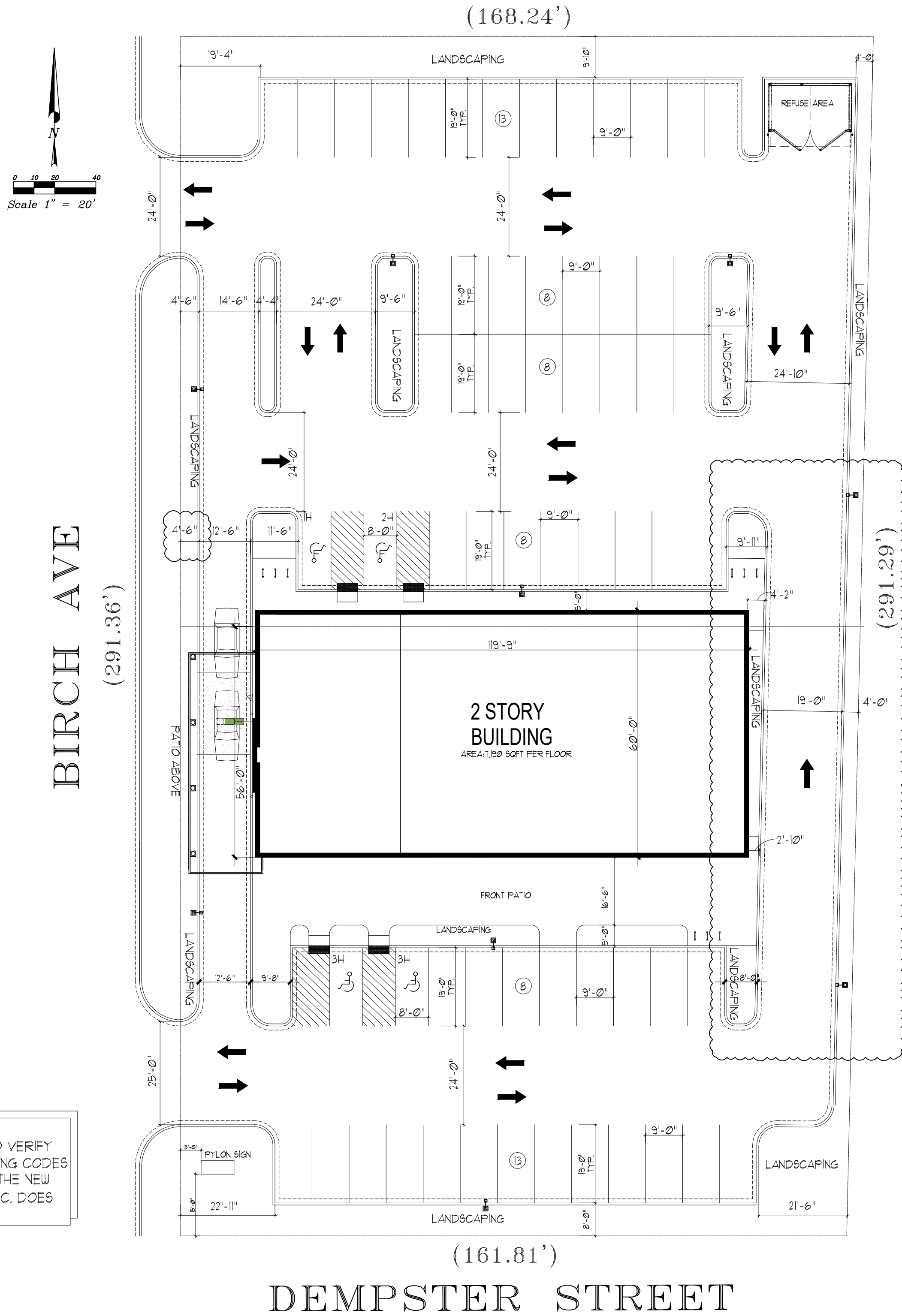
CALC.	KJR	PROJECT NO.
DWN.	AJK	130207
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=30'	DRAWING NO.
DATE:	02-03-2017	ALTA130207.01A

FOREST VIEW PLAZA
6724 DEMPSTER STREET
MORTON GROVE, ILLINOIS 60053

NOTE:
SURVEYOR AND OR CIVIL ENGINEER TO VERIFY
ALL REQUIRED SET BACK BY GOVERNING CODES
AND ORDINANCE PRIOR OF STACKING THE NEW
CONSTRUCTION. ANTONIO FANIZZA ASSOC. DOES
NOT GARANTEE SET BACKS

NOTE:
ALL SIGNAGE IS REQUIRED TO BE APPLIED
FOR IN SEPARATE PERMIT SUBMITTAL.

NOTE:
BUILDING ADDRESS MUST BE VISIBLE USING NUMBERS CONTRASTING IN COLOR TO ITS
BACKGROUND, WHITE IF ON GLASS. ADDRESS SHALL BE MINIMUM OF (4") IN HEIGHT.



SITE PLAN

SCALE: 1/20" = 1'-0"

ZONING ANALYSIS

GOVERNING CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, 2018 EDITION INCLUDING APPENDICES A, B, AND K WITH LOCAL AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION INCLUDING APPENDICES A AND B

- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- ILLINOIS PLUMBING CODE, 2014 EDITION WITH LOCAL AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2011 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION WITH LOCAL AMENDMENTS
- INTERNATIONAL FIRE PREVENTION CODE, 2018 EDITION WITH LOCAL AMENDMENTS

- LIFE SAFETY CODE (NFPA 101), 2015 EDITION WITH LOCAL AMENDMENTS
- THE INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, WITH ILLINOIS AMENDMENTS

ZONING

TYPE OF CONSTRUCTION

LOT AREA

BUILDING AREA

BUILDING HEIGHT

MIXED USE

OCCUPANCY OF CLASSIFICATION

C-1 COMMERCIAL CORRIDOR

III A

480113 SQFT

7030 SQFT

33.00 FT

RETAIL SPACE - M

RESIDENTIAL - R2

HORIZONTAL SEPARATION 1ST FLR MERCANTILE
/ RESTAURANT AND 2ND FLR RESIDENTIAL

2 HOUR SEPARATION -
FLOOR ASSEMBLY UL* G103

VERTICAL SEPARATION MERCANTILE AREA

1 HOUR SEPARATION - SEE WALL TYPES

VERTICAL SEPARATION RESIDENTIAL AREA

1 HOUR SEPARATION - SEE WALL TYPES

FIRST FLOOR

RETAIL SPACE - 1

RETAIL SPACE - 2

RETAIL SPACE - 3

RETAIL SPACE - 4

RETAIL SPACE - 5

COMMON AREA

TOTAL 1ST FLOOR AREA

TOTAL:

5 RETAIL SPACES

SECOND FLOOR

APARTMENT #21 - 2 BEDROOMS

APARTMENT #22 - 1 BEDROOM

APARTMENT #23 - 1 BEDROOM

APARTMENT #24 - 2 BEDROOMS

APARTMENT #25 - 1 BEDROOM

APARTMENT #26 - 2 BEDROOMS

RETAIL SPACE - 1 / 2ND FLOOR

COMMON AREA

TOTAL 2ND FLOOR AREA

TOTAL:

(3) 1 BEDROOM APARTMENTS

(3) 2 BEDROOM APARTMENTS

PARKING

ADA PARKING

TOTAL PARKING

AREA OCCUPANCY LOAD

2117 SQFT 2117/60 = 36 OCC.

921 SQFT 921/60 = 16 OCC.

1030 SQFT 1030/60 = 18 OCC.

1120 SQFT 1120/60 = 19 OCC.

1205 SQFT 1205/60 = 20 OCC.

719 SQFT

7190 SQFT

TOTAL:

5 RETAIL SPACES

SECOND FLOOR

APARTMENT #21 - 2 BEDROOMS

APARTMENT #22 - 1 BEDROOM

APARTMENT #23 - 1 BEDROOM

APARTMENT #24 - 2 BEDROOMS

APARTMENT #25 - 1 BEDROOM

APARTMENT #26 - 2 BEDROOMS

RETAIL SPACE - 1 / 2ND FLOOR

COMMON AREA

TOTAL 2ND FLOOR AREA

TOTAL:

(3) 1 BEDROOM APARTMENTS

(3) 2 BEDROOM APARTMENTS

PARKING

ADA PARKING

TOTAL PARKING

LIABILITY INSURANCE:

- PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT): THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT:
- CONTRACTOR AND ANY SUB-CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS 6724 DEMPSTER LLC, OWNERS AND ANTONIO FANIZZA ASSOC., LTD. AND APPLIED REGONOMICS HEREINAFTER CALLED OWNER AND ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR THE RESULT FROM THE OPERATIONS OR THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUB-CONTRACTOR, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOEVER, AND CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND, PAY ALL COSTS, AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER.
- THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH. 48, SEC. 60-63, ILLINOIS REVISED STATS).
- EACH AND EVERY CONTRACTOR AND SUB-CONTRACTORS WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING.)

LEGEND SHEET

T-0	COVER SHEET/SITE PLAN
T-1	SPECIFICATIONS
T-2	SPECIFICATIONS
T-3	ADA SPECIFICATIONS
T-4	ADA DETAILS, TOILET PLAN, ELEVATIONS
L-1	LANDSCAPING PLAN
TD-1	TRAVEL DISTANCE
A-10	KEY FLOOR PLANS
A-11	PARTIAL 1ST FLOOR PLAN - EAST
A-12	PARTIAL 1ST FLOOR PLAN - WEST
A-2	PARTIAL 2ND FLOOR PLAN - EAST
A-2	PARTIAL 2ND FLOOR PLAN - WEST
A-3	ROOF PLAN AND DETAILS
A-4	BUILDING ELEVATIONS
A-5	BUILDING SECTIONS AND WALL TYPES
A-6	WALL SECTIONS AND DETAILS
A-7	OMITTED
A-8	DOOR AND WINDOW DETAILS & SCHEDULES
S-0	STRUCTURAL SPECIFICATIONS
S-1	FOUNDATION PLAN AND DETAILS
S-2	FRAMING PLANS
S-3	FRAMING ELEVATIONS & SECTIONS
S-4	FRAMING SECTIONS & DETAILS
F-1	1ST FLOOR FINISH PLAN AND SCHEDULE
F-2	2ND FLOOR FINISH PLAN
E5-1	SITE PLAN - ELECTRICAL
E-0	ELECTRICAL SYMBOLS, LEGEND AND NOTES
E-10	FLOOR PLAN - 1ST FLOOR LIGHTING PLAN
E-11	FLOOR PLAN - 2ND FLOOR LIGHTING PLAN
E-12	FLOOR PLAN - BALCONY LIGHTING PLAN
E-20	FLOOR PLAN-1ST FLOOR POWER PLAN
E-21	FLOOR PLAN-2ND FLOOR POWER PLAN
E-22	FLOOR PLAN - BALCONY
E-3	ROOF PLAN-POWER
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DETAILS
E-6	ELECTRICAL SCHEDULES
M-0	MECHANICAL SYMBOL, LEGEND AND NOTES
M-1	1ST FLOOR MECHANICAL PLAN
M-2	2ND FLOOR MECHANICAL PLAN
M-3	ROOF MECHANICAL PLAN
M-4	MECHANICAL SPECIFICATIONS
M-5	MECHANICAL DETAILS
M-6	MECHANICAL SPECIFICATIONS
P-0	PLUMBING SYMBOL, LEGEND AND NOTES
P-1	FLOOR PLAN - PLUMBING
P-2	ROOF PLAN - PLUMBING
P-3	DUNKIN DONUTS FLOOR PLAN - PLUMBING
P-4	PLUMBING SCHEDULES AND DETAILS
P-5	DUNKIN DONUTS PLUMBING DETAILS
P-6	DUNKIN DONUTS PLUMBING DETAILS
P-7	PLUMBING SPECIFICATIONS

ANTONIO FANIZZA ASSOC. LTD

ARCHITECTS

2363 LECHNER LANE
DES PLAINES, ILLINOIS 60016
TEL (847) 833-5664
EMAIL: antonio.fanizza@cmcas1.net

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SPECIFICATION WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE COOK COUNTY, IL
CODES AND ORDINANCE THEY ARE IN
COMPLIANCE WITH ALL APPLICABLE CODES
INCLUDING THE ENVIRONMENTAL BARRIERS
ACT (410 ILCS) AND THE ILLINOIS
ACCESSIBILITY CODE (ILLINOIS CODE 4100)
AS SIGNIFIED BY MY HAND AND SEAL.

