



VILLAGE OF MORTON GROVE
APPEARANCE COMMISSION

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

Tuesday, July 1, 2025 - 7:00 P.M.
AGENDA

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

June 3, 2025, Meeting of the Appearance Commission

III. **PUBLIC MEETING**

CASE

AC 25-10

APPLICANT

Napleton Honda of Morton Grove

LOCATION

6900 Dempster Street
Morton Grove, Illinois 60053

PETITION

Request for approval of an Appearance Certificate for the installation of a monument sign that is nonconforming due to size, location and lack of landscape bed

IV. **OTHER BUSINESS**

None

V. **CLOSE MEETING**

**MINUTES OF THE JUNE 3, 2025
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

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

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

Commissioners Absent: Block without notice

Village Staff Present: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Minx and Thill

Chairperson Pietron thanked Commissioner Ingram for his years of service, noting he was appointed to the Zoning Board of Appeals and Plan Commission.

Chairperson Pietron proceeded to seek approval of the April 1, 2025 minutes.

Commissioner Minx moved to approve the minutes. Commissioner Ingram seconded the motion. Chairperson Pietron called for the vote.

Commissioner Hedrick voting	aye
Commissioner Ingram voting	aye
Commissioner Manno voting	abstain
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (5-0)

Chairperson Pietron called for the case.

CASE: AC 25-07

APPLICANT: Extra Space Storage, LLC

LOCATION: 6505 Oakton
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate for the installation of wall signs with waivers for sign size

In the case of **AC 25-07**, Extra Space Storage, LLC is requesting the Appearance Commission's review and approval of a sign application with applicable waivers to requirements to allow the wall signs and a directional sign to be replaced at the property commonly known as 6505 Oakton Street.

The business was purchased by Extra Space Storage in 2024. The wall signs were replaced without permit as part of rebranding and Extra Space Storage is seeking an Appearance Certificate after the fact. The wall signs are lit and are slightly larger than the "Life Storage" wall signs that were previously installed at the property. The applicant also replaced the face of an existing direction sign that was previously nonconforming due to size.

Blue awnings were removed by the applicant and that work did not require a permit and did not require an Appearance Certificate. Appearance Commission review is only required for projects requiring a building permit or for changes to an exterior color within a commercial district.

The applicant, Mckenna with Modern Signs, described the installations and re-branding of the signage. It was recognized that the work was done without a permit.

Commissioner Zimmer said there is too much wall signage and suggested all signage be removed from the Natchez Street façade.

The applicant noted the main entrance is on Natchez and the business owner would not want to lose that signage.

Chairman Pietron noted the applicant should speak with the business owner about possible revisions and the Commission could review at a future meeting.

Commissioner Ingram moved to continue the case to the July meeting. The motion was seconded by Commissioner Zimmer. Chairperson Pietron called for the vote.

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

Motion passed 6-0.

CASE: AC 25-08

APPLICANT: Bridge Industrial

LOCATION: 8125-45 River Drive and 8120-40 Lehigh Avenue
Morton Grove, Illinois 60053

PETITION: Request for an Appearance Certificate site, landscape, and building plans associated with Case PC 25-06, a request for a Special Use Permit for redevelopment to establish warehousing, distribution centers, and light manufacturing uses with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard

In the case of AC 25-08, the applicant Midwest RE Acquisitions, LLC (which is an entity of Bridge Industrial) is requesting approval of site, landscape, and building plans associated with Case PC 25-06. That case is a request for a Special Use Permit to redevelop the pair of existing office buildings at the North Grove Corporate Park and establish warehousing, distribution centers, and light manufacturing uses at the property. The property is zoned MOR and all surrounding properties are zoned M-2 General Manufacturing.

Bridge Industrial is proposing an approximately 227,600-square-foot speculative single-story industrial building including 35 truck loading berths, approximately 212 off-street parking spaces, underground stormwater detention, and various site improvements.

- Regarding landscaping, the applicant is proposing dense perimeter landscaping to compensate for less-than-required shade tree plantings in the parking lot and surrounding parkway (in which plantings may potentially be hindered by utilities). Details on building height have not been provided and should be discussed.
- The applicant is proposing the construction of an insulated precast concrete building and would rely on the use of brick, glass, and colored concrete to provide for some articulation in the building's large façades. Emphasis on brick and use of glass and aluminum fascia is placed on the corners and Lehigh Frontage.
- Building signage would consist of four tenant signs, a name and address plate, and a monument sign. Location details are needed for the monument sign to ensure compliance.
- Proposed lighting consists of light poles and wall packs and staff have concerns regarding low light levels in the parking lot, spillover along the northern property edge, and glare from wall packs placed toward the top of the façade.

Curt Pascoe, Executive Vice President of Development for Bridge Industrial introduced the team for the site, he provided the group's history and examples of their other work.

The neighboring buildings and landscapes were shown, noting the industrial structures and brick tones used in the area. The site setbacks were described and it was noted there will be no access off Lehigh Avenue.

Mike Baumstarck of Cornerstone Architects described the pre-cast building with corner brick entrances and glazing. Exterior samples were provided for the brick, tinted glass, glass framing, and pre-cast concrete. It was noted that the windows are not mirrored and will be bird friendly.

Commissioner Ingram asked about the southwest corner materials. The corner will be screened by landscaping.

