



Village of Morton Grove  
**Zoning Board of Appeals Agenda**

June 18, 2024 - 7:00 P.M.

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

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I. CALL TO ORDER

II. APPROVAL OF MINUTES OF: May 21, 2024

III. PUBLIC HEARINGS:

CASE: ZBA 24-13

APPLICANT: Benjamin Corniciuc  
5844 Keeney Street  
Morton Grove, Illinois 60053

LOCATON: 5844 Keeney Street  
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-5 ,12-2-6, 12-4-2 and 12-15-4 to allow the replacement of a walkway, steps and patio in a required setback exceeding lot and yard coverage on a nonconforming lot due to width and area.

CASE: ZBA 24-14

APPLICANT: Shambhu Shah  
9356 Shermer Road  
Morton Grove, Illinois 60053

LOCATON: 9356 Shermer Road  
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-5 to allow a driveway in a required side setback.

CASE: ZBA 24-15

APPLICANTS: Pablo Silva  
5500 Washington Street  
Morton Grove, Illinois 60053

LOCATON: 5500 Washington Street  
Morton Grove, Illinois 60053

PETITION: Request for approval of variation from Section 12-2-5 to allow a patio to exceed rear yard coverage..

CASE: ZBA 24-16

APPLICANT: Wallin/Gomez Architects Ltd.

8338 Austin Avenue  
Morton Grove, Illinois 60053

LOCATON: 8338 Austin Avenue  
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-6 and 12-7-4 to allow an open accessory parking space and loading berth in a required side yard.

CASE: ZBA 24-17

APPLICANT: George E. George  
9102 Central Avenue  
Morton Grove, Illinois 60053

LOCATON: 9102 Central Avenue  
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-3-5 to allow a fence in a street side yard exceeding allowable height and transparency,

CASE: ZBA 24-18

APPLICANT: Hameed Imran Syed  
9401 Washington Street  
Morton Grove, Illinois 60053

LOCATON: 9401 Washington Street  
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-3-5 to allow a fence in a street side yard exceeding allowable height and transparency, and enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure for a fence within a street side yard.

CASE: ZBA 24-19

APPLICANT: Slauko Jokanic  
8934 Marion Avenue  
Morton Grove, Illinois 60053

LOCATON: 8934 Marion Avenue  
Morton Grove, Illinois 60053

PETITION: Request for approval of variations from Sections 12-2-5 to allow two driveway approaches.

IV. OTHER BUSINESS None

V. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. All persons in attendance will have the opportunity to be heard during periods of public comment

Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, June 18, 2024, to [akirchner@mortongroveil.org](mailto:akirchner@mortongroveil.org). All comments received in relation to this case will be read at the public hearing for consideration by the Zoning Board of Appeals.

MINUTES OF THE MAY 21, 2024  
MEETING OF THE ZONING BOARD OF APPEALS  
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Zoning Board of Appeals was called to order at 7:00 PM by Chairman Kintner. Secretary Kirchner called the roll.

Members of the Board Present: Dorgan, Gabriel, Kintner, Mohr, and Stein

Members Absent: Hussaini with notice

Village Staff Present: Anne Ryder Kirchner, Planner/Zoning Administrator, and Secretary Jim English, Manager Building Inspection and Services

Trustees Present: Thill

Chairman Kintner described the procedures for the meeting. The Village and the applicant will present the case and the Zoning Board of Appeals (ZBA) may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the ZBA on the case. Four votes are required for approval, the Board decision is final and no request that is not significantly different may be submitted for one year after the decision. It was noted that 6 Board members were present.

Chairman Kintner asked for approval of the April 16, 2024, meeting minutes. Board Member Gabriel moved to approve the minutes, Board Member Dorgan seconded the motion.

Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	abstain
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (5-0)

Chairman Kintner then called for the first case.

**CASE ZBA 24-06**

APPLICANTS: Faissal Ligali  
9432 Sayre Avenue  
Morton Grove, Illinois 60053

LOCATION: 9432 Sayre Avenue  
Morton Grove, IL 60053

PETITION: Requesting for approval of variation from Section 12-2-5 and 12-2-6 to allow the replacement and expansion of a driveway and open accessory parking area.

Ms. Kirchner said this is a request for waivers from Sections 12-2-5:B.5 and 12-2-6:G to allow an existing driveway that exceeds the maximum interior driveway width, and creates an open accessory parking space in the front yard. The drive was installed without a permit and the applicant was issued a citation.

The maximum interior driveway width is determined by the exterior width of the garage, as measured from no more than two (2) feet outside the garage door edges. The previous driveway measured approximately 8.5 feet at the front lot line. The new driveway has approximately 9.5 feet of width leading to a conforming one-car attached garage. The remaining width of approximately 6.5 feet does not lead to a conforming parking space within the side or rear yard and is therefore considered an open accessory parking space in the front yard. The applicant indicated the driveway is 15 feet wide, staff visited the site and measured the width as 16 feet.

The property complies with maximum impervious lot coverage restrictions for the R-2 District. With an interior side yard measuring 7.25 feet, the yard does not provide enough space to fit a conforming parking space or driveway with a minimum width of 8.5 feet within the side yard.

Chairman Kintner asked if the apron needed to match new driveway. It is not the Village's responsibility to match the drive.

The applicant was sworn in, Mr. Ligali said he had nothing further to add.

Board member Mohr asked if he had contacted any of his neighbors about the expansion, and if his contractor did not know to get a permit.

Mr. Ligali said he did not contact his neighbors, but no one has objected. He installed the driveway himself in 2022.

Board member Stein said the ordinance may be penalizing those properties with 2 cars that have a one-car garage.

Chairman Kintner asked for the dimension from the new driveway to the north property line. It is 6.5 feet.

Chairman Kintner asked for public comment. Voula Ballas, of 8918 Neenah, said she understands the limits of a one car garage and driveway, and supports the variation.

Board member Liston made a motion to approve Case ZBA 24-06, a request for variations from Sections 12-2-5:B.5 and 12-2-6:G to allow the replacement and expansion of a driveway and open accessory parking area for the property commonly known as 9432 Sayre Avenue, subject to the following conditions:

- 1) The proposed driveway shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 3/29/2024.
- 2) The Applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits retroactively.

Board member Gabriel seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting                    aye  
Board Member Gabriel voting                   aye  
Board Member Liston voting                   aye  
Board Member Mohr voting                    aye  
Board Member Stein voting                    aye  
Chairman Kintner voting                      aye

Motion passes (6-0)

**CASE ZBA 24-07**

APPLICANT:                    Garik Kaufman  
   9222 Merrill Avenue  
   Morton Grove, Illinois 60053

LOCATION:                        9222 Merrill Avenue  
   Morton Grove, IL 60053

PETITION:                      Requesting for approval of variation from Sections 12-2-6 and 12-3-5 to replace a sidewalk within a required side setback, and allow a fence in a street side yard exceeding the allowable height and transparency.

Ms. Kirchner said this is a request by applicant seeking approval of waivers to authorize the replacement of a sidewalk within the required side setback and replace an existing fence in a street side yard exceeding allowable height and transparency.

The sidewalk will extend from the rear of the home to the Merrill Avenue public sidewalk, and have no setback from the north side lot line. The sidewalk will measure approximately three (3) feet in width and 50 feet in length. Per Village Code Section 12-2-6:G, a sidewalk is a permitted obstruction of a required side yard but must provide a minimum setback of three (3) feet in typical side yards, the three (3) feet setback may be reduced to allow a sidewalk width of three (3) feet if the yard is less than 6 feet. The subject property has a north side yard width of 5.5 feet which means a 2.5 foot setback is required along the side yard the home, while a 3 foot setback is required in the street front yard portion of the side yard. This is a similar request to ZBA 24-08, the neighbor to the north.

The Applicant is also requesting the variations to various street side yard fencing requirements in order to replace an existing fence that will enclose a hot tub in an existing non-conforming location.

Staff notes that a hedge, meeting the definition of fence, is an existing non-conformity in the street side yard. Per Section 12-17-1, a fence is defined as, "a structure, series of trees or hedge which is a barrier and used as a boundary or means of protection or confinement."

The applicant and his son, Oleg Kauffman were sworn in. They want to replace the existing fence and sidewalk.

Board member Gabriel asked if the sidewalk would run the length of the property.

Board member Dorgan does not like the 0% transparency of the fence. The applicant is seeking to replace the existing. Ms. Kirchner said there was no variation for the current fence, and the fence rulers have changed.

The applicant said the hedge is higher than the fence and also screens the fence.

Board member Dorgan asked if the applicant would install a board on board fence with some transparency.

Board member Stein asked if the existing hedge would remain. He is not concerned with transparency due to the hedge screening the fence.

Board member Gabriel asked why they would want to have concrete possibly pushing water onto the property.

Board member Mohr said a sight line triangle should be observed by the hedge.

Chairman Kintner asked if the sidewalk is being replaced in-kind. They are replacing the walk, but not encroaching on the neighbors. Chairman said the hedge is an encroachment and is a disruption to the block face. He is concerned with the hedge as fence. The hedge needs to be addressed.

Ms. Kirchner discussed the Village's response to landscape as fences. The Village will stop new installations, react to complaints, and take the opportunity for compliance as in tonight's case. Chairman Kintner asked that a motion include the hedge, the fence and the sidewalk.

Board member Liston asked if the Board can restrict the hedge. Discussion ensued regarding the secondary fence, which is the hedge.

Chairman Kintner asked if the neighbors are in favor. The adjacent neighbors are both in favor.

Chairman Kintner asked for public comment. Silviu Strain of 9226 Merrill described the replacement of the two sidewalks.

Board member Gabriel asked for the bush to be removed where the hedge meets the driveway, and that the landscape be modified to meet the definition of allowable fencing. Board member Stein agreed that a sight line triangle should be observed, the hedge should be trimmed and have every other evergreen removed, and the fence be modified to be board on board.

Board member Mohr said the sight line triangle must be observed, the hedge should be lowered and not hang over the sidewalk. Staff noted that any obstruction of the public way would be addressed by Code Enforcement.

Chairman Kintner asked if the applicant understood the treatment of the hedge. The applicant wants to keep the solid fence for privacy.

Board member Liston made a motion to approve Case ZBA 24-07, a request for approval of a variations from Sections 12-2-6:G to replace a sidewalk within a required side setback, and allow a fence in a street side yard exceeding allowable height and transparency subject to the following conditions:

- 3) The proposed walk and fence shall be built in accordance with the plans submitted by the applicant in the Variation Application dated 04/02/2024; and the hedge/landscape be modified to meet fence regulations.
- 4) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

Board member Stein seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting                      aye

Board Member Gabriel voting                    aye  
Board Member Liston voting                    aye  
Board Member Mohr voting                    aye  
Board Member Stein voting                    aye  
Chairman Kintner voting                    nay

Motion passes (5-1)

**CASE ZBA 24-08**

APPLICANT:                    Silviu and Flavius Strain  
    9226 Merrill Avenue  
    Morton Grove, IL 60053

LOCATION:                    9226 Merrill Avenue  
    Morton Grove, IL 60053

PETITION:                    Requesting for approval of variations from Section 12-2-6 to replace a sidewalk in a required setback.

Ms. Kirchner said the applicant is requesting waivers similar to ZBA 24-07 to allow an existing sidewalk along the side of their single-family residence that does not meet the minimum sidewalk setback requirement of 3 feet. The sidewalk was installed without a permit, replacing a similar non-conforming sidewalk. The building department issued a stop work order and the applicants consulted with staff regarding compliance.

Current code requires the sidewalk to be setback 3 feet from the side property line in front of the home. A 2.1 feet setback is required from the side property line in the 5.1 side yard along the south side of the home.

The applicant was sworn in, Mr. Strain said he is replacing and fixing a trip hazard.

Board member Mohr said the neighbor at 9230 Merrill was supportive.

Chairman Kintner asked for public comment, none was given.

Board member Gabriel made a motion to approve Case ZBA 24-08, a request for approval of a variation from Section 12-2-6:G to replace a sidewalk within a required side setback, subject to the following conditions: 1) It shall be verified that the walk was built in accordance with the plans submitted by the applicant in the Variation Application dated 04/02/2024; and 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

Board member Dorgan seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting                    aye  
Board Member Gabriel voting                   aye  
Board Member Liston voting                   aye  
Board Member Mohr voting                    aye  
Board Member Stein voting                    aye  
Chairman Kintner voting                      aye

Motion passes (6-0)

**CASE ZBA 24-09**

APPLICANT:                    Kame Kuqo  
   5924 Carol Avenue  
   Morton Grove, IL 60053

LOCATION:                      5924 Carol Avenue  
   Morton Grove, IL 60053

PETITION:                      Requesting for approval of variations from Section 12-2-2:B to allow more than 2  
   accessory structures on a zoning lot.

Ms. Kirchner said the applicant is requesting waivers from Sections 12-2-5:B and 12-4-2:D, to allow the remodel the existing home, adding one and two-story additions to the west. The existing deck will be replaced in the same non-conforming location in the east side yard.

The applicant is seeking variations to expand the existing non-conforming home at the rear of their lot. The remodel and expansion will keep the front of the lot in the same use. The current garage, concrete pad, and shed will be demolished and a new three-car attached garage will be constructed such that the property will continue to be accessed by the alley to the north.

Board member Dorgan said that under 12-2-5:B, the rear yard may not be covered by more than 50%, and asked if the Board had jurisdiction to approve. Ms. Kirchner described the definition of rear yard and noted that the case involves only a variation for the encroachment in the required rear yard. The lot and current home placement is very unique.

The architect, Paul Poloz of 6715 Palma Lane, was sworn in. He said they attempted to place an addition to the front of the property, but would have extensive lot coverage and the loss of the green space. By keeping the garage access from the alley, the design is less obtrusive. By removing the garage and shed, the proposed attached garage and addition offer less lot coverage. The new home will be an improvement for the neighborhood.

Chairman Kintner asked if the mature trees will remain. Board member Stein noted that on large tree at the southwest corner of the existing deck is to be removed. That tree is split down the middle and is dying.

Chairman Kintner asked if the fence to the south will be kept. Mr. Kame Kuqo, of 5627 Central, Chicago, Illinois was sworn in. He is the owner of the property and his daughter lives in the house. They are going to keep the fence as part of this application.

The applicant's daughter, Ana Gersch, of 5924 Carol, was sworn in. She said the fence will stay, but if she changes the fence she may need a variation.

Chairman Kintner asked for public comment, none was given.

Board member Liston made a motion to approve Case ZBA 24-09, a request for approval of a variation from Sections 12-2-5 and 12-4-2 to allow for an addition to a principal structure within required yards, subject to the following conditions:

- 1) The addition shall be constructed in accordance with the plans submitted by the applicant in the Variation Application dated 04/10/2024.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.

Board member Dorgan seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

## CASE ZBA 24-10

APPLICANT: Fred Wilson, on behalf of the owner of  
8822 Sayre Avenue  
Morton Grove, IL 60053

LOCATION: 8822 Sayre Avenue  
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-2-6, 12-4-2:D, and 12-15-4:A to allow a chimney in a required side yard, an eave in a required front yard, an open sided porch, replacement of exterior south stairs, and a new south window well on a non-conforming lot due to width

Ms. Kirchner said the applicant is requesting waivers from Sections 12-2-6:G, 12-4-2:D, and 12-15-4:A to construct a chimney, porch, and stairs that do not meet the following code requirements: (i) the chimney will encroach into a required side yard, (ii) the porch and stairs will have eaves and gutters encroach in the front yard and north side yard; (iii) the stairs will encroach in the front yard, and (iv) the lot does not meet the minimum lot width. The open sided

porch addition is a permitted encroachment in the front yard as it does not exceed twenty (20) percent of the yard depth.

The applicant also seeks to reconstruct the south exterior stairs and add a basement window well which meet all zoning requirements except that they are both alterations on a lot not meeting minimum width.

The property remains compliant with respect to maximum impermeable lot coverage.

Chairman Kintner said the staff report has been amended. He asked about the average of the block calculation. The setback is calculated by the average of the homes 100 feet from the subject property.

Fred Wilson of Morgante/Wilson Architects, and Neal Kaplan, owner of 8820 and 8822 Sayre, were sworn in. Mr. Kaplan purchased the home to renovate and possibly sell to his son.

Mr. Wilson gave examples of other 40 foot width lots on the block and provided photos of surrounding homes with covered porches. The chimney, stair and eave encroachments were explained. The side stair and window well were also discussed.

Board member Gabriel asked if the new fireplace could be built without an encroaching chimney. Mr. Kaplan, who also owns Fireplace Plus, described the “doghouse” direct-vent fireplace that will not need a chimney. Mr. Kaplan also noted that his surrounding neighbors are in favor of the project.

Discussion ensued regarding the vent still being an encroachment. It was noted that the Fire Prevention Coordinator found the chimney to meet code.

Chairman Kintner asked for public comment, none was given.

Board member Gabriel made a motion to approve Case ZBA 24-10, a request for variations from Sections 12-2-6, 12-4-2:D, and 12-15-4:A to allow a chimney/vent in a required side yard, an eave in a required front yard, an open sided porch, replacement of exterior south stairs, and a new south window well on a non-conforming lot due to width, subject to the following conditions:

- 1) The proposed addition shall be constructed in accordance with the plans submitted by the applicants in the Variation Application dated 4/09/2024, and revisions dated 5/21/3024.
- 2) The applicants shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

Board member Liston seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

APPLICANT: Adem Vulic  
8935 Major Avenue  
Morton Grove, IL 60053

LOCATION: 8935 Major Avenue  
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Section 12-2—5 and 12-2-6 to allow the replacement and expansion of a driveway and open accessory parking area

Ms. Kirchner said the applicant is requesting waivers from Sections 12-2-5:B.5 and 12-2-6:G to replace and expand an existing driveway that exceeds the maximum width determined by the exterior width of the garage, as measured from no more than two (2) feet outside the garage door edges, and an open accessory parking space in the front yard. The proposed driveway measures 17 feet at the front lot line and is located approximately three (3) feet from the south side lot line. A width of 12.5 feet is permitted. The remaining width of approximately 4.5 feet does not lead to a conforming parking space within the side or rear yard and is therefore considered an open accessory parking space in the front yard.

The Applicant applied for a flat work permit and the permit was denied due to proposed width. The existing driveway was removed and work was started to expand the driveway without a permit being issued. The owner noted he may change the interior of his garage to allow the installation of a 2-car garage door in the future.

Chairman Kintner asked if the 17 feet noted in the blue shaded area on the plat of survey should also include the yellow area. The area is all driveway and not part sidewalk.

The applicant, Adem Vulic, and his son, Enes Vulic, of 8935 Major were sworn in. He described the driveway replacement and the possible expansion of the garage door. He noted that his permit was approved by the Public Works department and thought there was a mix-up in the Building department when the inspector did not approve the drive installation.

Mr. Vulic asked for the drive dimension allowed for a 2-car garage. Ms. Kirchner noted that the width allowed is as measured from no more than 2 feet outside the garage door edges.

They need access for 2 cars in the drive, they have a new baby and their cars have been side swiped when parked on the street.

Board member Gabriel asked if the drive will be concrete. They are replacing the asphalt with concrete.

Chairman Kintner asked if the neighbor to the south is in favor of the driveway. The neighbor is in favor.

Chairman Kintner asked for public comment, Voula Ballas, of 8918 Neenah, said she sees the need for a double garage.

Board member Mohr made a motion to approve Case ZBA 24-11, a request for variations from Sections 12-2-5:B.5 and 12-2-6:G to allow the replacement and expansion of a driveway and open accessory parking area for the property commonly known as 8935 Major Avenue, subject to the following conditions:

- 1) The proposed driveway shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 4/11/2024.
- 2) The Applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

Board member Gabriel seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

#### CASE ZBA 24-12

APPLICANT: Thu Nguyen  
7006 Church Street  
Morton Grove, IL 60053

LOCATION: 7006 Church Street  
Morton Grove, IL 60053

PETITION: Requesting for approval of variations from Sections 12-2-5, 12-2-6, 12-4-2, and 12-15-4 to allow the replacement of a walkway, steps and patio in a required setback, exceeding lot and yard coverage on a non-conforming lot due to width and area.

Ms. Kirchner said the applicant is requesting 8 waivers mainly due to the nonconforming lot width and area. In accordance with Section 12-15-4:A, any modification of existing structures or construction of new structures on a nonconforming lot must be approved by the ZBA. The replacement of the concrete walks, stairs, and patio is considered a modification of existing structures.

The applicant is not expanding the impermeable coverage on the lot, but any replacement requires the extensive waivers due to the small lot size, and placement and widths of the concrete. Staff suggested removal of the patio, but the applicant prefers a surfaced area.

The applicant, Danny Vu, his daughter, Vivian Vu, of 7006 Church and Voula Ballas of 8918 Neenah, were sworn in.

Ms. Ballas said this is an existing nonconforming lot with water problems. Their neighbors are in favor of the variation. They do not wish to have a grass or mud yard.

Vivian Vu said she needs the patio to play basketball. Mr. Vu said the cracked surfaces need to be replaced.

Board member Gabriel asked for the age of the concrete walk and patio. It is over 30 years old.

Board member Gabriel said the water can't be displaced on the neighbor's property. The water needs to drain to the front and rear of the property. Discussion ensued regarding water issues. Our codes and ordinances do not allow water to be displaced on neighboring properties.

Chairman Kintner asked for public comment, none was given.

Board member Stein made a motion to approve Case ZBA 24-12, a request for approval of variations from Sections 12-2-5, 12-2-6, 12-4-2, and 12-15-4 to allow the replacement of a walkway, steps and patio in a required setback, exceeding width of a permitted obstruction, and exceeding lot and yard coverage on a non-conforming lot due to width and area, for the property commonly known as 7006 Church Street, subject to the following conditions:

- 1) The patio and walks are maintained in accordance with the plans submitted by the applicant in the Variation Application dated 4/11/2024.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.

Board member Liston seconded the motion. Chairman Kintner called for the vote.

Board Member Dorgan voting	aye
Board Member Gabriel voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

Chairman Kintner asked for any other business or discussion. Hearing none, Board Member Dorgan moved to adjourn the meeting, seconded by Board Member Gabriel. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 8:54 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.

**To:** Chairperson Kintner and Members of the Zoning Board of Appeals

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

**Date:** June 11, 2024

**Re:** ZBA 24-13 – 5844 Keeney Street (10-20-416-022-0000)  
Requesting approval of variations from Sections 12-2-5, 12-2-6, 12-4-2, and 12-15-4 to allow the replacement and expansion of a walkway and patio in a required setback, exceeding lot and yard coverage on a non-conforming lot due to width.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024 Zoning Board of Appeals public hearing for ZBA 24-13 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on May 29, 2024.

### Request Summary

### Property Background

The subject property at 5844 Keeney Street in Morton Grove, Illinois, is a 5,396-square-foot lot located on the north side of Keeney Street in between Marmora and Menard Avenues. The subject property is zoned R-2 Single Family Residence and is improved with a single-family residence and a detached garage to the rear. Surrounding properties are also zoned within the R-2 District and are improved with single-family residences.



*Subject Property Location Map*

Application Overview

The applicant and owner, Benjamin Corniciuc, is requesting waivers from Sections 12-2-5:B.3, 12-2-6:G, 12-4-2:D, and 12-15-4:A to allow the replacement and expansion of a walkway and patio that do not meet the following Code requirements:

- i. The total coverage of accessory buildings and impermeable surfaces combined exceeds fifty (50) percent of the rear yard.
- ii. The maximum impermeable lot coverage exceeds the maximum of sixty (60) percent.
- iii. The front walkway does not observe the required three feet (3') side yard setback.
- iv. The attached patio does not observe the required five feet (5') side yard setback.
- v. The lot does not meet the minimum lot width.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Rear Yard Coverage 12-2-5:B	In no event may the total coverage of accessory structures and impermeable surfaces combined exceed 50% of a rear yard. (720 sq. ft.)	59% (848 sq. ft.)	<i>Waiver of 128 sq. ft. to allow rear yard impermeable coverage of 59%</i>
Permitted Obstruction: Sidewalk 12-2-6:G	Minimum setback of 3 ft. from side lot line	0 ft.	<i>Waiver of 3 ft. to allow 0 setback from side lot line (in front of house)</i>
Permitted Obstruction: Patio 12-2-6:G	Minimum side yard setback of 5 ft. for attached patio	3.0 ft.	<i>Waiver of 2.0 ft. to allow setback of 3.0 ft.</i>
Height and Bulk Regulations: 12-4-2:D	Maximum impermeable lot coverage 60%. (2,231 sq. ft.)	2,715 sq. ft (73%)	<i>Waiver of 484 sq. ft. to allow impermeable lot coverage of 73%</i>
Minimum Lot Width 12-4-2:D	45 ft.	30 ft.	<i>Approval of the construction of a structure on a nonconforming lot (12-15-4:A)</i>
Construction, Expansion, or Alteration of Structures on Nonconforming Lots 12-15-4:A	Permitted if ZBA finds it meets variance standards and does not adversely affect adjoining property	Nonconforming lot width & area	<i>Approval of the construction of a structure on a nonconforming lot (12-15-4:A)</i>

As shown in the table, the following waivers are required to authorize the replacement of the existing steps, walk and patio as proposed by the Applicant:

- Section 12-2-5:B: Waiver of 128 square feet to allow rear yard impermeable coverage of 59%.
- Section 12-2-6:G: Waiver of 3 feet to allow a sidewalk to be setback 0 feet from the side lot line.
- Section 12-2-6:G: Waiver of 2.0 feet to allow a patio to be setback 3.0 feet from the side lot line.
- Section 12-4-2:D: Waiver of 484 square feet to allow impermeable lot coverage of 73%.
- Sections 12-4-2:D and 12-15-4:A: Waivers to allow stairs, walks and patio replacement on a nonconforming lot due to lot width and area.



*Subject Property Street View and Aerial Image*

Discussion

The subject property is nonconforming due to lot width and area. In accordance with Section 12-15-4:A, any modification of existing structures or construction of new structures on a nonconforming lot must be approved by the ZBA. The replacement of the concrete walks, stairs, and patio are considered modifications to existing structures.

The applicant is expanding the impermeable coverage on the lot, and any replacement requires the extensive waivers due to the small lot size, and placement and widths of the concrete. A new 4 feet by 4 feet area is proposed at the rear of the property in between the sidewalk and the garage. The sidewalk from the rear patio north to the garage is being widened by 4 feet.

If the ZBA chooses to approve the applicant's request, only the project proposed in the application will be authorized. The existing principal structure, garage, and lot will remain nonconforming, but are permitted to continue. Any future expansion or alteration of the principal structure or garage will require further review and approval by the ZBA

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

**Recommendation**

Should the Board approve Case ZBA 24-13, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 24-13, a request for approval of variations from Sections 12-2-5, 12-2-6, 12-4-2, and 12-15-4 to allow the replacement and expansion of a walkway and patio in a required setback, and exceeding lot and yard coverage on a non-conforming lot due to width, for the property commonly known as 5844 Keeney Street, subject to the following conditions:*

- 1) The patio and walks are installed in accordance with the plans submitted by the applicant in the Variation Application dated 4/25/2024.*
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

**Attachments**

Application and related materials (submitted by applicant)



## RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

The property width is not in area and area are not conforming

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

No, we are not doing it.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

No.

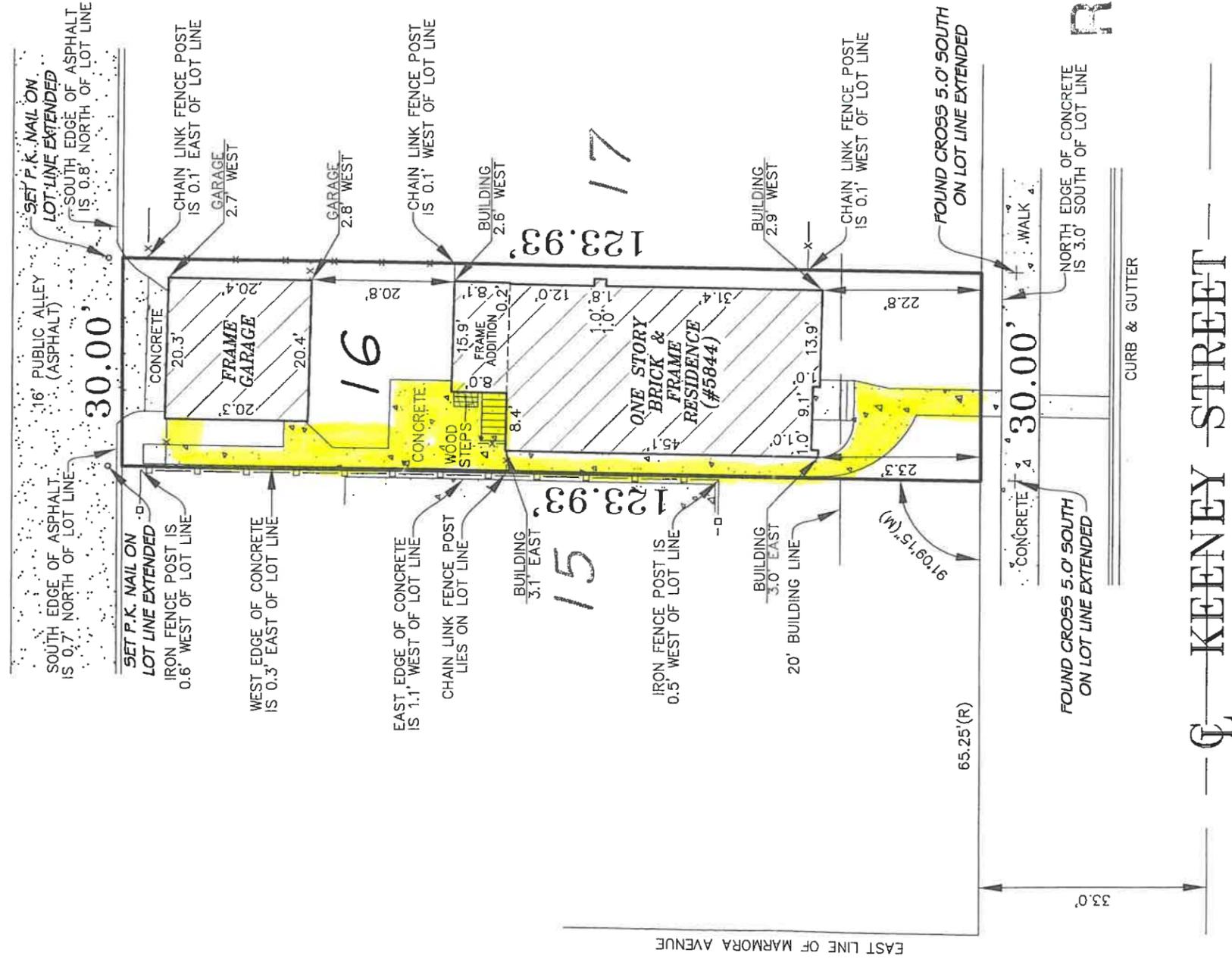
- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

No.

# PLAT OF SURVEY

OF

LOT 16 IN BLOCK 6 IN OLIVER SALINGER & CO'S THIRD OAKTON STREET SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RECEIVED

APR 15 2024

EDGE OF MORTON GROVE

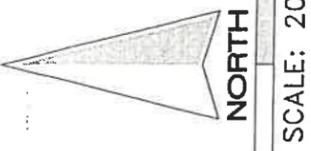
**LEGEND**

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 3,717 SQ. FT.  
MORE OR LESS

PREPARED FOR: LOUKAS LAW, LLC. (ATTORNEYS AT LAW)  
 JOB ADDRESS: 5844 KEENEY STREET, MORTON GROVE, IL  
 SELLER/BUYER: VO / CORNICIUC  
 JOB NO.: 18-03-0080

**NEKOLA SURVEY, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 WWW.NEKOLASURVEY.COM  
 400 N. SCHMIDT RD., STE. 203  
 BOLINGBROOK, ILLINOIS 60440  
 (630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 19TH DAY OF MARCH, 2018.  
 (STATE OF ILLINOIS)  
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 19TH DAY OF MARCH, 2018

*Wayne W. Nekola*  
 IFLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

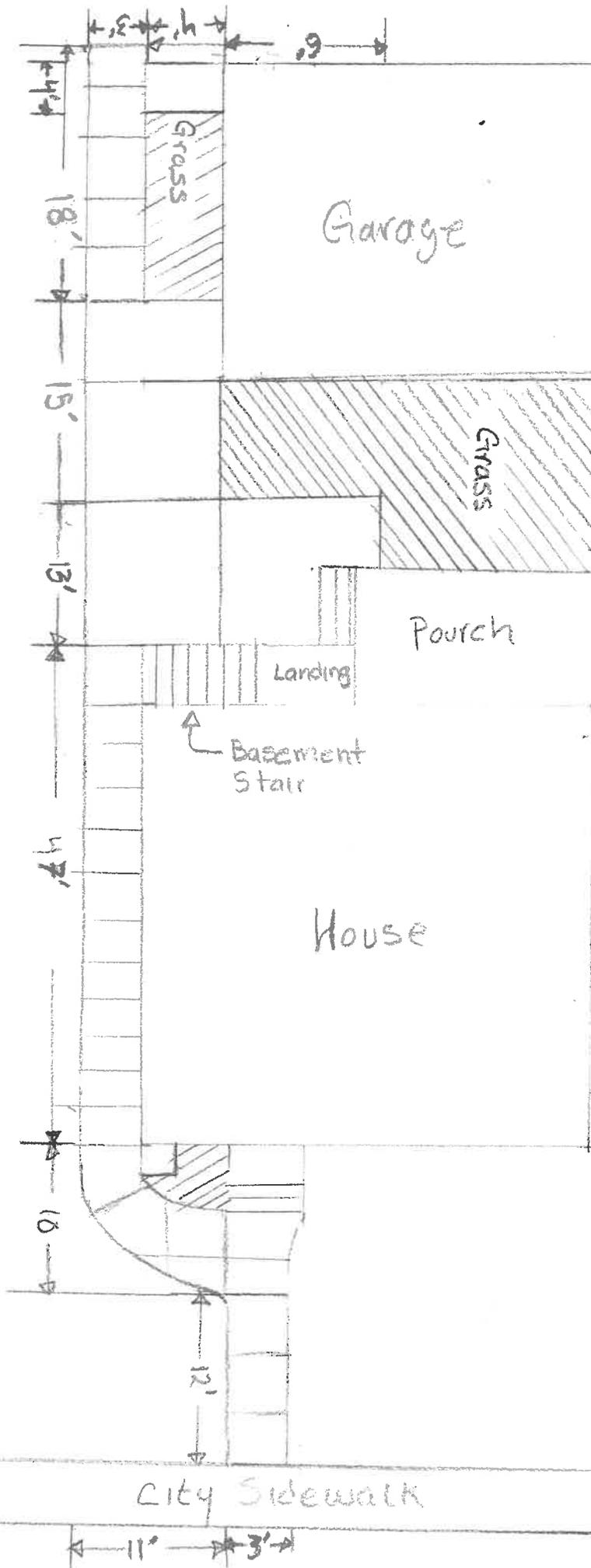
- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.  
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

5844 Keeney St.

RECEIVED

APR 15 2024

VILLAGE OF MORTON GROVE



To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 11, 2024

Re: ZBA 24-14 9356 Shermer Road (09-13-208-030-0000)  
Request for approval of a variation from Section 12-2-5:B.5 to allow a driveway in a required side setback.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024, Zoning Board of Appeals public hearing for ZBA 24-14 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on May 29, 2024.