NO.	REVISION

FEBRUARY 02 2024
DATE



EXPIRES 11-30-2024

SIGNATURE

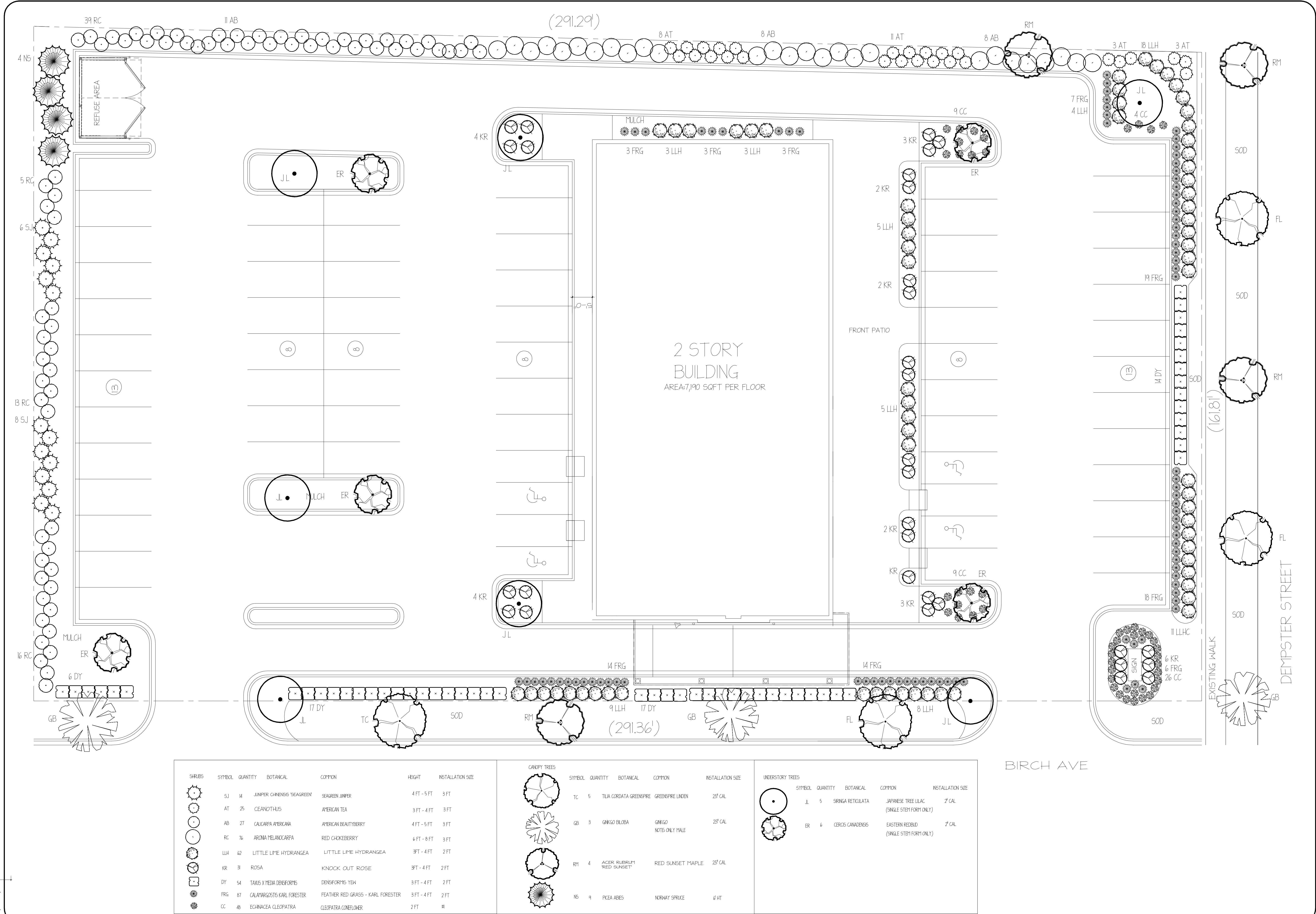
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COVER SHEET/SITE PLAN


PROJECT NAME:
FOREST VIEW PLAZA
6724 DEMPSTER STREET
MORTON GROVE, ILLINOIS 60053

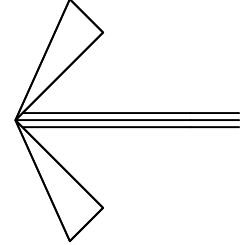
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date 02.02.2024
drawn by AB
checked by AF

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T-0







NORTH

FOREST VIEW PLAZA LANDSCAPE PLAN

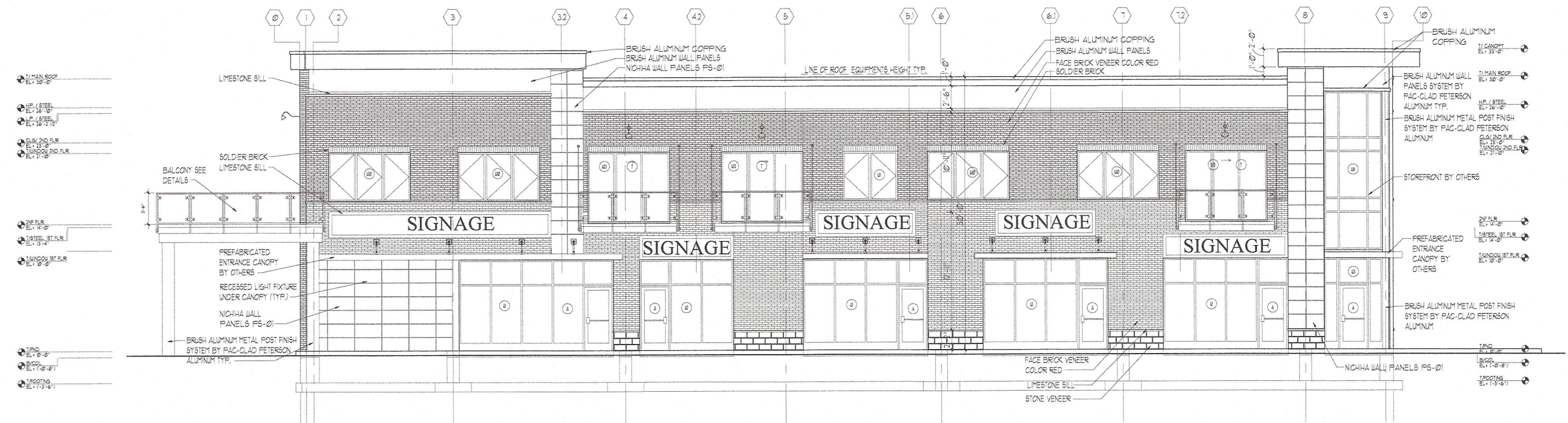
6724 DEMPSTER ST. MORTON GROVE, IL

DATE: 1/26/2024

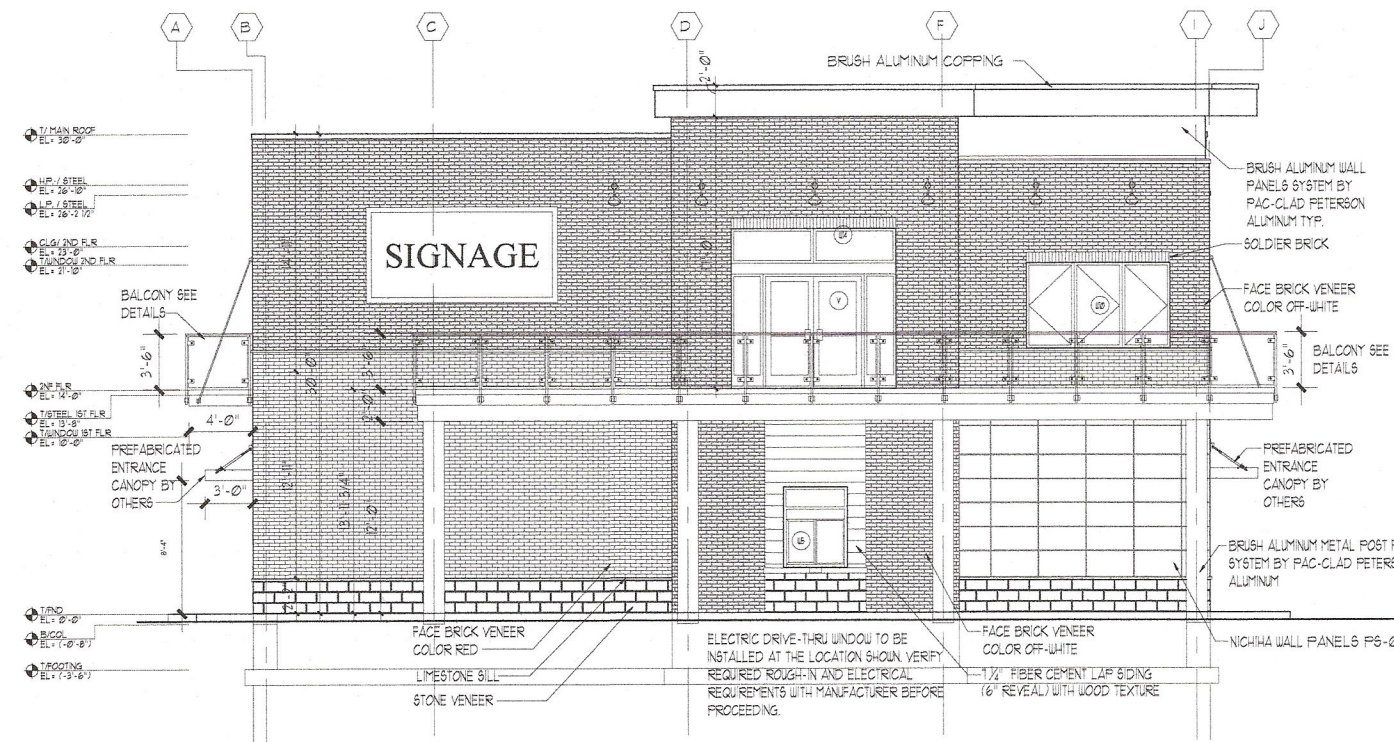
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DRAWING #: LP-1

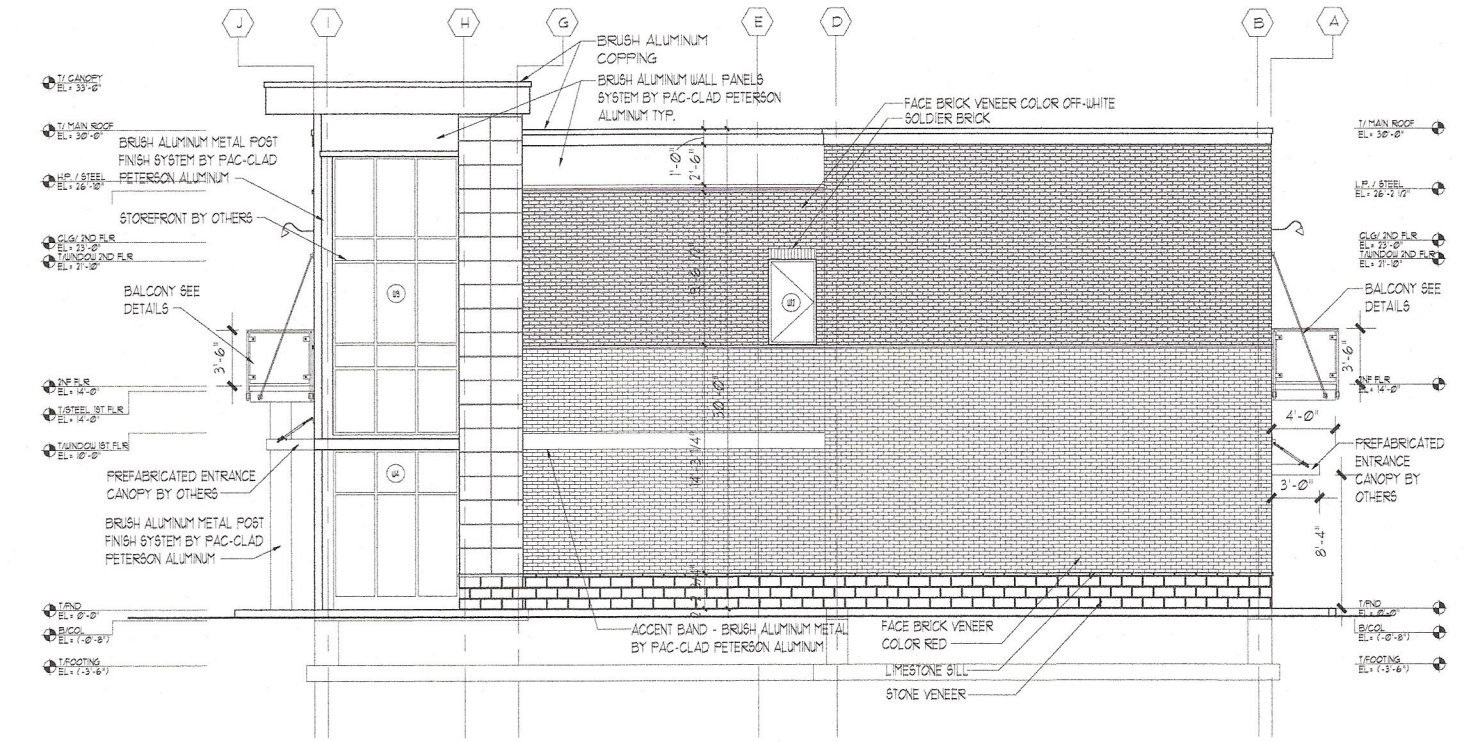
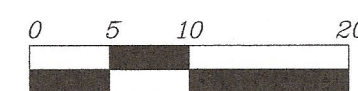
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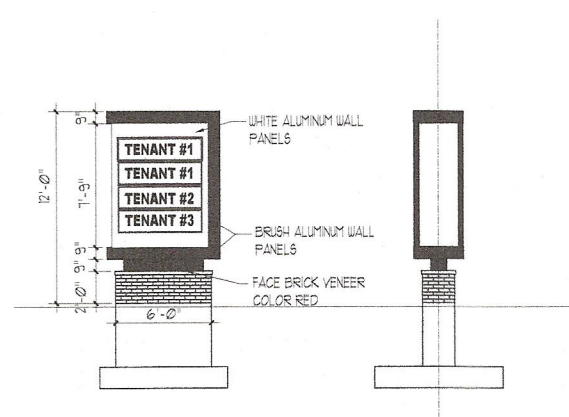
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
A-4