Kathryn Tully, landscape architect, described the interior greenspace and noted the parking lot islands do not have the required number of trees. It would not be prudent to have too crowd trees in the 600 square feet islands. They have increased the overall number of trees on the perimeter of the property to 85 trees. There will be a total of 240 trees on the property. It was explained that parkway trees would not be possible due to the water utilities, those required trees will be on the subject property. All trees and landscaping is native and non-invasive.

Chairman Pietron asked if trees hurt underground utilities and what is her experience with parkway installations.

Ms. Tully said they are required to stay 10 feet from a water line. She noted that surrounding properties also do not have parkway trees in utility locations. Mr. Nolan said the Village Engineer will be asked to verify that it is not permitted to plant in the parkway with underground utilities. The applicant will plant parkway trees if allowed.

Commissioner Zimmer asked if there will be an irrigation system. There will not be irrigation as it is a LEED certified project. The materials will be drought tolerant when established, and will be watered until established. Bridge is the property manager and will react to any property needs.

Mr. Pascoe said the lighting on the dock wall will be lowered to 25 feet and any additional light issues will be addressed as necessary.

The signage plan was presented and a waiver for the size of the address sign is required. All other signs will be code compliant.

The roof will be white and will be reinforced to support future solar panel installations.

Chairman Pietron asked if the roof top mechanicals will be screened, they will be. He further asked for the height of the building. The building will be 41 feet from the finished floor to the top of the pre-cast wall. Code measures height from the surrounding roadways, so the applicant is asking for a height of 44 feet, in case of road elevation changes.

Discussion ensued regarding bird friendly glazing. Mr. Pascoe noted they are exploring bird film which is costly given the amenities being added to the four-sided building.

Chairman Pietron asked for public comment.

Mr. Michael Tracy, owner of 8110 and 8120 River, does not like the bulk and height of the building. He does not like the multi-color facades and objects to there not being irrigation. He discussed the esthetics of River Drive and the trouble with an additional 35 loading docks disturbing the neighborhood.

Mr. Tracy said the existing building is a good building and he would like to know if the proposed building will generate more taxes. He asked if there are any covenants on the property that prohibit non-enclosed loading docks. He would prefer the docks to be located on Lehigh Avenue, or the building to be split up into four separate buildings.

Mr. Nolin noted upcoming the Traffic Safety and Plan Commission dates. Chairman Pietron noted there was no further public comments.

Commissioner Ingram moved to approve AC Case 25-08, a request for an Appearance Certificate for site, landscape, and building plans, for redevelopment to establish warehousing, distribution centers, and light manufacturing uses under Special Use Permit (PC 25-06) at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, staff recommends the following conditions of approval:

1. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
2. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final lighting plan and photometric analysis that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.
3. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
4. Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).
5. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final sign plan indicating the location of the monument sign that adheres to all setbacks and landscaping requirements. Final sign plans must be deemed consistent with Appearance Commission discussion, as

determined by the Community Development Administrator. If the sign plan is deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

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

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

Motion passed 4-0-2.

Hearing no further business, Chairman Pietron moved to adjourn the meeting. The motion was seconded by Commissioner Minx. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:52 p.m.

Minutes by: Anne Ryder Kirchner

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: June 25, 2025

Re: Appearance Commission Case AC 25-10
Request for approval of an Appearance Certificate for installation of a monument sign that is nonconforming due to size, location, and lack of landscape bed at the property commonly known as 6900 Dempster Street in Morton Grove, Illinois (10-18-321-023-0000, 10-18-321-035-0000, 10-18-321-036-0000, 10-18-321-047-0000, 10-18-321-048-0000, 10-18-321-049-0000, 10-18-321-050-0000, 10-18-321-051-0000, 10-18-321-052-0000, 10-18-321-054-0000) pursuant to Section 10-10-7:G.

Project Overview

Chris Napleton owner of Napleton Honda of Morton Grove (“applicant”), filed a complete application requesting the Appearance Commission’s review and approval of a sign application with applicable waivers to requirements to allow a nonconforming monument sign to be installed on the Waukegan Road frontage of the property commonly known as 6900 Dempster Street.

Subject Property

The subject property is a corner lot located on the north side of Dempster Street and the east side of Waukegan Road. The parcel is zoned C-1 General Retail. The adjoining properties to the north, west and south are also in the C-1 General Retail District. The adjoining property to the east is in the R-2 Single-family Residential District and is owned by the Morton Grove Park District.

Application

The applicant is proposing to install a monument sign on the subject property located along the Waukegan Road frontage within a planned parking lot landscape bed. The sign requires waivers as the sign face exceeds the fifty (50) square feet maximum allowed; it will be located adjacent public right of way where a minimum setback of eight feet, five inches (8’ 5”) is required; and a landscape bed is not provided at the base. An identical sign was approved with requested waivers for an alternate location on Dempster Street in 2024 (AC 24-12).



Location of Non-conforming Sign at Dempster Street and New England Avenue previously approved with waivers (AC 24-12).