### Request Summary

#### Property Background

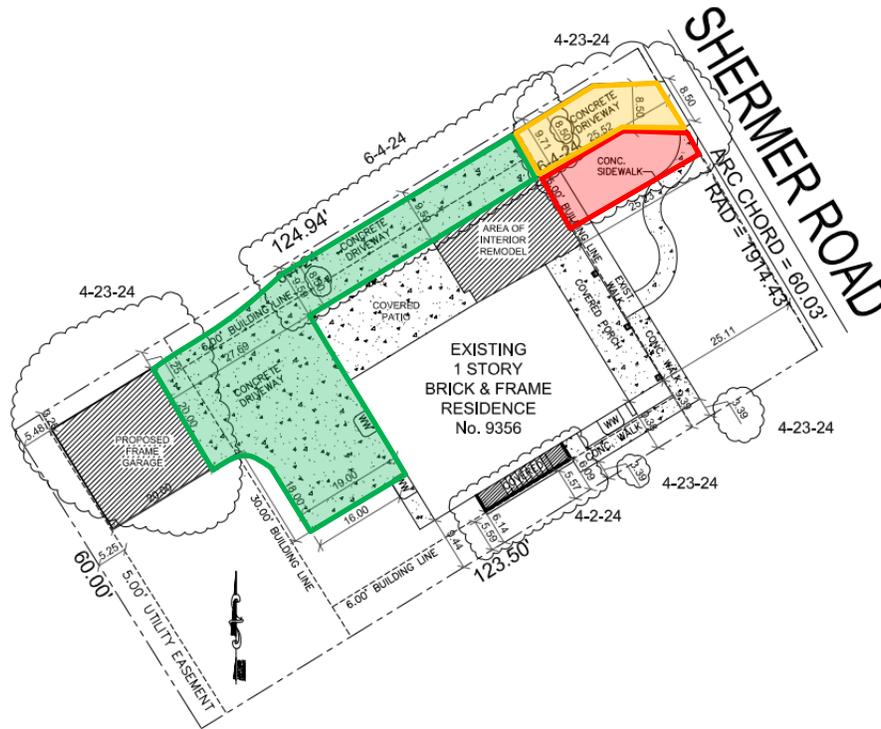
The subject property at 9356 Shermer Road is a 7,453-square-foot lot located on the west side of Shermer Road in between Foster Street and Lyons Street. The property is within an R-1 Single Family Residence District and is improved with a single-family dwelling. Surrounding properties are also zoned in the R-1 Single Family Residence District and are improved with single-family residences.



Application Overview

The Applicant and property owner, Shambhu Shah, is requesting a waiver from Section 12-2-5:B.5 to allow a new driveway in the required side yard setback of 3 feet. The new driveway will be 8.5 feet wide, with a 1-foot side yard setback, and will lead to a proposed new, two-car detached garage at the rear of the property.

The property complies with maximum impervious lot coverage restrictions for the R-1 District.



**02 PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"

Staff Notes: **RED** – Removal of existing drive; **ORANGE** – Existing drive/parking space with 1 ft. setback  
**GREEN** – New driveway with 1 ft. setback

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Driveway Minimum Setback (12-2-5:B)	Driveways shall be a minimum width of eight and one-half feet (8.5'), and shall be set back a minimum of three feet (3') from any non-driveway approach lot line.	8.5 ft. driveway width with a 1 ft. side setback	<i>Waiver of 2 feet to allow a setback of 1 foot</i>

As shown in the table, the following waivers are required to authorize the replacement and expansion of the existing driveway, as proposed by the Applicant:

- Section 12-2-5:B.5: Waiver of 2.0 feet to allow a driveway to observe a 1.0 foot side yard setback.



*Subject Property Street View*

### Discussion

The applicant is requesting waivers from the ZBA to place a new driveway serving a new detached garage. It will observe a 1-foot setback from the side property line instead of the required 3 feet. The existing driveway will be removed as it will no longer serve a garage space. The current garage is being remodeled for a kitchen and living space. The existing curb cut and driveway apron width will be shortened in width to 8.5 feet and the paved area currently serving as an open accessory parking space will be used to accommodate the new drive that will lead behind the home to the new garage. As such, the proposal eliminates the existing nonconforming open accessory parking space.

### Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

### Recommendation

Should the Board approve Case ZBA 24-14, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 24-14, a request for approval of a variation from Section 12-2-5:B.5 to allow a driveway within a required side setback for the property commonly known as 9356 Shermer Road, subject to the following conditions:*

- 1) *The proposed driveway shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 5/01/2024.*
- 2) *The Applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*

Attachments

Application and related materials (submitted by Applicant)



# VARIATION APPLICATION

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

Case Number: 512 Date Application Filed: 05-01-2024

## APPLICANT INFORMATION

Applicant Name: Shambhu Shah  
Applicant Address: 9356 Shermer Rd, Morton Grove  
Applicant City / State / Zip Code: Morton Grove, IL, 60053  
Applicant Phone: 773-541-1690  
Applicant Email: sshambhu1@gmail.com  
Applicant Relationship to Property Owner: self  
Applicant Signature: Shambhu Shah

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Owner City / State / Zip Code: \_\_\_\_\_  
Owner Phone: \_\_\_\_\_  
Owner Email: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 9356 Shermer Rd, Morton Grove, IL 60053  
Property Identification Number (PIN): 09-13-208-030-0000  
Property Square Footage: Land-7440, Bldg-1092  
Property Zoning District: R1  
Property Current Use: Home owner residence - single family residence

## APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:

driveway set  
Purpose of requested variation (attach as needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.  
Only one car can be parked in the attached garage and the second car must be parked in the driveway in front of the garage door which imposes daily hardship to back the car parked in the driveway first before the car in the garage can be backed.
  
- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.  
There is no monetary gain from the proposed variation. It would allow me to make reasonable use of the land I have in the backyard and side of the house.
  
- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.  
The proposed variation will not be detrimental to public welfare or to other property or improvements in the neighborhood in any way. It is in harmony with the general purposes.
  
- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.  
The proposed variation will not impair an adequate supply of light and air to adjacent property, cause congestion in the streets, endanger public safety, alter character of neighborhood, or increase the potential damage of fire in any way.



# A. P. SURVEYING COMPANY, P.C.

LICENSE No, 184-003309

2121 PARKVIEW COURT  
WILMETTE, ILLINOIS 60091  
TEL: (847) 853-9384  
FAX: (847) 853-9391  
E-mail: [apsurveying@yahoo.com](mailto:apsurveying@yahoo.com)

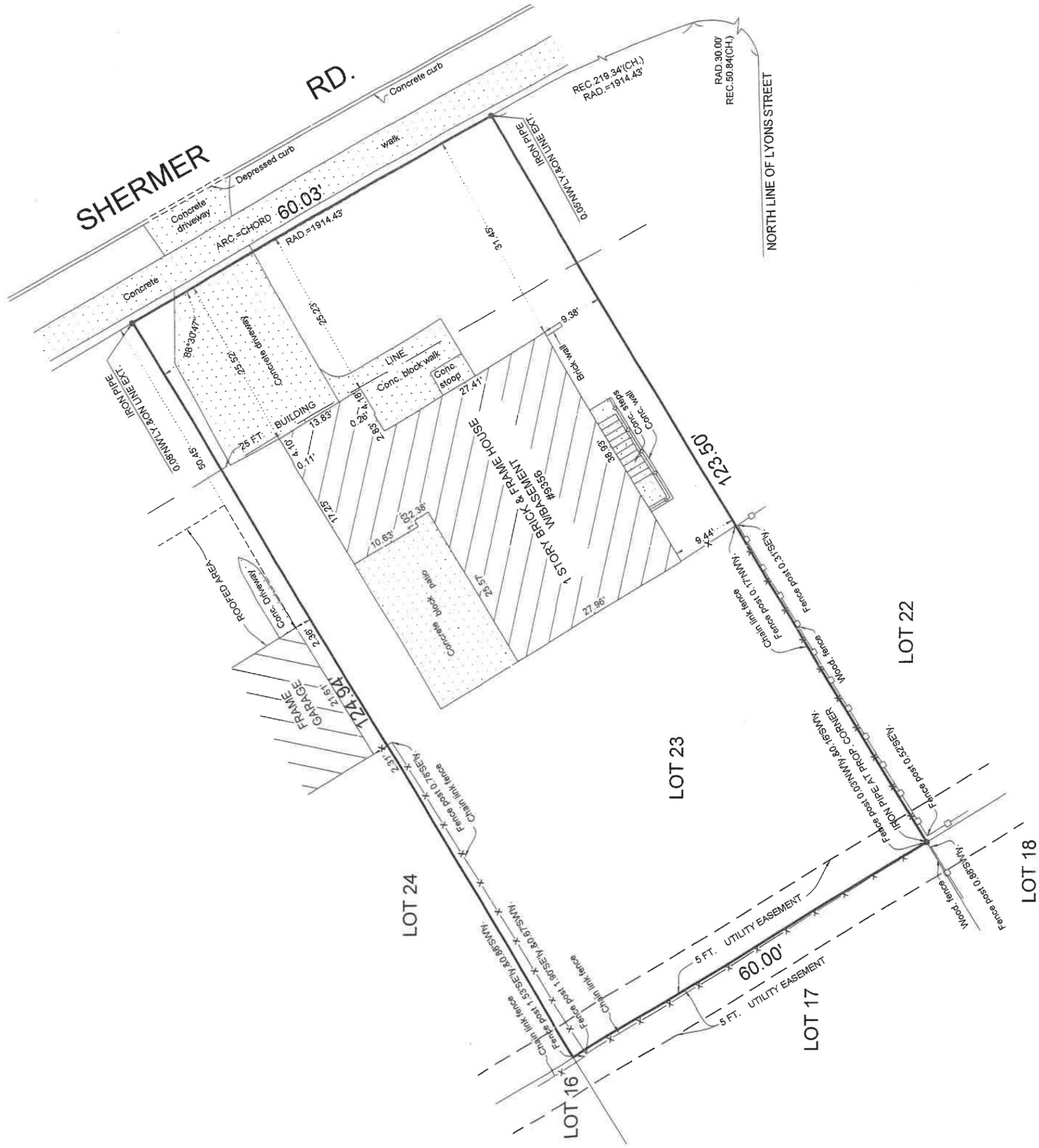
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

# PLAT OF SURVEY

OF

LOT 23 IN BLOCK E IN UNIT NUMBER 2 HARRIS PARK VISTA SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN ACCORDANCE WITH THE PLAT RECORDED ON MAY 27, 1955 AS DOCUMENT 16250935, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 9356 SHERMER ROAD, MORTON GROVE, ILLINOIS.



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST. UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED. THE TITLE COMMITMENT NO. 19GNW265030PK WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCE ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

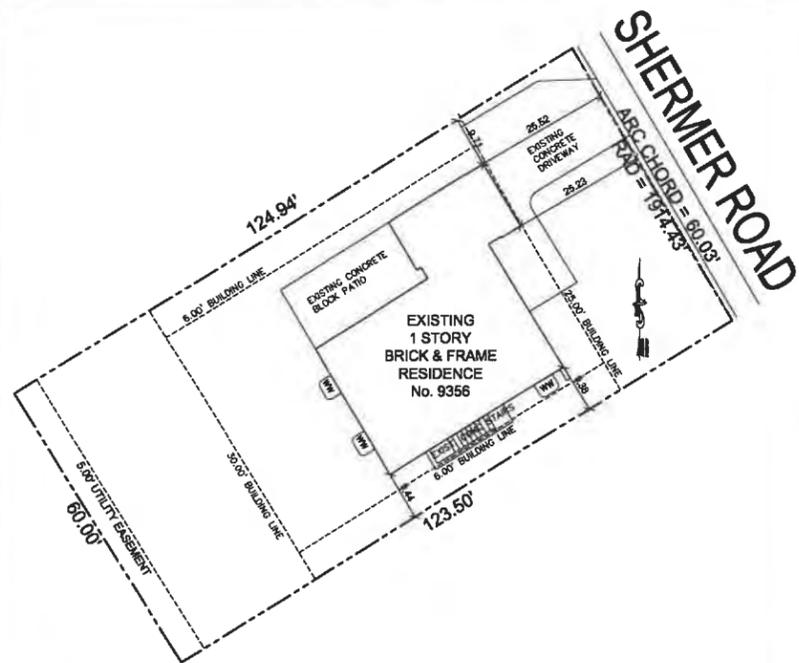
State of Illinois s.s.  
County of Cook

We, A. P. SURVEYING COMPANY, P.C. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

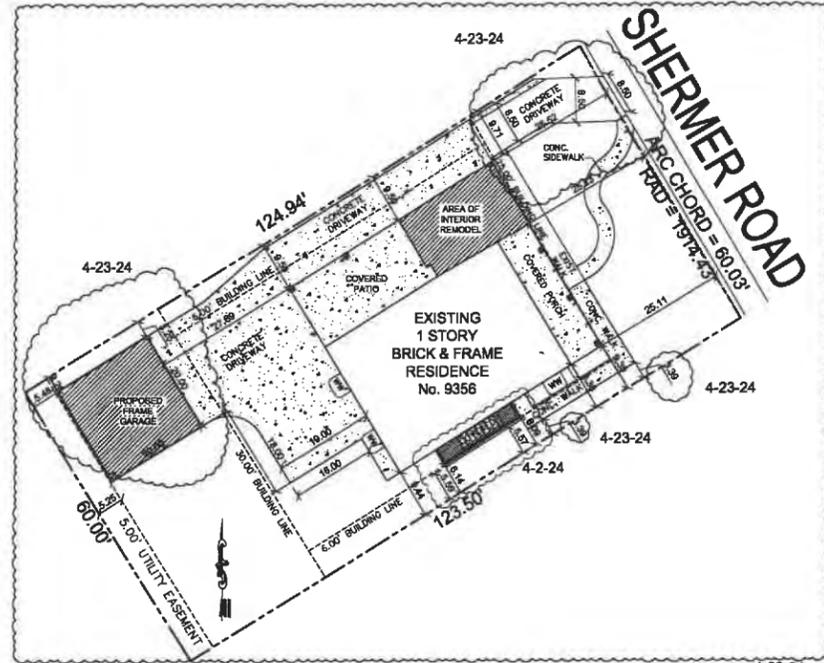


Order No. 19-7481  
Scale: 1 inch = 16 feet.  
Date: APRIL 6, 2019.  
Ordered by: GLENN BETANCOURT  
ATTORNEYS AT LAW

*Jack A. Zlotek*  
PROF. LAND SURVEYOR No. 3186  
License expiration: November 30, 2020.



**01 EXISTING SITE PLAN**  
SCALE: 1/16"=1'-0"



**02 PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"

**PROJECT LOCATION**



**SITE NOTES**

- ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOIL AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
- THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 6 FEET FROM ALL PROPERTY LINES.
- CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
- CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
- ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT OR REAR OF THE RESIDENCE ONLY AND SHALL NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
- THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
- INSTALL 9"x10" GLASS BLOCK BY NEW WATER METER. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE.
- THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK.
- ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT.
- ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS - 2" BIT. SURFACE COURSE AND 8" B.A.M; CONCRETE PAVEMENTS - 7" PCC CLASS II W/ #6 BARS DOWELED @30" O.C. INTO THE EXISTING ADJACENT PAVEMENT.
- ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS III OVER A 3" CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
- SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
- CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK.
- ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION.
- THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSON'S NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE 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.
- THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAILS.
- RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS II OVER 6" AGGREGATE BASE COURSE (CRUSHED) TYPE B. 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY - USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH.
- THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
- CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS III OVER A THREE INCH (3") AGGREGATE CA-6 BASE.

**DRAWING INDEX**

- A-1 TITLE
- A-2 NOTES
- A-3 EXISTING FOUNDATION PLAN  
PROPOSED FOUNDATION PLAN
- A-4 EXISTING FIRST FLOOR PLAN  
PROPOSED FIRST FLOOR PLAN  
FIRST FLOOR ELECTRICAL PLAN
- A-5 EXISTING ELEVATIONS  
PROPOSED ELEVATIONS
- A-6 FIRST FLOOR FRAMING PLAN  
CEILING JOISTS FRAMING PLAN
- A-7 ROOF PLAN  
SECTION
- A-8 PROPOSED DETACHED GARAGE DRAWINGS

**APPLICABLE CODES**

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

**ZONING INFORMATION**

ZONE	R-5
LOT AREA	7456.84 S.F.
SETBACKS:	
FRONT	25'
SIDE	6', 14' COMBINED
REAR	30'
FAR	60% = 4,846.94 S.F.
MAX. HEIGHT	28'

**FLOOR AREA CALCULATIONS**

EXISTING FIRST FLOOR AREA W/ GARAGE	= 1367.20 S.F.
PROPOSED DETACHED GARAGE	= 400.00 S.F.
TOTAL PROPOSED FLOOR AREA	= 1,767.20 S.F.
MAXIMUM FAR 60%	= 4,474.10 S.F.

**2015 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS**

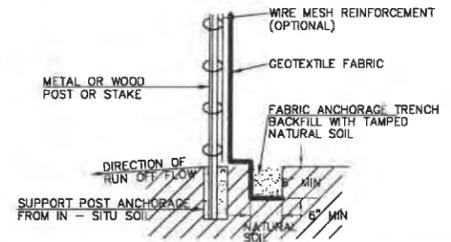
CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.32
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
SLAB R-VALUE & DEPTH:	R-10, 2"-0"
CRAWL SPACE WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS
FURNACE AFUE:	78 (MIN)
AC SEER:	13 (MIN)

**ADOPTED BUILDING CODES**

- ALL WORK MUST COMPLY WITH THE VILLAGE OF MORTON GROVE'S ADOPTED BUILDING CODES & AMENDING ORDINANCES.
- 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 & 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 (NPFA 101), 2015 EDITION WITH LOCAL AMENDMENTS
  - THE INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, W/ ILLINOIS AMENDMENTS

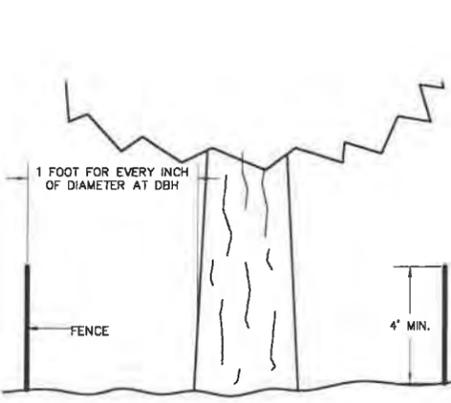
**GENERAL NOTES**

- CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE HE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
- DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER, SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
- THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
- BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
- ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
- FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELL AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED AT THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
- THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
- EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
- ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
- GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
- EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

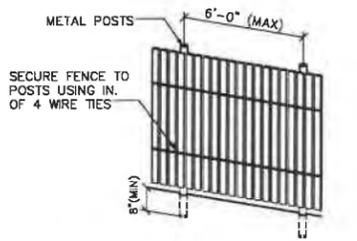


**03 CONSTRUCTION SILT FENCE DETAIL**  
NOT TO SCALE

- NOTES:**
- DEPENDENT UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES OR WOOD POSTS W/ NAILS.
  - SILT FENCE SHALL BE REMOVED AS DIRECTED BY ENGINEER.
  - SILT FENCE SHALL BE MIRAFI PREFABRICATED SILT FENCE OR APPROVED EQUAL.



- NOTES:**
- INSTALL & MAINTAIN 4' TALL WOODEN SLAT SNOW OR CHAIN LINK FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 FOOT FOR EVERY INCH OF DIAMETER MEASURED AT BREAST HEIGHT (DBH=4.5' FROM GROUND LEVEL).
  - SNOW FENCE MUST BE SECURED TO METAL STAKES WITH A MINIMUM OF 4 WIRE TIES.
  - CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT AND STATIONARY THROUGHOUT CONSTRUCTION.
  - FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



**04 TREE PROTECTION**  
NOT TO SCALE

SHEET NO. **A-1**  
OF 8 SHEETS

INTERIOR REMODEL & GARAGE ADDITION  
9356 SHERMER ROAD  
MORTON GROVE, ILLINOIS 60053

**TOWN STUDIOS, INC.**  
PHONE: 847-498-0900  
WWW.TOWNSTUDIOS.COM

1297 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062



*Signature*  
4/23/24

EXP. 04/30/2025

CONSTRUCTION NOTES

- 1. ALL NEW CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES W/ ALL CITY/VILLAGE AMENDMENTS.
2. PROVIDE TREATED 2X SILL PLATE AGAINST CONCRETE.
3. PROVIDE MINIMUM 1/2" DRYWALL OVER ALL INTERIOR FRAMING GARAGE SEPARATION - ALL WALLS AND CEILINGS OF A GARAGE ADJACENT TO THE RESIDENCE TO WHICH IT IS ATTACHED SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREAS BY MEANS OF 1/2" TYPE 'X' DRYWALL APPLIED TO THE GARAGE SIDE. ALL OTHER WALLS SHALL BE PROTECTED BY 1/2" DRYWALL ABOVE THE GARAGE FLOOR. THE GARAGE FLOOR SHALL BE NO LESS THAN 6" BELOW THE FLOOR OF THE ATTACHED RESIDENCE.
4. PROVIDE MINIMUM 1/2" TONGUE AND GROOVE PLYWOOD FOR ALL FLOOR SHEATHING.
5. PROVIDE MINIMUM 1 3/4" SOLID CORE DOOR BETWEEN GARAGE AND HOUSE.
6. PROVIDE STUD FRAMING AT 16" O.C.
7. PROVIDE FIRE STOPPING PER CODE.
8. PROVIDE DRYWALL OR DRAFT STOP MATERIAL FLOOR TO CEILING BEHIND ALL TUBS ON OUTSIDE WALLS.
9. PROVIDE 1/2" (MIN) PLYWOOD OR LET-IN SWAY BRACING AT ALL CORNERS AND EVERY 25 LF. ON EXTERIOR WALLS.
10. MAY BE PLACED WITHIN ONE (1) INCH MINIMUM FROM COMBUSTIBLE MATERIAL.
11. INSTALL SILL SEALER BETWEEN FOUNDATION AND WOOD PLATE. SHIMMED PLATES TO BE GROUDED.
12. WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE RATED FOR ROT AND TERMITES.
13. PROVIDE WEEP HOLES FOR BRICK VENEER AT 33" O.C.
14. PROVIDE BASE SILL FLASHING FOR BRICK VENEER TUCKED BEHIND BUILDING PAPER.
15. PROVIDE METAL WALL TIES FOR BRICK VENEER 16" O.C. HORIZONTALLY, 16" O.C. VERTICALLY.
16. PROVIDE DAMP PROOFING ON EXTERIOR OF ALL FOUNDATION WALLS.
17. PROVIDE TWO 2X12'S WITH 1/2" PLYWOOD HEADERS OVER ALL EXTERIOR OPENINGS AND ALL INTERIOR OPENINGS IN BEARING WALLS UNLESS OTHERWISE NOTED.
18. PROVIDE THREE 2X4'S MINIMUM AT EACH END OF ALL WOOD BEAMS, HEADERS, AND GIRDER TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
19. PROVIDE BLOCKING AT ENDS OF FLOOR JOISTS AT STEEL LINTEL, AND STRAPS THAT TIE JOISTS TO BEAMS TO HOLD SECTION TOGETHER.
20. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
21. PROVIDE MINIMUM THREE (3) FEET BY THREE (3) FEET LANDING ON EACH SIDE OF ALL EGRESS DOORS.
22. THE REQUIRED EXIT DOOR SHALL BE NOT LESS THAN 6'-8" IN HEIGHT. THE PRINCIPLE EXIT DOOR SHALL NOT BE LESS THAN 3'-0" IN WIDTH AND THE SECONDARY EXIT DOOR NOT LESS THAN 2'-8" IN WIDTH. THE MINIMUM WIDTH OF A HALL WAY OR EXIT ACCESS SHALL BE NOT LESS THAN 3'-0".
23. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
24. EXCEPTION: GRADE FLOOR WINDOW MAY HAVE A MINIMUM NET CLEAR OPENING OF FIVE (5) SQUARE FEET.
25. BASEMENTS SHALL BE PROVIDED WITH A DIRECT MEANS OF EGRESS TO THE OUTSIDE BY MEANS OF A DOOR OR WINDOW HAVING AN OPENING OF AT LEAST 20" IN WIDTH AND 24" IN HEIGHT. THE HIGHEST POINT OF THE FRAME AT THE BASE OF THE SASH FOR SUCH EGRESS SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR LEVEL.
26. ESCAPE WINDOW WELLS SHALL PROVIDE A MINIMUM NET CLEAR AREA OF NINE (9) SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND A WIDTH OF 36". A LADDER OR STEPS MAY ENCRORACH A MAXIMUM 6" INTO THE REQUIRED DIMENSIONS.
27. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENT AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
28. WINDOW WELLS SHALL BE PROTECTED BY A WINDOW WELL COVER DESIGNED TO SUPPORT A 200 POUND LOAD.
29. BARS, GRILLES, COVERS AND SCREENS, BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.1.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
30. PROVIDE MINIMUM TWO (2) INCHES BASE AND MINIMUM SIX (6) INCHES WASHED GRAVEL COVER AROUND FOUR (4) INCH DRAIN TILE.
31. PROVIDE ANCHOR BOLTS 5'-0" O.C., 7" INTO CONCRETE AND NO MORE THAN 12" FROM ANY CORNER.
32. PROVIDE MINIMUM R-21 VALUE INSULATION IN ALL EXTERIOR WALLS AND A MINIMUM R-49 VALUE INSULATION IN ALL CEILING AREAS.
33. PROVIDE MINIMUM 1/2" EXTERIOR SHEATHING OVER ALL EXTERIOR WALLS.
34. PROVIDE 15LB FELT OR OTHER APPROVED WEATHER RESISTANT MEMBRANE OVER ALL EXTERIOR SHEATHING.
35. PROVIDE MINIMUM 22" X 30" ATTIC ACCESS OPENING WITH LIGHT AND PULL CHAIN.
36. RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 10'-0" WHERE FINISHED CEILING IS APPLIED.
37. RIDGE BEAMS SHALL BE CAPABLE OF CARRYING THE IMPOSED ROOF LOADS AND SHALL BE SUPPORTED BY STRUCTURAL ELEMENTS, WHICH TRANSMIT THE LOADS TO THE FOUNDATION.
38. PROVIDE MINIMUM 1/2" EXTERIOR GRADE PLYWOOD FOR ALL ROOF SHEATHING.
39. ROOF UNDERLAYMENT - 2:12 TO LESS THAN 4:12 SLOPE - APPLY 2 LAYERS OF 15 LB. FELT CEMENTED OR APPROVED SELF ADHERED MEMBRANE ROOF UNDERLAYMENT EXTENDING MINIMALLY FROM EAVE TO A LINE 24" INSIDE THE EXTERIOR WALL. INSTALL 2 LAYERS OF 15LB. FELT ON REMAINDER OF ROOF.
40. ROOF UNDERLAYMENT - 4:12 AND OVER - APPLY 1 LAYER OF 40LB FELT OR APPROVED MEMBRANE ROOF UNDERLAYMENT EXTENDING MINIMALLY FROM EAVE TO A LINE 12" INSIDE THE EXTERIOR WALL. INSTALL 1 LAYER OF 15LB FELT ON REMAINDER OF ROOF.
41. ICE BARRIER - PROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWER EDGES AT ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
42. CATHEDRAL CEILING VENTING: PROVIDE 1" MINIMUM CLEAR VENTING AT EACH RAFTER.
43. PROVIDE BRIDGING FOR ALL FLOOR JOISTS EIGHT (8) FEET ON CENTER.
44. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITION.
45. PROVIDE 2X TREATED PLATE ON TOP OF ALL STEEL BEAMS.
46. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS.
47. PROVIDE SAFETY GLAZING AT ALL REQUIRED LOCATIONS INCLUDING TUBS WHERE THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN INLET.
48. PROVIDE DUROCK OR EQUAL CEMENTITIOUS BACKER BOARD AT ALL WET & TILE LOCATIONS.
49. BUILDING THERMAL ENVELOPE SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY W/ A SIGNED RESULTS TEST REPORT SUBMITTED PRIOR TO FINAL INSPECTION. IECC R402.4.1.2

HVAC NOTES

- 1. ALL HVAC INSTALLATION AND SHEET METAL WORK SHALL CONFORM TO STATE AND LOCAL CODES WITH ALL CITY/VILLAGE AMENDMENTS.
2. PROVIDE A MINIMUM OF 2 SQUARE INCHES OF COMBUSTION AIR INTAKE OPENING FOR EACH INPUT OF 1,000 BTU/H RATING, WITH A TOTAL OF NOT LESS THAN 200 SQUARE INCHES.
3. PROVIDE ONE HALF OF REQUIRED COMBUSTION AIR OPENINGS WITHIN THE UPPER TWELVE INCHES OF THE ROOM, AND THE OTHER HALF WITHIN THE LOWER TWELVE INCHES.
4. PROVIDE MINIMUM EIGHT (8) PERCENT LIGHT, FOUR (4) PERCENT VENTILATION FOR ALL HABITABLE ROOMS, TWO (2) PERCENT FOR BASEMENTS.
5. PROVIDE MECHANICAL VENTILATION FOR BATHROOM AREA. THE MINIMUM VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS VENTILATION. PIPE MATERIAL SHALL BE METALLIC OR RIDGED METAL FLEXIBLE DUCT, PVC OR SHEET METAL. PIPE MUST BE MECHANICALLY ANCHORED AND TRAPPED. VENT DIRECTLY TO THE OUTSIDE BY AN APPROVED METHOD.
6. PROVIDE INSULATED NON-COMBUSTIBLE DUCTWORK IN ATTIC AND ALL INACCESSIBLE DECK AREAS.
7. ALL DUCTWORK CONSTRUCTION SHALL CONFORM TO CURRENT ASHRAE STANDARDS FOR LOW VELOCITY DUCTWORK CONSTRUCTION.
8. ALL DIRECT WALL VENTS FOR HIGH EFFICIENCY FURNACE SHALL TERMINATE A MINIMUM OF 36" ABOVE GRADE.
9. ALL OUTSIDE AIR INTAKES SHALL BE INSTALLED A MINIMUM OF 15' FROM ALL EXHAUST OUTLETS AND/OR CONTAMINANTS.
10. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL, TEST AND ADJUST ALL HEATING, VENTILATING, AIR CONDITIONING SYSTEMS, COMPLETE IN ALL DETAILS AND READY FOR SATISFYING OPERATION.
11. HEATING DUCTWORK SHALL BE EXTENDED FROM EXISTING SYSTEMS WITH MANUAL VOLUME DAMPERS ON ALL SUPPLY RUNS.
12. ATTIC VENTILATION TO EQUAL 1/3 OF THE AREA MEASURED AT THE TOP PLATE.
13. PROVIDE NON-CORROSIVE DUCT TO EXTERIOR FOR DRYER VENT.
14. THE ENTIRE HVAC SYSTEM SHALL BE BALANCED UPON COMPLETION.
15. MANDATORY REQUIREMENT FOR PIPING & DUCT INSULATION IF OUTSIDE THE THERMAL ENVELOPE IS R-8. IECC R403.3.1.
16. MANDATORY REQUIREMENT FOR HOT WATER PIPING INSULATION IS R-3. R403.4

PLUMBING NOTES

- 1. VERIFY EXISTING WATER SERVICE TYPE & SIZE.
2. ALL PLUMBING IS TO BE INSTALLED PER APPLICABLE CODE WITH CITY/VILLAGE AMENDMENTS. PROVIDE ALL LABOR & MATERIALS FOR A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH CODE.
3. INSPECT EXISTING CONDITIONS AND MATERIALS PRIOR TO SUBMITTAL OF BID.
4. PROVIDE ALL CUTTING & PATCHING AS REQUIRED. CUTTING OF STRUCTURAL MEMBERS IS NOT PERMITTED WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT AND/OR ENGINEER.
5. PROVIDE LEAD FLASHING FOR ALL PLUMBING VENTS.
6. PROVIDE THAT PLUMBING VENTS SHALL BE PLACED NOT LESS THAN 12'-0" FROM ANY VENTING SKYLIGHT.
7. PLUMBER SHALL VERIFY THAT THE EXISTING GAS LINE DIAMETER IS ADEQUATE FOR NEW EQUIPMENT DEMAND.
8. STACK PLUMBING WALL - THE STACK PLUMBING WALL SHALL CONSIST OF NOT LESS THAN 2X6 FRAMING MEMBERS OR 5 1/2" NOMINAL WIDTH.
9. AUTOMATIC CLOTHES WASHERS LOCATED ABOVE THE FIRST FLOOR SHALL BE SET IN A PAN EXTENDING A MINIMUM OF 2 INCHES WIDER ON EACH SIDE, MADE WATER TIGHT AND WITH A 2 INCH CURB. SUCH PAN SHALL HAVE A TRAPPED AND VENTED DRAIN WITH A MINIMUM DIAMETER OF 1 1/2". THE DRAIN INLET SHALL BE SO LOCATED THAT IT IS IN FULL VIEW AT ALL TIMES. WITH APPROVAL OF THE DEVELOPMENT DEPARTMENT, 1 1/2" DRAIN MAY BE ROUTED TO A SANITARY FLOOR DRAIN.
10. PLUMBING PIPE PROTECTION FROM FREEZING - WATER, SOIL AND WASTE PIPES SHALL NOTE BE INSTALLED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACES CONCEALED IN OUTSIDE WALLS, OR IN ANY OTHER PLACE SUBJECT TO FREEZING TEMPERATURE UNLESS ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPES FROM FREEZING BY INSULATION AND HEAT.
11. IF TUB IS TO BE A WHIRLPOOL TYPE, ALL MOTORS, PUMPS AND ASSOCIATED CONTROLS MUST HAVE AN ACCESSIBLE REMOVABLE ACCESS PANEL. THIS PANEL IS TO BE OPEN AT THE TIME OF FINAL INSPECTION.
12. WHIRLPOOL HAND HELD SHOWER - ALL WHIRLPOOL OR SIMILAR TYPE BATH FIXTURES THAT HAVE HAND HELD SHOWERS SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION AND AUTOMATIC SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURES OR EXCESSIVE WATER TEMPERATURES. THE AUTOMATIC SAFETY WATER MIXING DEVICE SHALL BE EITHER THERMOSTATIC, PRESSURE BALANCE, OR COMBINATION CONTROLLED, IN ACCORDANCE WITH ANCI/ASSE 1016-1990, AND DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP, ADJUSTED TO A MAXIMUM SETTING OF ONE HUNDRED FIFTEEN (115) DEGREES F.