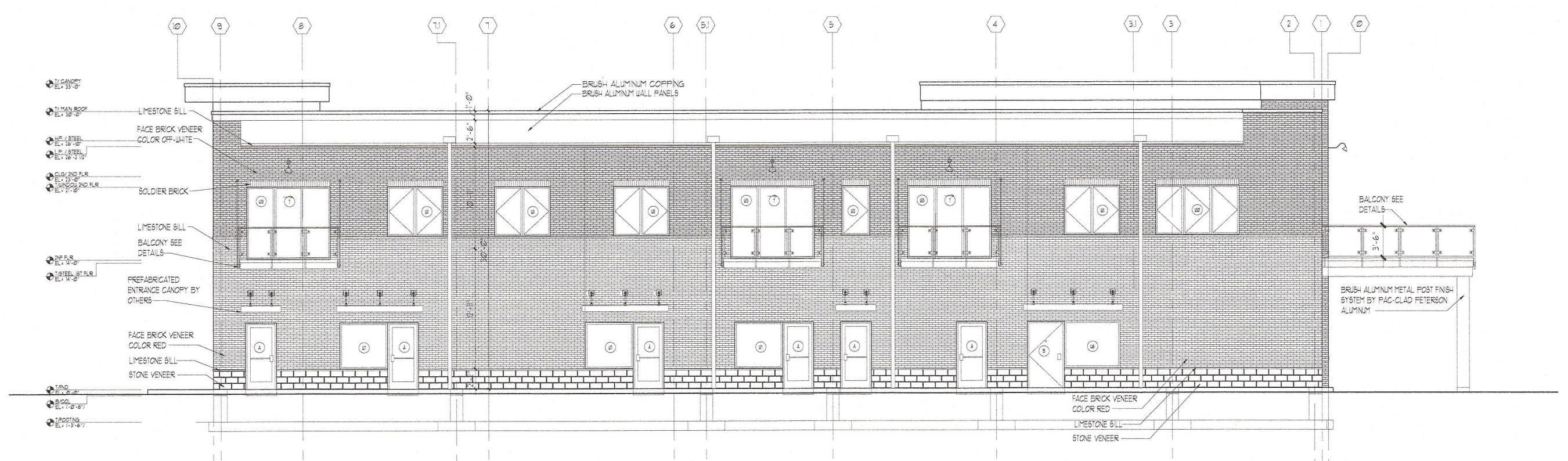
WEST ELEVATION
SCALE: 1/8" = 1'-0"
A-4



EAST ELEVATION
SCALE: 1/8" = 1'-0"
A-4



PYLON SIGN
SCALE: 1/8" = 1'-0"
A-4



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A-4

ANTONIO FANIZZA ASSOC. LTD.

ARCHITECTS
2363 LECHNER LANE
DES PLAINES, ILLINOIS 60016
TEL: (847) 823-5664
EMAIL: antonio.fanizza@comcast.net

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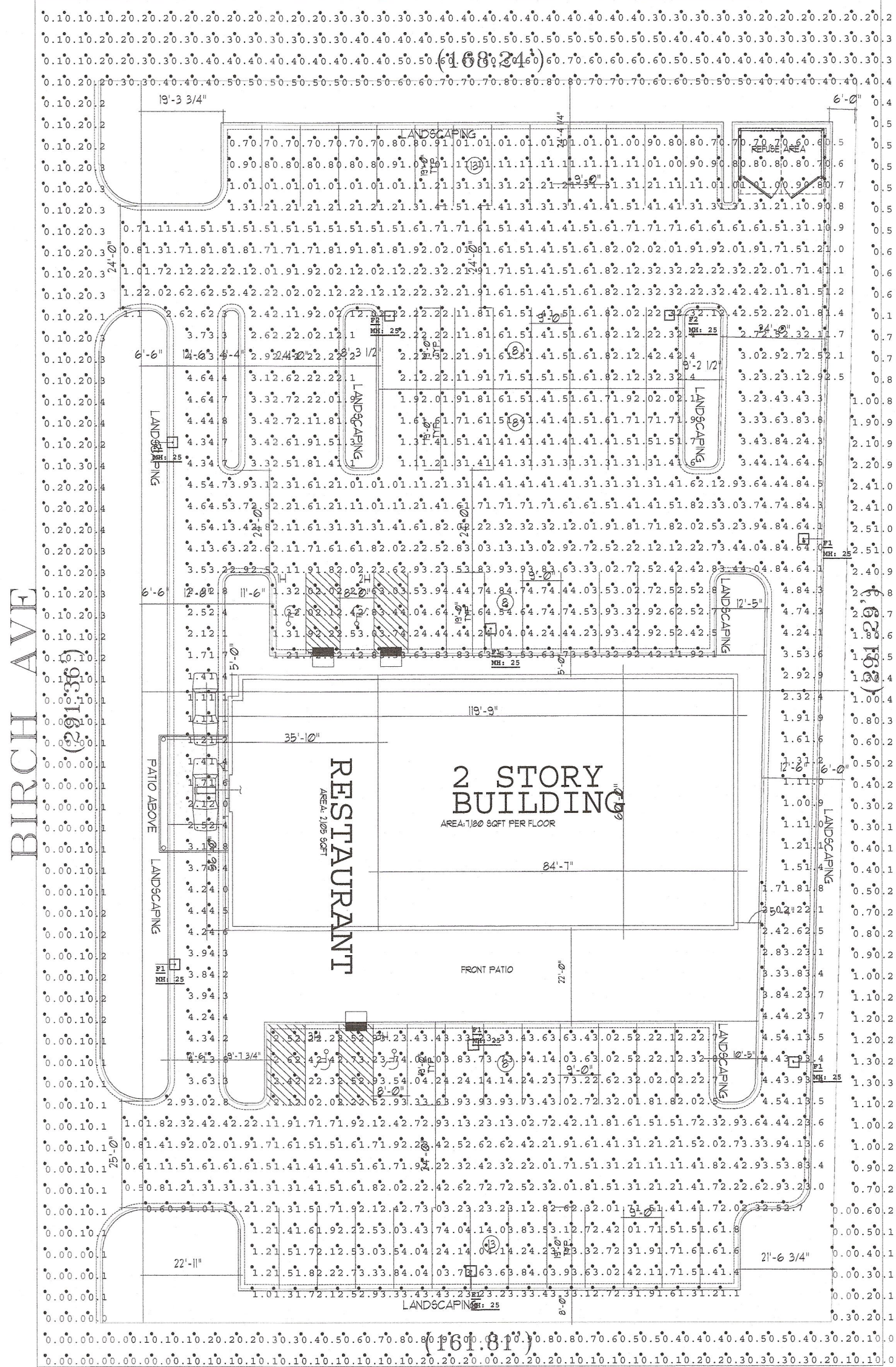
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PROJECT NAME: FOREST VIEW PLAZA
6714 DEMPSTER STREET
MORTON GROVE, ILLINOIS 60053

released to const. 2332
job no. AS SHOWN
scale 12.2.2023
drawn by AB
checked by AF
sheet

A-4

Luminaire Schedule					
Symbol	Qty	Arrangement	LLF	Description	Tag
□	7	SINGLE	0.950	MRS-LED-15L-SIL-2-30-70CRI-IH	F1
□	2	SINGLE	0.950	MRS-LED-15L-SIL-5W-30-70CRI	F2

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Pc	2.30	4.8	0.5	4.60	9.60
PROPERTY LINE	Pc	0.35	2.5	0.0	N.A.	N.A.



Mirada Small Area (MRS) Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	33W - 135W
Efficacy Range (LPW)	112 - 158
Weight (lbs/kg)	20 (9.0)
Control Options	0-10V, ALB, ALS, 7-Phi, PFI

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Notes:

- Calculation Results Taken At Grade
- Pole Height : 25'
- Calculation Point Spacing : 6' x 6'

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
4. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNERS EXPENSE.
5. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. PROPER TRAFFIC CONTROL (IDOT STANDARDS) MUST BE USED FOR ALL OBSTRUCTIVE STREET WORK.
7. GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
8. ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGE'S OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
9. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
10. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/4" PER FOOT TOWARD THE ROADWAY.
11. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
12. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER, SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
13. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
14. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
15. AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
16. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
17. ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNERS EXPENSE.
18. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
19. RECORD DRAWINGS SHALL BE PROVIDED FOLLOWING CONSTRUCTION.
20. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

1. INSPECT SILT FENCE AFTER EACH RAINFALL AS INCREASED SEDIMENT AND OTHER MATERIALS TEND TO ACCUMULATE DURING STORMS. LOOK FOR GAPS AND TEARS ALONG THE FENCE. IF ANY ARE FOUND, REPLACE AND/OR REPAIR THE FABRIC TO ENSURE THE FENCE REMAINS IN GOOD WORKING CONDITION.
2. PERFORM ROUTINE DAILY INSPECTIONS OF SILT FENCE BEFORE THE START OF WORK. REPLACE/REPAIR ANY TORN OR DAMAGED AREAS OF FENCE.
3. THE EXPECTED LIFE OF SILT FENCE FABRIC IS USUALLY 6-8 MONTHS. INSPECT SILT FENCE OFTEN AS THE FABRIC WEATHERS AND DETERIORATES. INSTALL NEW SILT FENCE AS NEEDED TO ENSURE PROPER EROSION CONTROL.

BENCHMARK (BM)		= CONCRETE
ELEVATION POINT		
FENCE		= BUILDING
FLOW LINE		
RIGHT OF WAY (ROW)		
CONTOUR		
STRUCTURE TO BE ADJUSTED		
AVERAGE EXISTING GRADE		
R		
STRUCTURE TO BE REMOVED		
R&R		
STRUCTURE TO BE REM & REP.		
ASPH.		
CONC.		
CONC. PCC		
FC		
FRAME & COVER		
AR		
ADJUSTING RINGS		
AR&FC		
ADJUSTING RINGS & FRAME & COVER		
FIELD VERIFY		
CONCRETE DR. GOOD CONDITION		
CPC		
CONCRETE DR. POOR CONDITION		
BGC		
BITUMINOUS DR. GOOD CONDITION		
BFC		
BITUMINOUS DR. POOR CONDITION		
BRP		
BRICK PAVING		
NO WORK		
EDP		
EDGE OF PAVEMENT		
B-B		
BACK OF CURB TO BACK OF CURB		
E-E		
EDGE OF PAVEMENT TO EDGE OF PAV		

1. PROVIDE A 6-FOOT HIGH LINK FENCE & SILT FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION (ORANGE SNOW FENCE IS NOT PERMITTED). FENCING MUST REMAIN IN PLACE THROUGHOUT ENTIRE DURATION OF CONSTRUCTION UNTIL VILLAGE ALLOWS REMOVAL.
2. PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE VILLAGE OF INSPECTORIAL SERVICES DEPARTMENT.
3. TREE PROTECTION FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR PROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION, EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING TREE PROTECTION AREA, CHECK WITH THE SITE SUPERVISOR.
4. ALL REQUIRED TREE AND SILT FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISHED GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY A VILLAGE INSPECTORIAL SERVICES INSPECTOR.
5. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
6. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTORS' EMPLOYEES AND GENERAL PUBLIC SAFETY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.

1. AN APPROVED DEMOLITION PLAN/PERMIT MUST BE AVAILABLE ON THE BUILDING SITE.
2. EXISTING UTILITY SERVICES (WATER, SANITARY, STORM, ETC.) SHALL BE REMOVED AND PLUGGED AT THEIR RESPECTIVE MAIN PRIOR TO DEMOLITION.
3. MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.

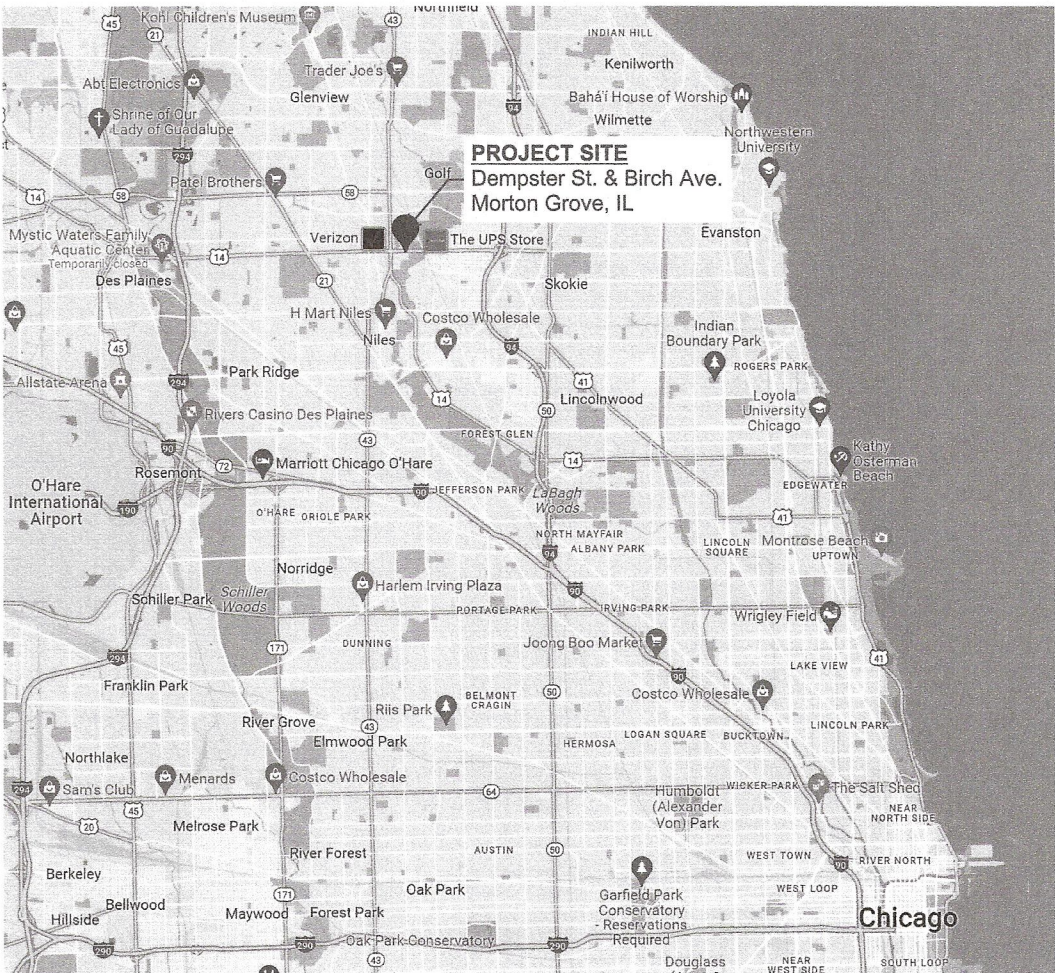
1. AN APPROVED DEVELOPMENT PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
2. FOUNDATION STAKEOUT MUST BE COMPLETED BY LICENSED SURVEYOR PRIOR TO ANY EXCAVATION WORK.
3. A SPOT SURVEY IS REQUIRED TO BE COMPLETED BY LICENSED SURVEYOR (AND REVIEWED / APPROVED BY VILLAGE SERVICES) PRIOR TO COMMENCEMENT OF FRAMING WORK.
4. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
5. CONTRACTOR SHALL VERIFY ADEQUATE SOIL BEARING PRESSURE AT ELEVATION OF PROPOSED FOUNDATION FOOTINGS PRIOR TO PLACING CONCRETE. CONSULTATION WITH SOIL SCIENTIST IS STRONGLY RECOMMENDED.