The Appearance Commission may approve waivers to the technical requirements of Chapter 10-10 Sign Regulations. For proposed signage, review shall be based on the standards established in Section 10-10-3:E. The following table compares the proposed modified pylon sign with the Village's pylon sign requirements for the C-1 Commercial District, per Chapter 10-10 of the Municipal Code:

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
Max. permitted height (10-10-7:G.3)	Max. 25 ft.	16.83 ft.	<i>Compliant</i>
Max. ground monument sign area (10-10-7:G.3)	50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs	64.0 sq. ft.	<i>Waiver of 14 sq. ft. to allow 64 sq. ft. sign face</i>
Monument sign location (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 8.4 ft. from ROW	Approximately 8 ft. from public ROW (Waukegan Road)	<i>Waiver of 0.4. to allow 8 ft. setback</i>
Monument sign landscape bed (10-10-7:G.5)	Min. 2 ft. radius from base of sign	No landscape bed proposed	<i>Waiver to not require landscape bed at base of sign</i>

As outlined in the table above, the proposed pylon signage requires one waiver to the following section of the Morton Grove Municipal Code:

- Section 10-10-7:G.3 – A waiver to the maximum sign face area to allow a 64 square feet sign face.
- Section 10-10-7:G.6 – A waiver to the minimum required setback to allow a setback of 8 feet from the side lot line.
- Section 10-10-7:G.5 – A waiver to the minimum 2 feet radius to not require a landscape bed at the base of the sign.

Discussion

A new monument sign is proposed to be located in a new perimeter landscape island along the Waukegan Road frontage of the Napleton Honda dealership currently under construction. The new Honda sales and service center received a Certificate of Appropriateness in 2023 for their landscape, lighting, and building plans. The applicant included signage in the 2023 submittal, but did not include dimensions for any proposed wall signs and did not address any proposed monument signage on the site. The Appearance Commission approved a monument sign of identical proportions and appearance for the Dempster Street of the subject property frontage in 2024 (AC 24-12).

Sign Brightness

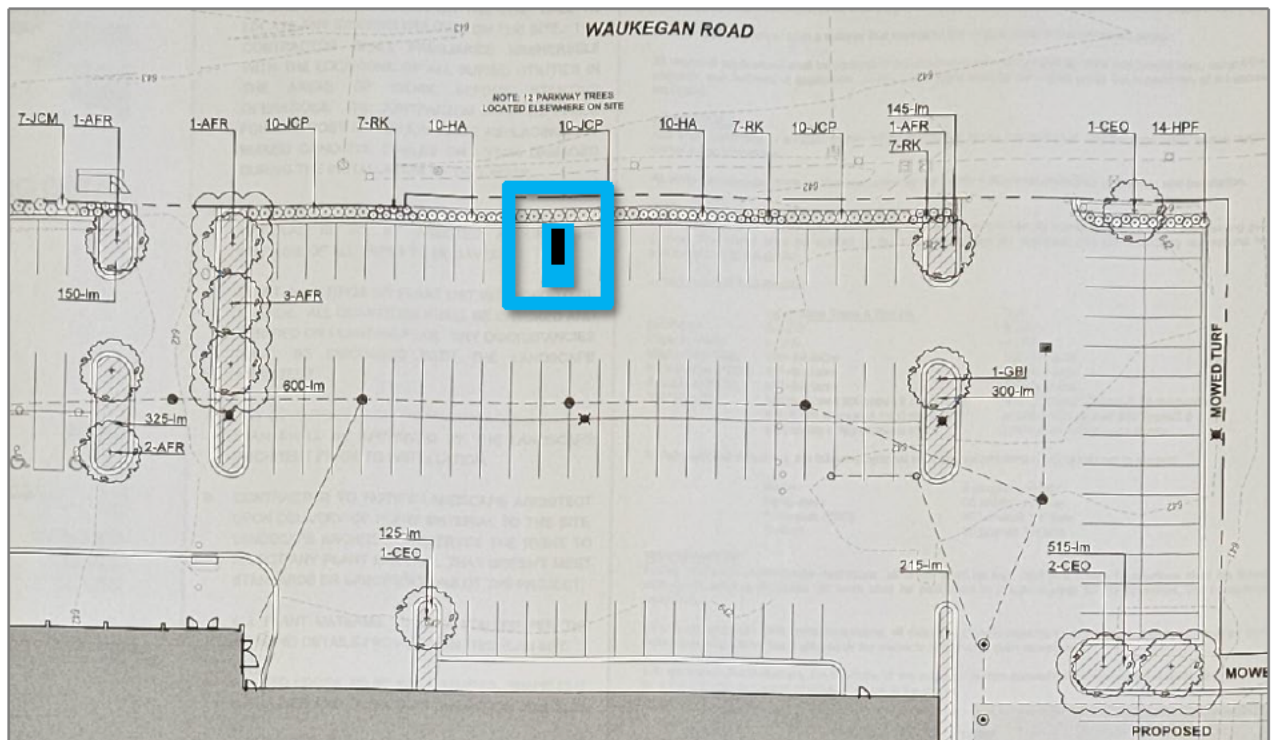
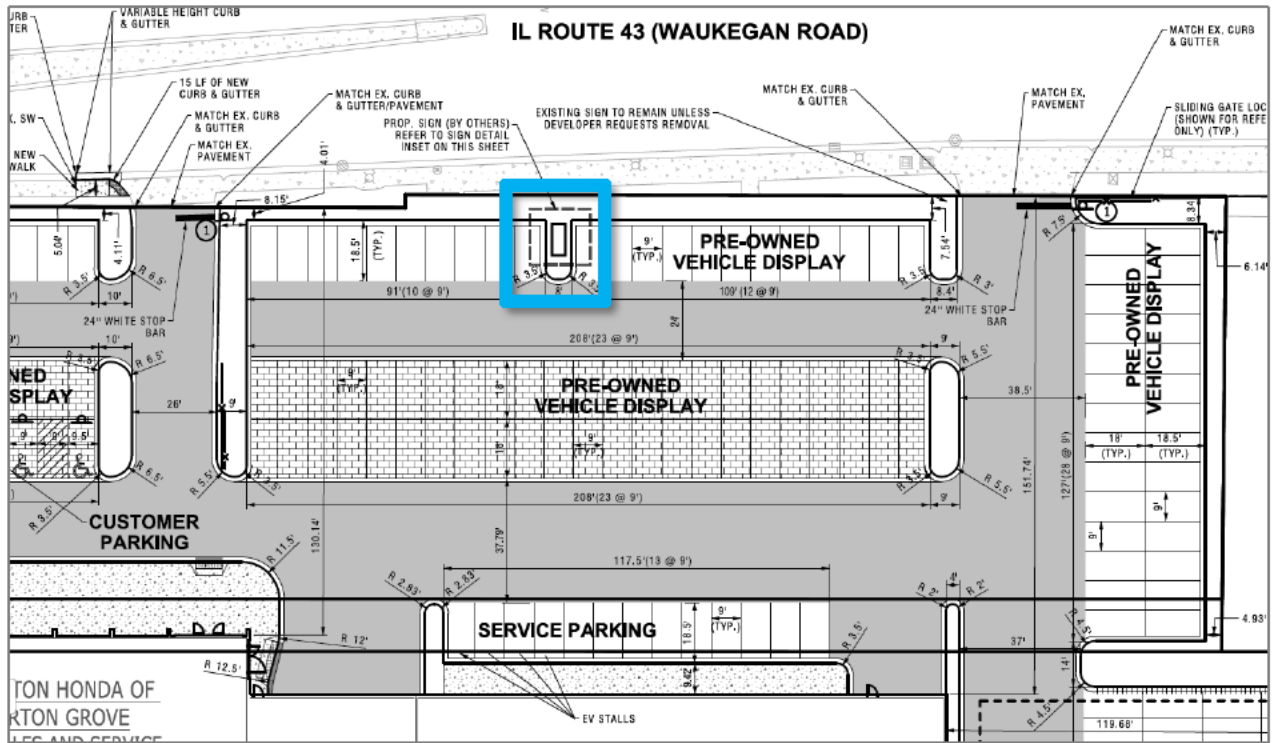
The new sign will have a steel gray pedestal. The illuminated monument base will have blue ACM panels (three-layer sandwich panels made up of two pre-printed aluminum sheets attached to a polythelene core) and the illuminated sign face will be a white ACM panel with blue vinyl lettering and logo. The application notes illumination of 6,500 degrees Kelvin for the monument base and sign face. Staff recommends including a condition of approval that illuminated signage not exceed 5,000K (degrees Kelvin).