ELECTRIC NOTES

- 1. ALL ELECTRICAL WORK SHALL BE DONE PER THE APPLICABLE CODE W/ ALL VILLAGE AMENDMENTS.
2. SMOKE DETECTORS REQUIRED: SMOKE DETECTORS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND MINIMUM ONE (1) PER STORY OF THE DWELLING, INCLUDING BASEMENTS, CELLARS AND IN THE GENERAL LOCATION OF ALL HEATING EQUIPMENT. IN DWELLINGS OR DWELING UNITS WITH SPLIT LEVELS, A SMOKE DETECTOR NEED BE INSTALLED ONLY ON THE UPPER LEVEL, PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL, EXCEPT THAT IF THERE IS A DOOR BETWEEN LEVELS THEN A DETECTOR IS REQUIRED ON EACH LEVEL. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
3. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CRATED IN EXISTING DWELLINGS, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE DETECTORS ARE NOT REQUIRED TO BE INTERCONNECTED UNLESS OTHER REMODELING CONSIDERATIONS REQUIRE REMOVAL OF THE APPROPRIATE WALL AND CEILING COVERINGS TO FACILITATE CONCEALED INTERCONNECTED WIRING.
4. POWER SOURCE: REQUIRED SMOKE DETECTOR4S SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY, ELECTRICALLY OPERATED SMOKE DETECTORS SHALL BE CONNECTED TO A LIGHTING OR POWER CIRCUIT IN THE GENERAL AREA OF THE DETECTOR. LOW VOLTAGE FIRE DETECTION SYSTEMS WILL BE PERMITTED PROVIDED THE DETECTION SYSTEM IS BACKED BY A 120 VOLT POWER SOURCE. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE DETECTORS MAY BE BATTERY OPERATED WHEN INSTALLED IN BUILDING WITHOUT COMMERCIAL POWER.
5. PROVIDE RECEPTACLE OUTLETS 12 FEET ON CENTER, INCLUDING ANY WALL SPACE TWO (2) FEET OR MORE IN WIDTH AND ALL SPACE OCCUPIED BY SLIDING PANELS IN EXTERIOR WALLS.
6. LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL WORK TO MEET FIELD CONDITIONS. EXACT LOCATION OF FIXTURES AND RECEPTABLES, AND SWITCHES TO BE APPROVED BY THE OWNER. VERIFY ALL CONDITIONS SUCH AS DUCT SYSTEMS AND COORDINATE WITH WORK OF OTHER TRADES.
7. ALL MATERIALS SHALL BE NEW AND UL APPROVED.
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LABELING OF NEW CIRCUITS AT PANEL.
9. PROVIDE WATERPROOF PLASTIC LENS COVERS FOR RECESSED LIGHTS ABOVE SHOWER AND BATH TUB.
10. ALL GROUNDING SHALL CONFORM TO NEC AND LOCAL AUTHORITY REQUIREMENTS.
11. PROVIDE GROUND FAULT INTERRUPTED OUTLETS IN ALL WATER USE AREAS, AS PER CODE.
12. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, DENS, LIVING ROOMS, RECREATION ROOMS, HALLS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
13. PROVIDE DISCONNECT SWITCH FOR WHIRLPOOL TUB MOTOR AT W.P. ACCESS PANEL.
14. MAINTAIN PROPER CLEARANCES FROM COMBUSTIBLE MATERIALS FOR ALL ELECTRICAL APPLIANCES AND EQUIPMENT AND ALL FLUE PIPES AND DUCTWORK.
15. PROVIDE G.F.C.I. OUTLETS AT ALL KITCHEN COUNTERS, BATHROOMS, EXTERIOR, GARAGE, UNFINISHED BASEMENT LOCATIONS AND OUTLETS WITHIN SIX (6) FEET OF WET BAR SINK. A SEPARATED 20 AMP CIRCUIT IS REQUIRED FOR EACH BATHROOM.
16. ISLAND COUNTER RECEPTABLES, - PROVIDE A MINIMUM OF 1 RECEPTACLE FOR KITCHEN ISLANDS AND/OR PENINSULA COUNTERTOP LOCATIONS AND 2 RECEPTABLES FOR LENGTHS OVER 4'-0".
17. PROVIDE AT LEAST ONE WALL SWITCHED/ CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM, INCLUDING BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGE, DETACHED GARAGES AND AT OUTDOOR ENTRANCES OR EXITS.
18. PROVIDE FLUSH RECESSED FIXTURE WITH SOLID LENS OR A CEILING MOUNTED FLUORESCENT FIXTURE WITH LENS COVER IN ALL CLOSET AREAS UNLESS THERE IS EIGHTEEN INCHES HORIZONTAL CLEARANCE FROM COMBUSTIBLE MATERIALS THAT MAY BE STORED IN THE CLOSET. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT FIXTURES OR LAMP HOLDERS SHALL NOT BE PERMITTED.
19. 3 & 4 WAY SWITCHES SHALL BE INSTALLED AT ALL ENTRY/EXIT POINTS IN ALL ROOMS AND HALLWAYS WITH MORE THAN 1 MEANS OF ENTRY.
20. ELECTRIC SERVICE SIZE - PROVIDE MINIMUM 200 AMP SERVICE FOR A SINGLE FAMILY RESIDENCE OVER 2,000 SQUARE FEET AND 400 AMP SERVICE FOR A SINGLE FAMILY RESIDENCE OVER 4,000 SQUARE FEET. AREA INCLUDES HOUSE 1ST & 2ND FLOORS, BASEMENT & GARAGE.
21. PROVIDE 36"(MIN) WORKSPACE IN FRONT OF ELECTRIC SERVICE PANELS.
22. RECEPTACLE OUTLETS TO BE TAMPER RESISTANT TYPE.
23. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
24. A MINIMUM OF 90 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY IECC R404.1.
25. A MINIMUM OF ONE 3/4" (NOMINAL TRADE SIZE) METALLIC RIGID, IMC OR EMT CONDUIT SHALL BE INSTALLED FROM THE ELECTRICAL PANEL TO A 4 1/2" DEEP ELECTRICAL JUNCTION BOX LOCATED ON THE SIDE WALL OF THE GARAGE IN A LOCATION THAT WILL ACCOMMODATE FUTURE ELECTRICAL VEHICLE CHARGING EQUIPMENT. A BLANK COVER SHALL BE INSTALLED ON THE 4 1/2" JUNCTION BOX. THE ELECTRICAL PANEL FROM WHICH CONDUIT ORIGINATES SHALL HAVE PROVISIONS FOR ADDING THE FUTURE 2 POLE BREAKER AND THE AVAILABILITY TO ADD AT LEAST A 60 AMP LOAD TO THE ELECTRICAL PANEL.

SHEET NO. A-2 OF 8 SHEETS

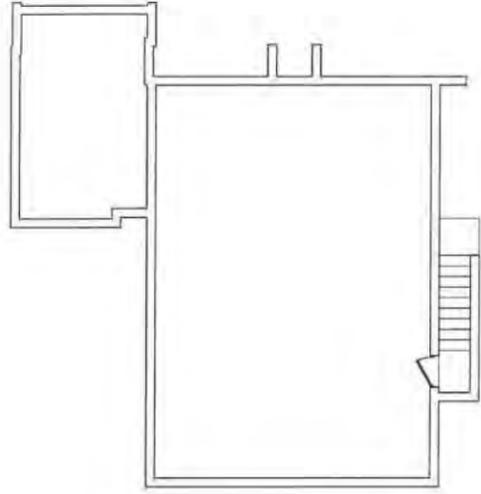
DATE: 3-5-24 4-2-24 4-23-24

INTERIOR REMODEL & GARAGE ADDITION 9356 SHERMER ROAD MORTON GROVE, ILLINOIS 60053

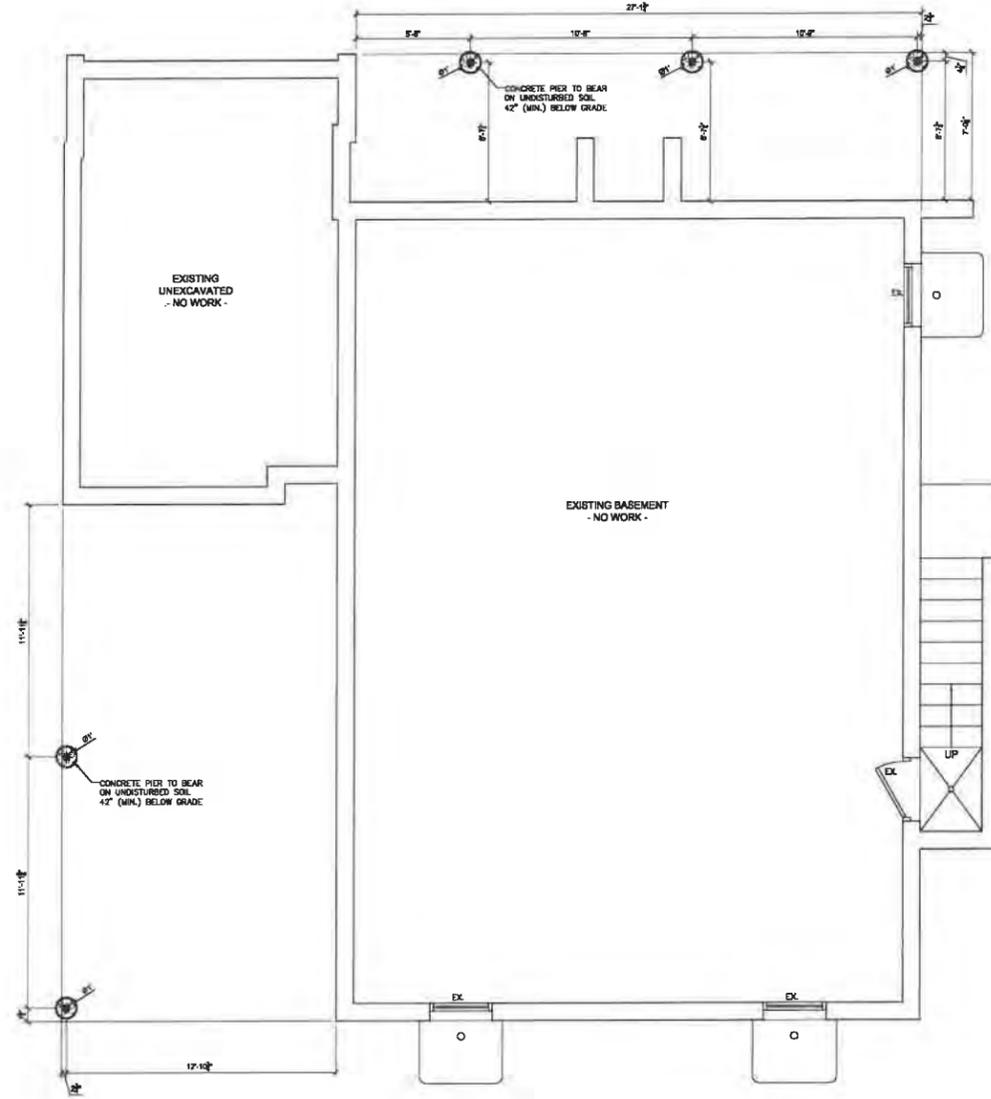
TOWN STUDIOS, INC. 1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062



PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM



**01 EXISTING FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"



**02 PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**TOWN STUDIOS, INC.**

1297 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900  
WWW.TOWNSTUDIOS.COM

INTERIOR REMODEL & GARAGE ADDITION  
9356 SHERMER ROAD  
MORTON GROVE, ILLINOIS 60053

DATE:

3-5-24  
4-2-24  
4-23-24

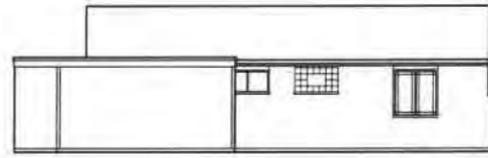
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**A-3**  
OF 8 SHEETS

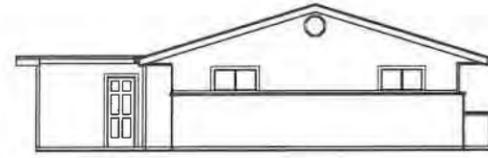




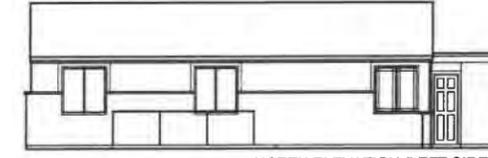
WEST ELEVATION (FRONT)



SOUTH ELEVATION (RIGHT SIDE)



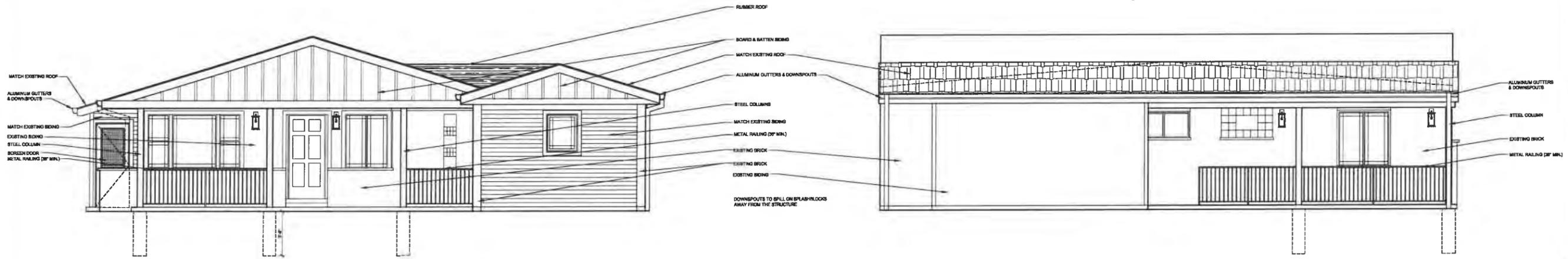
EAST ELEVATION (REAR)



NORTH ELEVATION (LEFT SIDE)

**01 EXISTING ELEVATIONS**

SCALE: 1/48" = 1'-0"

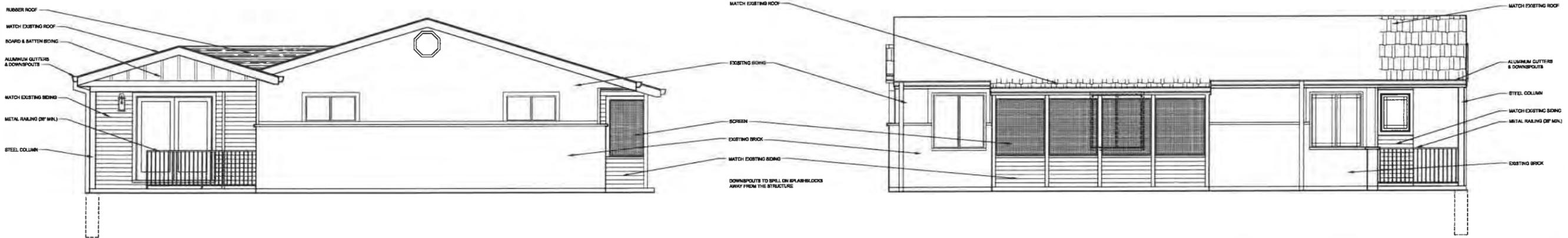


**01 PROPOSED NORTHEAST ELEVATION (FRONT)**

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

**02 PROPOSED NORTHWEST ELEVATION (RIGHT SIDE)**

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



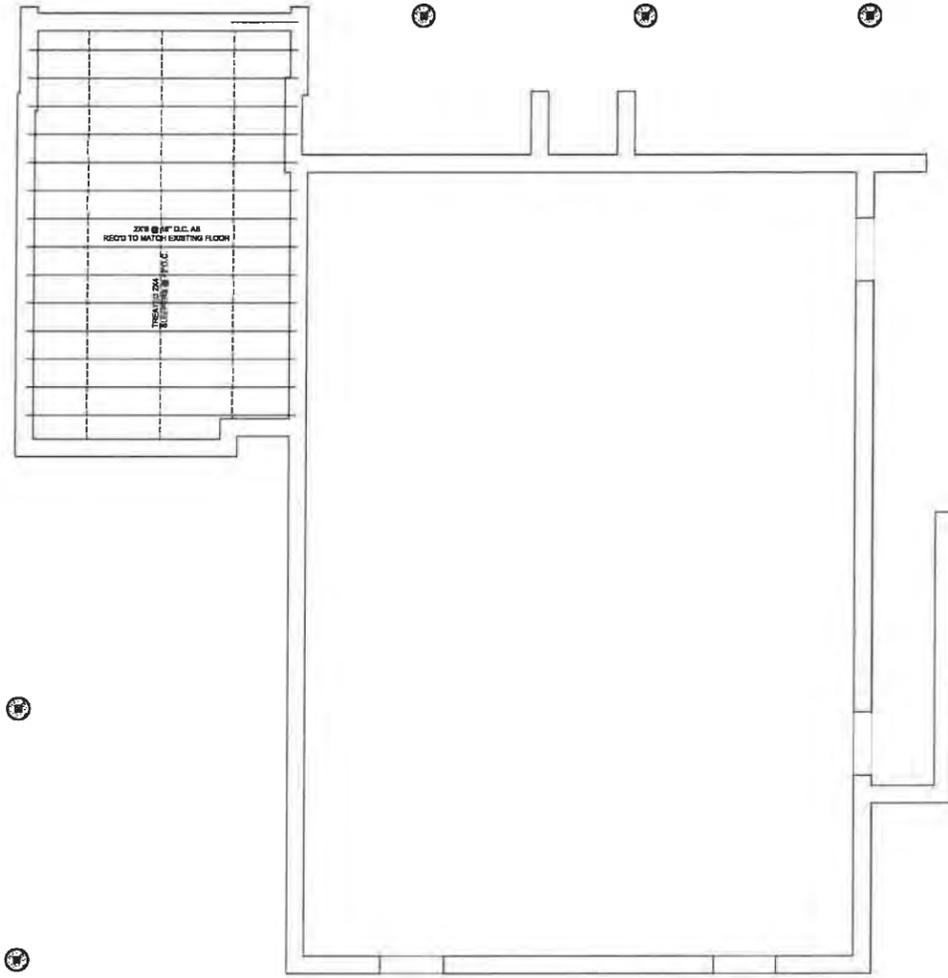
**03 PROPOSED SOUTHWEST ELEVATION (REAR)**

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

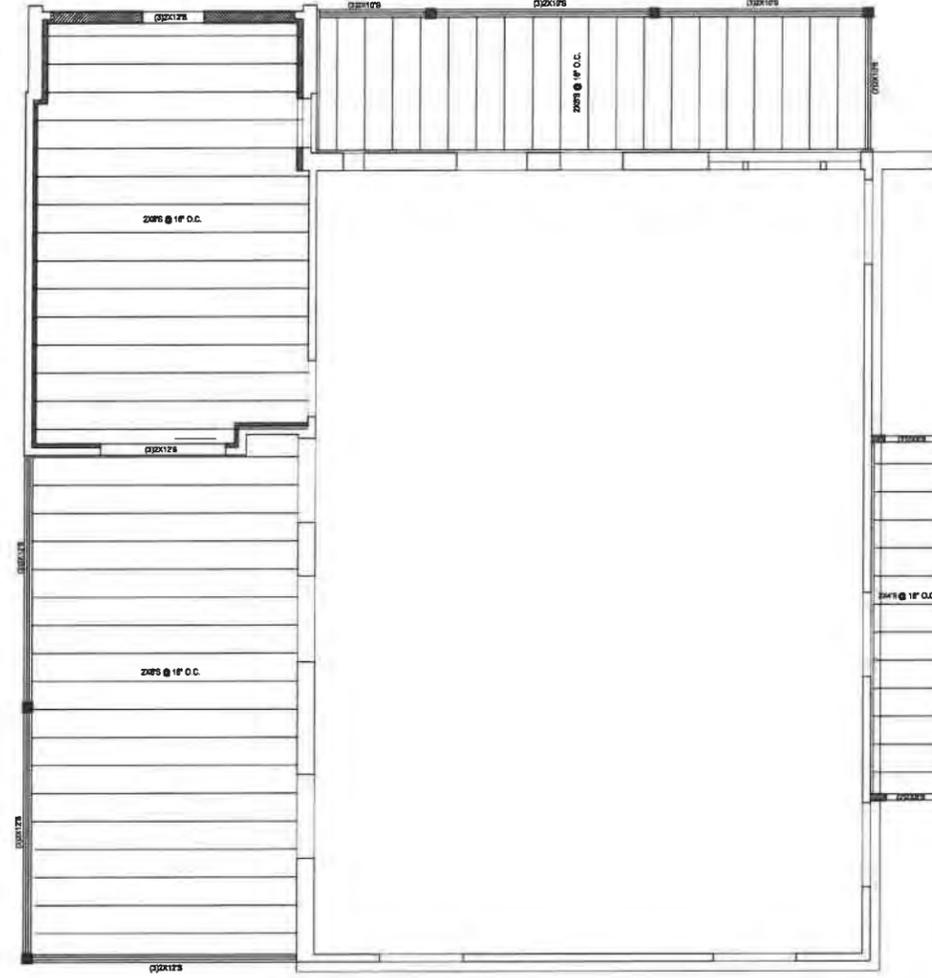
**04 PROPOSED SOUTHEAST ELEVATION (LEFT SIDE)**

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





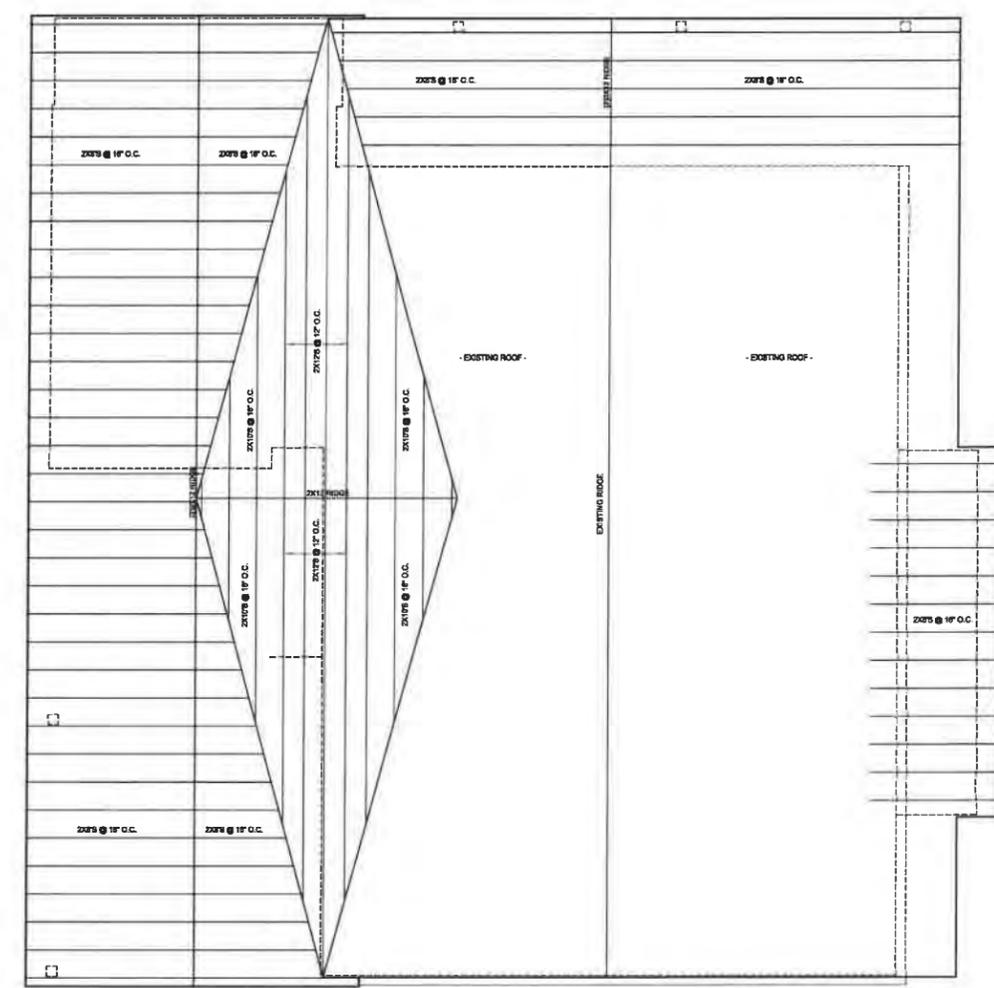
**01** FIRST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



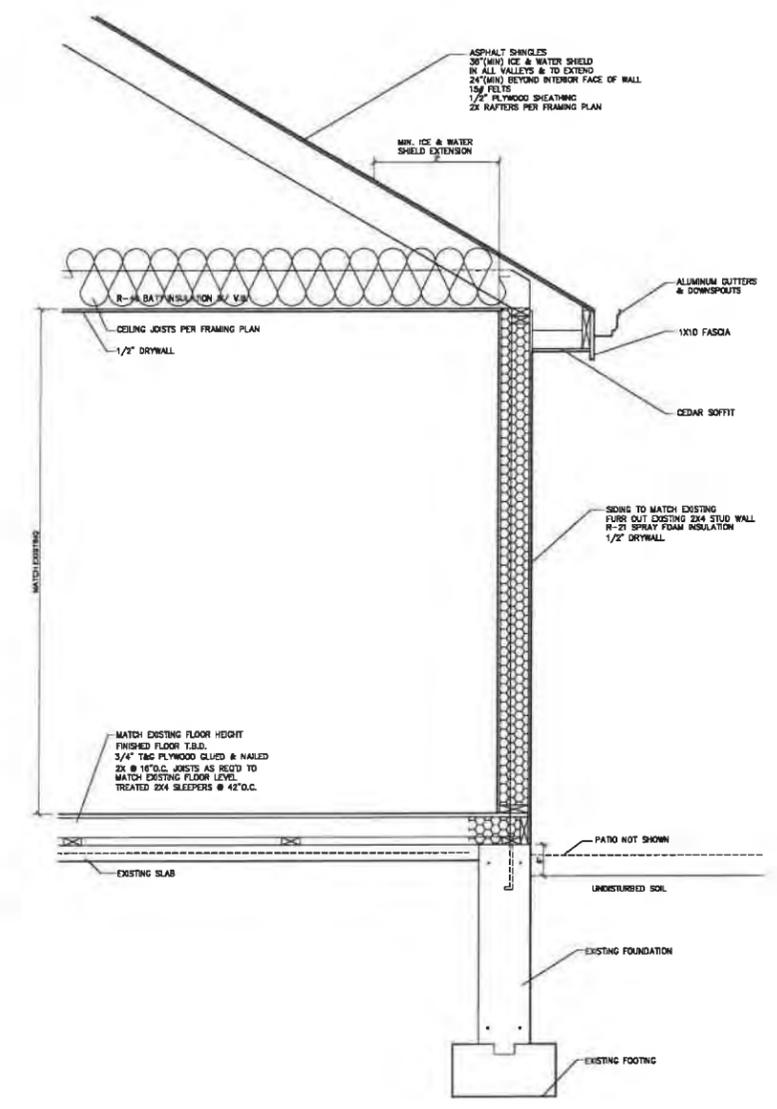
**02** CEILING JOISTS FRAMING PLAN  
SCALE: 1/4" = 1'-0"

- FRAMING NOTES:**
1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
  2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
  3. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
  4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ 1/2" PLYWOOD U.N.O.
  5. PROVIDE STEEL JOIST HANGERS AS REQUIRED.
  6. ALL BEARING POINTS TO BE (3) 2X4'S UNLESS BEARING DIRECTLY TO FOUNDATION/STEEL, OR OTHER APPROVED HEADER.
  7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
  8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
  9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0" O.C.
  10. PROVIDE COLLAR TIES FOR RAFTERS @ 48" O.C.
  11. ALL HIPS, VALLEYS AND RIDGES TO BE 2X12'S U.N.O.
  12. RIDGE BEAMS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTERS BEING SERVED.
  13. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
  14. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
  15. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
  16. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
  17. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). F#-1288+AL

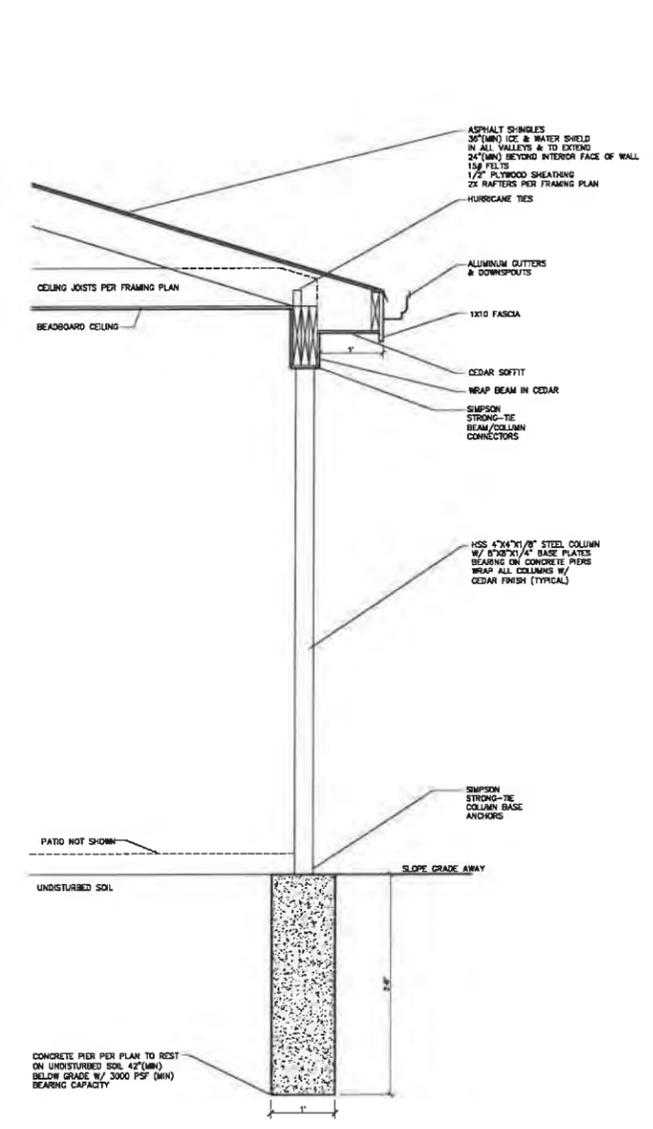




01 ROOF PLAN  
SCALE: 1/4" = 1'-0"



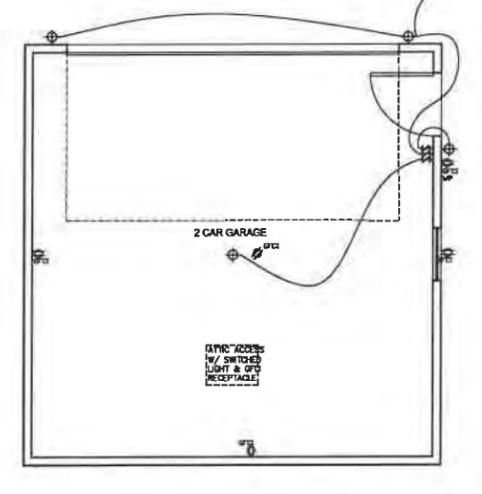
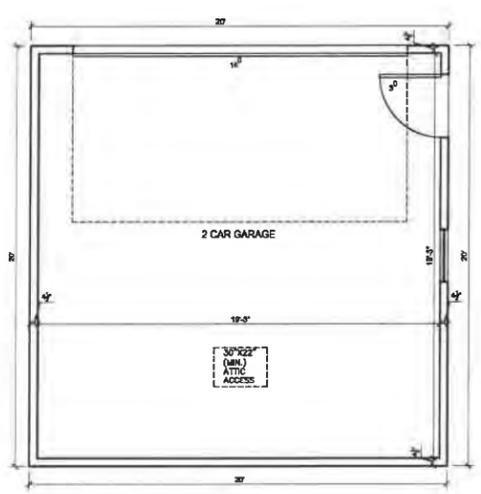
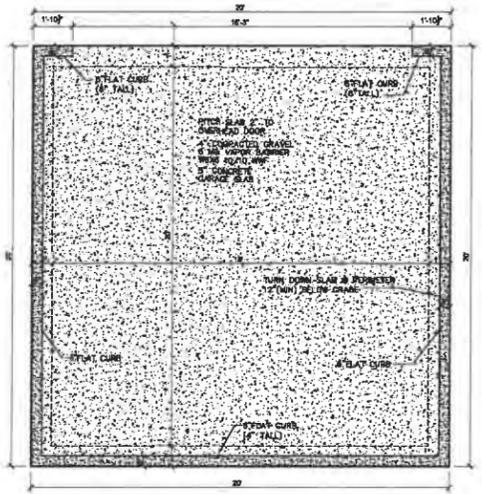
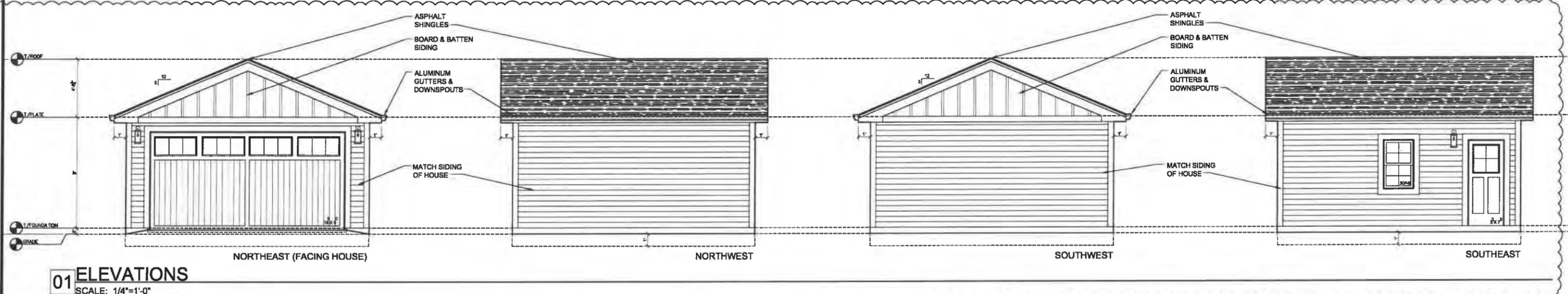
02 FRAME WALL SECTION  
SCALE: 3/4" = 1'-0"



03 COVERED PATIO WALL SECTION  
SCALE: 3/4" = 1'-0"

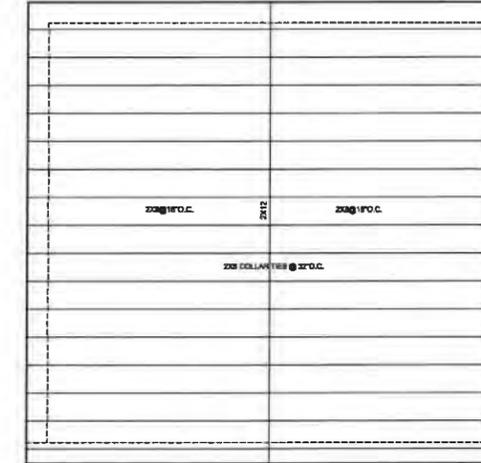
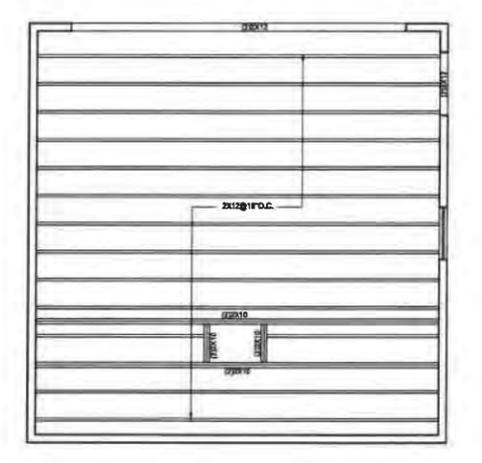
- FRAMING NOTES:**
1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
  2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
  3. PROVIDE SOLED BLOODING UNDER ALL PERPENDICULAR PARTITIONS.
  4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ 2\"/>

# DETACHED GARAGE PLANS



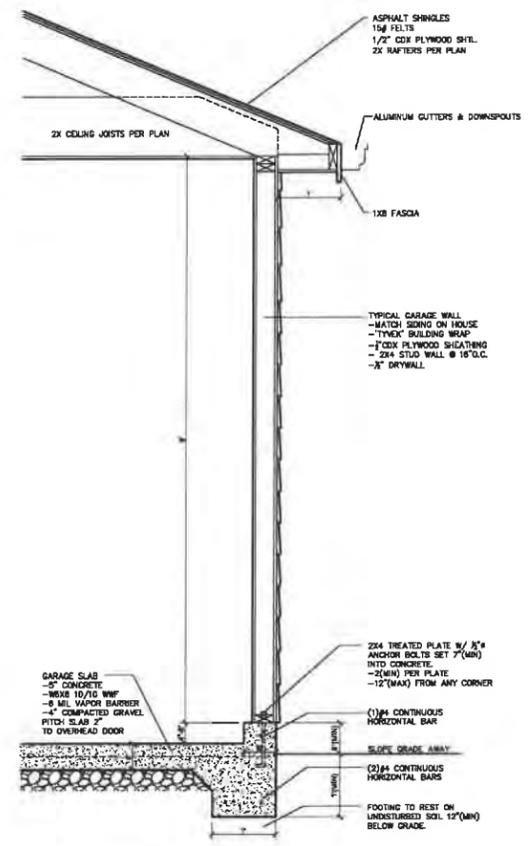
**WINDOW SIZES:**  
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

**DOOR SIZES:**  
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.



**ELECTRICAL LEGEND**

⊕	WALL/CEILING MOUNTED LIGHT FIXTURE
⊕	LIGHT SWITCH +48" AFF
⊕	RECEPTACLE OUTLET +15" AFF
⊕	RECEPTACLE OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
⊕	WATERPROOF RECEPTACLE OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER



To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 11, 2024

Re: ZBA 24-15 5500 Washington Street (10-21-300-040-0000)  
Requesting approval of a variations from Sections 12-2-5 to allow a patio to exceed rear yard coverage.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024, Zoning Board of Appeals public hearing for ZBA 24-15 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on May 29, 2024.