PARCEL 1: LOT 1 AND THE SOUTH 50 FEET OF LOT 2 TOGETHER WITH THE VACATED ALLEY ADJOINING THE SOUTHERN EDGE OF LOT 2, IN DEMPESTER-WAUKEGAN ROAD SUBDIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION IN THE SOUTH THIRD OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 5 AND 6 IN LOCHNER'S RESUBDIVISION OF THE NORTH 306 FEET OF THE SOUTH 356 FEET OF LOT 2 IN DEMPESTER-WAUKEGAN ROAD SUBDIVISION OF LOTS 1 AND 2 IN OWNERS SUBDIVISION OF LOTS 3 TO 6 AND THE SOUTH HALF OF LOT 6 OF THE SOUTHEAST QUARTER AND LOT 4 IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF ASSESSOR'S DIVISION OF THE TOWN OF NILES (EXCEPT THE RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LOCHNER'S RESUBDIVISION RECORDED JULY 10, 1997 AS DOCUMENT NUMBER 97497619 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 4, 1997 AS DOCUMENT NUMBER 97824033, IN COOK COUNTY, ILLINOIS, AREA = 48.068 SQ. FT. OR 1.103 ACRES

1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
2. FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO STORM SEWER.
3. DOWNSPOUTS TO SPLASH TO GRADE, BE DIRECTED TOWARD THE FRONT OR REAR OF THE HOME, NOT TOWARD THE REAR OF THE HOME.
4. INSTALL TIE-INS TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO HAVE A SECTION OF THE MAIN REPLACED WITH A WYE SECTION.
5. ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGERED.
6. WATER SERVICE, SANITARY SERVICE, AND STORM SEWER SHALL BE AUGURED UNDER THE STREET.
7. MINIMUM 10' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
8. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
9. PLUMBER TO VERIFY TIE-IN INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.
10. ALL SEWER LINES SHALL UTILIZE 22-DEGREE, 45-DEGREE, OR LONG-SWEEP 90-DEGREE FITTINGS TO ACCOMMODATE CHANGES IN DIRECTION.
11. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.
12. NEW WATER SERVICE SHALL BE INSTALLED W/ MIN 6"-0" SERVICE DEPTH.
13. CONTACT PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO REQUEST A MAIN TAP.
14. FOR NEW UTILITIES LOCATED IN PARKWAY AND NON-PAVED AREAS, REFER TO DETAIL U-24. FOR PAVED AREAS, REFER TO DETAIL U-25.
15. WATER & SANITARY SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
16. THE OWNER MUST PROVIDE WRITTEN NOTICE (WITH CONTACT PERSON'S NAME, ADDRESS & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGE WILL BE DISTURBED TO PERFORM ANY REQUIRED OFF-SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THE DATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR, ONE WEEK BEFORE THE WORK IS TO BE PERFORMED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE..
18. UTILITY SERVICES SHALL BE AS FOLLOWS:
 - 18.1. WATER - TYPE "K" COPPER
 - 18.2. SANITARY - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. DUCTILE IRON PIPE PAST FOUNDATION OVERDIG.
- 18.3. STORM - SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212.
19. THE PROPOSED STORM/SANITARY SERVICE CONNECTION TO THE EXISTING SEWER LINE SHALL BE MADE WITH A SEWER TAP MACHINE WITH HUB AND STAINLESS STEEL SADDLE.
20. SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING 4-INCH PVC SDR 26 PIPE.
21. THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE HEADING DEVICE.
22. TO PREVENT "FLOATING" OF PVC PIPING, ONLY USE SELECT EARTH BACKFILL AND BEDDING WITH THE EXCEPTION OF ALL DRIVEWAY LOCATIONS WHERE FULL DEPTH CA-6 IS REQUIRED.
23. PROTECT ALL EXISTING AND NEW DRAINS USING ABOVE-GRADE INLET FILTERS (SEE DETAIL ER-5)

1. CALL J. JULIE. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
2. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
3. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
4. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
5. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE IN THE FRONT AND REAR DIRECTIONS ONLY. THE LOCATIONS OF PROPOSED DOWNSPOUTS ARE SHOWN ON THE PLANS.
7. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
8. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
9. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
10. INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK. REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
11. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
12. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.



PROJECT LOCATION SITE MAP

NOT TO SCALE

AVG. EXIST. GRADE (AEG):	
	EXIST. GRADE
NE CORNER	629.88
SE CORNER	629.70
NW CORNER	629.23
SW CORNER	629.81
AVG	629.66

	EXISTING IMP. AREA	PROPOSED IMP. AREA	NET CHANGE
COMMERCIAL BUILDING	0 SF	7,180 SF	= 7,180 SF
PARKING LOT/DRIVEWAY	0 SF	28,612 SF	= 28,612 SF
CONC WALKWAY/SURFACES	0 SF	4,144 SF	= 4,144 SF
TOTAL	0 SF	39,936 SF	= 39,936 SF
% OF LOT	0 %	83.1 %	= 83.1 %

[illegible]

EXISTING CONDITIONS, DEMOLITION, & SITE PROTECTION

NEW DEVELOPMENT
DEMPSTER ST. AND BIRCH AVE.
MORTON GROVE, IL 60053

PE STAMP



EXP. 11/30/2023

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

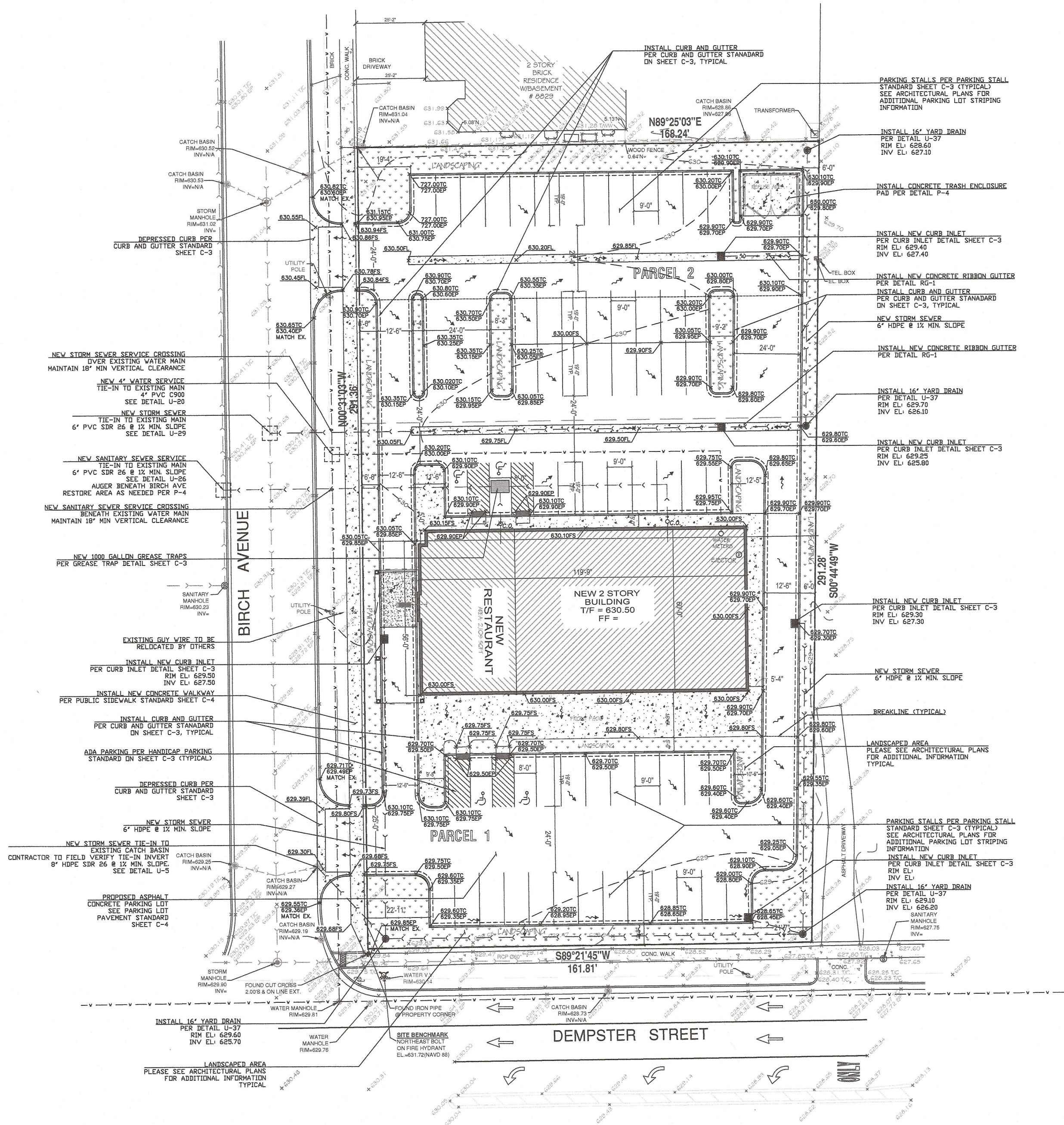
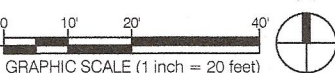
EMAIL
ENGINEERING@LUKAVEN.COM

SHEET NO

C-1

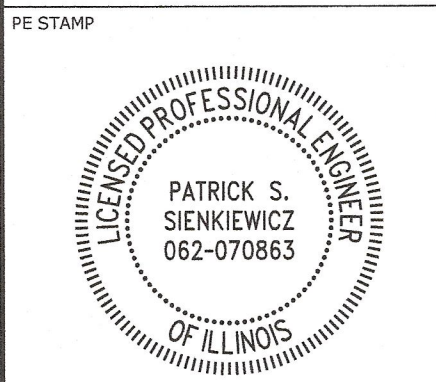
PROPOSED SITE PLAN

SCALE: 1" = 20'