Landscaping

The area west of the monument sign consists of parking lot perimeter landscaping with a mix of hydrangea and juniper shrubs, but that area is not within the minimum two (2) feet radius required for the monument sign. The diagram below shows the location of the monument sign in relation to the previously approved landscape area. Staff recommend requiring that the proposed parking lot perimeter landscape bed be extended to include the required two foot (2') radius surrounding the proposed sign. The installation of the proposed parking lot island in which the sign would be anchored would also require a revision to the approved building permit, but Staff have no concerns with the request.

Sign Location

The applicant has indicated two slightly different locations for the proposed monument sign. The sign package indicates a sign located on a parking lot island eight (8) spaces north of the main entrance to the dealership, while the geometric plan indicates an sign and related island location 11 spaces north of that same entrance. Either location would require the same waivers requested as part of the application and the applicant should speak to the final desired location.



Proposed Monument Sign Location per Geometric Plan in the Sign Application (TOP) and Overlaid on Approved Landscape Plan for Napleton Honda (BOTTOM)

Appearance Commission Review

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
 2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
 3. *The sign will not:*
 - a. *Cause substantial injury to the value of other properties in the vicinity, or*
 - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
 - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
 - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
 - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
 - f. *Alter the essential character of the neighborhood, or*
 - g. *Violate the purpose, spirit, or intent of this code.*

Recommendation

If the Appearance Commission makes a motion to approve the request for waivers to select sign requirements at 6900 Dempster Street, staff recommends the following motion of approval:

Motion to approve Case AC 25-10, a request for the installation of a monument sign that is nonconforming due to sign face size, location, and lack of planting bed at 6900 Dempster Street in Morton Grove, Illinois, subject to the following condition:

1. *Prior to filing any Sign Permit Application, the owner/applicant shall submit a revised site improvement plans and landscape plan that includes the location of a modified parking lot curb to accommodate the proposed island and required landscape bed. The final landscape plan must be deemed consistent with the approved plans and Appearance Commission discussion, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance*

Certificate.