### Request Summary

#### Property Background

The subject property at 5500 Washington Street in Morton Grove, Illinois, is a 7,142-square-foot lot located on the northwest corner of Washington Street and Linder Avenue. The subject property is zoned R-2 Single Family Residence and is improved with a single-family residence and a detached garage to the rear. Surrounding properties are also zoned within the R-2 District and are improved with single-family residences.



*Subject Property Location Map*

Application Overview

The applicant and owner, Pablo Silva, is requesting a waiver from Section 12-2-5:B.3 to allow a patio that exceeds the allowable rear yard coverage of accessory structures and impermeable surfaces combined. The rear yard is defined as the area measured from the rear property line to the closest point of the principal structure, not including the required street side yard on this corner lot.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Rear Yard Coverage 12-2-5:B	In no event may the total coverage of accessory structures and impermeable surfaces combined exceed 50% of a rear yard. (874 sq. ft.)	73% (1,182 sq. ft.)	<i>Waiver of 308 sq. ft. to allow rear yard impermeable coverage of 73%</i>
Permitted Obstruction: Patio 12-2-6:G	Minimum side yard setback of 5 ft. for attached patio	5.0 ft.	<i>Compliant</i>
Impermeable Lot Coverage 12-4-2:D	Max. 60% Permitted 4,272sq. ft.	2,555 sq. ft.	<i>Compliant</i>

As shown in the table, the following waiver is required to allow the installation of a patio as proposed by the Applicant:

- Section 12-2-5:B: Waiver of 308 square feet to allow rear yard impermeable coverage of 73%.



*Subject Property Street View*

Discussion

The subject property is a corner lot with a street side yard setback that creates a rear yard that takes up a smaller portion of the overall lot area compared to a typical lot. The fenced-in street side yard area is not considered in the rear yard calculation. The overall impervious lot coverage is compliant.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

### Recommendation

Should the Board approve Case ZBA 24-15, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 24-15, a request for approval of a variation from Section 12-2-5:B.3, to allow a patio that exceeds rear yard coverage, for the property commonly known as 5500 Washington Street, subject to the following conditions:*

- 1) *The patio shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 5/10/2024.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

### Attachments

Application and related materials (submitted by applicant)



## RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

We own a corner lot property, and per the zoning regulations, our backyard is very small. Adding a small patio has become virtually impossible within the zoning purview, in order to not exceed the 50% coverage limit.

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

We have an open strip of land between the house and the garage that is perfect for a patio; we currently have to sit on the grass area to enjoy warm days outside. This space is underutilized and we would love to build a beautiful patio there.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

The patio will be built out of concrete and it will be pitched toward the street so as to avoid water run off toward the neighbors.

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

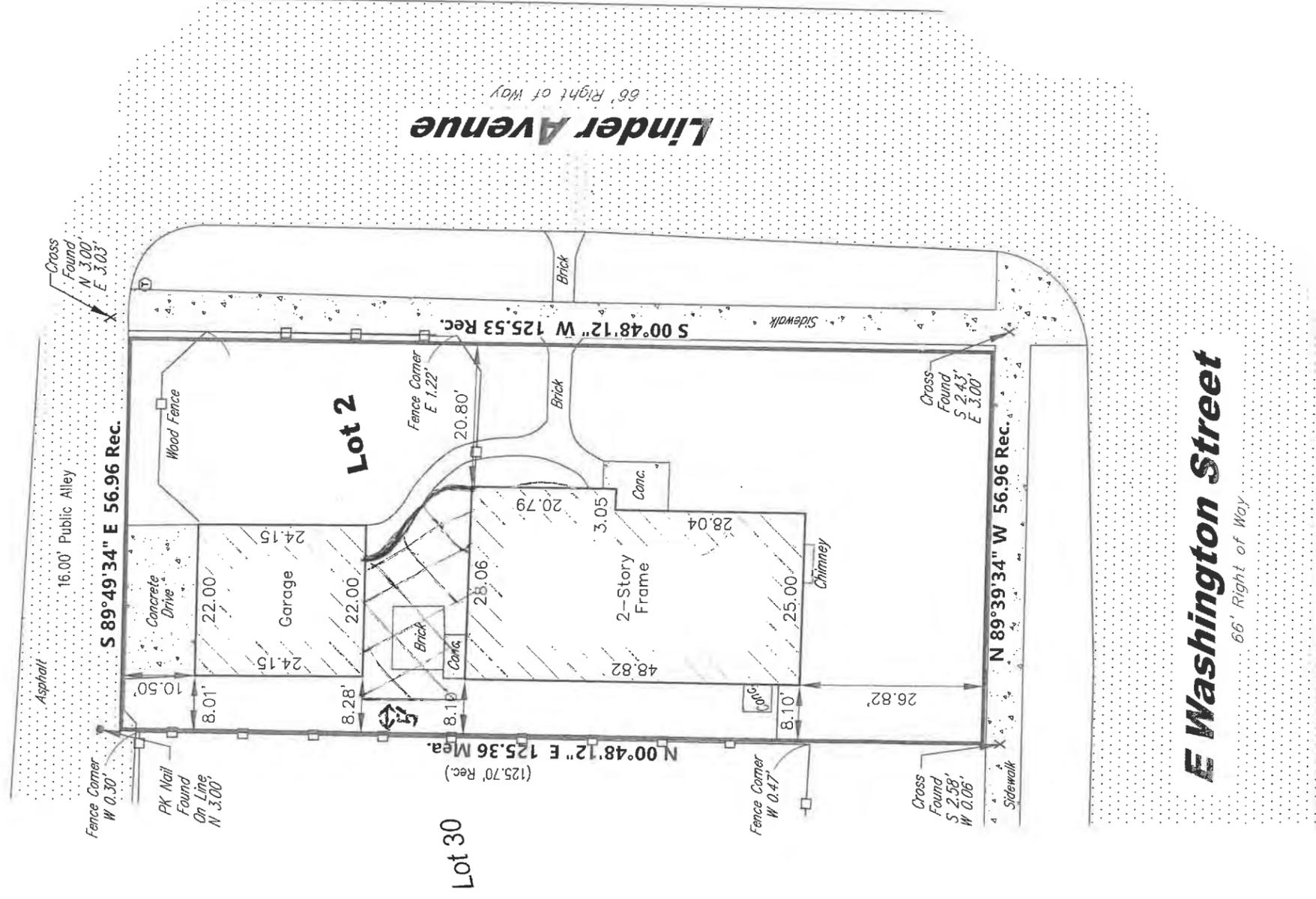
The patio does not connect to the street, will not have a roof, and will be built with concrete materials such that it does not pose a threat of fire damage or endanger public safety. It will be a beautiful addition to the character of the neighborhood.



Scale: 1" = 20'

# PLAT OF SURVEY

LOT 2 IN BLOCK 7 IN ARTHUR DUNAS' SECOND TERMINAL SUBDIVISION, A SUBDIVISION OF LOTS 4 AND 5 OF THE SUBDIVISION OF LOTS 1, 5 AND 6 OF OWNER'S SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



## E Washington Street

66' Right of Way

## Linder Avenue

66' Right of Way

### Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

### Surveyor Notes:

1. Field Work Completed on 3-25-2022
2. Prepared for Angelina & Herrick, P.C., for real estate transaction.
3. Site Address: 5500 Washington Street, Morton Grove, IL 60053
4. P.in No.: 10-21-300-040
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.
10. Bearings are assumed.
11. Title commitment issued by First American Title number: PTC22-17878 date: January 26, 2022.

State of Illinois) SS)  
County of Lake )

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the day of the survey. Given under my hand and seal this 25th day of March, A.D. 2022.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.



Professional Land Surveyor Number 035-003323  
License Expiration Date 11-30-22

This professional service conforms to the current Illinois minimum standards for a land survey.

Job Number  
**LS220347**

Sheet Name  
**PLAT OF SURVEY**

Sheet Number  
**SURVEY**

**Land Surveying Services, Inc.**  
1182 Heather Drive  
Ph. (847)847-1079  
Professional Design Firm License No. 184-003632

Field Work Completed: 3-25-2022  
Scale: 1" = 20' Date: 3-25-2022

Site Address:  
**5500 Washington St.  
Morton Grove, Illinois**

Drafted By : btk	Field Work : dh
Drawing Revisions	
REVISION	Date

Phone (847) 933-1709  
Fax (847) 933-1709

Licensed Bonded Insured

**Carl Johanson & Son Construction Co. Inc.**  
**Concrete Contractors**  
5135 Lee Street, Skokie, Illinois 60077

March 16, 2024

Pablo Silva  
5500 Washington  
Morton Grove, IL 60053

RE: Concrete Patio  
5500 Washington  
Morton Grove, IL

We propose to furnish all labor and material to complete the following concrete work.  
Work to include installation of a concrete patio approximately 30'x14'.

- Remove existing pavers, haul away.
- Excavate grass and dirt, haul away.
- Provide and compact a 4" gravel base.
- Frame and pour a concrete patio, 4" thick with wire mesh.
- Concrete to be "OZ flat" by Ozinga; 4500 psi, fiber mesh, integral sealer.
- Set three (3) posts for new fence (*post provided by owner*).

**All the above for the sum of Six Thousand Four Hundred Eighty (\$6,480.00) Dollars**

**Alternate:** ~~Frame and pour a slab next to garage, add \$2,950.00 to above price.~~ Not at this time

Respectfully submitted,

Carl Johanson III, President

Accepted Pablo Silva

Date 3/19/24

To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 11, 2024

Re: ZBA 24-16 – 8338 Austin Avenue (PIN 10-20-301-024-0000 and 10-20-301-026-0000)  
Request for variations from Sections 12-2-6 and 12-7-4 to allow open accessory parking spaces and loading berths in a required side yard.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024, Zoning Board of Appeals public hearing for ZBA 24-16 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners, and placed a public notice sign on the property on May 29, 2024.

### Property Background

The subject property at 8338 Austin Avenue is a 7.4-acre (324,195 sq. ft.) site located on the northwest corner of the intersection of Austin Avenue and Washington Court. The property is within the M-2 General Manufacturing zoning district and is improved with an industrial building that is 152,745 sq. ft. in area. The block to the south across Washington Court is also zoned M-2 and improved with industrial buildings of varying size. To the north and east are properties zoned R-2 Single-family Residence and improved with single-family homes. Austin Park of the Morton Grove Park District is located across Austin Avenue to the east. The properties to the west are zoned R-3 General Residence and improved with townhomes belonging to the Trafalgar Square subdivision.



*Subject Property Location Map*

### Application Overview

The applicant, Wallin/Gomez Architects Ltd., is seeking approval of variations from Sections 12-2-6 and 12-7-4 to allow open accessory parking spaces and loading berths in a required side yard for the industrial property at 8338 Austin Avenue. The applicant is seeking to modify the industrial building to accommodate multiple smaller users in addition to larger tenants using the northern and western portions of the building. The four (4) smaller spaces resulting from the proposed renovation would each have their own dedicated loading berth off Washington Court and would share a total of 10 parking spaces, including 1 accessible space, in the areas between the loading berths.

The proposed project would occupy a total of 31,203.6 sq. ft. and create four (4) new leasable spaces that would range in size from as 5,676 to 11,070 sq. ft. Approximately 121,541.4 sq. ft. of the building is not within the proposed scope. The semi-truck loading berths provided off the main parking lot would remain as part of the proposed renovation for use by existing larger tenants at the site. The proposed project is speculative in nature with no identified tenants for the smaller spaces.

### Off-street Parking Variation

The proposed locations of all parking spaces are within the required street side yard. As open accessory parking spaces are not permitted obstructions within a street side yard, Staff were unable to approve the proposal for zoning compliance and recommended that the applicant request a parking variation from the Zoning Board of Appeals. The proposed 10-foot width and 20-foot depth of the parking stalls and provision of one (1) accessible parking space comply with Village requirements.

### Loading Berth Design Standard Variations

The required parking and loading berths for the existing building are located in the lot on the west side of the building. Pursuant Section 12-7-2:L, the proposed parking and loading spaces must adhere to the regulations governing the location, design and operations of such facilities even though they are in excess of the minimum number required.

Section 12-7-4 of the Unified Development Code includes design standards for off-street loading berths including specifications regarding location, size, and access as follows:

#### *Section 12-7-4:A. Location:*

- 1. All required off street loading berths shall be located on the same zoning lot as the use to be served.*
- 2. No portion of the vehicle shall project into a street, alley, access drive or parking area.*
- 3. No permitted or required loading berth shall be located within twenty five feet (25') of the nearest point of intersection of any two (2) streets.*
- 4. No loading berth shall be located in a required front yard or side yard.*
- 5. In the manufacturing zoning district, loading berths shall be located a minimum of fifty feet (50') from the boundary of any residential zoning district.*

*Section 12-7-4:B. Size: A required off street loading berth shall be at least twelve feet (12') in width by at least fifty feet (50') in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen feet (15').*

#### *Section 12-7-4:C. Access:*

- 1. Each required off street loading berth shall have an adjacent open paved area, other than a street or public way, of adequate size and so located as to provide for all required maneuvering for truck access to the loading berth.*
- 2. Each required off street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner so as to provide for safe traffic movements.*
- 3. All plans for maneuvering areas and vehicular access shall be reviewed and approved by the Village engineer.*

Variations are needed to provide relief from requirements in all three subsections of Section 12-7-4. A variation from Section 12-7-4:A is needed to allow for location of the loading berths in the required street side yard. A variation is also needed from Section 12-7-4:B to allow loading berths less than 50 ft. in depth. Furthermore, it is the interpretation of Community and Economic Development (CED) Staff and the Village Engineer that the proposed access fails to meet the standards set forth in Section 12-7-4:C.

### *Location*

Similar to off-street parking spaces, loading berths are not permitted to be located in a required street side yard and a variation waiver for that requirement is needed. Section 12-7-4:A also requires that no portion of the vehicle shall project into a street, alley, access drive or parking area. With a loading berth depth of 26.6 ft., only straight trucks with a maximum length of 26 ft. would be able to access the loading berths without projecting into the adjacent public sidewalk and right-of-way.

The applicant has indicated that only shorter tractor trailers would use the site per the proposed design, but it is not clear to Staff how such assurances can be made in perpetuity so as to ensure future owners or tenants do not use the loading berths to receive shipments from larger truck trailers. Based on previous communications with third-party logistics providers (“trucking companies”) operating at other businesses in the Village, Staff are unsure as to how the Owner or future tenants could ensure the use of the proposed loading berths by only shorter trucks. The applicant should speak how the use of the loading berths by larger trucks would be regulated at the Subject Property.

### *Size*

The applicant is proposing loading berths that are 12.7 ft. wide and 26.6 ft. long. Pursuant Section 12-7-4:B, a waiver of 23.4 ft. is needed from the required length of 50 ft. (exclusive of maneuvering space). It is unclear from the information provided as to whether the minimum vertical clearance of 15 ft. is being met, but the building height is 19 ft., so the required height would be feasible. The applicant should speak to the ability and intent of meeting the minimum clearance requirement.

### *Access*

The applicant is proposing the installation of a continuous apron with depressed curb and gutter along the length of Washington Court between the easternmost and westernmost loading berths, resulting in a curb cut of 193.6 ft. and a driveway width of 187.6 ft. All of the required adjacent open paved area meant to accommodate required maneuvering for proposed truck access would be located within the public right-of-way and a waiver from the requirements of Section 12-7-4:C.1 is required.

The applicant was made aware that all plans for maneuvering areas and vehicular access must be reviewed and approved by the Village Engineer. No additional information regarding proposed truck movements has been provided. Per comments from the Village Engineer based on available information, a 53-foot trailer would require multiple maneuvers and once located within the loading berth, would extend approximately to the center line of Washington Court.

In addition to the potential for vehicular traffic conflicts to occur during extensive truck maneuvers, the location of a public sidewalk within the proposed truck apron and immediately adjacent the loading berths creates increased potential for conflicts with pedestrian traffic. Washington Court serves as the only southerly access route to and through the Trafalgar Square subdivision consisting of a 143-unit townhome community and 75-unit condominium building. No sidewalk exists on the south side of Washington Court to otherwise accommodate pedestrian traffic.

During preliminary review with the applicant, Staff noted concern with the increased potential for pedestrian/vehicular conflict with limited visibility created by the proposed parking stall configuration. In response to those comment, the applicant noted their opinion that the sidewalk does not have a heavy pedestrian presence and that the amount of time a loading truck will be on site will not be daily. Staff also note that the Village cannot guarantee or control the frequency of use of the proposed permanent improvement or pedestrian traffic in the future, and that a future tenant may use the loading berths on a more frequent basis than currently contemplated. The applicant should speak to the potential for pedestrian conflicts with trucks using the proposed loading berths and maneuvering on the proposed apron adjacent a public sidewalk.

### Discussion

The applicant is requesting the ZBA’s approval of a variation to allow for four (4) loading berths and related access drives, and 10 off-street parking spaces to be located within a required street side yard. Considering the potential for conflict with pedestrian and vehicular traffic on Washington Court the proposed loading berths would create, Staff is not supportive of the requested variation.

Per Section 12-7-4, it is necessary to ensure that trucks using the proposed loading berths in the future do not project into the adjacent right-of-way including the public sidewalk. Should the Zoning Board of Appeals decide to grant the requested variations to accommodate the proposed loading berths, Staff recommends as a condition of approval, that the Owner and all

future Owners agree to include a clause within future lease agreements prohibiting the use of trucks longer than 26 ft. Staff works with prospective tenants applying for a Business Compliance Certificate (BCC) to ensure their business activities comply with Village Code requirements, particularly off-street parking and loading requirements, and can use the BCC process to track compliance with such a condition.

### Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets

### Recommendation

Should the Board approve Case ZBA 24-16, staff recommends the following motion and conditions:

*The Zoning Board of Appeals approves Case ZBA 24-16, a request for approval of a variation Sections 12-2-6 and 12-7-4 to allow open accessory parking spaces and loading berths in a required street side yard, subject to the following conditions:*

- 1) *As part of Zoning approval in the granting of Business Compliance Certificates for future businesses at the Subject Property, the Owner shall provide proof of lease agreement terms prohibiting the use of trucks longer than 26 ft at the Washington Court loading berths at the Subject Property. If the Owner is the business seeking Zoning approval, then a signed statement attesting to agreement with such prohibition shall be required.*
- 2) *Should impacts of the variation be determined by the Community Development Administrator or Village Engineer to be inconsistent with the representations and assertions contained in the Variation Application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Zoning Board of Appeals and a requirement for additional measures to reduce negative impacts.*



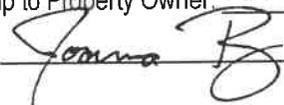
Incredibly Close ❖ Amazingly Open

# VARIATION APPLICATION

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

Case Number: \_\_\_\_\_ Date Application Filed: 04/03/2024

## APPLICANT INFORMATION

Applicant Name: Wallin/Gomez Architects Ltd. attn: Joanna Ruiz  
Applicant Address: 711 S. Dearborn Suite 606  
Applicant City / State / Zip Code: Chicago, IL 60605  
Applicant Phone: 312)427-4702 x221  
Applicant Email: ruiz@wgaltd.com  
Applicant Relationship to Property Owner: Architect  
Applicant Signature: 

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Legacy SWB LLC  
Owner Address: 5555 N. Lynch Ave Suite 100  
Owner City / State / Zip Code: Chicago, IL 60630  
Owner Phone: (312) 583-3560  
Owner Email: greenbriarproperties@gmail.com  
Owner Signature: 

## PROPERTY INFORMATION

Common Address of Property: 8338 N. Austin Ave. Morton Grove  
Property Identification Number (PIN): 10-20-301-024-0000, 10-20-301-026-0000  
Property Square Footage: 324,195 SF or 7.44249 Acres  
Property Zoning District: M-2 general manufacturing district  
Property Current Use: Office/Warehouse

## APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:  
12-2-6:G (Open accessory parking on side setback), 12-7-4:A-C (Loading berth not suggested, only standard parking)  
Purpose of requested variation (attach as needed): To provide open accessory parking spaces in side yard setback, loading zone will be standard size delivery trucks not larger than 16ft long. Anything larger will be sent to loading docks by parking lot on west side. Parking spaces proposed are a standard stall size.

**RESPONSES TO STANDARDS FOR VARIATION**

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.  
Variance would make the rented spaces more appealing to small businesses. This design has been very successful in other locations, therefore implementing individual entrances to the tenant spaces would be ideal and enhance the interest of the rented spaces.

b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.  
I would like to emphasize that the circumstances surrounding my property are unique and necessitate a deviation from the standard regulations. The strict application of these provisions would indeed inhibit my ability to find small business tenants.

c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.  
The variance will allow more small tenants who can provide amenities to the community. Currently, there is a large tenant that offers no community interaction. The owner intends to find tenants allowed under the current zoning district, such as physical fitness with a pickleball company or baseball training, providing new ties to community relations.

d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.  
The additional parking proposed will relieve and replace the need for parking on Austin Ave

March 27, 2024

Legacy SWB LLC  
5555 N. Lynch Ave.  
Chicago, IL 60630

Village of Morton Grove  
Department of Community and Economic Development  
6101 Capulina Avenue  
Morton Grove, Illinois 60053  
commdev@mortongroveil.org

Subject: Authorization for Zoning Variation Application for 8338 N Austin Ave

Dear Village of Morton Grove,

I, Legacy SWB LLC, hereby authorize Wallin/Gomez Architects Ltd to file a zoning variation application on my behalf for the property located at 8338 N Austin Ave. I understand that this application is being submitted to the Village of Morton Grove in accordance with the regulations and requirements set forth by the local zoning ordinances. I acknowledge and accept any conditions of approval that may be imposed by the zoning authority regarding the project and the property.

I certify that I am the legal owner of the aforementioned property and have the authority to grant permission for the filing of this application. I authorize Joanna Ruiz from Wallin/Gomez Architects Ltd. to act as my representative in all matters related to the zoning variation application, including but not limited to submitting documents, attending meetings, and responding to inquiries from the zoning authority.

Please find enclosed any required documents, such as a copy of the property deed or ownership documents. If there are any additional forms or paperwork required to complete this authorization, please do not hesitate to contact me at the above-mentioned contact information.

Thank you for your attention to this matter. I trust that Wallin/Gomez Architects Ltd. will represent my interests diligently throughout the application process.

Sincerely,

Legacy SWB LLC



Alex Bernhardt, Manager

# NATIONAL SURVEY SERVICE, INC.

## ALTA/NSPS LAND TITLE SURVEY

### Plat of Survey

SURVEY NO. N-129713 SURVEY  
REVISED DEC. 10, 2015  
N-130258 STAKE  
REVISED MAY 1, 2018  
DATE: SEPT. 23, 2015  
DEC. 10, 2015  
MAY 1, 2018  
JUNE 5, 2018

PARCEL 1:  
LOT 26 (EXCEPT THE WEST 560.00 FEET AND EXCEPT THE EAST 33 FEET THEREOF) IN THE COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19 AND ALL OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 244,771 SQUARE FEET OR 5.61916 ACRES

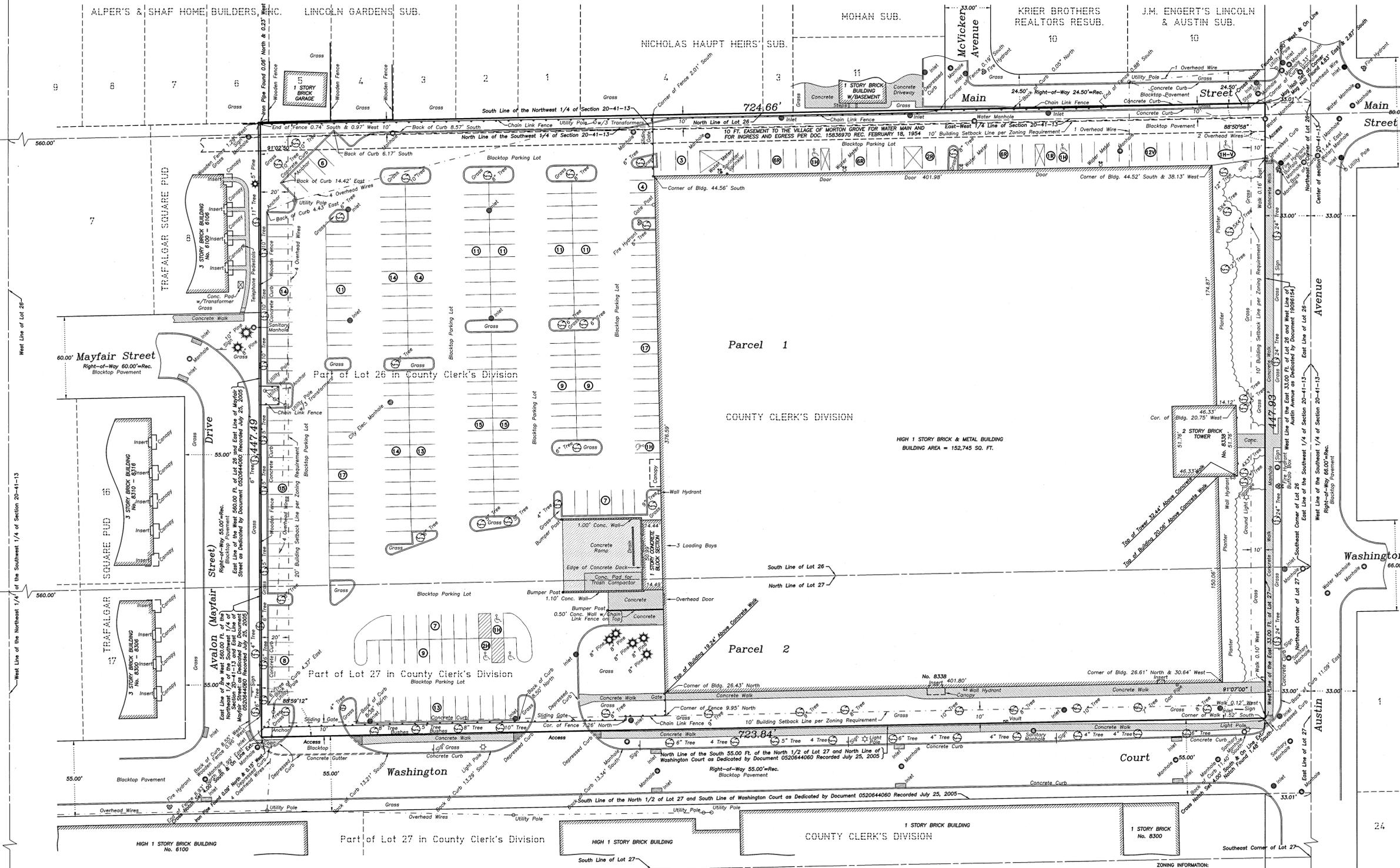
PARCEL 2:  
THE NORTH 1/2 OF LOT 27 (EXCEPT THAT PART LYING WEST OF THE EAST LINE OF THE WEST 560.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND (EXCEPT THE EAST 33 FEET THEREOF) AND (EXCEPT THE SOUTH 55.00 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 79,424 SQUARE FEET OR 1.82333 ACRES

TOTAL AREA = 324,195 SQUARE FEET OR 7.44249 ACRES

KNOWN AS: 8338 AUSTIN AVENUE, MORTON GROVE, ILLINOIS

SURVEY FOR: 8338 AUSTIN TMG, LLC



TO: MISSNER REALTY COMPANY;  
FIRST AMERICAN BANK, AS SUCCESSORS AND/OR ASSIGNS AS THEIR  
RESPECTIVE INTERESTS MAY APPEAR;  
8338 AUSTIN TMG, LLC;  
GBM INVESTMENTS, LLC;  
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 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(c), 5(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 1, 2018.

DATE OF PLAT OR MAP: JUNE 5, 2018

*Robert M. Raimondi*  
ROBERT M. RAIMONDI  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3579

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 180627816 WITH AN EFFECTIVE DATE OF APRIL 23, 2018. EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID COMMITMENT, OR EASEMENTS OF WHICH THE ABOVE-SIGNED SURVEYOR HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED OR PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE PROPERTY.

- TABLE A ITEMS NOTES:
- 10.(c) WE FIND NO VISIBLE EVIDENCE OF DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
  - 11. THE LOCATION OF SURFACE AND AERIAL UTILITIES SHOWN HEREON IS BASED ON OBSERVED EVIDENCE. WE WERE NOT CONTRACTED TO PROCURE, PLOT OR INCLUDE ANY UNDERGROUND UTILITY RECORDS OR DATA THAT ARE OTHERWISE AVAILABLE UPON REQUEST FROM INDIVIDUAL UTILITY COMPANIES.
  - 16. WE FIND NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  - 17. WE FIND NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THE SURVEY SHOWS CURRENT STREET AND SIDEWALK CONDITIONS.
  - 18. NO WETLAND AREAS WERE LOCATED OR DELINEATED ON THE PROPERTY BY APPROPRIATE AUTHORITIES.
  - 19. THERE ARE NO OFFSITE EASEMENTS OR SERVICIUMS BENEFITTING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS LISTED IN THE ABOVE-REFERENCED TITLE COMMITMENT OR VISUALLY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
  - 20. PROFESSIONAL GENERAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

REVISED JUNE 5, 2018  
STAKE MAY 1, 2018  
SURVEY NO. N-129713 SURVEY DATE: SEPT. 23, 2015

State of Illinois  
County of Cook

**We Hereby Certify** that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional survey conforms to the current Illinois minimum standards for a boundary survey.

**NATIONAL SURVEY SERVICE, INC.**  
PROFESSIONAL LAND SURVEYORS  
30 S. MICHIGAN AVENUE, SUITE 200  
CHICAGO, ILLINOIS 60603  
WWW.NATIONALSURVEYSERVICE.COM  
TEL: 312-630-9480 FAX: 312-630-9484

BY *Robert M. Raimondi*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3579  
raimondi@national-survey-service.com DRAWN BY: A.Z.