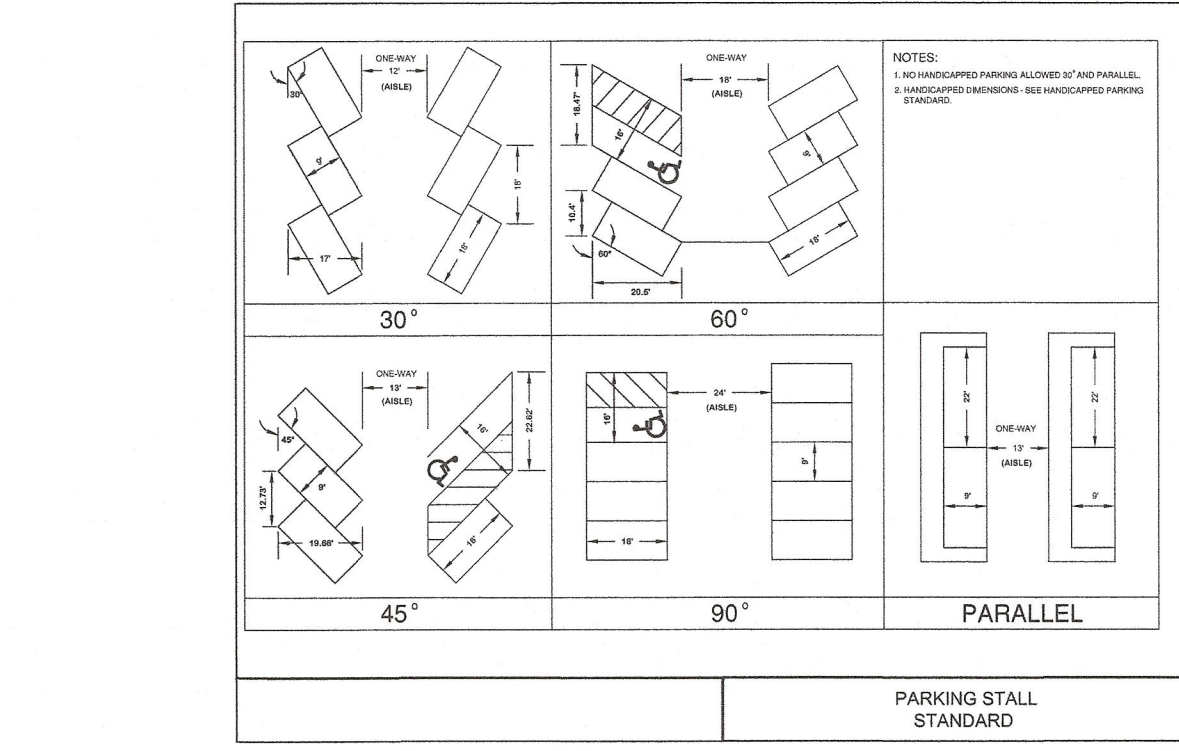
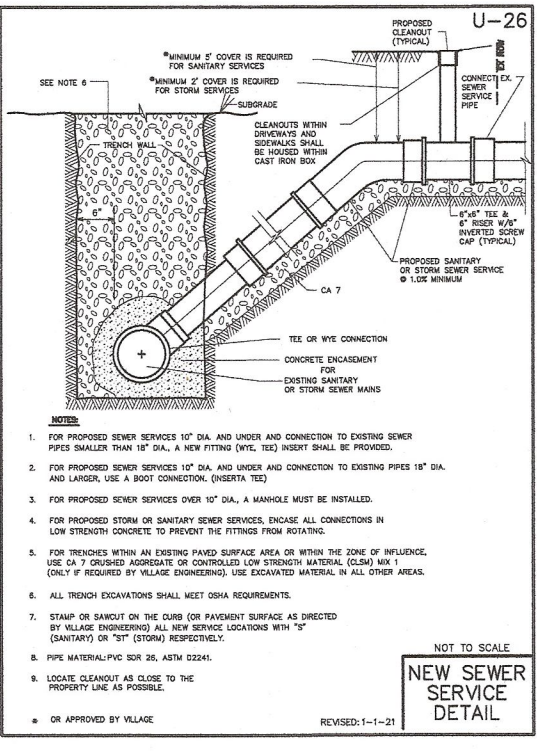
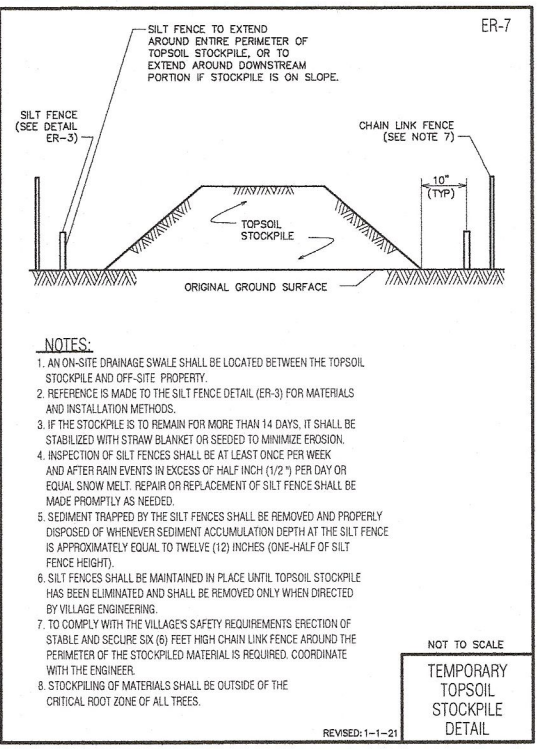
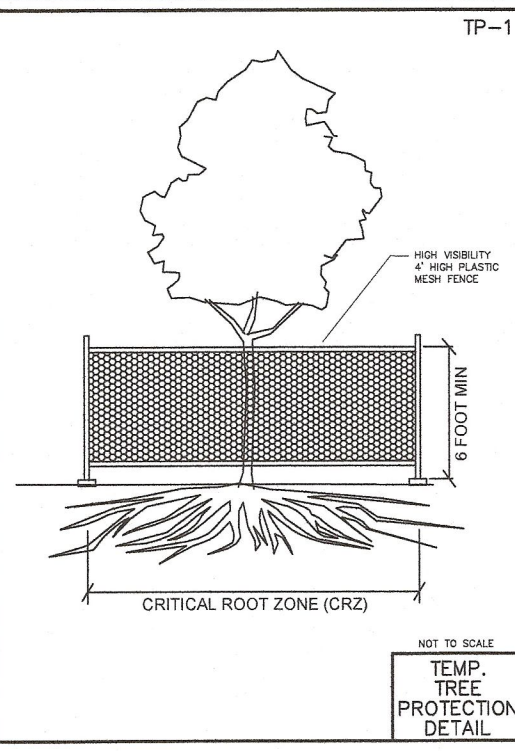
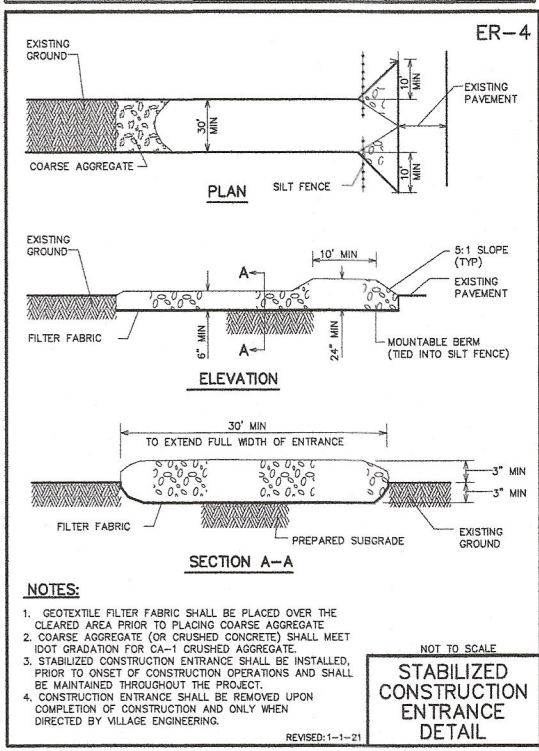
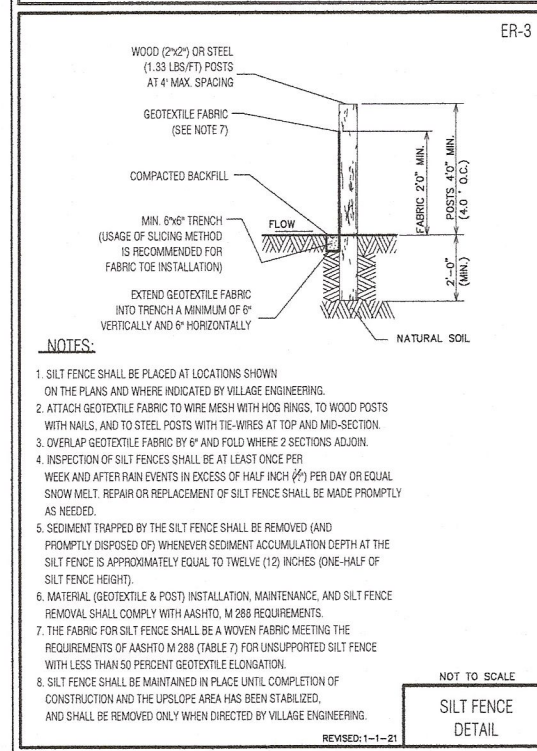
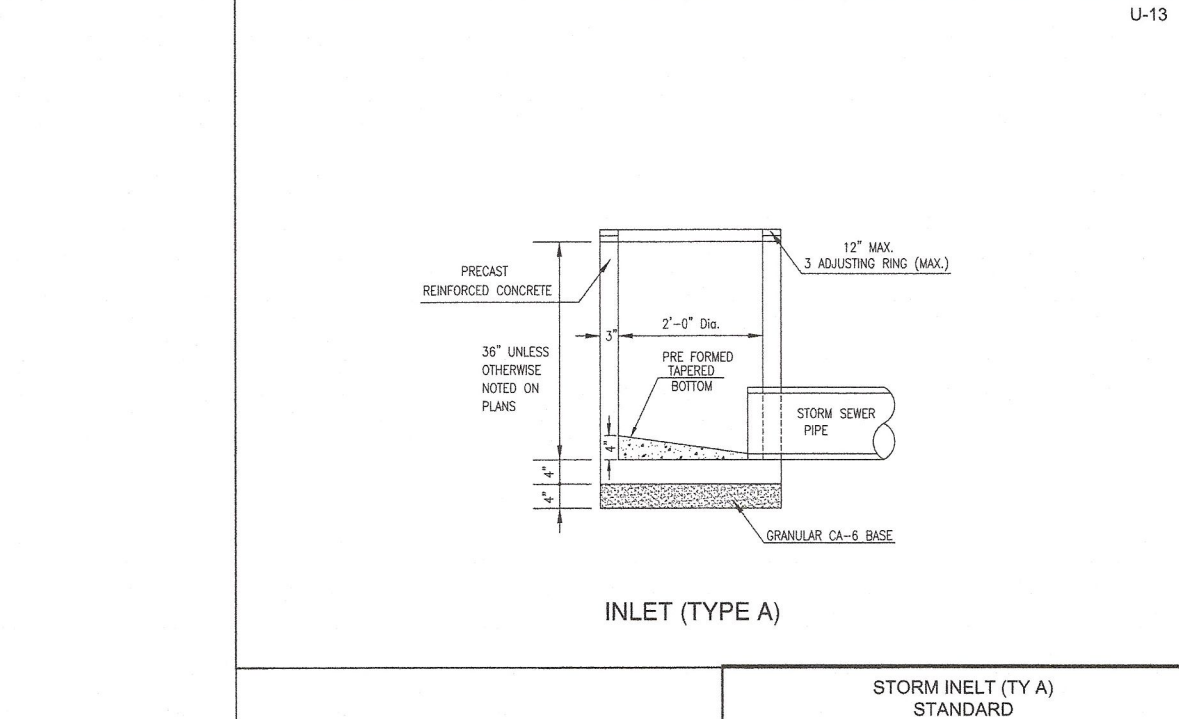
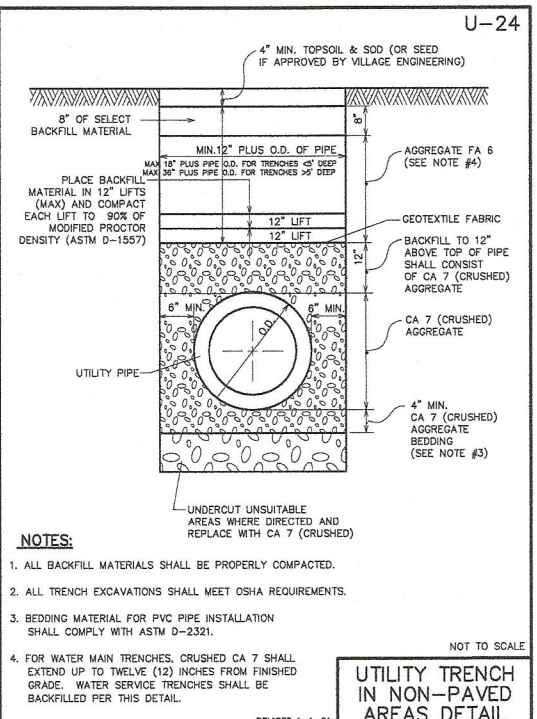
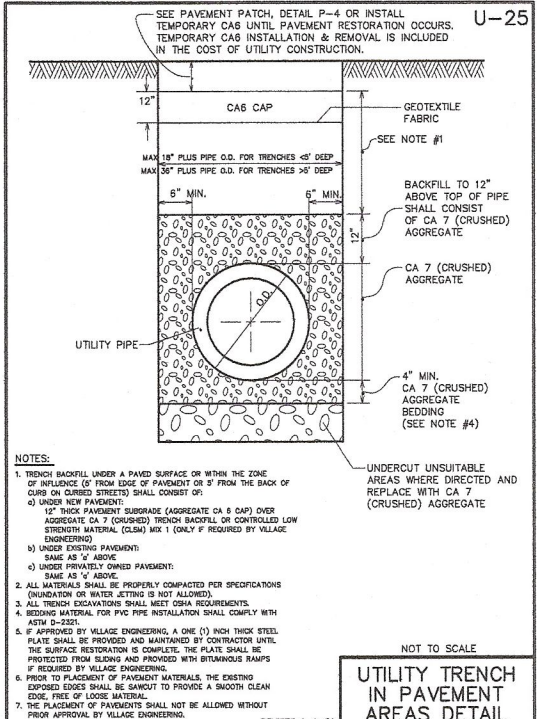
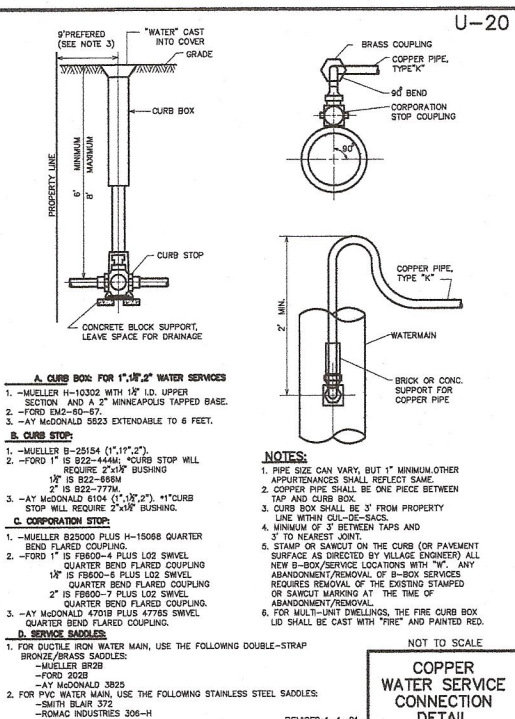
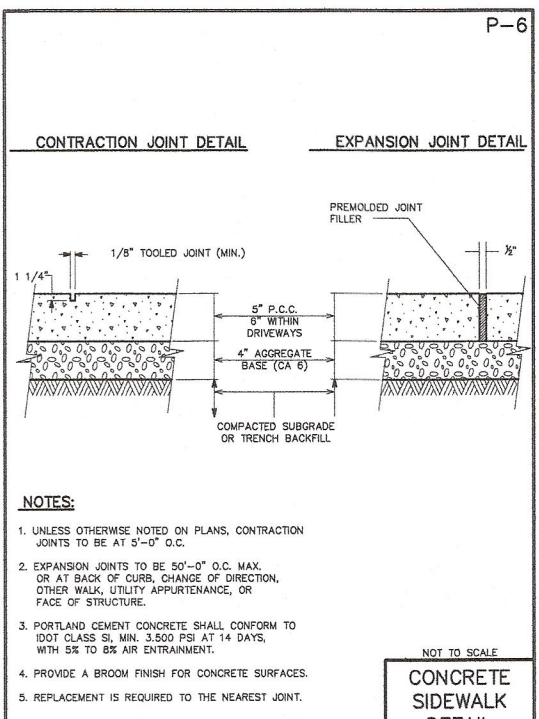