2. *Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding the requested monument sign location and dimensions on the subject property, that must be deemed consistent with the approved signs, as determined by the Community Development Administrator and Appearance Commission Chairperson. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin). If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*



Incredibly Close ✿ Amazingly Open

Appearance Commission Application

Village of Morton Grove Department of Community & Economic Development

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

Case Number: 25-10 Date Application Filed: 05-28-2025

APPLICANT INFORMATION

Applicant Name: Castle Motors Sales Inc. DBA Napleton Honda of Morton Grove

Applicant Address: 6900 W Dempster St

Applicant City / State / Zip Code: Morton Grove, IL 60053

Applicant Phone: [REDACTED] Mobil / Other: ()

Applicant Email: [REDACTED]

Applicant Legal Interest in Property (Owner, Tenant, Etc.): Owner

Applicant Signature: Chris [Signature]

PROPERTY INFORMATION

Common Address of Property: 6900 W Dempster St, Morton Grove IL 60053

Property Identification Number (PIN): 10-18-321-023-0000, 10-18-321-035-0000, 10-18-321-036-0000, 10-18-321-047-0000, 10-18-321-048-0000, 10-18-321-049-0000, 10-18-321-050-0000, 10-18-321-051-0000, 10-18-321-052-0000, 10-18-321-054-0000

Zoning District: C-1 Property's Current Use: New & used car dealership

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

1. Applicant is requesting Appearance Commission approval for the following:
Placement of additional monument sign on Waukegan Rd. property frontage

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):
Orientation of property is now altered from what previous arrangement was. Most of traffic will enter off of Waukegan Rd side and that side of property has no signage other than what's mounted on the building. Monument would be perpendicular to that and would greatly enhance visibility as customers approach from north or south



Design Proposal – R1 (CL)

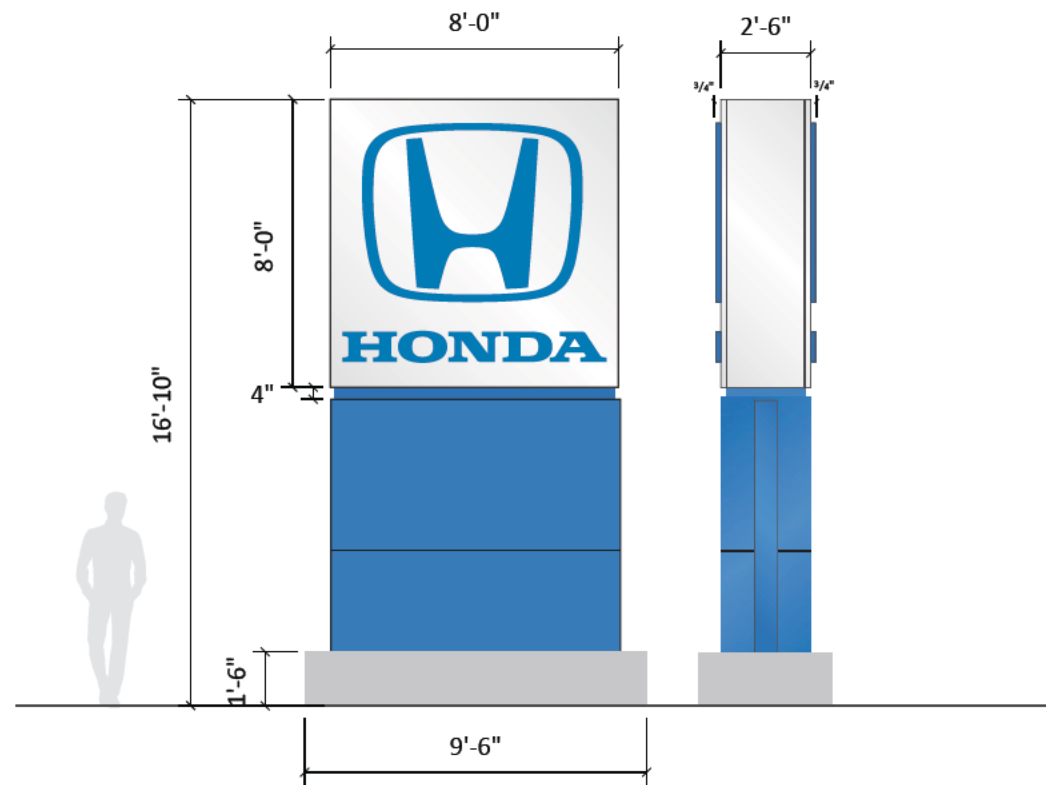
PROJECT ID:	CF1-47240
CLIENT:	H207385 Napleton Honda of Morton Grove
ADDRESS:	6900 W. Dempster St., Morton Grove, IL 60053
DATE:	08-05-2024
CONTACT:	Cathy Farmer
DESIGNER:	Cayli Lambert

Pattison



1.866.635.1110
pattisonid.com

Gen IV Honda Brand Sign Pylon - 8'0"x8'0"x16'10"



Specifications

Gen IV Honda Brand Sign Pylon 8'0" x 8'0" x 16'10" Pylon

- ① Cladding (Both Retro and New Build) – 4MM Blue ACM
- ② Pedestal – Fabricated Aluminum with texture paint finish
- ③ Sign Head - 4MM White ACM
- ④ Copy/Logo – Push-thru 1" clear acrylic with first surface blue vinyl
- * Illumination – 6500K LED internal, Blue LED reveal, LED up-light fixture pedestal 6500K)

Colors

- Blue ACM – Alpolic ACM HNB Blue 4-HNB-50 LRV 16.78
- White ACM – Alpolic ACM HWH White 4-HWH-50 LRV 80.8
- Perforated Blue Vinyl to match current Honda blue vinyl
- Pedestal – Stuc-O-Flex Steel Gray 362