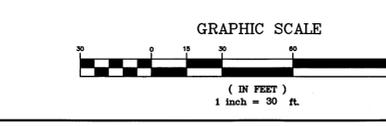
MY LICENSE EXPIRES 11/03/2018

**IMPORTANT**  
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS: 4'-8.57" MEANS 4 FEET AND 857/100 FEET, OR IN FEET AND INCHES, THUS: 4'-8 1/2"  
CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT WITH THE STAKES, POINTS, ETC. ON THE PROPERTY BEFORE BEGINNING CONSTRUCTION. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY BUILDINGS ON THE SAME, AND AT ONE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYORS SO THAT THE MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.  
UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.  
© NATIONAL SURVEY SERVICE, INC. 2018 "ALL RIGHTS RESERVED"

PIN's: 10-20-301-024-000 (Parcel 1)  
10-20-301-026-000 (Parcel 2)

FLOOD HAZARD INFORMATION:  
THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF MORTON GROVE, ILLINOIS, COMMUNITY NO. 170728, PANEL NO. 02423, MAP NUMBER 17031002423; MAP REVISED AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- ⓪ DENOTES NUMBER OF REGULAR PARKING SPACES
  - Ⓜ DENOTES NUMBER OF HANDICAPPED PARKING SPACES
  - Ⓝ DENOTES NUMBER OF REGULAR PARKING SPACES THAT ARE RESERVED
  - Ⓢ DENOTES NUMBER OF REGULAR PARKING SPACES FOR VISITORS
  - Ⓜ-Ⓢ DENOTES NUMBER OF HANDICAPPED PARKING SPACES FOR VISITORS
- TOTAL NUMBER OF REGULAR PARKING SPACES = 311  
TOTAL NUMBER OF HANDICAPPED PARKING SPACES = 7  
TOTAL NUMBER OF PARKING SPACES = 318



**LEGEND:**  
BLDG. - BUILDING  
CONC. - CONCRETE  
COR. - CORNER  
E - EAST  
M. (MEAS.) - MEASURED  
N - NORTH  
NE - NORTHEAST  
NO. - NUMBER  
NW - NORTHWEST  
REC. - RECORD  
S - SOUTH  
SE - SOUTHEAST  
ST. - STREET  
SW - SOUTHWEST  
W - WEST

**ZONING INFORMATION:**  
THE PROPERTY IS DESIGNATED ZONE "M-2" - "GENERAL MANUFACTURING DISTRICT".

**BUILDING SETBACK REQUIREMENTS:**  
FRONT/STREET: 10 FEET  
CORNER: 10 FEET  
REAR: 0 FEET REQUIRED; 20 FEET IF ONE IS PROVIDED  
INTERIOR SIDE: 0 FEET REQUIRED; 10 FEET IF ONE IS PROVIDED

MAXIMUM BUILDING HEIGHT RESTRICTION = 40 FEET  
MAXIMUM FLOOR AREA RATIO: 1:8  
PARKING REQUIREMENTS: 153 TOTAL PARKING SPACES

ZONING INFORMATION WAS PROVIDED BY THE PLANNING & ZONING RESOURCES CORPORATION 1300 SOUTH MERIDIAN AVENUE, SUITE 400, OKLAHOMA CITY, OK 73108, PH: 405-840-4344, FOR 8338 AUSTIN TMG, LLC  
DATED: FINAL - 05/30/2018, PZR SITE NUMBER: 120515-1

# ZONING VARIANCE SET FOR: 8338 N AUSTIN AVE, MORTON GROVE, IL 60053

**SCOPE OF WORK:**

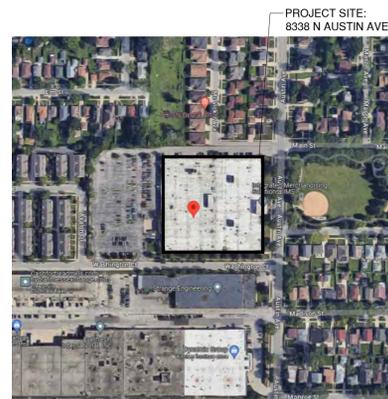
- CONVERT EXISTING OFFICE SPACE INTO 4 TENANT SPACES WITH INDIVIDUAL DRIVEWAY TO NEW GARAGE DOORS FOR STANDARD SIZE (16 FT MAX) DELIVERY TRUCKS
- SEEKING ZONING VARIANCE FOR:
  - 12-2-6:G (OPEN ACCESSORY PARKING ON SIDE SETBACK)
  - 12-7-4:A-C (LOADING BERTH IS NOT SUGGESTED, BUT WAS FLAGGED)

**MORTON GROVE CODE AND ZONING ORDINANCE MATRIX**

ITEM	ISSUE	CHAPTER/ARTICLE	ORDINANCE REQUIREMENT	ACTUAL	LOCATION/ SHEET NO.	AGENCY/ TEST NO.	REMARKS
<b>ZONING REQUIREMENTS</b>							
1.01	ZONING DISTRICT	M-2			N00		
	A) USE OF PROPERTY	12-4-4-E	OFFICE	OFFICE	N00	--	- COMPLIANT (NO CHANGE)
1.02	LOT AREA	12-4-4-F	0	324,195 SF	N00	--	- COMPLIANT (NO CHANGE)
1.03	MAXIMUM FLOOR AREA RATIO	12-4-4-F	1.8	.47	N00	--	- COMPLIANT (NO CHANGE)
1.04	TOTAL BUILDING AREA	152,745 SF	--	152,745 SF	N00	--	- COMPLIANT (NO CHANGE)
1.05	BUILDING HEIGHT	12-4-4-F	40	19 FT	N00 / A20		- COMPLIANT (NO CHANGE)
<b>SETBACKS</b>							
	A) MINIMUM FRONT SETBACK	12-4-4-F	10	38.13 FT	N00		- COMPLIANT (NO CHANGE)
	B) MINIMUM SIDE SETBACK	12-4-4-F	0	28.43 FT / 44.56 FT	N00		- COMPLIANT (NO CHANGE)
	C) MINIMUM REAR SETBACK	12-4-4-F	0	284.55 FT	N00		- COMPLIANT (NO CHANGE)

## BUILDING CODES AND ZONING ORDINANCES

- THIS PROJECT IS TO COMPLY WITH, AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING GOVERNING AUTHORITIES:
  - 2018 INTERNATIONAL BUILDING CODE
  - 2018 INTERNATIONAL EXISTING BUILDING CODE
  - 2018 INTERNATIONAL MECHANICAL BUILDING CODE
  - 2014 ILLINOIS PLUMBING CODE
  - 2011 NATIONAL ELECTRICAL CODE
  - 2018 INTERNATIONAL FIRE PREVENTION CODE
  - LIFE SAFETY CODE (NPFA 101) 2015
  - INTERNATIONAL ENERGY CONSERVATION CODE
- EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURERS RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS.



**01 LOCATION MAP**  
SCALE: NTS

## PROJECT CONTACT LIST

**OWNER / CLIENT:**  
GREENBRAIR PROPERTIES  
5555 N LYNCH AVE  
CHICAGO, IL 60630  
P: 312-583-3560

**RECORD ARCHITECT:**  
DONALD WALLIN  
WALLIN / GOMEZ ARCHITECTS, LTD.  
711 SOUTH DEARBORN STREET  
CHICAGO, IL 60605

**PROJECT ARCHITECT:**  
JOANNA RUIZ  
WALLIN / GOMEZ ARCHITECTS, LTD.  
711 SOUTH DEARBORN STREET  
CHICAGO, IL 60605  
P: 312.427.4702 X221

**CIVIL ENGINEER:**  
STEVE SIMAK  
1316 BOND STREET, SUITE 108  
NAPERVILLE, IL 60563  
P: 630-707-4848  
F: 630-717-4850

**MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:**  
MGN CONSULTING ENGINEERS, INC.  
635 BUTTERFIELD ROAD, SUITE 310  
OAKBROOK TERRACE, IL 60181  
P: 630-627-6078  
F: 630-627-6143

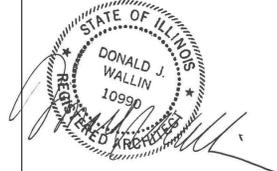
Sheet List Table	
Sheet Number	Sheet Title
N00	COVER SHEET
N01	ARCHITECTURAL SITE PLAN
N02	REFERENCE KEY PLANS
N03	PLAT OF SURVEY
C-1	CIVIL COVER SHEET
C-2	SPECIFICATIONS AND LEGENDS
C-3	EXIST. CONDITIONS AND DEMO PLAN
C-4	GEOMETRIC PLAN
C-5	GRADING & STORM WATER PLAN
C-6	UTILITY PLAN
C-7	SOIL EROSION CONTROL PLAN
C-8	PROJECT DETAILS 1
L-1	LANDSCAPE PLAN
A01	ENLARGED RENOVATION PLAN - WEST
A02	ENLARGED RENOVATION PLAN - EAST
A20	ENLARGED RENOVATION ELEVATION
E1	ELECTRICAL SITE LIGHTING PLAN
E2	ELECTRICAL SITE LIGHTING DETAILS

GROSS ENCLOSED SPACE: 30,205 GSF	
EGRESS REQUIREMENTS:	
EXITS PER FLOOR: 2 EXITS FOR 1-500 OCCUPANTS PER TABLE 1006.3.2 (COMPLIANT)	
DOORS: 209 OCCUPANTS / 115 = .95 EXIT UNITS REQUIRED (COMPLIANT)	
TOTALS: 4.5 (2 DOORS x 1.5) EXIT UNITS PROVIDED > .95 REQUIRED (COMPLIANT)	



DEPARTMENT OF BUILDINGS APPROVAL

8338 N AUSTIN AVE  
MORTON GROVE, IL 60053  
WGA NUMBER: 23125



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EXPIRATION DATE: NOVEMBER 30, 2024  
THESE DRAWINGS HAVE BEEN PREPARED AT / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.



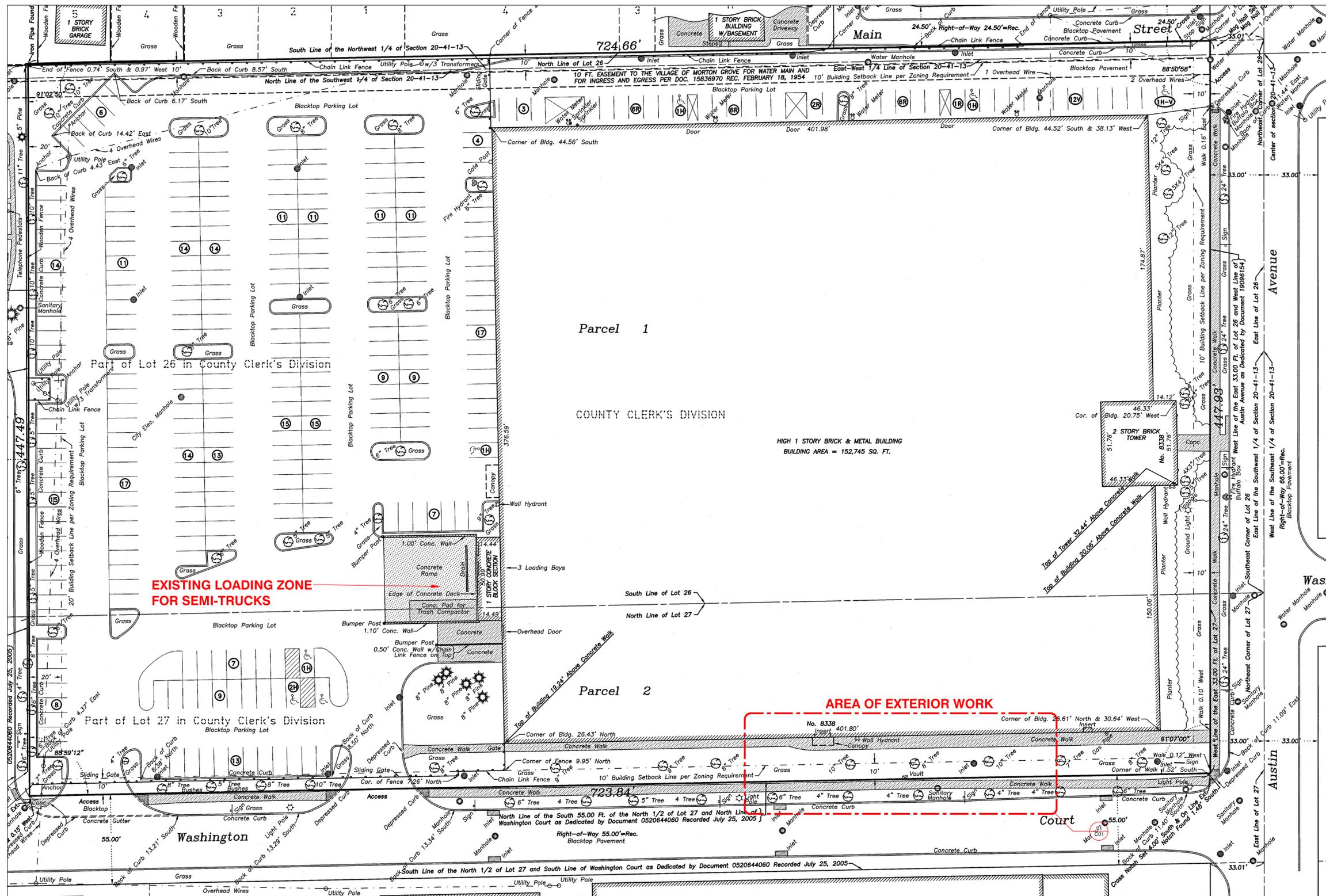
**8338 N AUSTIN AVE  
RENOVATION**

###  
PLOT DATE: 5.8.2024

NO.	DATE	DESCRIPTION
1	04/03/24	ZONING VARIANCE SET
2	05/08/24	ZONING VARIANCE SET R1
3		
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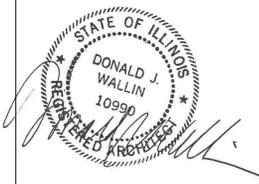
SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**N00**



DEPARTMENT OF BUILDINGS APPROVAL

8338 N AUSTIN AVE  
MORTON GROVE, IL 60053  
WGA NUMBER: 23125



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EXPIRATION DATE: NOVEMBER 30, 2024  
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/ OR UNDER MY SUPERVISION AND TO THE  
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CONFORM AND COMPLY WITH THE  
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8338 N AUSTIN AVE  
RENOVATION

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PLOT DATE: 5.8.2024  
NO. DATE: | DESCRIPTION:  
1 04/03/24 ZONING VARIANCE SET  
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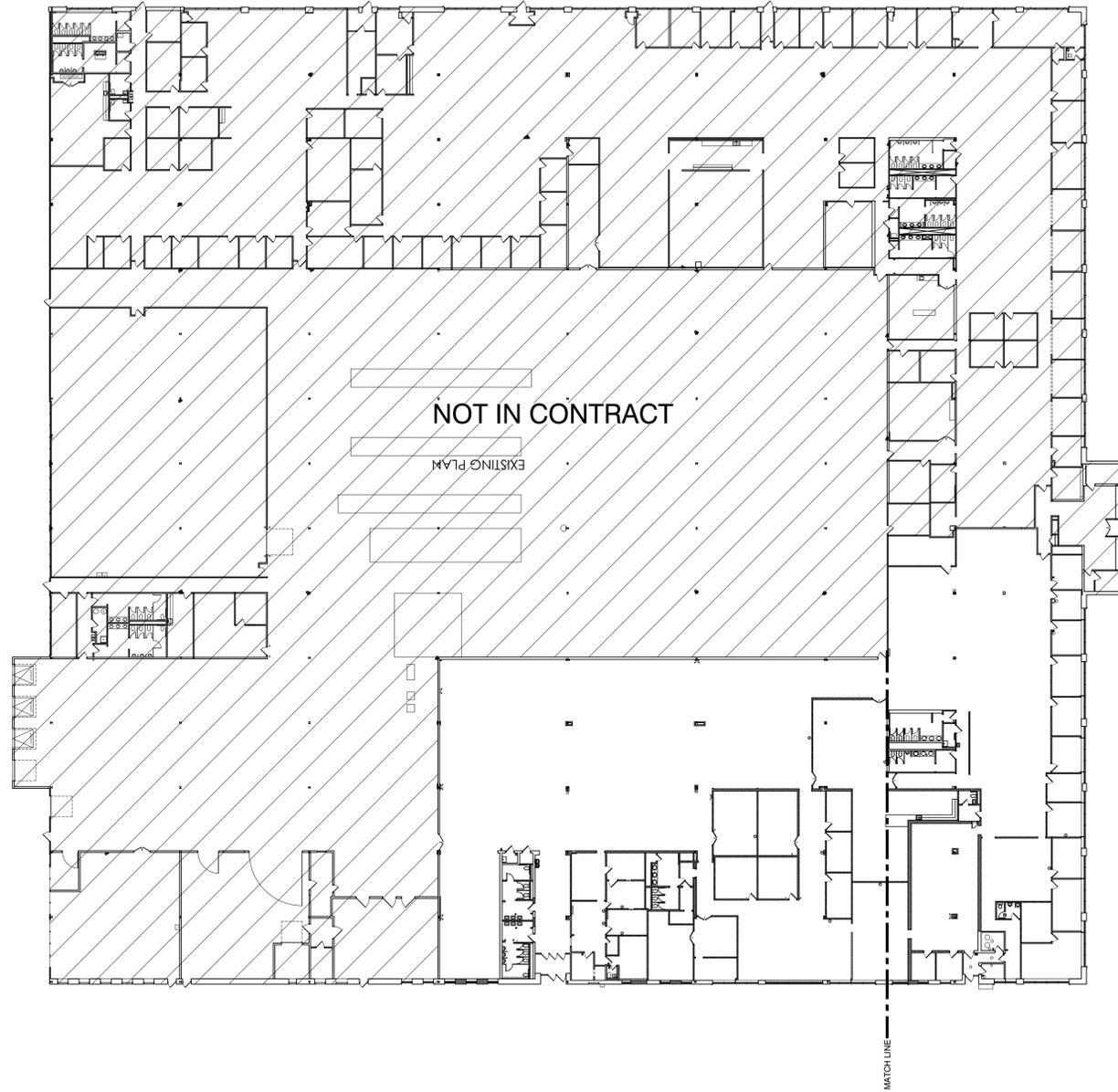
SHEET TITLE:  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER:  
**N01**

**01** ARCHITECTURAL AREA OF WORK PLAN

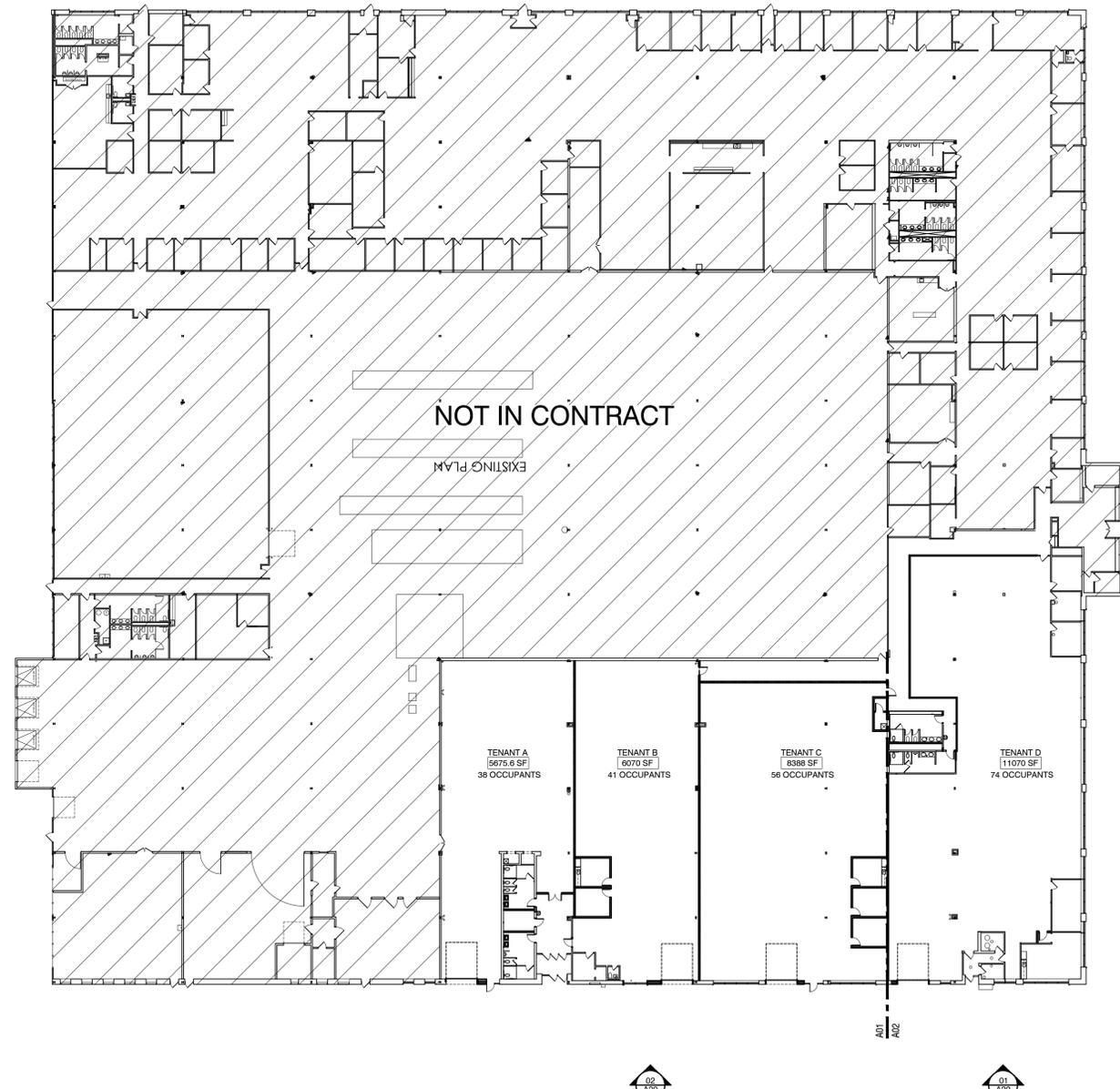
SCALE: 1"=30'





01 DEMOLITION KEY PLAN

SCALE: 1" = 30'



02 PROPOSED KEY PLAN

SCALE: 1" = 30'

SYMBOLS: LIFE SAFETY TABLE 1017.2 AND TABLE 1020.1

1 HOUR FIRE RESISTANCE RATED SEPARATION	---
MAXIMUM TRAVEL DISTANCE: 90'-0" - COMPLIANT MAXIMUM TRAVEL DISTANCE ALLOWED: 250'-0" (WITH SPRINKLER) (200'-0" WITHOUT)	→

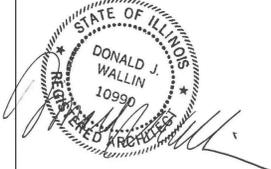
FIRE EXTINGUISHER SYMBOL KEY

FEC-1	SEMI-RECESSED CABINET & FIRE EXTINGUISHER
-------	---



DEPARTMENT OF BUILDINGS APPROVAL

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CONFORM AND COMPLY WITH THE  
REQUIREMENTS OF THE DEPARTMENT OF  
BUILDING AND CODES HAVING JURISDICTION.



WALLIN + GOMEZ  
ARCHITECTS, LTD.  
711 S. Dearborn Street  
Suite 606  
Chicago, Illinois 60605  
312.427.4702  
wallingomez.com

8338 N AUSTIN AVE  
RENOVATION

###  
PLOT DATE: 5.8.2024

NO.	DATE	DESCRIPTION
1	04/03/24	ZONING VARIANCE SET
2	05/08/24	ZONING VARIANCE SET R1
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SHEET TITLE:  
REFERENCE KEY  
PLANS

SHEET NUMBER:  
**N02**

# NATIONAL SURVEY SERVICE, INC.

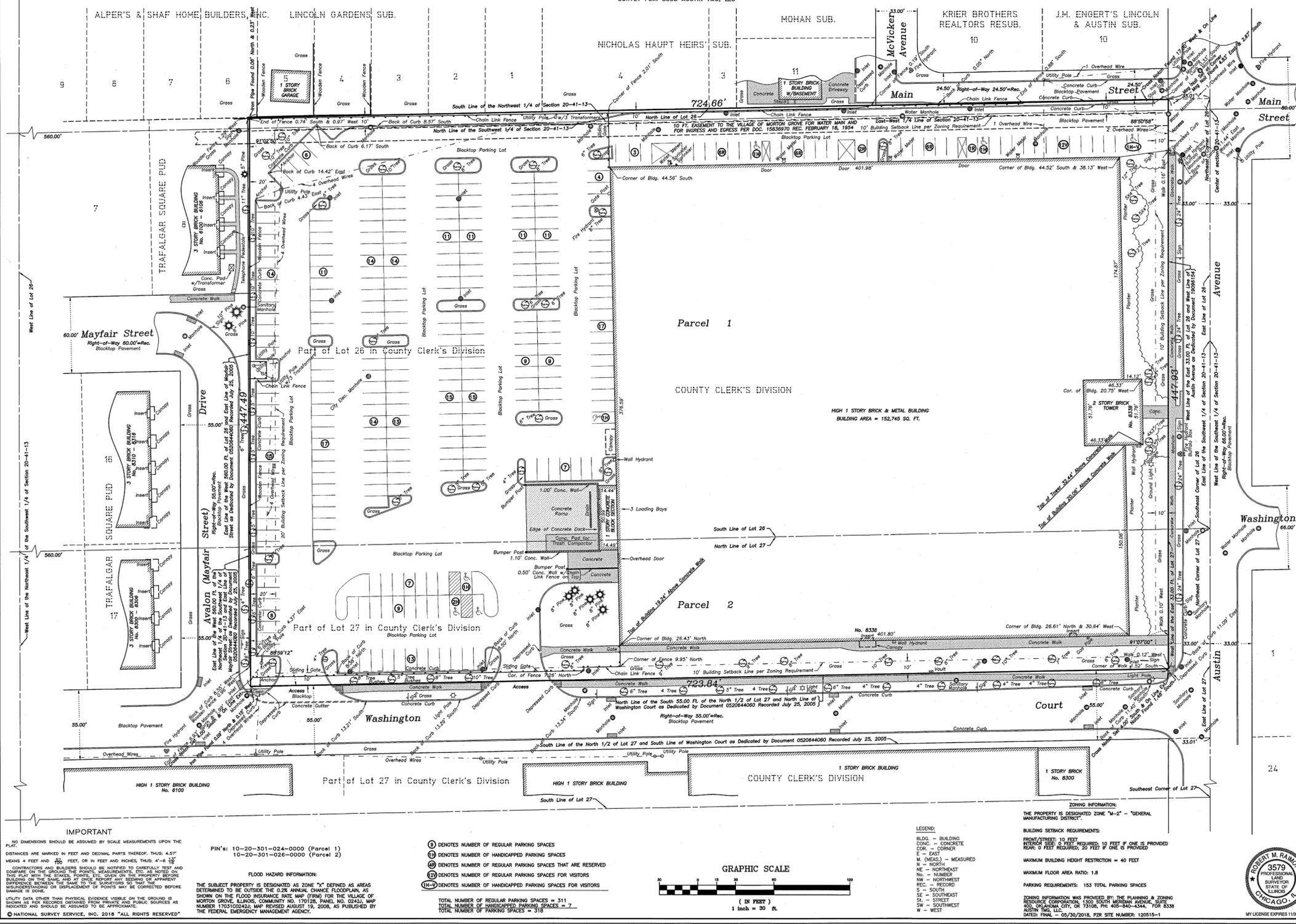
## ALTA/NSPS LAND TITLE SURVEY

### Plat of Survey

SURVEY NO. N-129713 SURVEY  
 N-130258 STAKE REVISED  
 DATE: SEPT. 23, 2015  
 DEC. 10, 2015  
 MAY 1, 2018  
 JUNE 5, 2018

**PARCEL 1:**  
 LOT 26 (EXCEPT THE WEST 560.00 FEET AND EXCEPT THE EAST 33 FEET THEREOF) IN THE COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19 AND ALL OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 AREA = 244,771 SQUARE FEET OR 5.61916 ACRES

**PARCEL 2:**  
 THE NORTH 1/2 OF LOT 27 (EXCEPT THAT PART LYING WEST OF THE EAST LINE OF THE WEST 560.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND (EXCEPT THE EAST 33 FEET THEREOF) AND (EXCEPT THE SOUTH 55.00 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 AREA = 79,424 SQUARE FEET OR 1.82333 ACRES  
 TOTAL AREA = 324,195 SQUARE FEET OR 7.44249 ACRES  
 KNOWN AS: 8338 AUSTIN AVENUE, MORTON GROVE, ILLINOIS  
 SURVEY FOR: 8338 AUSTIN TMG, LLC



TO: MISSNER REALTY COMPANY;  
 FIRST AMERICAN BANK, AS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 RESPECTIVE INTERESTS MAY APPEAR;  
 8338 AUSTIN, ILL.;  
 GBM INVESTMENTS, LLC;  
 CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS  
 BASED WERE MADE IN ACCORDANCE WITH THE 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(a),  
 6(b), 7(a), 7(b), 7(c), 8, 10(a), 11, 14, 15, 17, 18, 19, AND 20 OF  
 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 1, 2018.

DATE OF PLAT OR MAP: JUNE 5, 2018  
**Robert M. Rainaldi**  
 ROBERT M. RAINALDI  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3579

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN  
 CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO.  
 15048275NG WITH AN EFFECTIVE DATE OF APRIL 23, 2018. EASEMENTS,  
 COVENANTS AND RESTRICTIONS REFERENCED IN SAID COMMITMENT OR  
 EASEMENTS OF WHICH THE ABOVE-SIGNED SURVEYOR HAS BEEN ADVISED OR  
 HAS KNOWLEDGE, HAVE BEEN LISTED OR DELINEATED HEREON OR OTHERWISE  
 NOTED AS TO THEIR EFFECT ON THE PROPERTY.

- TABLE A ITEMS NOTES:
- 10.(a) WE FIND NO VISIBLE EVIDENCE OF DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
  11. THE LOCATION OF SURFACE AND AERIAL UTILITIES SHOWN HEREON IS BASED ON OBSERVED EVIDENCE. WE WERE NOT CONTRACTED TO PRODUCE, PLOT OR INCLUDE ANY UNDERGROUND UTILITY RECORDS OR DATA THAT ARE OTHERWISE AVAILABLE UPON REQUEST FROM INDIVIDUAL UTILITY COMPANIES.
  16. WE FIND NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  17. WE FIND NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THE SURVEY SHOWS CURRENT STREET AND SIDEWALK CONDITIONS.
  18. NO WETLAND AREAS WERE LOCATED OR DELINEATED ON THE PROPERTY BY APPROPRIATE AUTHORITIES.
  19. THERE ARE NO OFFSITE EASEMENTS OR SERVICELINES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS LISTED IN THE ABOVE-REFERENCED TITLE COMMITMENT OR VISUALLY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
  20. PROFESSIONAL GENERAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

N-130258 STAKE REVISED JUNE 5, 2018  
 MAY 1, 2018  
 REVISED DEC. 10, 2015  
 SURVEY NO. N-129713 SURVEY DATE: SEPT. 23, 2015

State of Illinois  
 County of Cook

**We Herby Certify** that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

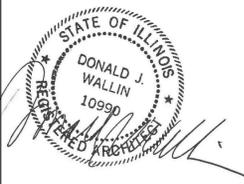
**NATIONAL SURVEY SERVICE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 30 S. MICHIGAN AVENUE, SUITE 200  
 CHICAGO, ILLINOIS 60603  
 WWW.NATIONALSURVEYSERVICE.COM  
 TEL: 312-630-9480 FAX: 312-630-9484

By **Robert M. Rainaldi**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3579  
 CHICAGO, ILL.



DEPARTMENT OF BUILDINGS APPROVAL

8338 N AUSTIN AVE  
 MORTON GROVE, IL 60053  
 WGA NUMBER: 23125



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ILLINOIS  
**DONALD WALLIN**  
 10990  
 REGISTERED ARCHITECT  
 001.019990  
 EXPIRATION DATE: NOVEMBER 30, 2024  
 THESE DRAWINGS HAVE BEEN PREPARED AT /OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.



**8338 N AUSTIN AVE RENOVATION**

###

PLOT DATE:	5.8.2024
NO. DATE   DESCRIPTION:	
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2	05/08/24 ZONING VARIANCE SET R1
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SHEET TITLE:  
**PLAT OF SURVEY**

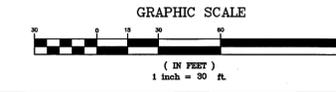
SHEET NUMBER:  
**N03**

**IMPORTANT**  
 ALL DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.  
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS, 4.57 MEANS 4 FEET AND 57/100 FEET, OR IN FEET AND INCHES, THUS, 4'-6 1/8".  
 CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ETC., AS NOTED ON BUILDING OR THE SAME, AND AT ONCE REPORT ANY SIGNIFICANT OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYORS SO THAT THE MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.  
 UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS FOR RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROPRIATE.  
 © NATIONAL SURVEY SERVICE, INC. 2018 "ALL RIGHTS RESERVED"

PIN's: 10-20-301-024-0000 (Parcel 1)  
 10-20-301-024-0000 (Parcel 2)

**FLOOD HAZARD INFORMATION:**  
 THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF MORTON GROVE, ILLINOIS, COMMITMENT NO. 170726, PANEL NO. 02421. MAP NUMBER 17031002421; MAP REVISED AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- ⊙ DENOTES NUMBER OF REGULAR PARKING SPACES
  - ⊙ DENOTES NUMBER OF HANDICAPPED PARKING SPACES
  - ⊙ DENOTES NUMBER OF REGULAR PARKING SPACES THAT ARE RESERVED
  - ⊙ DENOTES NUMBER OF REGULAR PARKING SPACES FOR VISITORS
  - ⊙ DENOTES NUMBER OF HANDICAPPED PARKING SPACES FOR VISITORS
- TOTAL NUMBER OF REGULAR PARKING SPACES = 311  
 TOTAL NUMBER OF HANDICAPPED PARKING SPACES = 7  
 TOTAL NUMBER OF PARKING SPACES = 318



**ZONING INFORMATION:**  
 THE PROPERTY IS DESIGNATED ZONE "M-2" - "GENERAL MANUFACTURING DISTRICT".  
**BUILDING SETBACK REQUIREMENTS:**  
 FRONT/STREET: 10 FEET  
 INTERIOR CORNER: 0 FEET REQUIRED; 10 FEET IF ONE IS PROVIDED  
 REAR: 0 FEET REQUIRED; 20 FEET IF ONE IS PROVIDED  
 MAXIMUM BUILDING HEIGHT RESTRICTION = 40 FEET  
 MAXIMUM FLOOR AREA RATIO: 1:8  
**PARKING REQUIREMENTS:** 153 TOTAL PARKING SPACES

**LEGEND:**  
 BLDG. = BUILDING  
 CONC. = CONCRETE  
 COR. = CORNER  
 E = EAST  
 NE = NORTH-EAST  
 N = NORTH  
 NW = NORTH-WEST  
 REC = RECORD  
 S = SOUTH  
 SE = SOUTH-EAST  
 SW = SOUTH-WEST  
 W = WEST

ZONING INFORMATION WAS PROVIDED BY THE PLANNING & ZONING RECORDS CORPORATION, 1300 SOUTH MICHIGAN AVENUE, SUITE 100, CHICAGO, ILLINOIS 60605, FOR 8338 AUSTIN TMG, LLC.  
 DATED: FINAL - 05/20/2016, PDR SITE NUMBER: 120516-1



**SPECIFICATIONS - GENERAL**

- STANDARDS AND SPECIFICATIONS:** ALL APPLICABLE REQUIREMENTS OF THE ORDINANCES OF AUTHORITIES HAVING JURISDICTION (INCLUDING BUT NOT LIMITED TO THE STATE AND MUNICIPALITY) SHALL GOVERN THIS WORK.
- ENGINEER OF RECORD:** THE ENGINEER OF RECORD (ENGINEER) IS WEAVER CONSULTANTS GROUP NORTH CENTRAL, LLC (WEAVER). WEAVER'S REPRESENTATIVES MAY OBSERVE THE CONSTRUCTION AND THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE.
- EXAMINATION OF THE SITE:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
- CURRENT SET OF PLANS:** THE CONTRACTOR SHALL VERIFY THAT THEY ARE WORKING WITH THE CURRENT SET OF PLANS AND SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL ONLY BUILD FROM THE SET OF PLANS LABELED "ISSUED FOR CONSTRUCTION".
- INDEMNIFICATION:** THE CONTRACTOR SHALL INDEMNIFY THE ENGINEER OF RECORD, THE ARCHITECT OF RECORD, THE OWNER AND THE OWNER'S AGENTS, THE MUNICIPALITY AND ALL OTHER AGENCIES FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OR ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
- UNDERGROUND UTILITIES:** THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY OR LIABILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
- SUBSURFACE INVESTIGATION:** SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK OR OTHER BURIED IMPEDIMENTS INCLUDING DRAIN TILES, FOUNDATIONS, ETC. IF ANY. THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS DEEMED NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION MAY HAVE BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENT LEVEL AND EXTENT OF UNDERGROUND UTILITIES.
- PERMITS AND LICENSES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND LICENSES AS REQUIRED BY STATE AND LOCAL AGENCIES. WHENEVER THE WORK REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER AND ENGINEER BEFORE THE WORK COMMENCES OR BEGINS. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.
- BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AGENCIES.
- SAFETY:** WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION ARE REQUIRED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES. CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN, AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL POST DANGER SIGNS WARNING AGAINST KNOWN OR UNUSUAL HAZARDS.
- NOTIFICATIONS:** A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, THE ENGINEER OF RECORD AND THE LOCAL UNDERGROUND AND LOCATE COMPANY FOR STAKING THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- INSPECTIONS:** INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER OR ASSIGNED AGENTS. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
- SHOP DRAWINGS:** PROPOSED CONSTRUCTION MATERIALS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR APPROVAL IN ADVANCE OF MOBILIZATION. ANY DEVIATION FROM THE APPROVED CONSTRUCTION MATERIALS LIST MUST BE APPROVED BY THE ENGINEER IN WRITING.
- CONSTRUCTION DEBRIS:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM THE CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE DEBRIS SHOULD BE REMOVED AT THE END OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT EACH DAY. ALL DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- DISPOSITION AND DISPOSAL OF EXCESS MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE, INCLUDING, BUT NOT LIMITED TO EXCESS MATERIALS AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE AND OTHER DEBRIS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. DISPOSAL OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
- CONSTRUCTION STAKING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER IMMEDIATELY. ALL CONSTRUCTION STAKING AND CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO USE.
- PROPERTY CORNERS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- RECORD DRAWINGS:** THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TO THE ENGINEER OF RECORD AND THE OWNER RECORD DRAWINGS, PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, OF ALL SITE IMPROVEMENTS. THESE RECORD DRAWINGS SHALL INCLUDE ALL DEVIATIONS TO THE DESIGN PLANS. ALL AS-CONSTRUCTED SPOT GRADES ON THE GRADING PLAN AND ALL AS-CONSTRUCTED GRADES INCLUDING RIMS, INVERTS AND PIPE SLOPES ON THE UTILITY PLAN. CONTRACTOR IS ALSO RESPONSIBLE TO MAKE ANY CORRECTIONS AS DETERMINED NECESSARY BY THE ENGINEER, OWNER AND/OR MUNICIPALITY AND UPDATE THE RECORD DRAWINGS ACCORDINGLY.
- SOIL STABILIZATION:** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE EROSION CONTROL SPECIFICATIONS. ALL SOIL SHALL BE STABILIZED PRIOR TO ISSUANCE OF FINAL APPROVAL. SEE LANDSCAPE PLAN FOR DETAILS.