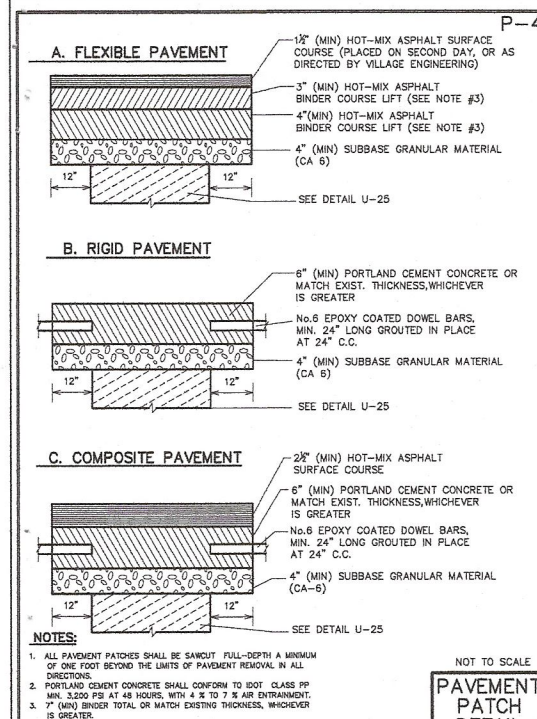
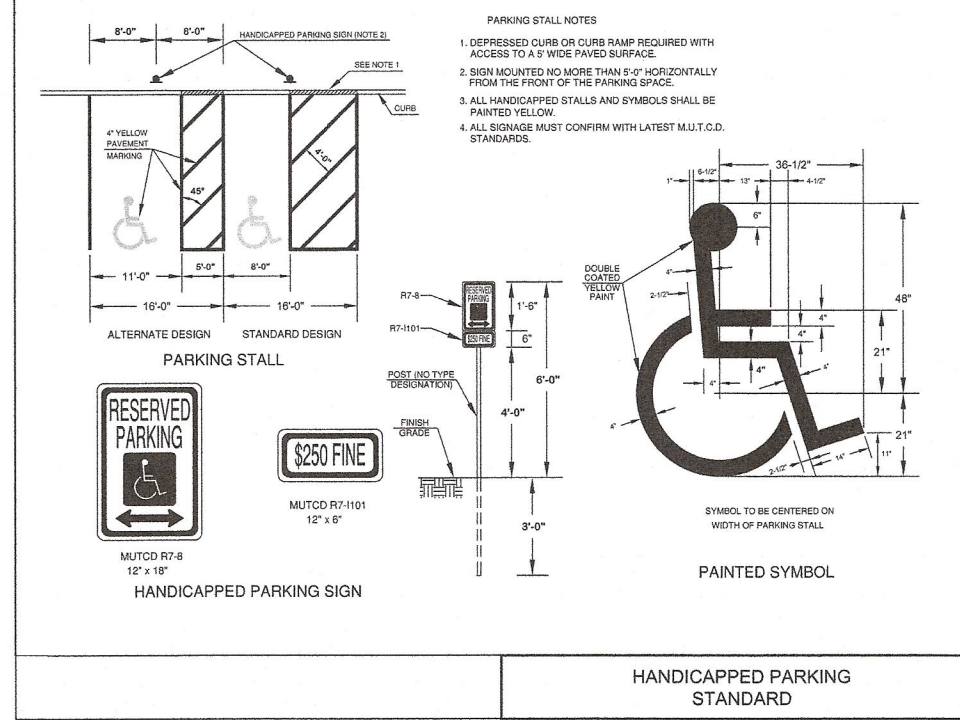
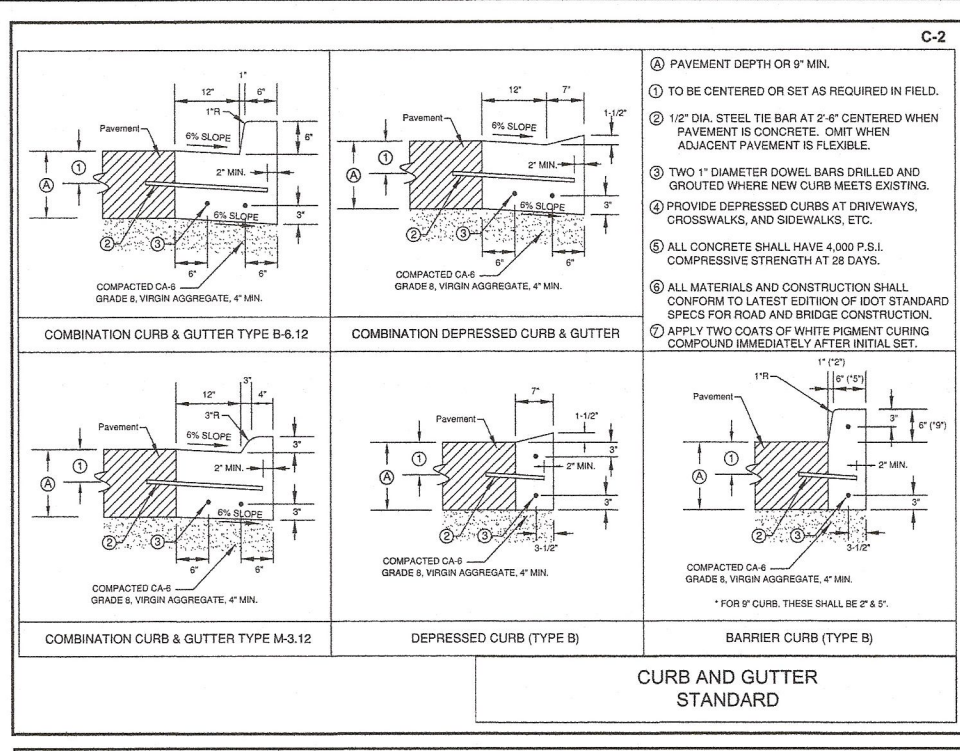
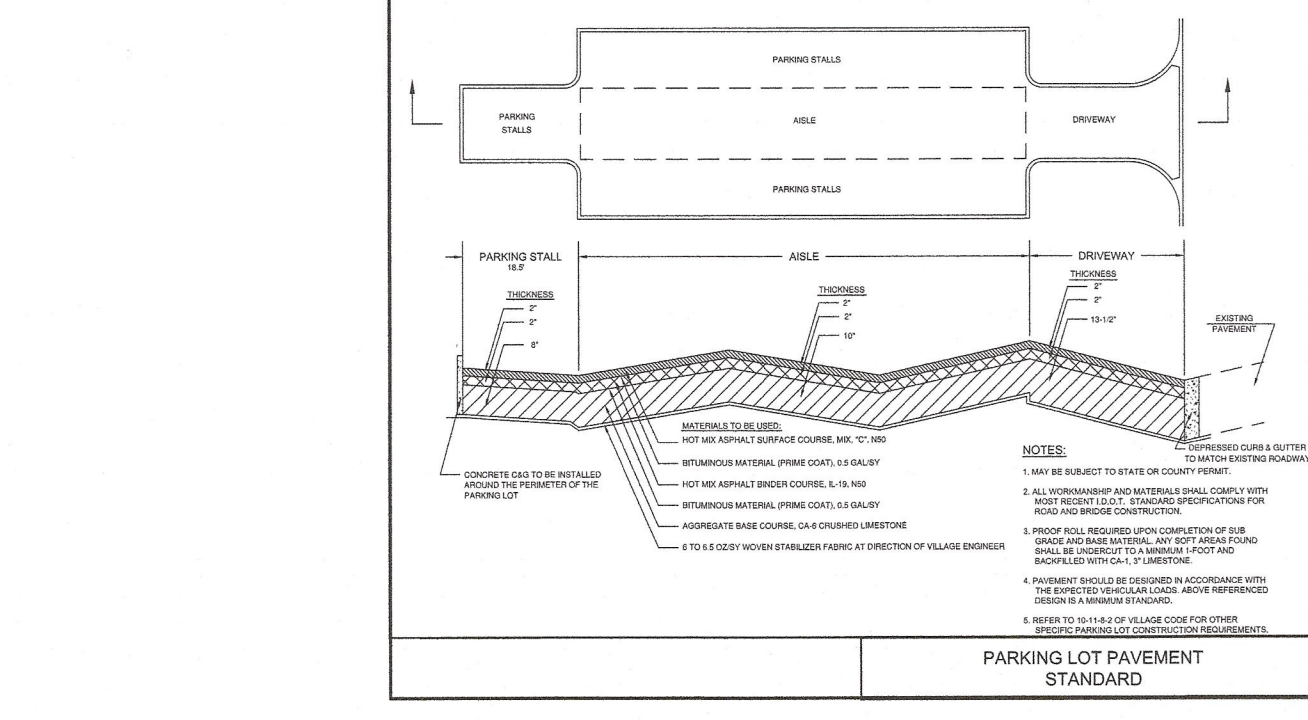
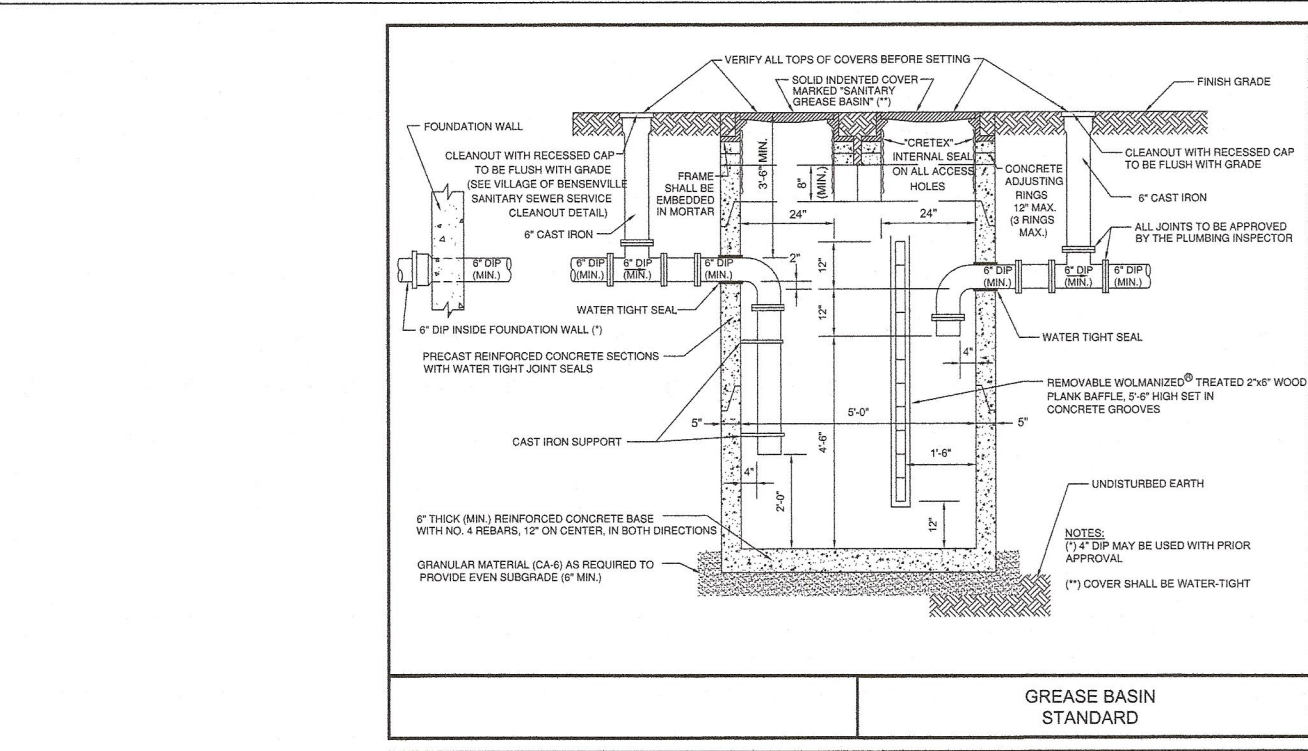
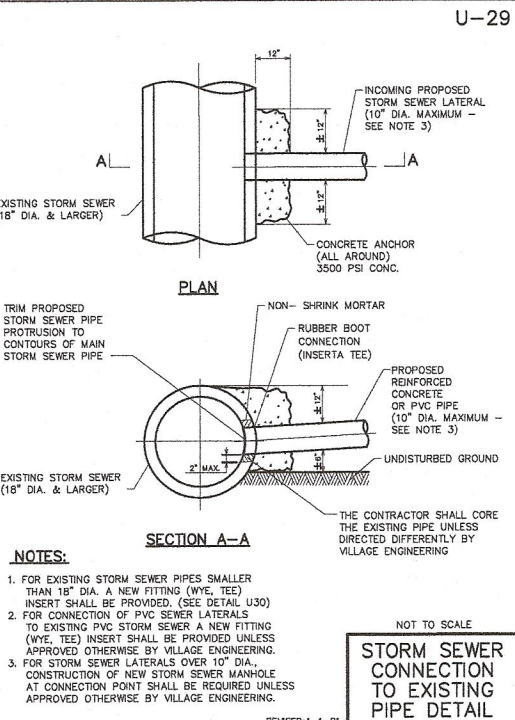
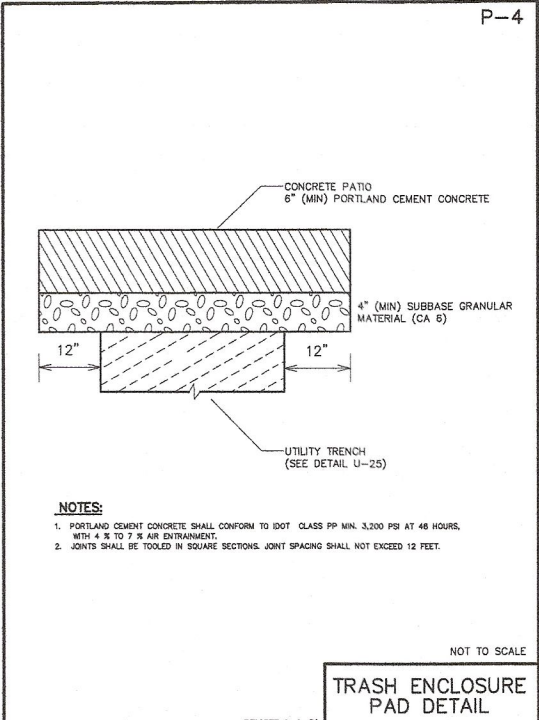
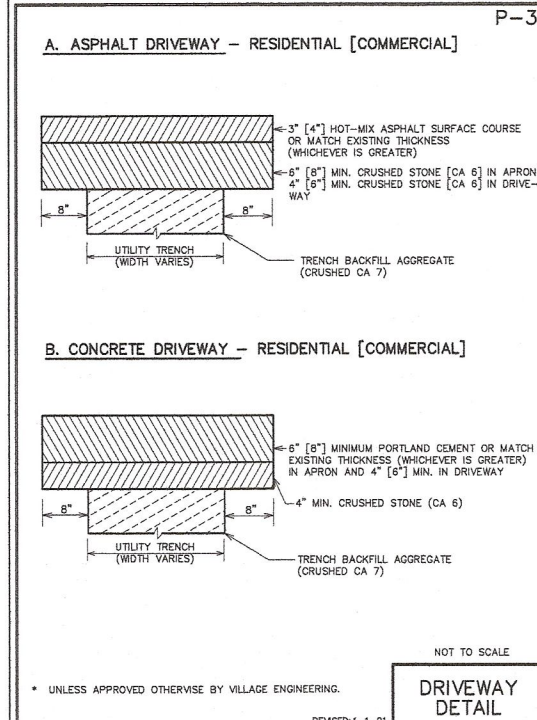
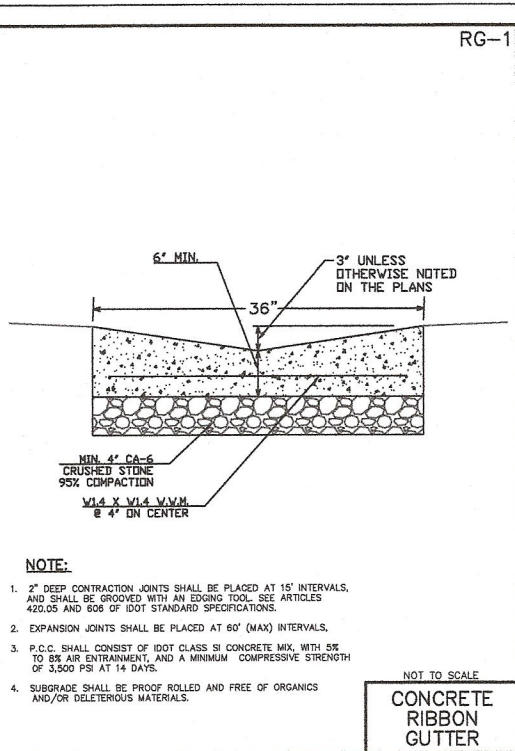
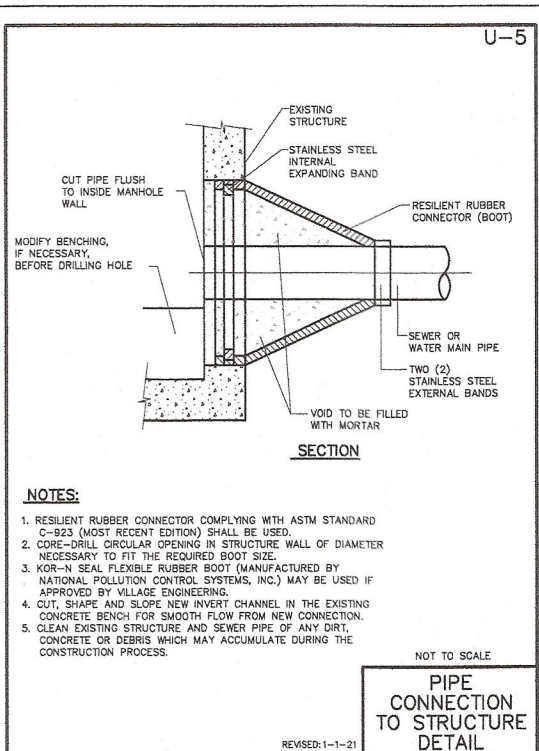
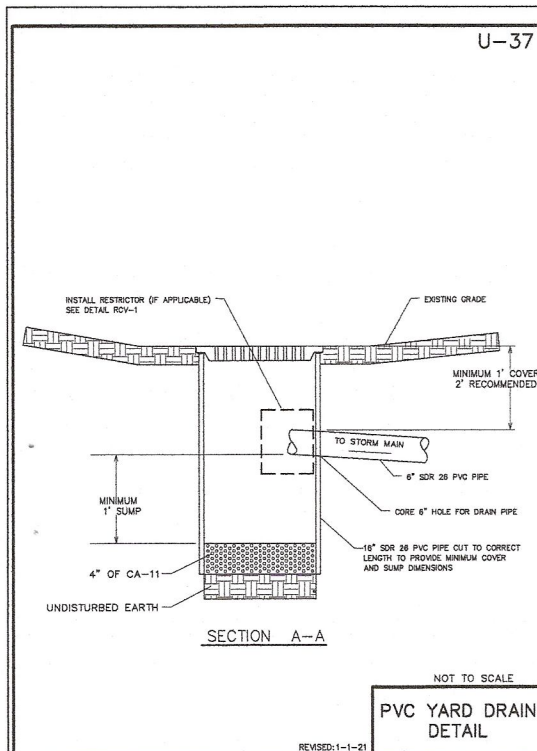