Existing 8x8x17 to be removed
New pylon 8x8x16'10 to be installed on existing foundation

Existing



Proposed



Project ID
CF1-47240

Napleton Honda of
Morton Grove
6900 W. Dempster St
Morton Grove, IL 60053

Sign Item

Pylon

Date: 08-05-2024
 Scale: 3/16" = 1'-0"
 Contact: C. Farmer
 Designer: C. Lambert

Revision Note

R1 (CL)
 decrease DNL to 30"
 Add notes to pylon page
 Center H Honda logo on
 elevation

Information Required for Production

Customer Approval

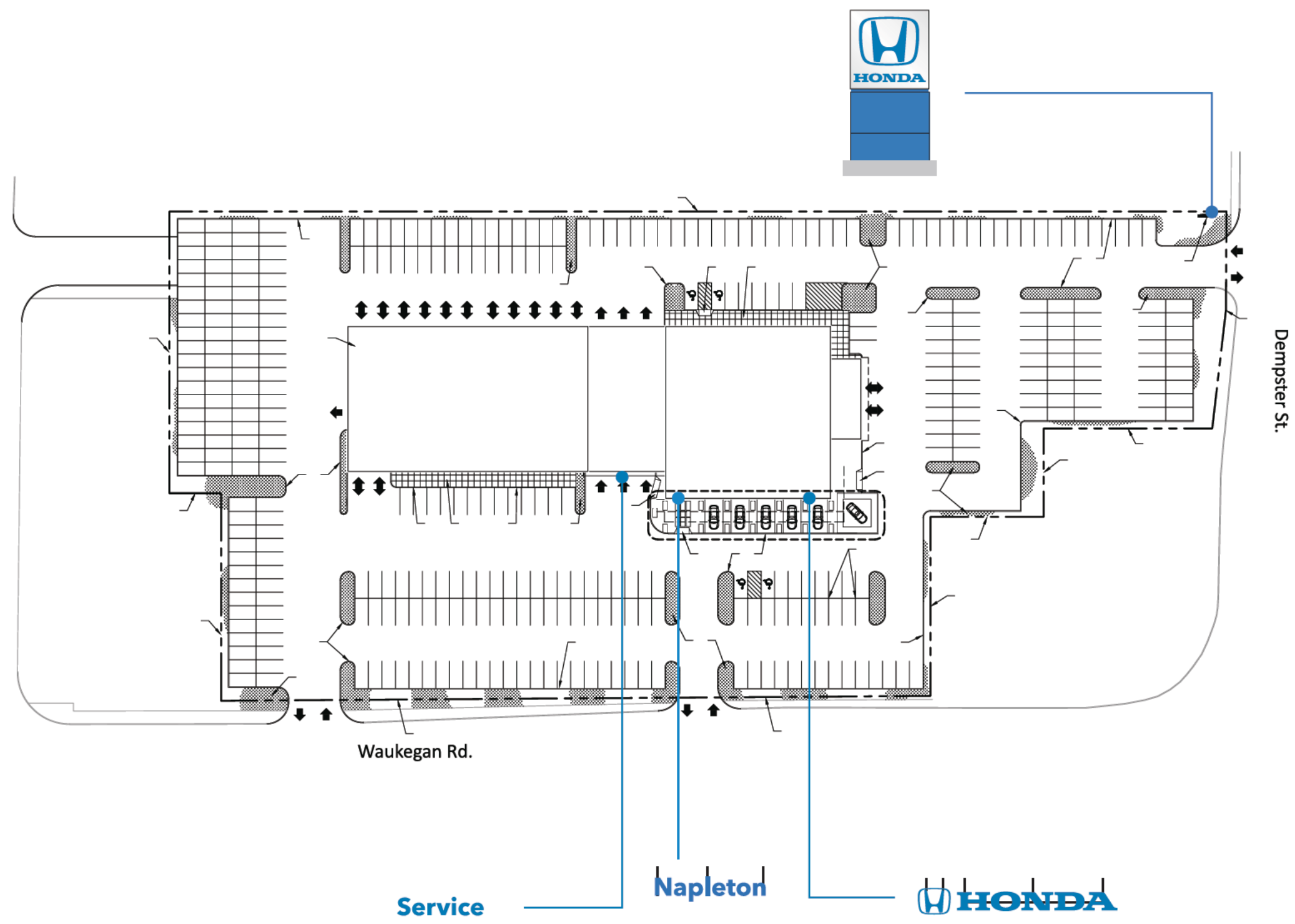
Signature _____

MM/DD/YYYY _____

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Site Plan



Project ID
CF1-47240

Sign Item

Site

Date: 08-05-2024
 Scale: NTS
 Contact: C. Farmer
 Designer: C. Lambert

Revision Note

R1 (CL)
 decrease DNL to 30"
 Add notes to pylon page
 Center H Honda logo on
 elevation