**SPECIFICATIONS - DEMOLITION**

- PERMITS:** CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO DEMOLITION.
- EROSION CONTROL MEASURES:** CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN INCLUDING, BUT NOT LIMITED TO, PERIMETER SILT FENCE AND INLET PROTECTION, PRIOR TO THE START OF DEMOLITION.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER IF IT HAS BEEN DETERMINED THAT IT CAN BE RE-USED ON THE SITE. ALL TREES INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- EXISTING UTILITIES:** ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS OTHERWISE NOTED OR AGREED TO BY THE OWNER AND ENGINEER. ALL EXISTING UTILITIES THAT ARE NOTED TO BE REMOVED SHALL BE CAPPED AND REMOVED AS INDICATED AFTER EXISTING LINES ARE TAKEN OUT OF SERVICE AND UTILITY COMPANY APPROVALS ARE OBTAINED. EXISTING UTILITIES THAT ARE NOTED TO BE ABANDONED SHALL BE FILLED OR CRUSHED TO AVOID FUTURE PIPE FAILURE.
- RE-USE OF EXISTING MATERIALS:** CONTRACTOR SHALL RE-USE EXISTING MATERIALS ON THE SITE FOR BACKFILL AND/OR SUB-GRADE ONLY IF APPROVAL IS OBTAINED IN WRITING FROM THE OWNER, ENGINEER AND GEOTECHNICAL ENGINEER. DURING BIDDING, CONTRACTOR SHALL NOT ASSUME THAT MATERIALS CAN BE RE-USED ON-SITE.
- PLUGGING EXISTING SANITARY SEWERS:** CONTRACTOR SHALL PLUG DOWNSTREAM END OF EXISTING SANITARY SEWER PRIOR TO DEMOLITION TO PREVENT STORMWATER AND DEBRIS FROM ENTERING THE SEWER.
- DRAINAGE:** POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT DEMOLITION. CONTRACTOR SHALL PLAN DEMOLITION IN STAGES TO PREVENT EXCESS PONDING OR BLOCKAGE OF DRAINAGE. ALL STORM SEWER OR FIELD TILES DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND/OR RECONNECTED BEFORE THE END OF THE WORKING DAY.
- REMOVAL OF BELOW GRADE IMPROVEMENTS:** ANY BUILDINGS, FOUNDATIONS, WALLS, FOOTINGS, CONCRETE, ETC. THAT ARE SHOWN TO BE REMOVED SHALL BE REMOVED TO THE FULL DEPTH UNLESS APPROVED BY THE OWNER AND ENGINEER.
- TREE PROTECTION:** CONTRACTOR SHALL FOLLOW THE TREE PROTECTION PLAN IF IT HAS BEEN PROVIDED AS A PART OF THIS CONSTRUCTION SET. ANY TREES REMOVED THAT WERE INDICATED TO BE PROTECTED SHALL BE REPLACED BY THE CONTRACTOR AND FINED ACCORDINGLY.

**SPECIFICATIONS - UTILITIES**

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITIONS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" SHALL GOVERN THE PERFORMANCE OF THE WORK. "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- EXISTING UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.
- TEMPORARY ROADWAY PATCHES:** IF IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ANY TEMPORARY ROADWAY PATCHES THAT MAY OCCUR IN ORDER TO REOPEN ROADWAY WHILE CONSTRUCTION ACTIVITY PROGRESSES, UNTIL SUCH TIME A PERMANENT PATCH CAN BE INSTALLED.
- TRENCH BACKFILL IN RIGHT OF WAYS:** CARE SHALL BE TAKEN IN PARKWAYS AREAS TO ASSURE COMPACTION ACCEPTABLE FOR THE FUTURE STABILITY OF DRIVEWAYS AND SIDEWALKS. WHILE SPECIAL BACKFILL MATERIAL IS NOT REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST POTENTIAL FUTURE SETTLEMENT OF BACKFILLED AREAS.
- TRENCH BACKFILL:** TRENCH BACKFILL MATERIAL (SEE DETAIL), SHALL BE PROVIDED UNDER AND WITHIN TWO FEET OF ALL PROPOSED AND FUTURE SIDEWALK, CURBS AND PAVEMENT.
- STRUCTURE BEDDING:** ALL STRUCTURE BEDDING SHALL BE COMPACTED CRUSHED STONE OR LIMESTONE MEETING C-6 STANDARDS.
- WATER AND SEWER SEPARATION:** ALL SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. ALL SEWERS CROSSING WATER MAINS SHALL BE LAID WITHIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY MATERIALS FOR 10' ON EITHER SIDE OF THE PIPE. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE CONSTRUCTED WITH WATER MAIN QUALITY MATERIALS.
- TRANSFORMER PAD:** THE CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER CONCRETE PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- SEWER LID LETTERING:** ALL SANITARY SEWER CASTINGS TO BE LETTERED "SANITARY SEWER". ALL STORM SEWER SOLID LID CASTINGS SHALL BE LETTERED "STORM SEWER". ALL WATER CASTINGS TO BE LETTERED "WATER". ALL FRAMES AND CASTINGS SHALL MEET ALL MUNICIPAL, STATE AND REGULATORY AGENCY REQUIREMENTS AND SPECIFICATIONS.
- FRAME AND GRATES:** UNLESS OTHERWISE SPECIFIED ON A DETAIL OR WITHIN MUNICIPAL SPECIFICATIONS, ALL FRAME AND GRATES TO BE:
  - 10.1. STORM STRUCTURES WITH OPEN LIDS IN STANDARD CURBS: EJIW 7220 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
  - 10.2. STORM STRUCTURES WITH OPEN LIDS IN DEPRESSED CURBS: EJIW 5120 F&G, OR APPROVED EQUAL.
  - 10.3. STORM STRUCTURES WITH OPEN LIDS IN PAVEMENT: EJIW 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
  - 10.4. STORM STRUCTURES WITH OPEN LIDS IN LANDSCAPE AREAS: EJIW 6527N 2" BEEHIVE GRATE, OR APPROVED EQUAL.
  - 10.5. STORM STRUCTURES WITH CLOSED LIDS: EJIW 1022 FRAME WITH TYPE A SOLID COVER, OR APPROVED EQUAL.
  - 10.6. WATER VALVES: EJIW 1022-A, OR APPROVED EQUAL.
  - 10.7. SANITARY SEWER: EJIW 1022 WITH WATERTIGHT LID AND CONCEALED PICK HOLE, OR APPROVED EQUAL.
- WATER MAIN BURY DEPTH:** THE MINIMUM COVER FOR WATER MAIN SHALL BE 5.5' FROM THE FINISHED GRADE TO THE TOP OF THE MAIN.
- CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF THE PAVEMENT EXCEPT ELECTRICAL CONDUIT WHICH SHALL BE A MINIMUM OF 36" DEEP. ALL CONDUIT SHALL EXTEND TWO FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. CONTRACTOR SHALL FURNISH ALL CONDUIT AS NECESSARY FOR UTILITY SERVICES. GAS, TELEPHONE AND ELECTRIC LOCATIONS MAY BE SHOWN ON THE PLANS AS A GUIDE. EXACT LOCATIONS SHALL BE DETERMINED BETWEEN THE CONTRACTOR AND UTILITY COMPANIES.
- WATER MAIN TESTING:** ALL WATER LINES, FITTINGS AND VALVES SHALL BE TESTED FOR DISINFECT AND LEAKAGE IN ACCORDANCE WITH AWWA C600 AND FLUSHED AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C651. ALL VALUITS SHALL BE VACUUM TESTED TO PREVENT INFILTRATION. ALL TESTING, FLUSHING AND DISINFECTING SHALL BE WITNESSED AND APPROVED AND SHALL BE IN COMPLIANCE WITH ALL MUNICIPAL, STATE AND REGULATORY AGENCY GUIDELINES, REQUIREMENTS AND SPECIFICATIONS.
- SANITARY SEWER TESTING:** ALL SANITARY SEWER SHALL BE INSPECTED AND TESTED UPON COMPLETION OF INSTALLATION TO THE APPROVAL OF THE MUNICIPALITY AND/OR SANITARY DISTRICT AND IEPA. EXFILTRATION TESTING (LEAKAGE SHALL NOT EXCEED 240 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY) OR AIR TESTING PER ASTM F-1417 (PLASTIC) OR ASTM C-828 (CLAY) AS WELL AS AND DEFLECTION TESTING ARE REQUIRED FOR THE SEWER. LEAKAGE TESTING PER ASTM C-969 OR VACUUM TESTING PER ASTM C-1244 ARE REQUIRED FOR MANHOLES.
- SEDIMENT REMOVAL:** ALL DRAINAGE STRUCTURES, PIPES AND PAVEMENT SURFACES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE AND AS MAY BE PERIODICALLY REQUIRED DURING THE COURSE OF CONSTRUCTION.
- FLARED END SECTION GRATES:** ALL FLARED END SECTIONS SHALL HAVE GRATES AND THE GRATES SHALL FOLLOW THE INTENT OF THE IDOT STANDARD.
- STEEL IN STRUCTURES:** ALL STRUCTURE STEPS SHALL BE GREY CAST IRON ASTM A-48 OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS.
- GEOTEXTILE FABRIC:** ALL GEOTEXTILE FABRIC UTILITY TRENCHES SHALL BE A 0Z. WOVEN SKAPS W250 OR APPROVED EQUAL.

**SPECIFICATIONS - PAVEMENT**

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN THIS WORK.
- PAVING CONDITIONS:** THE BITUMINOUS MATERIALS SHALL ONLY BE LAID ON A SURFACE WHICH IS DRY AND WHEN THE WEATHER CONDITIONS ARE SUITABLE. THE BITUMINOUS BINDER COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 45 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 32 DEGREES F AND WHEN RISING TEMPERATURES ARE FORECAST. THE SURFACE COURSE SHALL BE PLACED ONLY WHEN THE TEMPERATURE IN THE SHADE IS AT LEAST 50 DEGREES F, WHEN THE TEMPERATURE IN THE SHADE FOR THE PREVIOUS 24 HOURS IS AT LEAST 40 DEGREES F, AND WHEN RISING TEMPERATURES ARE FORECAST. ANY PAVEMENT ACTIVITY SHOULD BE STOPPED IN THE EVENT OF RAIN, REGARDLESS OF TEMPERATURE.
- SUB-GRADE PREPARATIONS:** IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS AND THE GEOTECHNICAL REPORT, THE SUB-GRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT AND ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUB-GRADE AND BACKFILLED AND RE-COMPACTED. PAVEMENT SUB-GRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY.
- INSPECTIONS:** PAVEMENT SUB-BASE, BASE AND SURFACE MUST EACH BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE NEXT PHASE OF WORK. PROOF ROLLING AND NUCLEAR DENSITY TESTING WILL BE UTILIZED IF REQUESTED BY OWNER.
- CONCRETE TESTING:** CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 C.Y. OF CONCRETE WHICHEVER OCCURS MORE OFTEN. COPIES OF ALL TEST RESULTS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- JOINT SEALANT:** JOINT SEALANT SHALL BE A GRY ELASTOMERIC SILICONE OR POLYURETHANE SEALANT DESIGNED FOR CONCRETE EXPANSION AND CONTROL JOINTS CONFORMING TO ASTM C920, OR APPROVED EQUAL.
- CONCRETE SEALER:** "SCOFIELD" CEMENTONE CLEAR SEALER OR APPROVED EQUAL SHALL BE APPLIED TO ALL CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
- CURB TAPERS:** DUB DOWN (TAPER) CONCRETE CURBS TO ZERO HEIGHT AT SIDEWALKS. RAMP SIDEWALKS AS REQUIRED TO MEET EXISTING AND PROPOSED ADJACENT GRADES.
- CONSTRUCTION TOLERANCE:** PAVEMENT SUB-GRADE SHALL BE FINISHED TO 0.10' +/- OF DESIGN SUB-GRADE ELEVATIONS. ALL PROPOSED CURB, SIDEWALK AND PAVEMENT SHALL BE CONSTRUCTED TO WITHIN 0.05' +/- OF THE DESIGN GRADES.
- STRUCTURE ADJUSTMENTS:** ALL EXISTING STRUCTURES (MANHOLES, CATCH BASINS, VALVE BOXES, ETC.) SHALL BE ADJUSTED TO MEET THE FINAL PAVEMENT OR GROUND SURFACE ELEVATION AS REQUIRED.
- SAW CUTTING:** REMOVAL OF ALL PAVEMENT, SIDEWALK AND/OR CURB SHALL BE ACCOMPLISHED BY SAW CUTTING IN ACCORDANCE WITH THE STATE DOT SPECIFICATIONS.
- CONCRETE CURB AT ENTRANCES:** SAW CUTTING OF EXISTING CURB HEAD TO PROVIDE DEPRESSED CURB AT ENTRANCES IS PROHIBITED. THE CONTRACTOR SHALL SAW CUT EXISTING CURB AT LIMITS OF WORK AND REPLACE WITH DEPRESSED CURB AT ALL ENTRANCES. DRILL AND DOWEL ALL CURB INCLUDING DEPRESSED CURB TO EXISTING CURB PER THE DETAIL.
- CONNECTION TO EXISTING CONCRETE:** WHERE PROPOSED CONCRETE IS TO CONNECT TO EXISTING CONCRETE, AT LEAST 15" OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE OR THE CONTRACTOR SHALL PROVIDE NEW HORIZONTAL DOWEL BARS PER THE DETAILS.
- ACCESSIBILITY SPECIFICATIONS:** SEE ACCESSIBILITY SPECIFICATIONS FOR MORE INFORMATION REGARDING PAVING IN THE ACCESSIBLE AREAS.

**SPECIFICATIONS - ACCESSIBILITY**

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "ILLINOIS ACCESSIBILITY CODE" (IAC), THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG), IDOT STANDARDS AND "ADA STANDARDS FOR ACCESSIBLE DESIGN" SHALL GOVERN THIS WORK.
- VERIFY SLOPES PRIOR TO CONSTRUCTION:** EXISTING GRADES HAVE BEEN INTERPOLATED BASED ON ELEVATIONS PROVIDED ON THE SURVEY. PROPOSED GRADES NEAR EXISTING OR RECENTLY CONSTRUCTED STRUCTURES (BUILDINGS, PAVEMENT, SIDEWALKS, ETC) MAY REQUIRE MODIFICATIONS IN ORDER TO ACHIEVE COMPLIANCE. PRIOR TO INSTALLATION OF ANY ACCESSIBLE ROUTES, THE CONTRACTOR SHALL VERIFY THE SLOPE OF THE SUB-GRADE AND CONCRETE FORMS FOR COMPLIANCE WITH THE MAXIMUM SLOPES ALLOWABLE. IF ANY SLOPES ARE GREATER THAN ALLOWABLE, CONTRACTOR SHALL CONTACT THE SURVEYOR IMMEDIATELY TO RE-DESIGN THE ACCESSIBLE ROUTE.
- DETECTABLE WARNINGS:** DETECTABLE WARNINGS ARE NOT REQUIRED ON PRIVATE PROPERTY UNLESS REQUIRED BY LOCAL REQUIREMENTS. DETECTABLE WARNINGS ARE REQUIRED IN THE PUBLIC RIGHT OF WAY AT STOP CONTROLLED INTERSECTIONS AND SHALL BE AN INTEGRAL PART OF THE RAMP. WARNINGS SHALL BE EAST SIGN REFLECTIVE (EIRW) SERIES 7005 CAST-IRON PLATE COLOR: BRICK RED, FEDERAL COLOR NO. 22144 OR APPROVED EQUAL.
- ACCESSIBLE ROUTES:** AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREET AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE OF GREATER THAN 5% NOR A CROSS SLOPE OF GREATER THAN 2%.
- CURB RAMPS:** CURB RAMPS MAY BE PROVIDED WHEN A SIDEWALK MEETS A CURB. CURB RAMP SLOPES SHALL NOT EXCEED A RUNNING SLOPE OF GREATER THAN 8.33% NOR A CROSS SLOPE OF GREATER THAN 2%. A LANDING NO SHORTER THAN 36" SHALL BE PROVIDED AT THE TOP OF A CURB RAMP.
- ACCESSIBLE PARKING SPACES:** ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AS SHOWN ON THE PLANS AND SHALL NOT HAVE A SLOPE THAT IS GREATER THAN 2% IN ANY DIRECTION. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY PROVIDING A PERMANENTLY MOUNTED SIGN. SEE DETAILS FOR MARKING AND SIGN REQUIREMENTS.
- RAMPS:** AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS INCLUDING HANDRAILS. SEE ARCHITECTURAL PLANS FOR RAMP DETAILS.

**SPECIFICATIONS - SOIL EROSION**

- STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "ILLINOIS URBAN MANUAL", ALL STATE AND FEDERAL REGULATIONS, AND THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) PERMIT PROVISIONS SHALL GOVERN THIS WORK.
- SWPPP INSPECTOR:** IF AN NPDES PERMIT IS REQUIRED FOR THE SITE, THE OWNER AND/OR CONTRACTOR SHALL APPOINT A QUALIFIED PERSON TO FULFILL THE INSPECTION REQUIREMENTS OF THE PERMIT (SWPPP INSPECTOR). THE SITE SHALL BE INSPECTED BY THE SWPPP INSPECTOR AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 1/2" OR GREATER (OR EQUIVALENT SNOWFALL). SWPPP INSPECTIONS SHALL CONTINUE UNTIL FINAL STABILIZATION AND TERMINATION REQUIREMENTS OF THE SWPPP HAVE BEEN MET.
- SWPPP COMPLIANCE:** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CONDITIONS DETERMINED BY THE SWPPP INSPECTOR WHILE CONDUCTING ACTIVITIES ON THIS PROJECT. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE EROSION AND ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR TOGETHER WITH THE SWPPP INSPECTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS PROVIDED.
- CLEANING, REPAIR, AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES, MAINTENANCE, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASH-OUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
- LIMIT OF EXPOSURE:** TO THE EXTENT POSSIBLE, THE EXPOSED AREAS AND DURATION OF EXPOSURE SHALL BE KEPT TO A MINIMUM AND ALL AREAS WHERE CONSTRUCTION HAS STOPPED FOR 7 DAYS OR MORE MUST BE STABILIZED PER THE SWPPP.
- SILT FENCE:** AT A MINIMUM, CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE EROSION CONTROL PLANS. SILT FENCE SHALL ALSO BE INSTALLED AS NEEDED AND DIRECTED BY THE SWPPP INSPECTOR IN ORDER TO CONTROL SILT ON THE SITE. SEDIMENT SHALL BE REMOVED FROM BEHIND A SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE. TEARS SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY. WHEN A SILT FENCE HAS BROKEN FREE AND IS NO LONGER TOED INTO THE GROUND, IT SHALL BE REPAIRED AS SOON AS POSSIBLE.
- INLET FILTERS:** ALL STORMWATER INLETS AND CATCH BASINS WITH AN OPEN LID ARE TO BE PROTECTED WITH AN INLET FILTER PER THE DETAIL. ALL INLET FILTERS ARE TO BE INSPECTED PERIODICALLY TO DETERMINE IF THEY ARE WORKING PROPERLY. FILTERS SHALL BE CLEANED WHEN ONE HALF OF THE FILTER HAS BEEN FILLED WITH SILT AND/OR DEBRIS.
- CONCRETE WASHOUT:** CONTRACTOR SHALL SUPPLY A CONCRETE WASHOUT AREA PER THE DETAILS AND DIRECT ALL CONCRETE TRUCKS TO USE IT PRIOR TO LEAVING THE SITE. CONCRETE WASHOUT SHALL BE MAINTAINED AS NEEDED TO KEEP FROM SPILLING OUT ON THE DIRT.
- CONSTRUCTION ENTRANCE:** CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE PER THE DETAILS AND IN THE LOCATION SHOWN ON THE PLANS. IF ADDITIONAL ENTRANCES ARE REQUESTED, PLEASE CONTACT THE ENGINEER AND/OR THE AGENCIES HAVING JURISDICTION OVER THE ROADWAY FOR APPROVAL. ENTRANCE SHALL BE MAINTAINED TO ALLOW DIRT TO FALL OFF VEHICLES BEFORE ENTERING THE ROADWAY.
- STOCKPILES:** ALL TEMPORARY STOCKPILES SHALL BE SURROUNDED BY SILT FENCE. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- SILT TRAPS:** SILT TRAPS SHALL BE INSTALLED TO CATCH SILT LADEN WATER BEFORE ENTERING PROTECTED AREAS. SILT TRAPS SHALL BE EMPTIED WHEN THEY REACH ONE HALF OF THE CAPACITY OF THE TRAP.
- DUST MANAGEMENT:** DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL MAINTAIN A WATER TRUCK ON THE SITE FOR WATERING DOWN THE SOIL TO PREVENT WIND EROSION (DUST).
- DEWATERING:** DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO A DANDY BAG, ANIONIC POLYMER DEWATERING SYSTEM, SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED. DEWATERING SYSTEMS SHALL BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
- SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. CONTRACTOR SHALL EMPLOY A STREET CLEANER TO USE AS OFTEN AS NEEDED AS DETERMINED BY THE MUNICIPAL ENGINEER AND/OR SWPPP INSPECTOR. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ON PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED ON THE PLANS AND SWPPP.
- RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
- ESTABLISHED VEGETATION:** CONTRACTOR IS TO REGULARLY INSPECT SEEDING AREAS TO VERIFY THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. CONTRACTOR SHALL FERTILIZE, WATER, RE-SEED AND MULCH AS NEEDED.
- EROSION CONTROL PRODUCT REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

**SPECIFICATIONS - GRADING**

- EROSION CONTROL MEASURES:** CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN INCLUDING, BUT NOT LIMITED TO, PERIMETER SILT FENCE AND INLET PROTECTION, PRIOR TO THE START OF DEMOLITION.
- TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER OR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT.
- UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE LANDSCAPE PLANS AND TREE PROTECTION PLANS FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER IF IT HAS BEEN DETERMINED THAT IT CAN BE RE-USED ON THE SITE. ALL TREES INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUB-GRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUB-GRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LIFT, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED.
- SOIL COMPACTION:** UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER, WITHIN THE LIMITS OF PROPOSED GRADING, THE SOIL SHALL BE COMPACTED IN 6" MAXIMUM COMPACTED LIFTS OF SUB-GRADE, BACKFILL OR FILL MATERIAL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
- UNDER STRUCTURES AND PAVEMENTS:** 95% MODIFIED PROCTOR DRY DENSITY.
- UNDER PARKWAY OR UNPAVED AREAS:** 85% MODIFIED PROCTOR DRY DENSITY.
- PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE NOTED WITH A PREFIX AS IDENTIFIED IN THE LEGEND. SHOWN ARE FINAL GRADES AND ARE NOTED WITH A PREFIX AS IDENTIFIED IN THE LEGEND.
- TOLERANCE:** ALL SUB-GRADE SHALL BE GRADED TO WITHIN 0.1' +/- OF THE PROPOSED SUBGRADE ELEVATIONS. ALL FINAL GRADES IN LANDSCAPE AREAS SHALL BE WITHIN 0.1' +/- OF THE PROPOSED GRADES AND CONTOUR LINES. SEE PAVING SPECIFICATIONS FOR TOLERANCE ON PAVED SURFACES.
- SITE DRAINAGE:** DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. ALL DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR OTHER METHODS ACCEPTABLE TO THE ENGINEER.
- TOPSOIL:** SEE LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS. AT A MINIMUM, ALL LANDSCAPE AREAS SHALL BE RESPAWD WITH 4" OF FRIABLE, WEEF FREE, AND ROCK FREE TOPSOIL.

**SYMBOLS AND ABBREVIATIONS LEGEND**

	FLAG POLE		ORNAMENTAL METAL FENCE
	SIGN		WOOD FENCE
	SIGN IN BOLLARD		CONSTRUCTION SITE FENCE
	DOUBLE FACED SIGN		SILT FENCE
	DOUBLE FACED SIGN IN BOLLARD		GUARDRAIL
	BOLLARD		MINOR CONTOUR
	PARKING LOT LIGHT POLE		MAJOR CONTOUR
	WALL SCONCE		HIGH WATER LINE
	GREASE TRAPS		NORMAL WATER LINE
	SANITARY MANHOLE		FLOODPLAIN
	SANITARY CLEANOUT		FLOODWAY
	SEWER CLEANOUT		WETLAND
	STORM SEWER CB/ INLET		50' BUFFER
	STORM MANHOLE		100' BUFFER
	FLARED END SECTION		DEMO
	DOWNSPOUT/ ROOF DRAIN AT GRADE		TREE PROTECTION FENCE
	DOWNSPOUT/ ROOF DRAIN CONNECTION		OVERHEAD ELECTRIC
	WATER VAULT		UNDERGROUND ELECTRIC
	FIRE HYDRANT		CABLE/TV
	B-BOX/ WATER VALVE		FIBER OPTIC LINE
	PRESSURE CONNECTION		GAS LINE
	SPIGOT / IRRIGATION STUB		WATER MAIN
	GAS METER		STORM SEWER PIPE
	GAS VALVE		SANITARY SEWER PIPE



**PAVEMENT KEY SYMBOL**

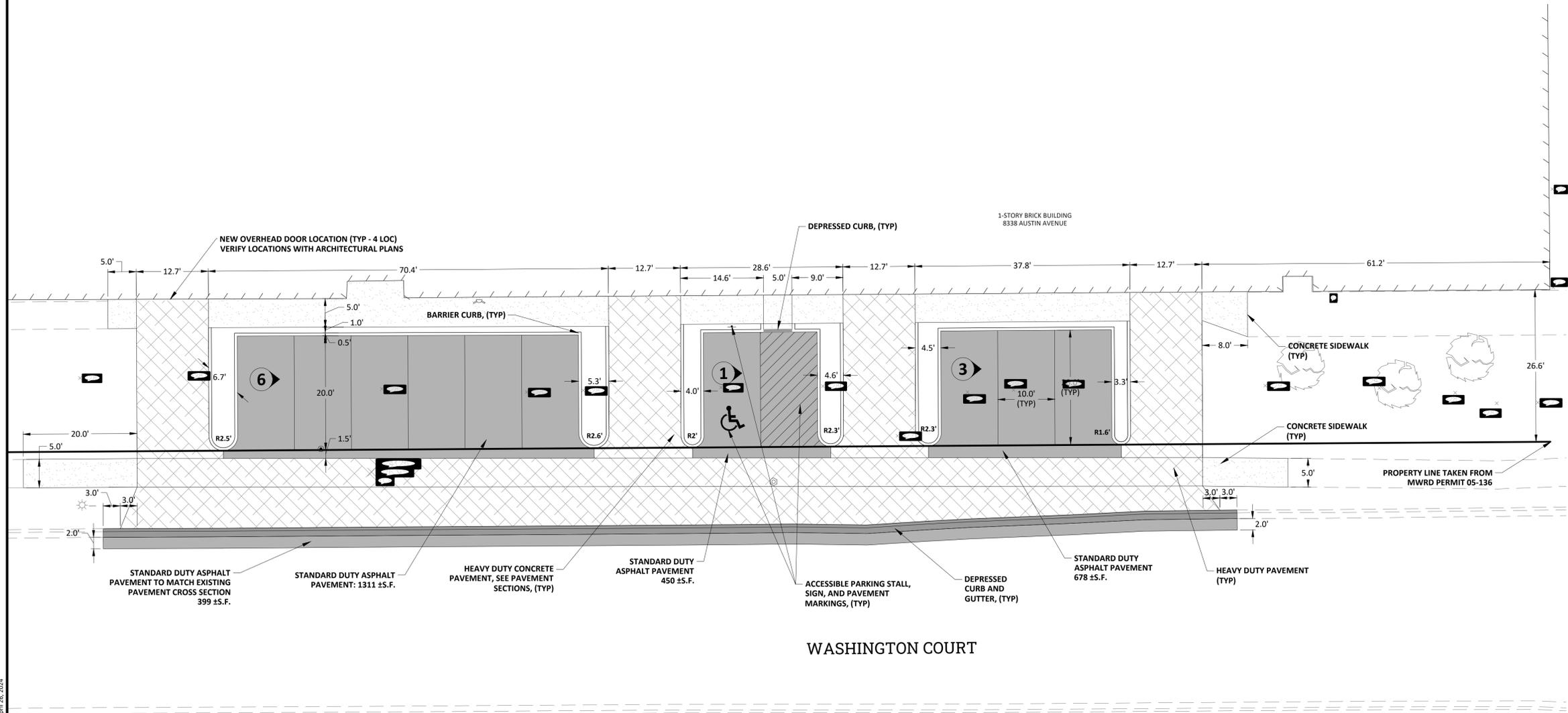

MUNICIPAL/AGENCY APPROVAL STAMP

**SITE DATA:**

DISTURBED AREA	=	5,100 S.F.±
PROPOSED PARKING STALLS	=	10 INCLUDES ADA STALLS
PROPOSED ADA PARKING STALLS	=	1

- SITE NOTES:**
1. THE BASELINE FOR GEOMETRIC LAYOUT IS THE EXISTING BUILDING.
  2. ALL DIMENSIONS ARE TO THE BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  3. ALL PARKING LOT STRIPING SHALL BE 4" WIDE YELLOW PAINT UNLESS OTHERWISE NOTED ON THE PLANS.
  4. ALL ITEMS NOTED ON PLANS REFER TO A PROPOSED CONDITION OR ITEM UNLESS OTHERWISE NOTED ON PLANS OR IDENTIFIED ON THE SURVEY.

**NOTE:**  
NEW DRIVEWAY LOCATIONS TO BE VERIFIED WITH NEW OVERHEAD DOOR LOCATIONS PER ARCHITECT PLANS



**WALLIN GOMEZ ARCHITECTS**  
711 S DEARBORN STREET, SUITE 606  
CHICAGO, IL 60605



**8338 AUSTIN AVENUE**  
8338 AUSTIN AVENUE  
MORTON GROVE, IL  
**GEOMETRIC PLAN**

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: EL  
REVIEWED BY: SS  
DATE: 04/25/2024  
PRJ#: 5833-300-32

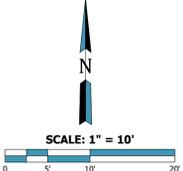
**Weaver Consultants Group**



**OFFICE LOCATION:**  
WEAVER CONSULTANTS GROUP  
1314 BOND STREET, SUITE 108  
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SHEET #:  
**C-4**



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- GRADING NOTES:**
- UNLESS OTHERWISE SPECIFIED, ADD 0.5' TO ALL FLOWLINE (FL) OR PAVEMENT (P) GRADES TO OBTAIN TOP OF CURB (TC) ELEVATION.
  - CONTRACTOR TO MATCH EXISTING GRADE (ME) AT PERIMETER CONDITIONS. ALL GRADES SHOWN AS (+/-) HAVE BEEN INTERPRETED FROM THE SURVEY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF ADJACENT IMPROVEMENTS.
  - SEE ACCESSIBILITY PLAN FOR ADDITIONAL GRADES, DETAILS, AND REQUIREMENTS WITHIN THE ACCESSIBILITY AREAS.

**STORMWATER DETENTION SUMMARY:**

JURISDICTIONAL AUTHORITY IS: VILLAGE OF MORTON GROVE  
 STORMWATER DETENTION IS NOT REQUIRED FOR THIS SITE.  
 BMP'S ARE/ARE NOT REQUIRED FOR THIS SITE.

DISTURBED AREA	= 5,100 S.F.
EXISTING IMPERVIOUS AREA	= 1,459 S.F.
PROPOSED IMPERVIOUS AREA	= 4,672 S.F.
NET IMPERVIOUS AREA	= 3,213 S.F.