PROPOSED STRUCTURES, DRAINAGE, & SITE UTILITIES
NEW DEVELOPMENT
DEMPSTER ST. AND BIRCH AVE.
MORTON GROVE, IL 60053

DATE	10/04/2023
DESCRIPTION	ISSUED FOR PERMIT REVIEW
ISSUE	1



EXP. 11/30/2023
FIRM
LUKAVEN ENGINEERING LLC
ENGINEER
PATRICK S. SIEMKIEWICZ, PE
PHONE
(847) 533 - 1601
EMAIL
ENGINEERING@LUKAVEN.COM
SHEET NO
C-2



DATE	10/04/2023
ISSUED FOR PERMIT REVIEW	
DESCRIPTION	
ISSUE	1
DETAILS	NEW DEVELOPMENT DEMPSTER ST. AND BIRCH AVE. MORTON GROVE, IL 60053
PE STAMP	<div> </div>
FIRM	LUKAVEN ENGINEERING LLC
ENGINEER	PATRICK S. SIENKIEWICZ, PE
PHONE	(847) 533 - 1601
EMAIL	ENGINEERING@LUKAVEN.COM
SHEET NO	C-3



CULTEC Recharger 150XLHD Stormwater System Calculations

Consulting Engineer:

Lukaven Engineering LLC
878 Federal Rd.
Brookfield, CT 06804
PH: 203-775-4416
FX: 203-775-5887

Project Information:

Dempster Street & Birch Avenue
Morton Grove, IL

Calculations Performed By:

Matt Warner
Cultec, Inc.
878 Federal Rd.
Brookfield, CT 06804
PH: 203-775-4416
FX: 203-775-5887

Date:

10/10/23

Project Number:

23-1304.00

System Information

Irregular Bed Inputs

No. of Rows: 29
System Area (sq. ft) (from CAD): 10,324.71
No. of Stand Alone units: 282
Total No. of Chambers: 282
System Perimeter (ft) (from CAD): 900.67

Given:

Storage required: 14,379 CF
No. 4800 Fabric For Internal/External Manifolds: 140 feet
Number of Inlet/Outlet Pipes (Excluding Separator Rows): 8
Stone Base: 6 inches
Stone Above: 6 inches
Spacing Between Rows: 6 inches
No. of HVLV FC-24 Feed Connectors: 38 units
12" PVC Universal In-line Drain Body Only - Kit: 3 units
12" Ductile Iron Square Solid Drain Base Cover: 38
Stone Porosity: 36 %
Stone Border Width: 12 inches
Other Parameters:
Length of Separator Row: 260 feet
Type of Lining: None
☐ Sand Filter Depth (If Applicable)
☐ Sloped Sides (1:1) (If Applicable)

Assumptions

Model Name	Chamber Height	Design Unit Height	Chamber Width	Chamber Spacing	Design Unit Width	Chamber Volume per Linear Foot	Design Unit Volume	Installed Chamber Length
	inches	feet	inches	inches	feet	cu. ft/ft	cu. ft/ft	feet
	mm	m	mm	mm	m	cu. m/m	cu. m/m	m
Recharger® 150XLHD Stand Alone	English 18.5	2.54	33	6	3.25	2.65	4.67	11.00
	Metric 470	0.77	838	152	0.99	0.25	0.43	3.35
Recharger® 150XLHD Intermediate	English 18.5	2.54	33	6	3.25	2.65	4.67	10.25
	Metric 470	0.77	838	152	0.99	0.25	0.43	3.12
Recharger® 150XLHD Starter	English 18.5	2.54	33	6	3.25	2.65	4.67	10.63
	Metric 470	0.77	838	152	0.99	0.25	0.43	3.24
Recharger® 150XLEHD End	English 18.5	2.54	33	6	3.25	2.65	4.67	10.63
	Metric 470	0.77	838	152	0.99	0.25	0.43	3.24
HVLV™ FC-24 Feed Connectors	English 12	n/a	16	n/a	n/a	0.91	n/a	0.50
	Metric 305	n/a	406	n/a	n/a	0.09	n/a	0.15

Storage Provided Within CULTEC Recharger 150XLHD Stormwater Chambers and HVLV FC-24 Feed Connectors - not including stone			
Number of Recharger 150XLHD Stand Alone by design	=	0 pcs	0 m
0 pcs x 11.00	=	0.00 feet	
Number of Recharger 150XLHD Intermediates by design	=	224 pcs	699.82 m
224 pcs x 10.25	=	2296.00 feet	
Number of Recharger 150XLHD Starters by design	=	29 pcs	93.9165 m
29 pcs x 10.63	=	308.13 feet	
Number of Recharger 150XLEHD Ends by design	=	29 pcs	93.9165 m
29 pcs x 10.63	=	308.13 feet	
Number of HVLV FC-24 Feed Connectors	=	38 pcs	5.7912 m
38 pcs x 0.50	=	19.00 feet	
Total footage of Recharger 150XLHD chambers	=	2912.25 feet	887.65 m
Total footage of HVLV FC-24 Feed Connectors	=	19.00 feet	5.79 m
Storage provided within Recharger 150XLHD chambers	=	7726.20 CF	216.84 m³
Storage within HVLV FC-24 Feed Connectors	=	17.29 CF	0.49 m³
Total Storage within chambers and feed connectors	=	7743.49 CF	219.30 m³

Storage Provided Within Entire CULTEC Stormwater System - including stone			
Bed width	N/A	feet	#VALUE!
Bed length	N/A	feet	#VALUE!
Bed Depth	2.54	feet	0.77 m
Total Area	10324.71	sq. ft.	959.17 m²
Volume of Effective Excavation (not including additional cover)	26241.97	CF	743.17 m³
Perimeter of Bed	900.67	feet	274.52 m
Total Storage within CULTEC Recharger 150XLHD chambers and feed connectors	7743	CF	219.30 m³
Total Stone Required	18498	CF	523.88 m³
	959	tons	
Storage provided within stone	6659.45	CF	188.60 m³
Total Storage within CULTEC Stormwater System	=	14403 CF	407.89 m³

Req. storage attained.

CULTEC MATERIALS LIST				
Model	Model #	Quantity	Unit of Measure	Unit of Measure
Recharger 150XLHD Stand Alone Heavy Duty	150XLHD	0	pcs	
Recharger 150XLHD Starter Heavy Duty	150XLHD	29	pcs	
Recharger 150XLHD Intermediate Heavy Duty	150XLHD	224	pcs	
Recharger 150XLEHD End Heavy Duty	150XLEHD	29	pcs	
HVLV FC-24 Feed Connectors	FC-24	38	pcs	
CULTEC No. 4800 Non-Woven Geotextile	NW4800	3709	Sq. Yards	3093 m²
CULTEC No. 4800 Woven Geotextile 7.5' x 100' (2.29 m x 30.48 m)	75WG4800	546	feet	166 m
12" PVC Universal In-line Drain Body Only - Kit	2712AGSB	3	pcs	
12" Ductile Iron Square Solid Drain Base Cover	1299CGC	3	pcs	
Total Stone		685	cubic yards	524 m³

Call CULTEC for cost estimates and system design.