**Information Required
for Production**

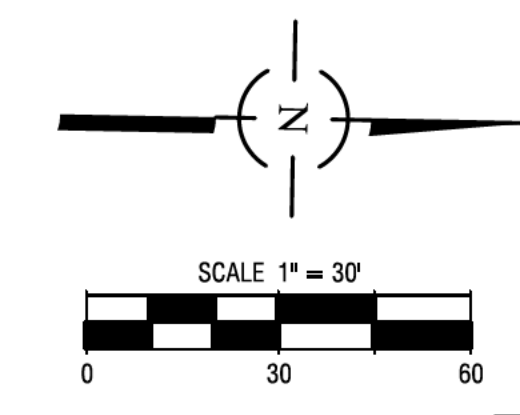
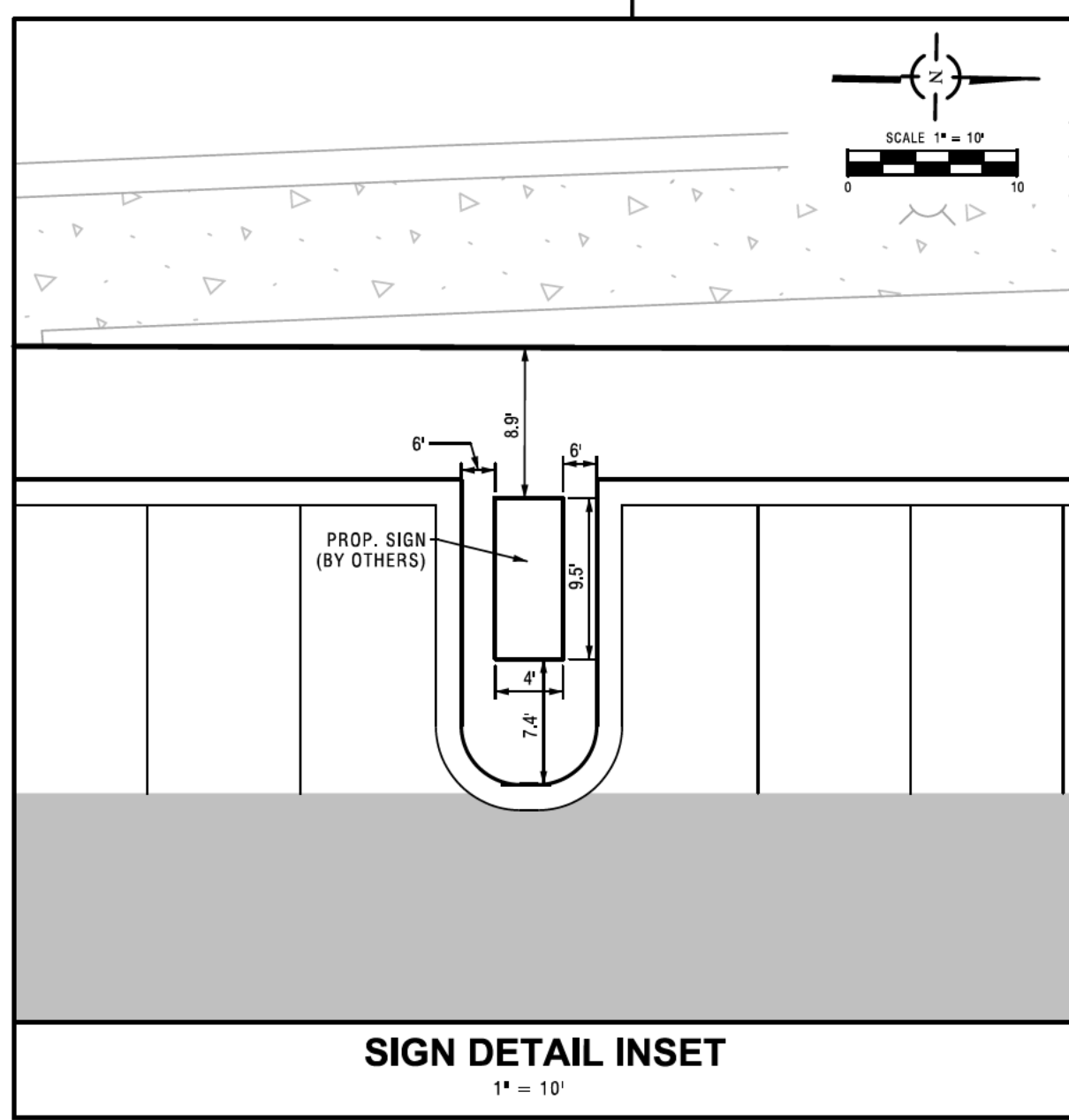
Customer Approval

Signature _____
 MM/DD/YYYY _____

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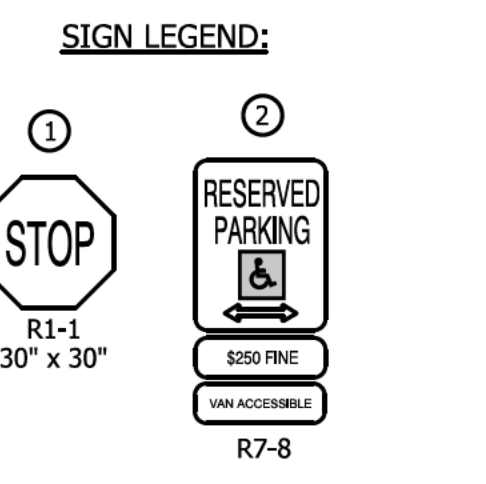
Pattison
 1.866.635.1110
 pattisonid.com