**WALLIN GOMEZ ARCHITECTS**  
 711 S DEARBORN STREET, SUITE 606  
 CHICAGO, IL 60605



**8338 AUSTIN AVENUE**  
 8338 AUSTIN AVENUE  
 MORTON GROVE, IL  
**GRADING & STM WATER PLAN**

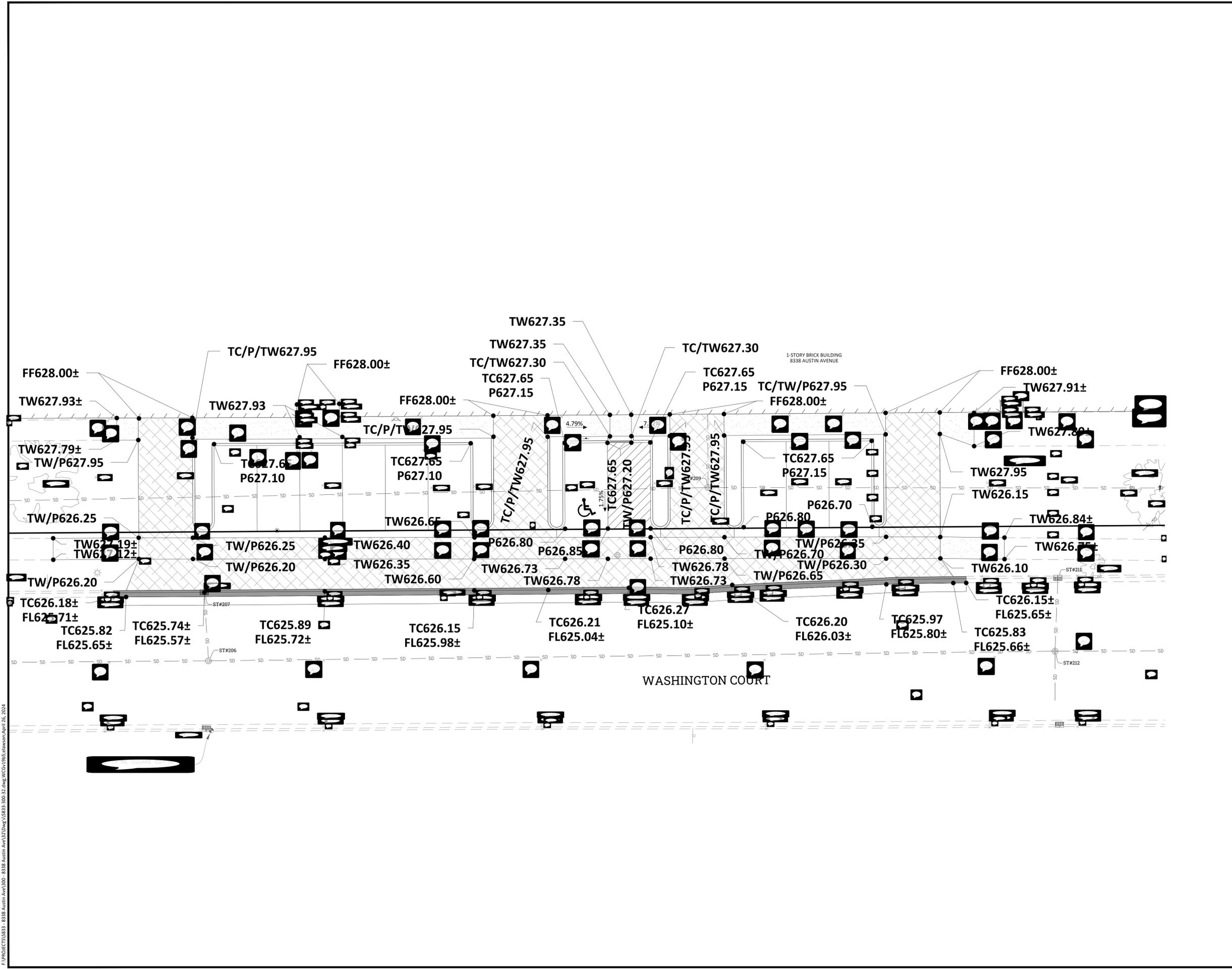
NO.	DATE	REVISION DESCRIPTION

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SHEET #:  
**C-5**



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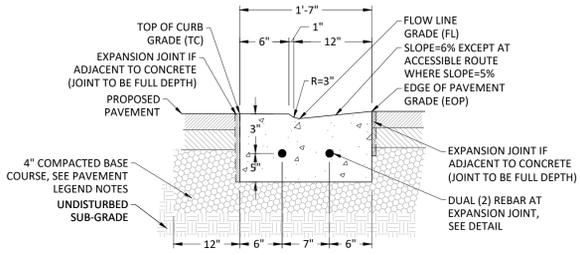


ASPHALT DESCRIPTION	ASPHALT SECTION	SECTION DESCRIPTION	CONCRETE DESCRIPTION	CONCRETE SECTION	SECTION DESCRIPTION
STANDARD DUTY PAVEMENT		1.5" ASPHALT SURFACE COURSE 2.5" ASPHALT BINDER COURSE 8" BASE COURSE COMPACTED SUB-BASE	CONCRETE SIDEWALK		5" CONCRETE PAVEMENT 4" BASE COURSE COMPACTED SUB-BASE
HEAVY DUTY CONCRETE PAVEMENT		8" CONCRETE PAVEMENT 6" BASE COURSE COMPACTED SUB-BASE			

- ALL ASPHALT SURFACE COURSE SHALL BE: IL-12.5, BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, N50 MIX C, 4% AIR VOIDS, MAX. RAP ALLOWED 15%, PG 64-22
- ALL ASPHALT BINDER COURSE SHALL BE: IL-19.0 BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, N50, 4% AIR VOIDS, MAX. RAP ALLOWED 25%, PG 64-22
- ALL CONCRETE SHALL BE: 4,000 PSI AT 14 DAYS, LIMESTONE AGGREGATE, 5-7% AIR ENTRAINMENT, 4" SLUMP LIMIT. PROVIDE CONCRETE SEALER AND A LIGHT BROOM FINISH.
- ALL BASE COURSE SHALL BE: CRUSHED STONE OR LIMESTONE (CA-6) COMPACTED TO 95% STANDARD LABORATORY DENSITY.
- ALL SUB-BASE SHALL BE: PROOF ROLLED TO THE SATISFACTION OF THE OWNER (OR OWNER'S REPRESENTATIVE), AND MUNICIPALITY.
- PRIOR TO THE PLACEMENT OF THE BINDER COURSE OF ASPHALT, THE BASE COURSE SHALL BE CLEANED AND A PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 TO 0.50 GAL/SY PER IDOT STANDARDS.
- PRIOR TO THE PLACEMENT OF THE SURFACE COURSE OF ASPHALT, THE BINDER COURSE SHALL BE CLEANED AND A TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GAL/SY PER IDOT STANDARDS.
- SEE PAVING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

**PAVEMENT LEGEND**

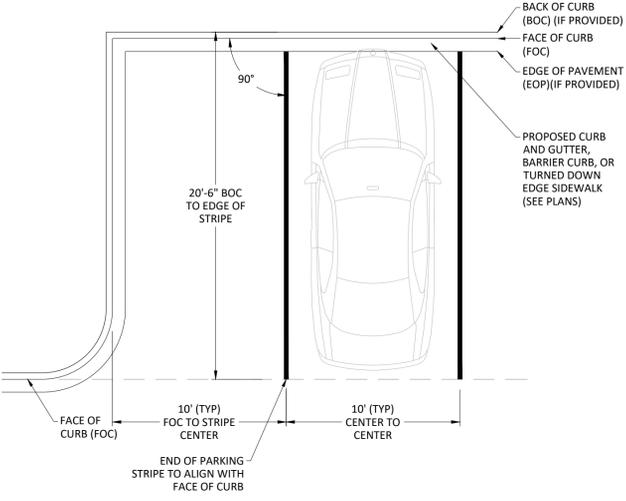
NOT TO SCALE



- USE REVERSED PITCH GUTTERS WHERE WATER IS DIVERTED AWAY FROM CURB AND STANDARD PITCH GUTTERS WHERE WATER DRAINS TOWARD CURB.
- LONGITUDINAL SLOPE SHALL BE 0.30% SLOPE MIN.
- PROVIDE EXPANSION JOINTS AT ALL POINT OF CURVATURE, AT 10' ON EITHER SIDE OF UTILITY TRENCHES OR STRUCTURES AND AT A DISTANCE NOT TO EXCEED 50'.
- PROVIDE HAND TOoled CONTRACTION JOINTS IN BETWEEN EXPANSION JOINTS AT DISTANCES NOT TO EXCEED 20'.
- PROVIDE LIGHT BROOM FINISH IN DIRECTION OF FLOW.
- FIBER BOARD SHALL BE EXCLUDED AT ACCESSIBLE RAMPS

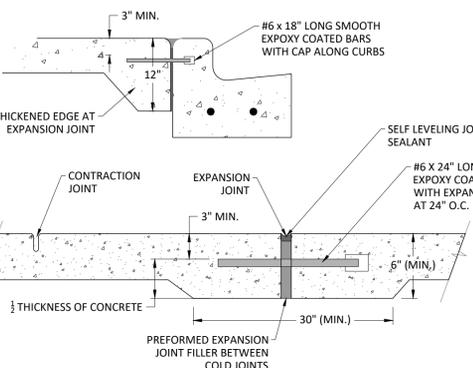
**COMBINATION CONCRETE CURB AND GUTTER - DEPRESSED**

NOT TO SCALE



**PARKING STALL STRIPING - 90 DEGREE**

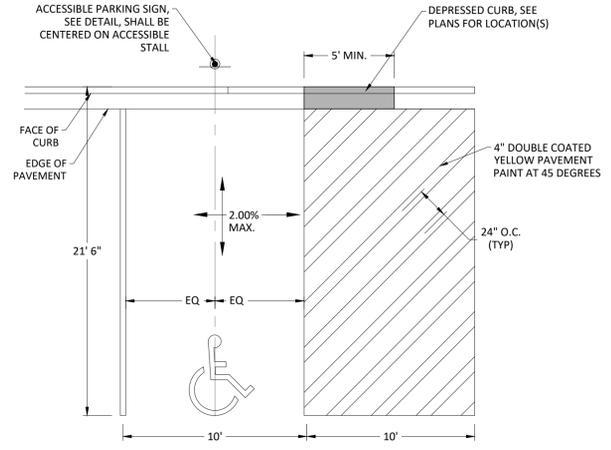
NOT TO SCALE



- CONTRACTION JOINTS**
- 1/2" DEEP FOR CONCRETE PAVEMENT, 2" DEEP FOR CONCRETE SIDEWALKS.
  - TOOLED JOINTS WITH 1/4" JOINT RADII.
  - 1/4" MAXIMUM WIDTH.
- EXPANSION JOINTS**
1. ALL EXPANSION JOINTS TO BE 1/2" PREMOLDED JOINTS.
  - JOINT TO BE FULL DEPTH OF CONCRETE.
  - CLEAN ALL DEBRIS WITH HIGH PRESSURE AIR BEFORE JOINT SEALANT INSTALLATION.
  - FIBER BOARD SHALL BE EXCLUDED AT ACCESSIBLE RAMPS ABUTTING A CURB.
  - EXPANSION JOINTS SHALL BE PROVIDED AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

**CONCRETE JOINTS**

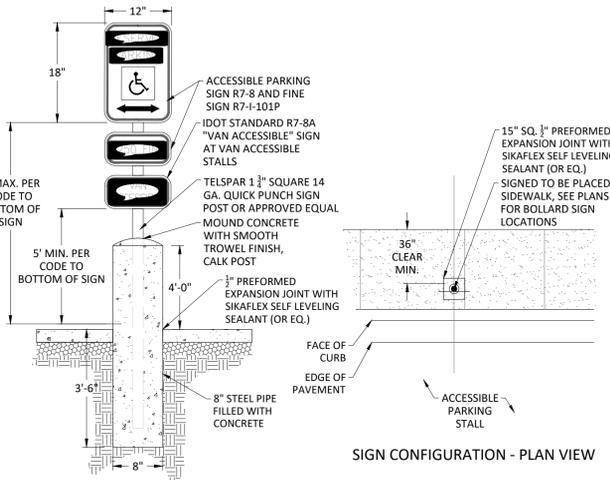
NOT TO SCALE



- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.
- ACCESSIBLE PARKING STALLS SLOPES NOT TO EXCEED 2.00% IN ANY DIRECTION.

**ACCESSIBLE PARKING STALL - 90 DEG 20' x 10'**

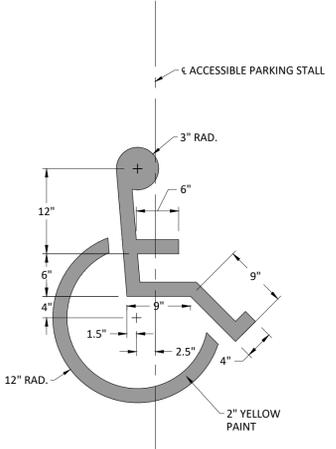
NOT TO SCALE



- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.
- FOR EVERY 6 ACCESSIBLE STALLS (OR FRACTION THEREOF) AT LEAST ONE STALL SHALL BE VAN ACCESSIBLE INCLUDING THE "VAN ACCESSIBLE" SIGN.

**ACCESSIBLE PARKING SIGN AT STALL IN SIDEWALK**

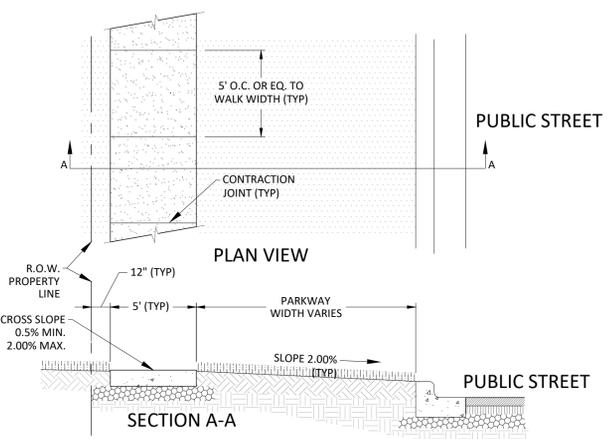
NOT TO SCALE



- SEE PLAN FOR QUANTITIES AND LOCATIONS.
- BOTTOM OF SYMBOL SHALL ALIGN WITH END OF STALL.

**ACCESSIBLE PARKING STALL PAVEMENT SYMBOL**

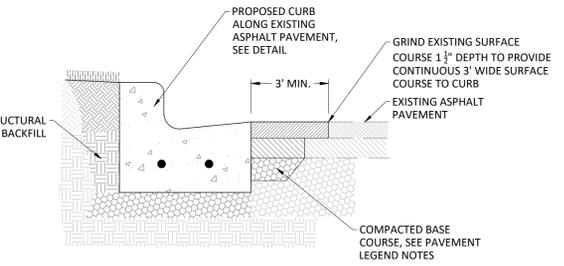
NOT TO SCALE



- AREAS WITHIN 10' OF A DRIVEWAY APPROACH (PROPOSED OR FUTURE) SHALL BE CONSTRUCTED PER CONCRETE APRON CROSS SECTIONS SEE PAVEMENT SECTIONS DETAIL.
- SIDEWALK INTERSECTIONS SHALL BE CAST MONOLITHICALLY WITH JOINT LINES PLACED PERPENDICULAR TO THE PATH.
- PROVIDE EXPANSION JOINTS AT 50' O.C. INTERVALS.
- PROVIDE CONTRACTION JOINTS 5' O.C. OR SHALL BE EQUAL TO THE WALK WIDTH (TYP).
- WHERE CONNECTION TO EXISTING CONCRETE WALKS, CONTRACTOR SHALL SAWCUT AT THE NEAREST JOINT (TYP).

**CONCRETE PUBLIC SIDEWALK**

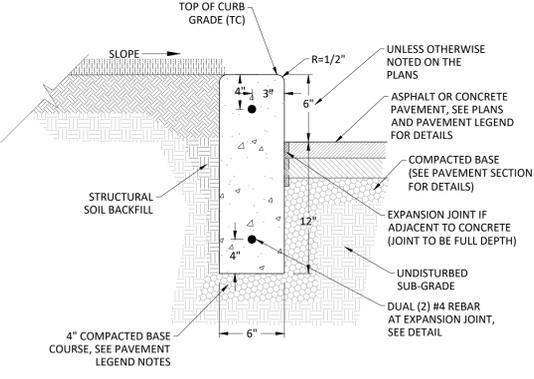
NOT TO SCALE



- SEE PLANS FOR LOCATIONS.

**PROPOSED ASPHALT PATCH ADJACENT TO PROPOSED CURB**

NOT TO SCALE



- SEE PLANS FOR LOCATIONS.

**BARRIER CURB AT LANDSCAPE**

NOT TO SCALE

MUNICIPAL/AGENCY APPROVAL STAMP

**WALLIN GOMEZ ARCHITECTS**  
711 S DEARBORN STREET, SUITE 606  
CHICAGO, IL 60605



**8338 AUSTIN AVENUE**  
8338 AUSTIN AVENUE  
MORTON GROVE, IL  
**PROJECT DETAILS 1**

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: EL  
REVIEWED BY: SS  
DATE: 04/25/2024  
PRJ#: 5833-300-32

**Weaver Consultants Group**

OFFICE LOCATION:  
WEAVER CONSULTANTS GROUP  
1314 BOND STREET, SUITE 108  
NAPERVILLE, ILLINOIS 60563  
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DEPARTMENT OF BUILDINGS APPROVAL

8338 N AUSTIN AVE  
MORTON GROVE, IL 60053  
WGA NUMBER: 23125



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8338 N AUSTIN AVE  
RENOVATION

###  
PLOT DATE: 5.8.2024

NO.	DATE:	DESCRIPTION:
1	04/03/24	ZONING VARIANCE SET
2	05/08/24	ZONING VARIANCE SET R1
3		
4		
5		
6		
7		
8		

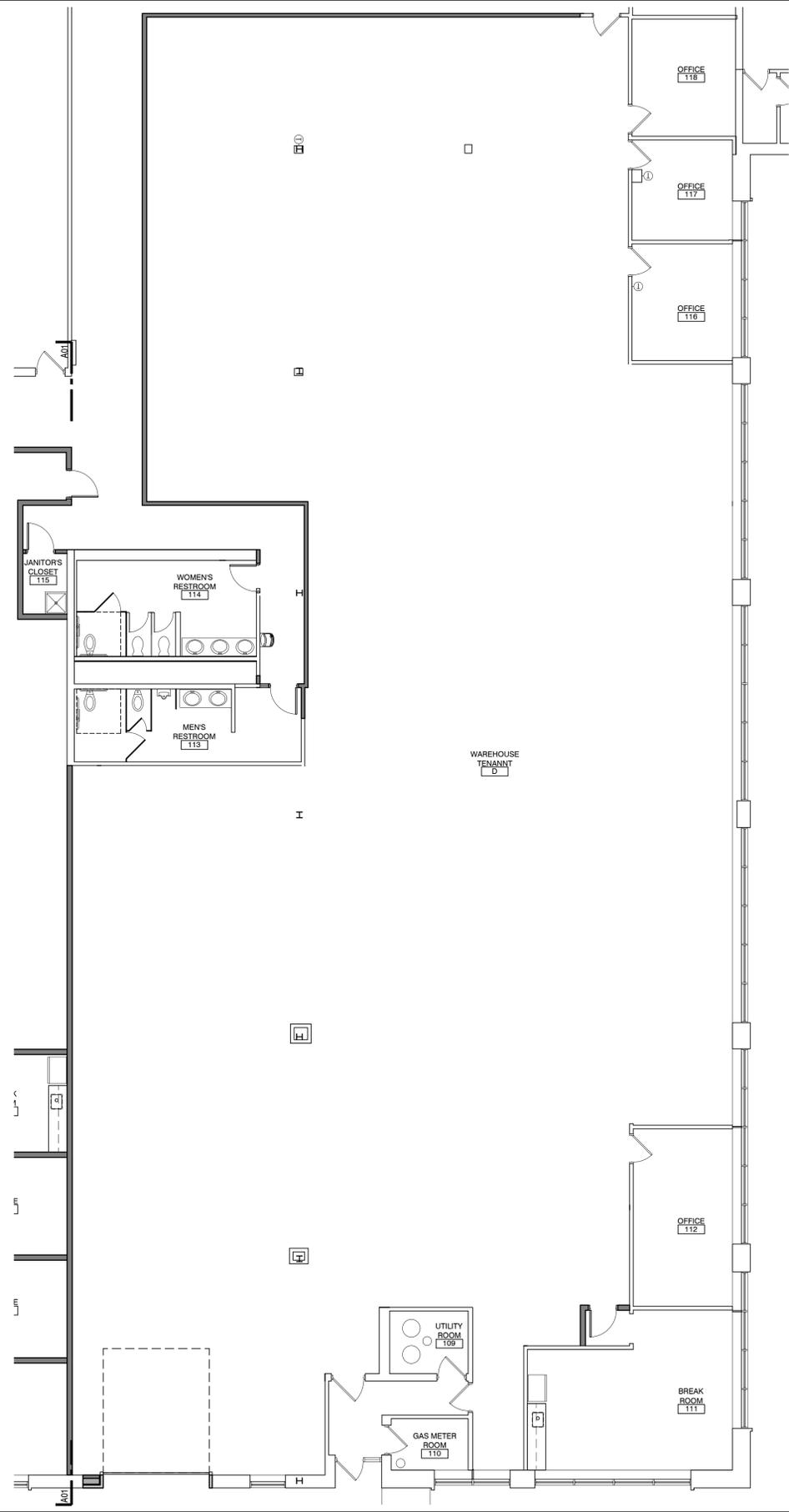
SHEET TITLE:  
**ENLARGED  
RENOVATION PLAN  
- WEST**

SHEET NUMBER:  
**A01**



**01 ENLARGED PROPOSED RENOVATION PLAN**  
SCALE: 1/8" = 1'-0"



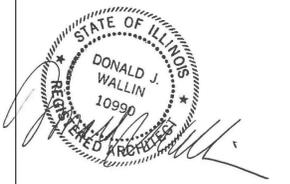


01 ENLARGED PROPOSED RENOVATION PLAN

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

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8338 N AUSTIN AVE  
RENOVATION

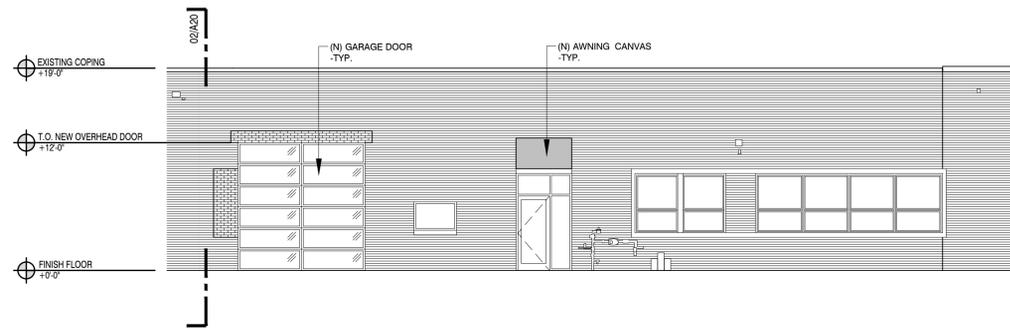
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PLOT DATE: 5.8.2024

NO.	DATE	DESCRIPTION
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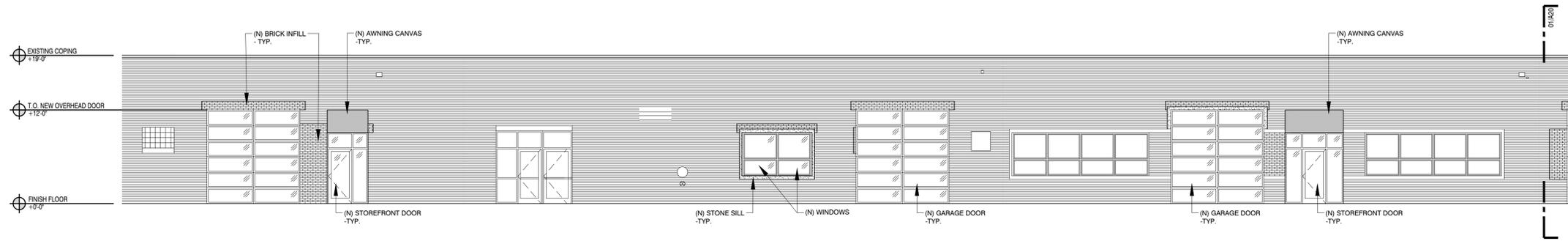
SHEET TITLE:  
ENLARGED  
RENOVATION PLAN  
- EAST

SHEET NUMBER:

A02



01 SOUTH PROPOSED ELEVATION (EAST SIDE) SCALE: 1/8" = 1'-0"

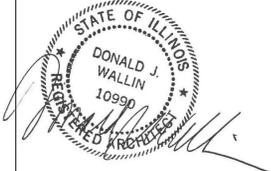


02 SOUTH PROPOSED ELEVATION (WEST SIDE) SCALE: 1/8" = 1'-0"



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WGA NUMBER: 23125



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8338 N AUSTIN AVE  
RENOVATION

###  
PLOT DATE: 5.8.2024

NO.	DATE	DESCRIPTION
1	04/03/24	ZONING VARIANCE SET
2	05/08/24	ZONING VARIANCE SET R1
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4		
5		
6		
7		
8		

SHEET TITLE:  
ENLARGED  
RENOVATION  
ELEVATION

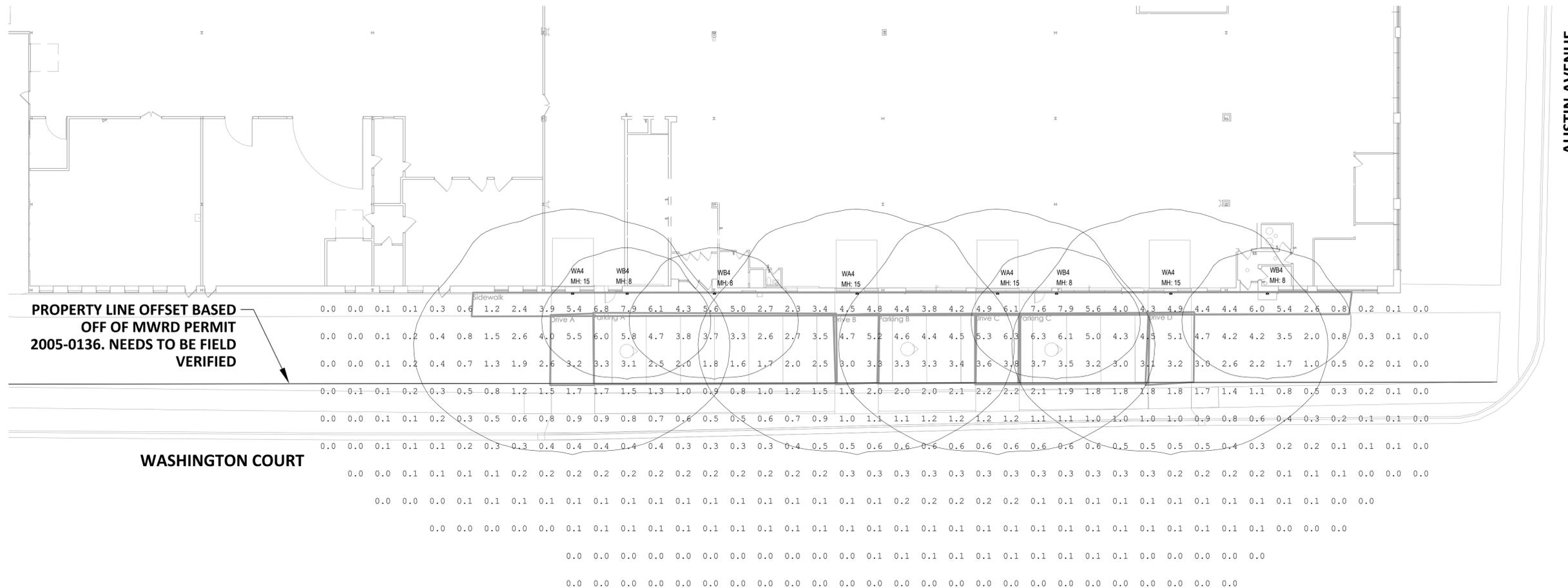
SHEET NUMBER:  
**A20**

Luminaire Data - DB Lighting Consultation								
Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens	Mtg Hgt
WA4	4		GARDCO	GWM-A12-830-T4M	0.850	59.3	8417	15
WB4	4		GARDCO	GWM-A06-830-T4M	0.850	16.3	2480	8

Calculation Values - DB Lighting Consultation							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Values	Illuminance	Fc	1.17	7.9	0.0	N.A.	N.A.
Drive A	Illuminance	Fc	4.35	5.5	3.2	1.36	1.72
Drive B	Illuminance	Fc	4.05	5.2	3.0	1.35	1.73
Drive C	Illuminance	Fc	4.75	6.3	3.6	1.32	1.75
Drive D	Illuminance	Fc	4.15	5.1	3.2	1.30	1.59
Parking A	Illuminance	Fc	3.14	6.0	1.6	1.96	3.75
Parking B	Illuminance	Fc	3.92	4.6	3.3	1.19	1.39
Parking C	Illuminance	Fc	4.27	6.3	3.0	1.42	2.10
Sidewalk	Illuminance	Fc	4.61	7.9	0.8	5.76	9.88

NOTES:

- The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
- Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
- Illumination values shown (in foot-candles) are horizontal at grade level based on MH=XX Mounting Height.
- Calculation points are on an 8' x 8' spacing
- Per fixture isolines shown represent 0.25 fc and is for reference only



DEPARTMENT OF BUILDINGS APPROVAL

8338 N. AUSTIN AVE  
MORTON GROVE, IL 60053  
WGA NUMBER: 25125

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EXPIRATION DATE: NOVEMBER 30, 2024  
THESE DRAWINGS HAVE BEEN PREPARED AT  
/ OR UNDER MY SUPERVISION AND TO THE  
BEST OF MY KNOWLEDGE AND BELIEF  
CONFORM AND COMPLY WITH THE  
REQUIREMENTS OF THE DEPARTMENT OF  
BUILDING AND CODES HAVING JURISDICTION.



GREENBRIAR  
PROPERTIES -  
MORTON GROVE  
RENOVATION

PLOT DATE: 04.26.2024

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

SHEET TITLE:  
ELECTRICAL  
SITE LIGHTING  
PHOTOMETRIC PLAN

SHEET NUMBER:  
E1



1 ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1/16"=1'-0"





To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 11, 2024

Re: ZBA 24-17 9102 Central Avenue (10-17-407-059-0000)  
Requesting approval of variations from Section 12-3-5 to allow a fence in a street side yard exceeding allowable height and transparency, and observing less than a 45-degree 10-foot by 10-foot sight line triangle.

## STAFF REPORT

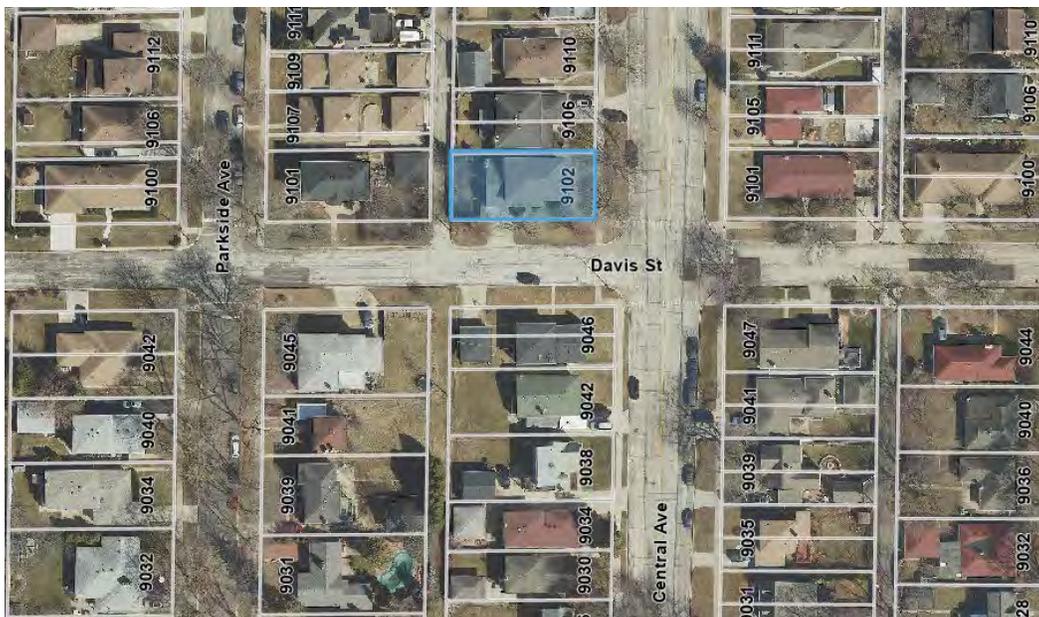
### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024, Zoning Board of Appeals public hearing for ZBA 24-17 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on May 29, 2024.

### Request Summary

### Property Background

The subject property at 9102 Central Avenue in Morton Grove, Illinois, is a 5,365-square-foot lot located on the northwest corner of Central Avenue and Davis Street. The subject property is zoned R-2 Single Family Residence and is improved with a single-family residence and an attached garage. Surrounding properties are also zoned within the R-2 District and are improved with single-family residences.



*Subject Property Location Map*

Application Overview

The applicant and owner, George E. George, is requesting waivers from Sections 12-3-5 to allow his reconstructed fence within a street side yard along Davis Street. The property qualifies for street side yard fencing, but such fencing is permitted to be only 4 feet in height and must have 50% minimum transparency. The fencing encloses an area of the street side yard extending 10 feet south from the southwest corner of the home and 20 feet west along the southern street side lot line. The fencing turns north along the rear lot line and east to enclose the rear yard.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATIONS
Sight Line Triangle (12-3-5:B)	Fences shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way.	Fence is 8.5 ft. from driveway No triangle observed at alley	<i>1.5 ft. variation to allow a sight line triangle that is only 8.5 feet along the drive side.</i>  <i>Variation to not require sight line triangle required on alley side.</i>
Street Side Yard Fencing (12-3-5:C)	Block face: Cannot include 1 or more front yards Maximum height: 4 ft. Minimum transparency: 50%	Block face: Contains no front yards Height: 6 ft. Transparency: 0%	<i>Compliant</i>  <i>Variation of 2 feet to allow a street side yard fence with a height of 6 feet</i>  <i>Variation of 50% to allow a street side yard fence with 0% transparency</i>

As shown in the table, the following waivers are required to authorize the reconstructed fence as proposed by the Applicant:

- Section 12-3-5:C.3: Variation of 2 feet to the maximum height restriction of 4 feet to allow a street side yard fence with 6 feet in height.
- Section 12-3-5:C.4: Variation of 50% to the minimum transparency requirement of 50% to allow a street side yard fence with 0% transparency.
- Section 12-3-5:B: Variation of 1.5 feet to allow an 8.5 feet section of the required 10-foot by 10-foot sight line triangle and to not require sight line triangle at alley corner.