This calculator program is for estimation purposes only and should not take the place of a comprehensive engineering design.

System calculations do not include materials required conventional pipe manifolds.

The successful application and use of this software product is dependent on the application of skilled engineering judgment supplied by the user and/or their consultant.

The user of this software must select input values suitable to describe their specific engineering situation.

The information presented in the computer output is for review, interpretation, application, and approval by a qualified engineer who must assume full responsibility for verifying that all output is appropriate and correct.

Any implied or expressed warranties covering this software program or user manual including warranties of merchantability or fitness for any particular purpose are expressed excluded.

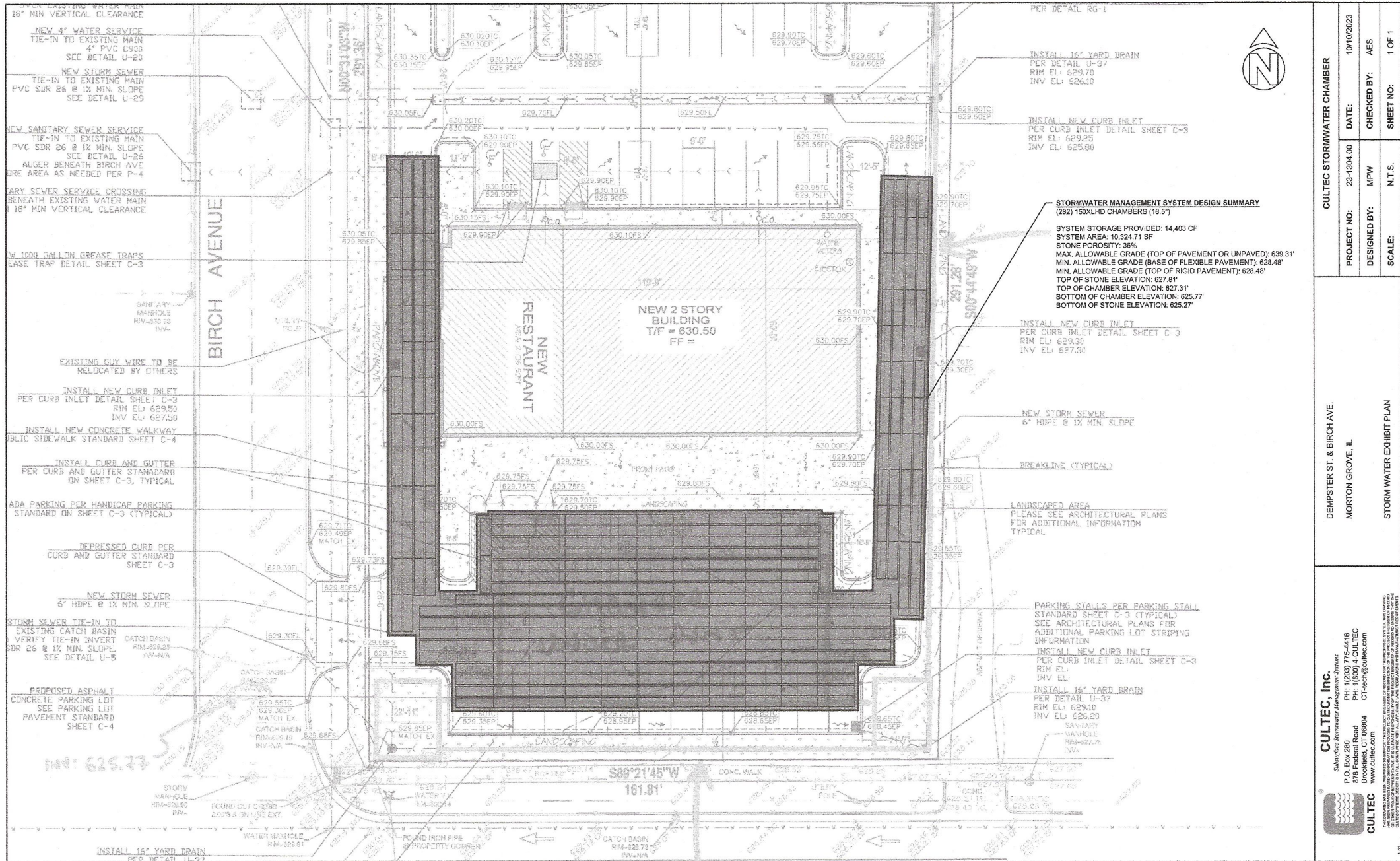
CULTEC, Inc. and any of its affiliates shall not be held liable for any special, incidental, consequential, indirect or other similar damages resulting from the use of this software.

Use of this program constitutes acceptance of this liability agreement by the user.

Reconfiguring the bed layout may effect actual storage provided.

Contact CULTEC Technical Assistance at 800-438-5832 or 203-775-4416 for further assistance.

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CULTEC STORMWATER CHAMBER

PROJECT NO. 23-1304.00

DATE 10/10/23

CHECKED BY: AES

DESIGNED BY: MPW

SCALE 1 OF 1

DEMPESTER ST. & BIRCH AVE.

MORTON GROVE, IL

STORM WATER EXHIBIT PLAN

CULTEC, Inc.

878 Federal Rd.

Brookfield, CT 06804

PH: 203-775-4416

FX: 203-775-5887

DETENTION SYSTEM [PRELIMINARY]

NEW DEVELOPMENT
DEMPESTER ST. AND BIRCH AVE.
MORTON GROVE, IL 60053

PE STAMP



EXP. 11/30/2023

FIRM LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

EMAIL
ENGINEERING@LUKAVEN.COM

SHEET NO.

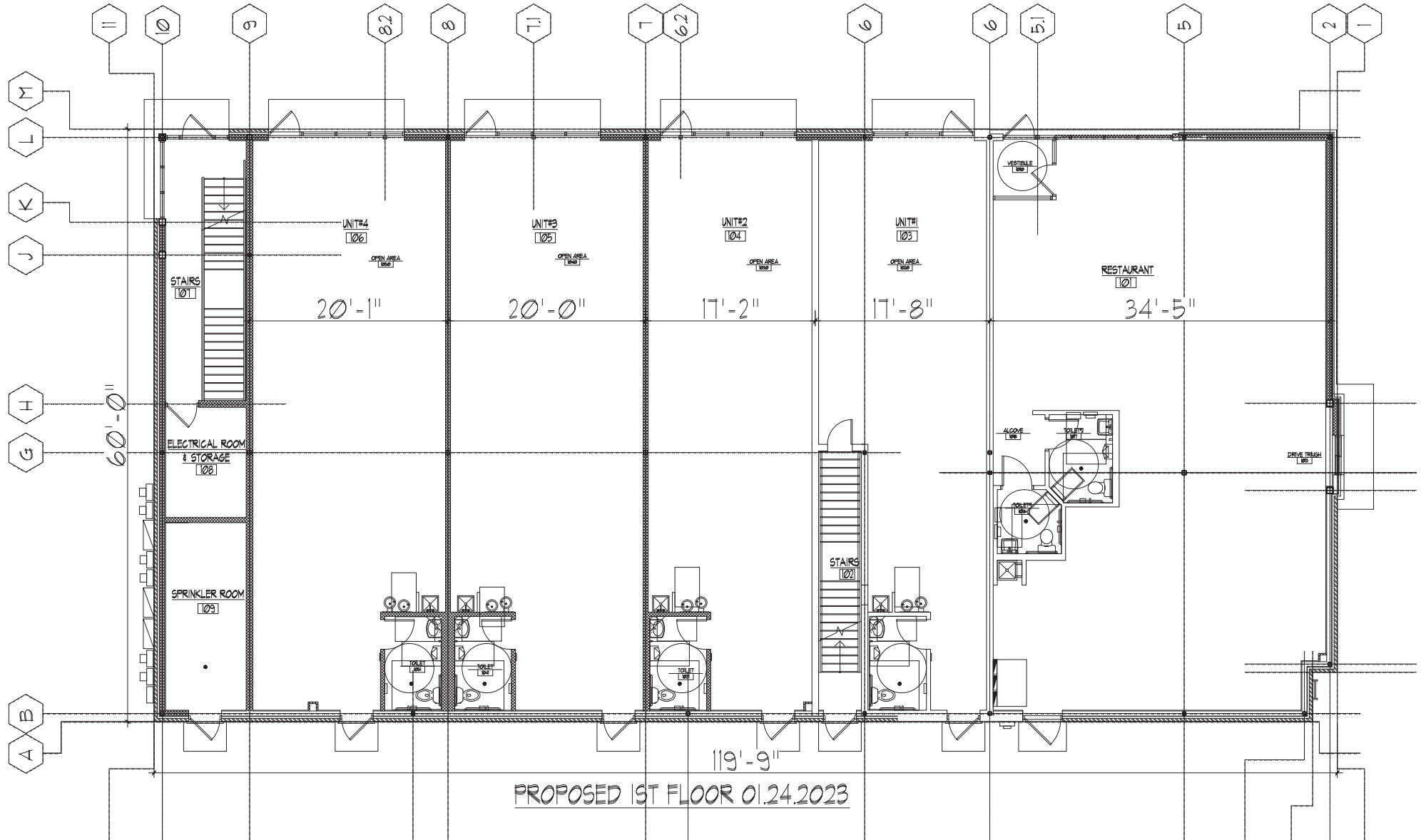
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CULTEC, Inc.
P.O. Box 280 Brookfield, CT 06804

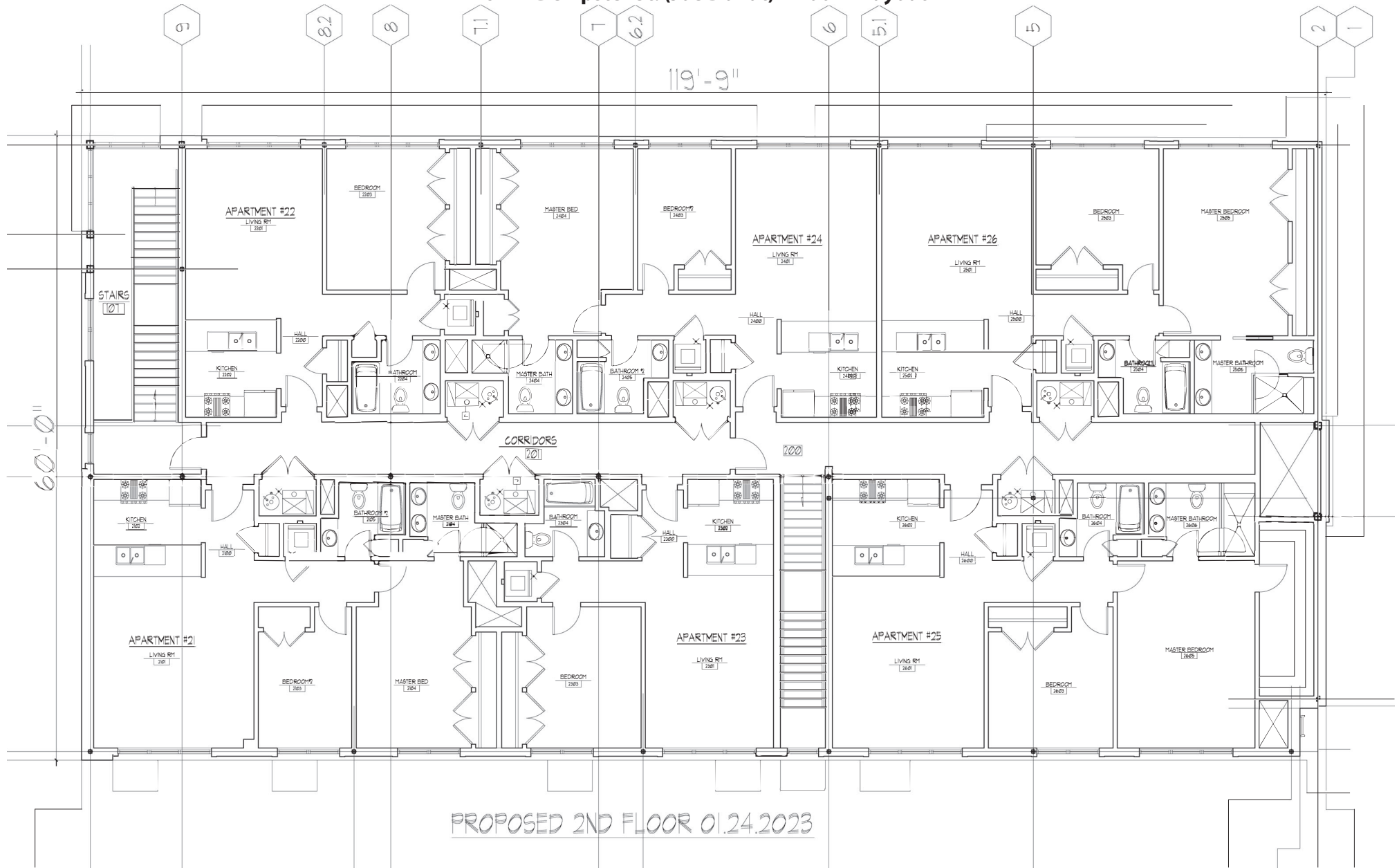
PH: 203-775-4416
FX: 203-775-1462

www.cultec.com
tech@cultec.com

6724 Dempster St. (Joe Donut) - Floor 1 Layout



6724 Dempster St. (Joe Donut) - Floor 2 Layout



6724 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053

APPLICATION EXHIBIT - RECEIVED JAN. 16, 2024