LEGEND

- PERMEABLE PAVERS
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP W/DETECTABLE WARNING TILE (5' WIDE UNLESS NOTED)
- PITCH-IN CURB AND GUTTER
- DEPRESSED CURB & GUTTER
- SLIDING GATE LOCATIONS (OWNER TO PROVIDE KNOX BOX ACCESS TO VILLAGE FOR GATES)

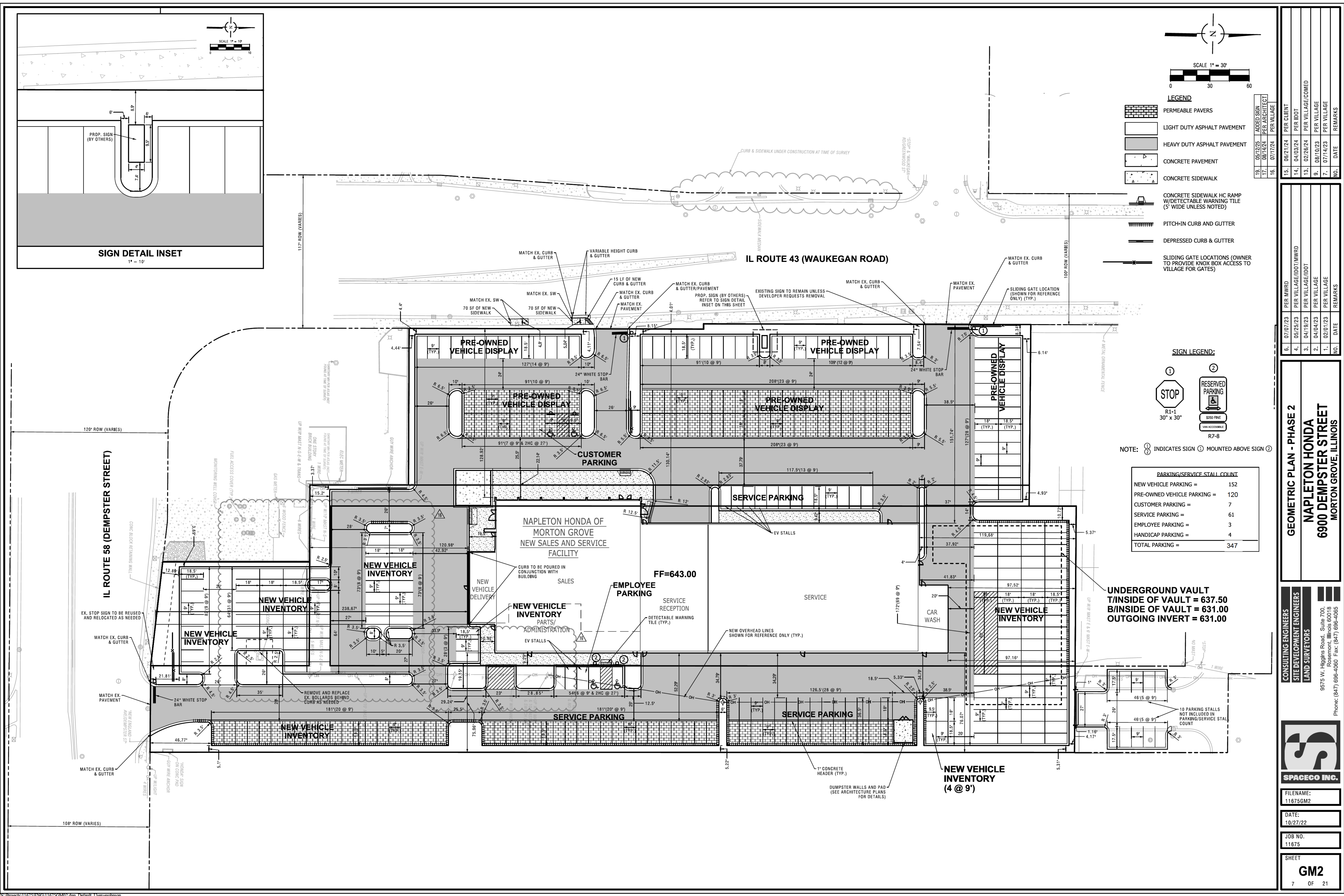
NO.	DATE	REVISIONS
19.	05/12/25	ADDED SIGN
17.	08/14/24	PER ARCHITECT
16.	07/17/24	PER VILLAGE
15.	06/21/24	PER CLIENT
14.	04/03/24	PER IDOT
13.	02/26/24	PER VILLAGE/COMED
9.	08/10/23	PER VILLAGE
7.	07/14/23	PER VILLAGE
NO.	DATE	REMARKS



PARKING/SERVICE STALL COUNT

NEW VEHICLE PARKING =	152
PRE-OWNED VEHICLE PARKING =	120
CUSTOMER PARKING =	7
SERVICE PARKING =	61
EMPLOYEE PARKING =	3
HANDICAP PARKING =	4
TOTAL PARKING =	347

UNDERGROUND VAULT
 T/INSIDE OF VAULT = 637.50
 B/INSIDE OF VAULT = 631.00
 OUTGOING INVERT = 631.00



GEOMETRIC PLAN - PHASE 2
NAPLETON HONDA
6900 DEMPSTER STREET
MORTON GROVE, ILLINOIS

CONSULTING ENGINEERS
LAND SURVEYORS
SPACECO INC.
 9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:	11675GM2
DATE:	10/27/22
JOB NO.	11675
SHEET	GM2
	7 OF 21