Subject Property Street View

Discussion

The fence was constructed without a permit in 2022, and the owner was issued a citation in January of 2023. The fence replaced an existing fence of the same height and transparency in the same location that had been installed as late as 2006. Mr. George is seeking to legalize the fence. Staff notes there are no sidewalks along Davis Street at this time.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

Recommendation

Should the Board approve Case ZBA 24-17, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 24-17, a request for approval of variations from Section 12-3-5, to allow a fence in a street side yard that exceed allowable height and transparency, observing less than a 45-degree 10-foot by 10-foot sight line triangle, for the property commonly known as 9120 Central Avenue, subject to the following conditions:*

- 1) *The fence is maintained in accordance with the plans submitted by the applicant in the Variation Application dated 5/10/2024.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

Attachments

Application and related materials (submitted by applicant)



# VARIATION APPLICATION

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

Case Number:  Date Application Filed:

## APPLICANT INFORMATION

Applicant Name: GEORGE E. GEORGE  
Applicant Address: 9102 CENTRAL AVE  
Applicant City / State / Zip Code: MORTON GROVE, IL 60053  
Applicant Phone: (847) 867-1909  
Applicant Email: GESHAYA@AOL.COM  
Applicant Relationship to Property Owner: OWNER  
Applicant Signature: George E. George

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: GEORGE E. GEORGE  
Owner Address: 9102 CENTRAL AVE  
Owner City / State / Zip Code: MORTON GROVE, IL 60053  
Owner Phone: (847) 867-1909  
Owner Email: GESHAYA@AOL.COM  
Owner Signature: George E. George

## PROPERTY INFORMATION

Common Address of Property: 9102 CENTRAL AVE MORTON GROVE, IL 60053  
Property Identification Number (PIN): 10-17-407-059-0000  
Property Square Footage:   
Property Zoning District:   
Property Current Use: OWNER RESIDENCE

## APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:

Purpose of requested variation (attach as needed):  
\_\_\_\_\_  
\_\_\_\_\_

## RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

REPLACED AN EXISTING FENCE

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

NOT FOR MONETARY REASON

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

NOT HURTING PUBLIC WELFARE

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

NOT HURTING NEIGHBORHOOD  
(PLEASE SEE ATTACHED 2 NEIGHBOR LETTERS)

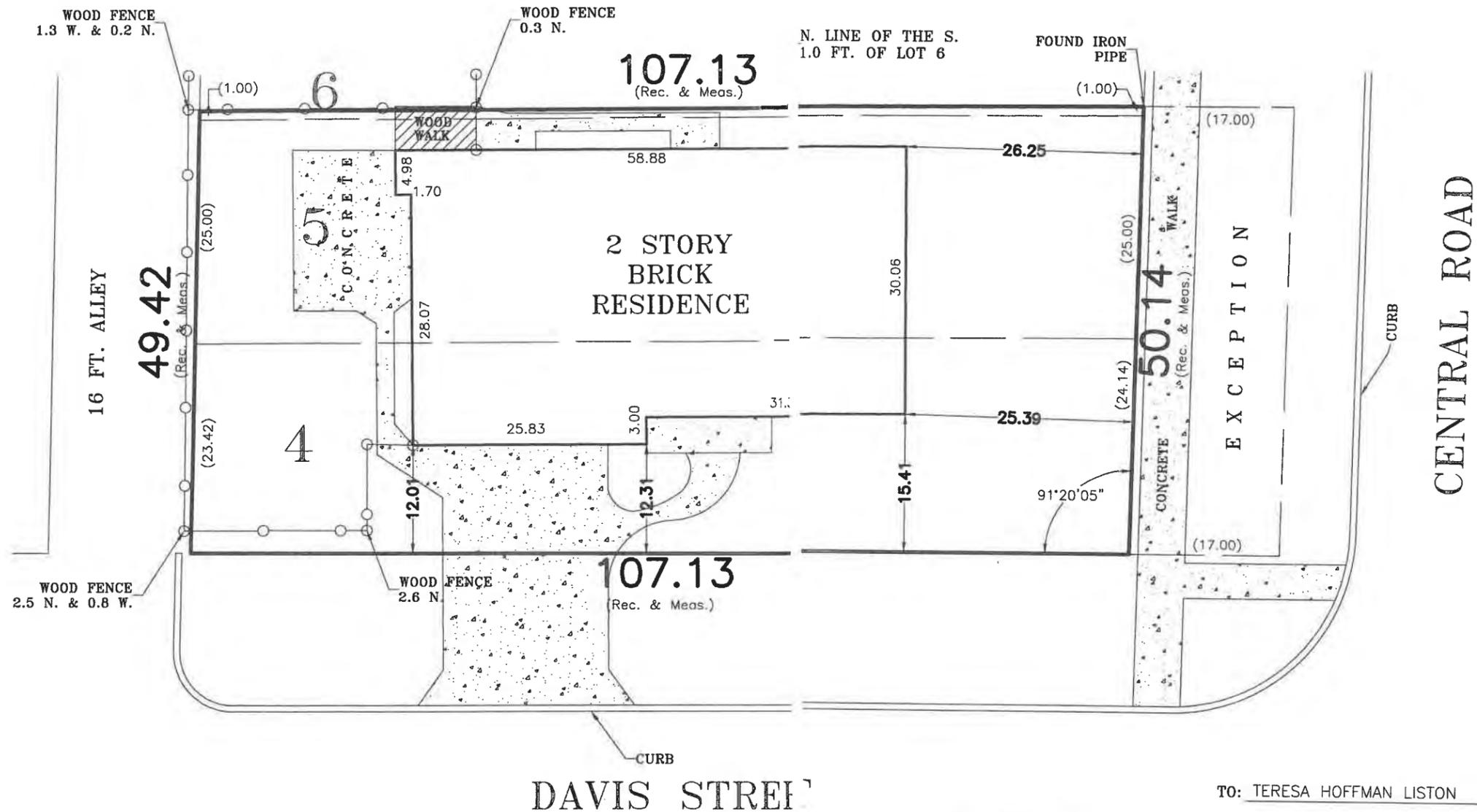
# PLAT OF SURVEY

OF LOTS 4, 5 AND THE SOUTH 1 FOOT OF LOT 6 (EXCEPT THE EAST 17 FEET THEREOF), IN BLOCK 1 FIELD AND MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF SECTION 17, ALL IN TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 9102 CENTRAL ROAD, MORTON GROVE, ILLINOIS



SCALE: 1"=15'



TO: TERESA HOFFMAN LISTON



WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2008.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS 6TH DAY OF JUNE A.D. 2007

*[Signature]*

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 0779019

FLD CREW CD/TC  
CAD PS



## PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

Professional Design Registration #184-002795	
Field Work Completed	05/31/07
Land Area Surveyed	5,331.7 Sq. Ft.
Drawing Revised	LEGAL 06/06/07

May 1, 2024

To Whom It May Concern,

I am writing on behalf of my good neighbor, George George who resides at 9102 Central Ave, Morton Grove.

George is an excellent neighbor. He takes excellent care of his property and helps keep watch of our home when we are away. This is especially reassuring as we have both experienced issues with crime in recent years. I had a catalytic converter stolen. He had an attempted break-in to his garage. After that occurred, George installed ring cameras for security which I helped him install.

Last year he had the wood replaced on his existing backyard fence, which has been in place for over 20 years. As direct neighbors, both on corner properties facing each other, we have no concerns or objections to the fence – it's appearance or location.

Thank you for taking our input into consideration as you evaluate his case.

Sincerely,

Donald and Joan Moy  
9046 Central  
Morton Grove, IL 60053

May 6, 2024

To Whom it May Concern,

My name is Jin Soo Lee owner of 9101 Parkside Ave, I live next to my good neighbor George E George who resides at 9102 Central Ave, Morton Grove. My house and George's house are on corner lots.

We purchased and moved in to 9101 Parkside Ave in June, 2018.

We both experienced issues with crimes in recent years, before I moved in to 9101 Parkside there was an attempted break in to my property through my front door, and over a year ago George had an attempted break in to his garage. After Police report George installed several Ring security cameras.

George's new fence is exactly like his old fence and very similar to our fence. We like our fence and we have no objections to George's fence appearance or location.

Thank you.

Sincerely,

Jin Soo Lee

9101 Parkside Ave

Morton Grove, IL 60053

To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 11, 2024

Re: ZBA 24-18 9401 Washington Street (09-13-109-034-0000)  
Requesting approval of variations from Section 12-3-5 to allow a fence in a street side yard exceeding allowable height and transparency and that will enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure for a fence within a street side yard.

## STAFF REPORT

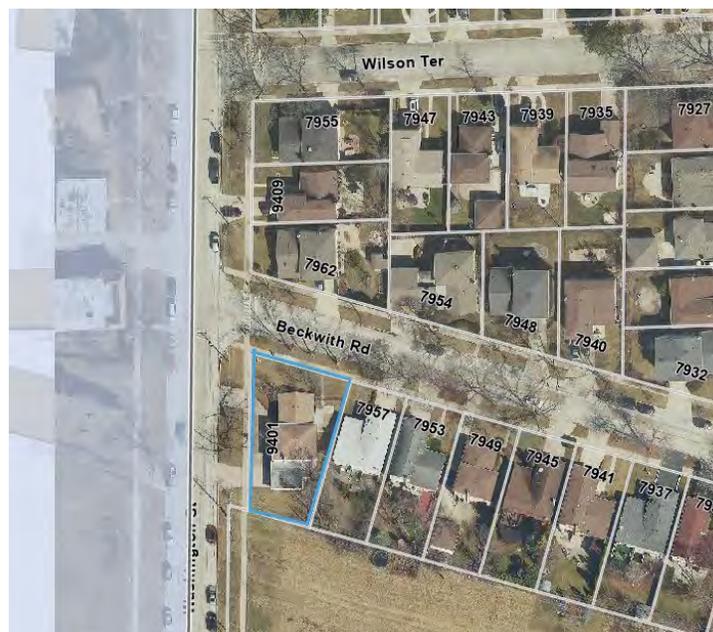
### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024, Zoning Board of Appeals public hearing for ZBA 24-18 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on May 29, 2024.

### Request Summary

### Property Background

The subject property at 9401 Washington Street in Morton Grove, Illinois, is a 5,365-square-foot lot located on the northeast corner of Washington Street and Beckwith Road. The subject property is zoned R-2 Single Family Residence and is improved with a single-family residence and an attached garage. Surrounding properties are also zoned within the R-2 District and are improved with single-family residences. A Com Ed utility easement abuts the property to the south, and the Village of Niles is across the Washington Street to the west.



*Subject Property Location Map*

Application Overview

The applicant and owner, Hameed Imran Syed, is requesting four waivers from Section 12-3-5:C of the Morton Grove Unified Development Code to authorize the installation of a solid fence (0% transparency) with a height of 6 feet in a street side yard that is not behind the rear portion of the principal structure closest to the street. The fencing will be located approximately 28 feet west (toward the front yard) of the rear building line. The maximum permitted height for a street side yard fence is 4 feet and the minimum permitted transparency is 50%. The subject property does not qualify for street side yard fencing due to there being one or more of front yards located on the same block face.

Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATIONS
Sight Line Triangle (12-3-5:B)	Fences shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way.	Sight Line Triangle: Not required	<i>Compliant</i>
Street Side Yard Fencing (12-3-5:C)	Block face: Cannot include 1 or more front yards  Maximum height: 4 ft.  Minimum transparency: 50%  Location: Must be behind the rear portion of the principal structure closest to the street side yard	Block face: Contains no front yards  Height: 6 ft.  Transparency: 0%  Location: 28 feet in front (west) of the rear portion of the structure closest to the street side yard	<i>Variation to allow a street side yard fence on a block face with 1 or more front yards</i>  <i>Variation of 2 feet to allow a street side yard fence with a height of 6 feet</i>  <i>Variation of 50% to allow a street side yard fence with 0% transparency</i>  <i>Waiver of 28 ft. to allow street side yard fencing in front of the rear portion of the structure</i>

As shown in the table, the following waivers are required to authorize the reconstructed fence as proposed by the Applicant:

- Section 12-3-5:C.1: Variation to allow a street side yard fence along a block face with one or more front yards.
- Section 12-3-5:C.3: Variation of 2 feet to the maximum height restriction of 4 feet to allow a street side yard fence with 6 feet in height.
- Section 12-3-5:C.4: Variation of 50% to the minimum transparency requirement of 50% to allow a street side yard fence with 0% transparency.
- Section 12-3-5:C.2: Variation of 13.5 feet to allow a fence that is not in line with and behind the rear portion of the principal structure closest to the street side yard property line



*Subject Property Aerial View*

Staff Notes: **Thick Blue** – Proposed fence requiring variation; **Red** – Removal of compliant fence



*Subject Property Street View – General location of existing compliant fence*

### Discussion

The Unified Development Code does not allow for street side yard fencing along block faces with one or more front yards due to the concern that such fencing will impede sight lines and potentially reduce the aesthetic appeal of properties located along the block face.

The owner is requesting a 6-foot-tall solid, privacy fence to enclose their street front yard from the front corner of their home to the side lot line along Beckwith Road. Fencing will also enclose the entire rear yard to the south and east where it is permitted.

In constructing the new fence in the front side yard location, the owner would also be removing an existing wrought iron fence that generally complies with setback, height, and transparency requirements. It is Staff's interpretation that the stated hardship is self-imposed and the applicant has not provided sufficient evidence to demonstrate that a hardship exists that would prevent the owner from using their property as intended by Unified Development Code.

### Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

### Recommendation

Should the Board approve Case ZBA 24-18, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 24-18, a request for approval of variations from Sections 12-3-5, to allow a fence in a street side yard exceeding allowable height and transparency, and enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure, for the property commonly known as 9401 Washington Street, subject to the following conditions:*

- 1) *The fence shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 5/14/2024.*
- 2) *The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits.*

### Attachments

Application and related materials (submitted by applicant)



# VARIATION APPLICATION

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

Case Number:  Date Application Filed: 5-14-24

## APPLICANT INFORMATION

Applicant Name: HAMEED IMRAN SYED  
Applicant Address: 9401 WASHINGTON RD  
Applicant City / State / Zip Code: MORTON GROVE, IL, 60053  
Applicant Phone: 773-312-2026  
Applicant Email: IMRAN.STRATA1@gmail.com  
Applicant Relationship to Property Owner: OWNER  
Applicant Signature: S.H. Imran

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Owner City / State / Zip Code: \_\_\_\_\_  
Owner Phone: \_\_\_\_\_  
Owner Email: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 9401 WASHINGTON RD. MORTON GROVE, IL, 60053  
Property Identification Number (PIN):   
Property Square Footage:   
Property Zoning District:   
Property Current Use: Personal

## APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:  
I am requesting Privacy fencing, 6 feet tall, No visibility  
Purpose of requested variation (attach as needed): i am requesting because i dont have backyard and we have very busy ~~the~~ Street, for kids safety we need privacy fencing

## RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

Yes, I like to have this fencing for my kids to have a backyard. I want to have my kids some place called to play. And there is a backwith road is on other end

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

Yes, I like to have this fencing on my own consideration because we literally don't have the backyard and so backwith road is ~~too~~ busy streets so we would like it for fencing

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

I am not damaging or imposing other property and I am not doing any damage to and public property.

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

I am not disturbing my neighbour property and he is also agreed on this. he have his fencing and I like to have my own fencing.





Washington Rd

Beckwith Rd

Washington Rd

7957

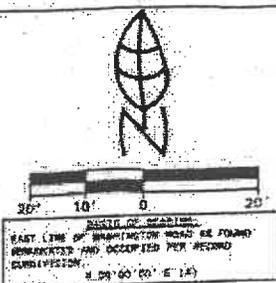
Google

layers  
ington Rd

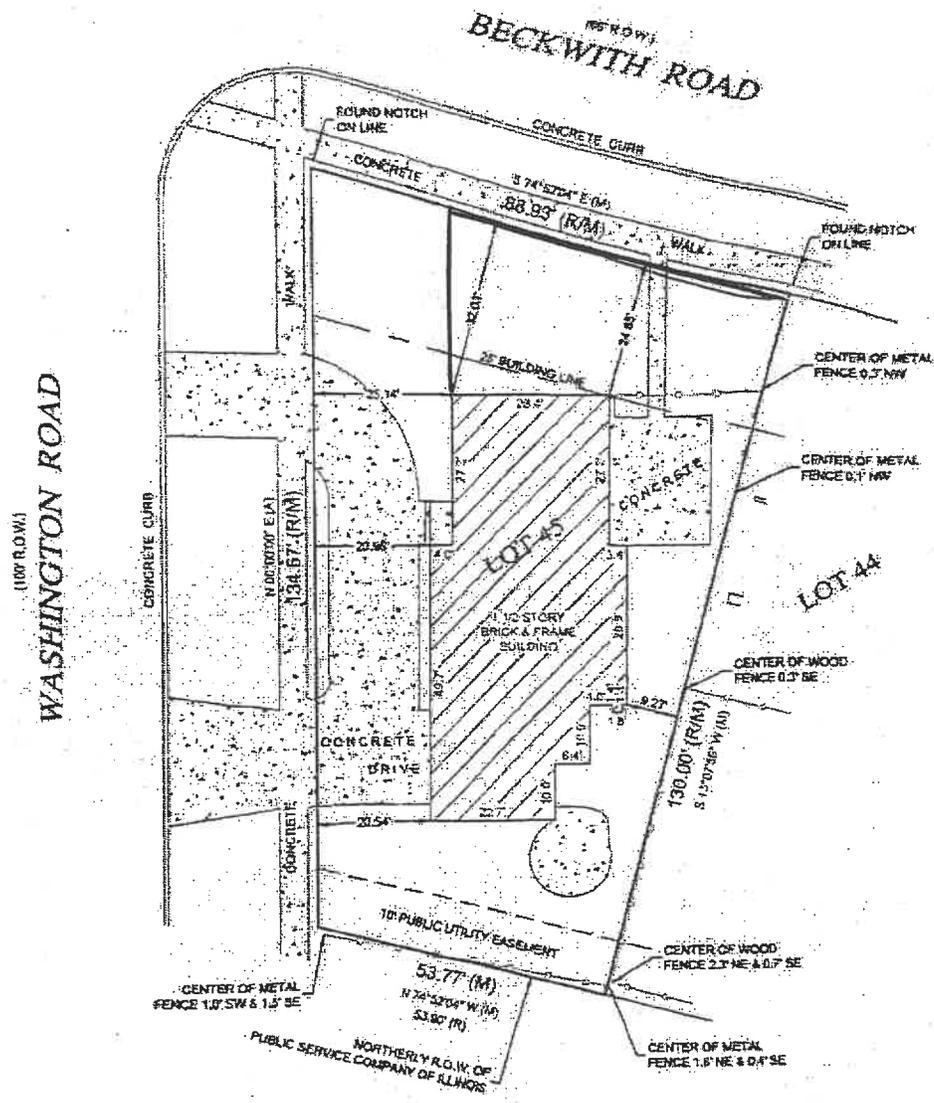
**Legend**  
 A = ASSESSED  
 C = CALCULATED  
 CH = CHORD  
 CL = CENTERLINE  
 D = DEED  
 E = EAST  
 F.P.L.P. = FOUND IRON PIPE  
 F.L.P.L. = FOUND IRON PIPE  
 F.P. = FOUND IRON PIPE  
 L = AND LENGTH  
 M = MEASURED  
 N = NORTH  
 N.C. = NORTHEAST  
 S.W. = SOUTHWEST  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R = RECORD  
 R.A. = RIGHT-OF-WAY  
 S. = SOUTH  
 S.L.P. = SET IRON PIPE  
 S.L.S. = SET IRON PIPE  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST  
 --- CHAIN LINK FENCE  
 --- WOOD FENCE  
 --- METAL FENCE  
 --- STEEL FENCE  
 --- EASEMENT LINE  
 --- SETBACK LINE  
 --- INTERIOR LOT LINE

# PLAT OF SURVEY

LOT 45 IN FOURTH ADDITION TO MORTON AIRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 10, 1888 AS DOCUMENT NO. 2287077.

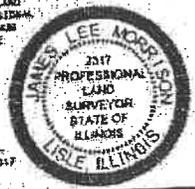


AREA OF SURVEY:  
 CONTAINS 2.72 ACRES MORE OR LESS



**Morris Engineering, Inc.**  
 515 Warrville Road, Suite # 60532  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS  
 COUNTY OF DUPAGE  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A PRIMARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 15TH DAY OF JANUARY, A.D., 2023, AT Lisle, ILLINOIS.  
*J. Lee Morris*  
 JAMES LEE MORRIS, D.S.  
 2017 PROFESSIONAL LAND SURVEYOR  
 STATE OF ILLINOIS  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024  
 ILLINOIS BUSINESS REGISTRATION NO. 182-961048



**NOTE:**  
 1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.  
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.  
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.  
 4. NO DIMENSIONS SHALL BE ASSIGNED BY SCALING.  
 ADDRESS: 8151 WASHINGTON ROAD, WORTH GROVE, ILLINOIS  
 CLIENT: FRANKS LAW LLC.  
 FILE/BOOK RATE (OWN): 01/18/2023 (REV. 05/16)  
 DRAWN BY: J.E. REVISION: NONE NO. 23-01-0123

To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 11, 2024

Re: ZBA 24-19 8934 Marion Avenue (10-18-324-018-0000)  
Request for approval of a variation from Section 12-2-5:B.5 to allow two driveway approaches.

## STAFF REPORT

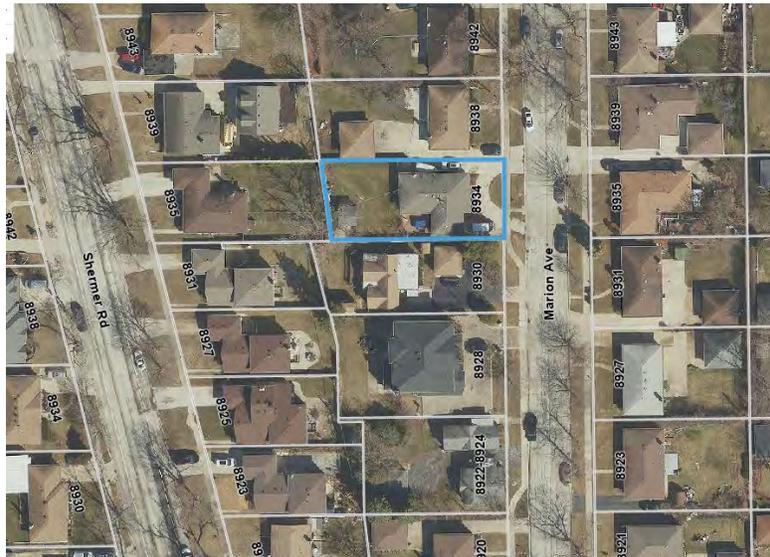
### Public Notice

The Village of Morton Grove provided public notice for the June 18, 2024, Zoning Board of Appeals public hearing for ZBA 24-19 in accordance with Unified Development Code requirements. The *Morton Grove Champion* published a public notice on May 30, 2024. The Village mailed letters on May 30, 2024, notifying surrounding property owners within one-hundred feet, and placed a public notice sign on the subject property on May 29, 2024.

### Request Summary

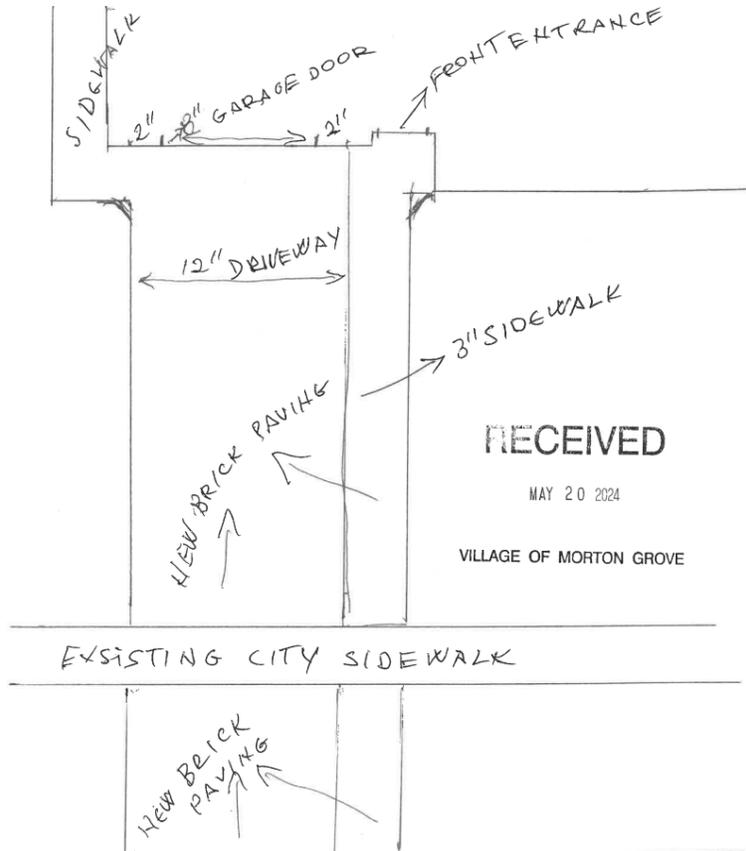
### Property Background

The subject property at 8934 Marion Avenue is a, 8,149-square-foot lot located on the west side of Marion Avenue north of Greenwood Avenue, and south of Hynes school. The property is within an R-2 Single Family Residence District and is improved with a single-family dwelling. Surrounding properties are also zoned in the R-2 Single Family Residence District and are improved with single-family residences.



Application Overview

The Applicant and property owner, Slauko Jokanic, is requesting a waiver from Section 12-2-5:B.5 to allow a second driveway approach, due to the removal and replacement of the existing south driveway and apron. The property complies with maximum impervious lot coverage restrictions for the R-2 District.



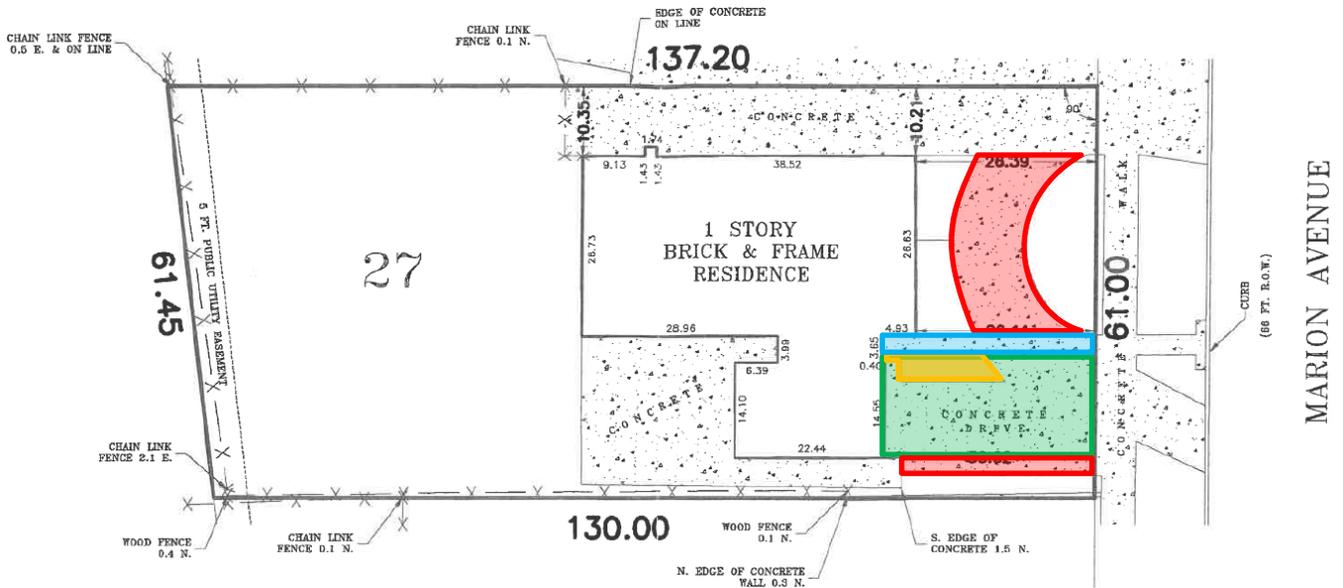
Requested Waivers

The following chart provides a summary of the requested waivers based on Unified Development Code requirements:

DIMENSIONAL CONTROL	CODE REQUIREMENT	PROPOSED	REQUESTED WAIVERS
Driveway Approach (12-2-5:B.5)	Each lot line shall be limited to (1) driveway approach.	2 approaches	<i>Waiver to allow 2 approaches</i>
Driveway Maximum Width (12-2-5:B.5)	Maximum interior driveway width shall be determined by the exterior width of the garage, as measured from no more than two feet (2') outside the garage door edges	12 ft. (8 ft. wide garage door)	<i>Compliant</i>
Impermeable Lot Coverage 12-4-2:D	Max. 60% Permitted	Existing: 43 % Proposed: 39%	<i>Compliant</i>

As shown in the table, the following waiver is required to authorize the replacement of the existing driveway, as proposed by the Applicant:

- Section 12-2-5:B.5: Waiver to allow two driveway approaches



**Subject Property Plat of Survey with Staff Notes:** **RED** – Removal of existing drive/side path;  
**ORANGE** – Existing green space to be paved; **GREEN** – Replacement of existing driveway;  
**BLUE** – Replacement of existing Side Path



*Subject Property Street View*

### Discussion

The applicant is requesting waivers from the ZBA to place a new driveway, apron and sidewalk serving the existing attached garage. The property will retain two driveway approaches, where only one is allowed. The existing, curved drive, connecting the north and south drives will be removed, increasing the pervious cover on the lot. The new driveway replaces a nonconforming drive due to width. The new drive and sidewalk conform to all dimensional controls.

### Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

### Recommendation

Should the Board approve Case ZBA 24-19, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 24-19, a request for approval of a variation from Section 12-2-5:B.5 to allow two driveway approaches for the property commonly known as 8934 Marion Avenue, subject to the following conditions:*

- 1) *The proposed driveway shall be installed in accordance with the plans submitted by the Applicant in the Variation Application dated 5/20/2024.*
- 2) *The Applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.*



# VARIATION APPLICATION

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

Case Number: 4519 Date Application Filed: 1/21/21

## APPLICANT INFORMATION

Applicant Name: SLAVKO JOKANIC  
Applicant Address: 8934 MARION  
Applicant City / State / Zip Code: MORTON GROVE IL 60053  
Applicant Phone: 773 230 1184  
Applicant Email: JST construction corp@yahoo.com  
Applicant Relationship to Property Owner: owner  
Applicant Signature: Slavko Jokanic

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: SLAVKO JOKANIC  
Owner Address: 8934 MARION  
Owner City / State / Zip Code: MORTON GROVE IL 60053  
Owner Phone: 773 230 1184  
Owner Email: \_\_\_\_\_  
Owner Signature: Slavko Jokanic

## PROPERTY INFORMATION

Common Address of Property: 4519 Marion  
Property Identification Number (PIN): 663240112401  
Property Square Footage: 1400  
Property Zoning District: S  
Property Current Use: we family home

## APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:  
Front drive way two driveway approach  
Purpose of requested variation (attach as needed): Front drive way

**RESPONSES TO STANDARDS FOR VARIATION**

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

We purchased the house with existing drive way and we are trying to make drive way smaller

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

No

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

No the 2 curb cuts are existing and no change to traffic

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

No the 2 curb cuts are existing and no change to traffic

SIDEWALK

2"

8" GARAGE DOOR

2"

FRONT ENTRANCE

12" DRIVEWAY

3" SIDEWALK

NEW BRICK PAVING

RECEIVED

MAY 20 2024

VILLAGE OF MORTON GROVE

EXISTING CITY SIDEWALK

NEW BRICK PAVING

8934 MARION  
MORTON GROVE

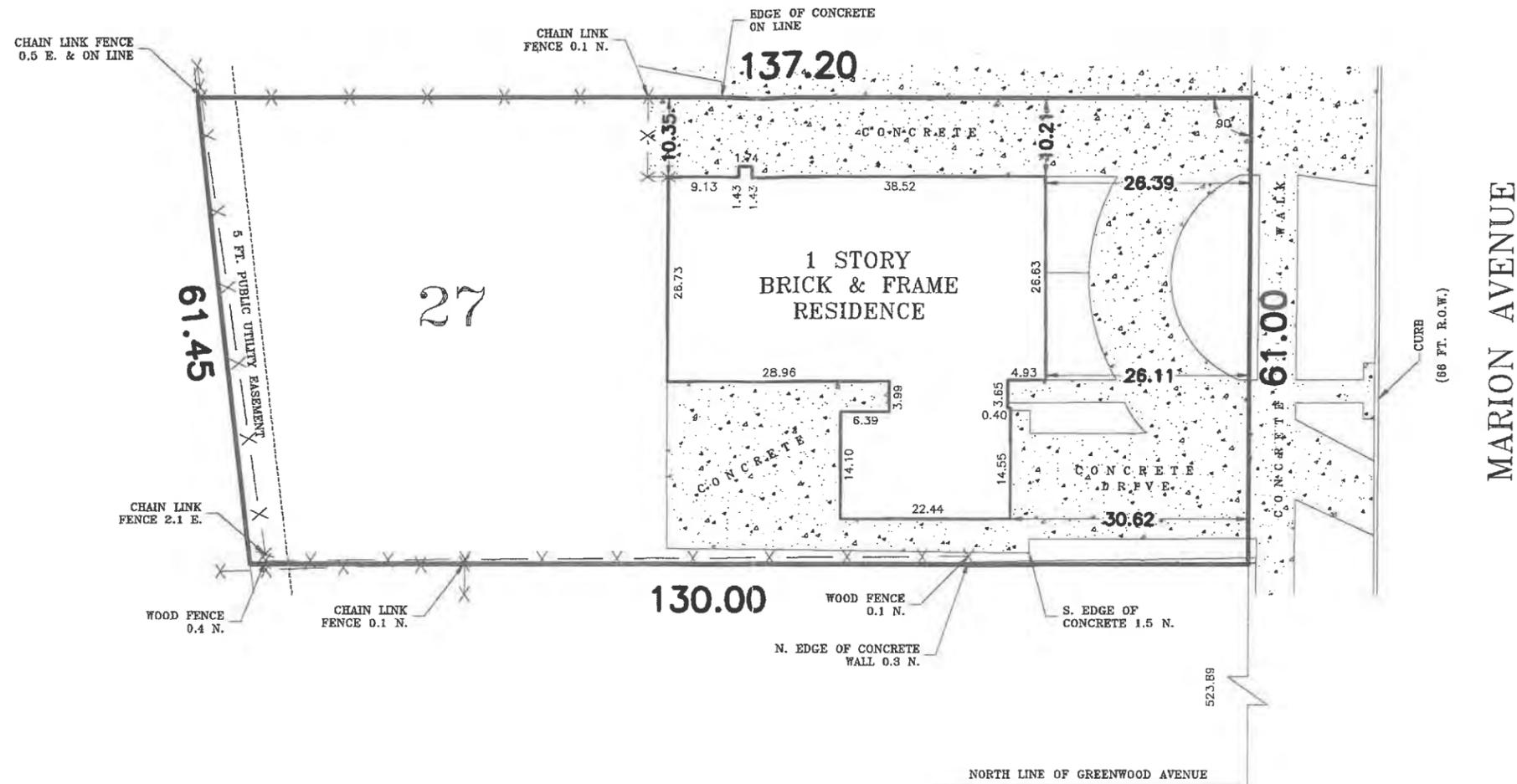
# PLAT OF SURVEY

OF LOT 27 IN F.J. BURR'S RESUBDIVISION OF LOT 2 (EXCEPT THE EAST 511.98 FEET THEREOF) IN FINKE AND OTHERS SUBDIVISION OF THE SOUTH 23.05 CHAINS WEST OF THE NORTH BRANCH ROAD OF THE SOUTHWEST 1/4 OF SECTION 18 AND THE NORTH 13 RODS WEST OF THE NORTH BRANCH ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 8934 MARION AVENUE, MORTON GROVE, ILLINOIS



SCALE: 1"=20'



TO: J. THOMAS WITEK

PROFESSIONAL NATIONAL TITLE NETWORK

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MY LICENSE RENEWS ON NOVEMBER 30, 2004.

GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS 13TH DAY OF FEBRUARY, 2003



ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 0341525

PNTN No. 3074009

FLD CREW BL/LT

CAD IP



**PREFERRED SURVEY, INC.**

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137

Phone 830-790-5451 / Fax 830-858-8217