VILLAGE OF MORTON GROVE

APPEARANCE COMMISSION

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

Tuesday, September 2, 2025 - 7:00 P.M.
AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES
August 6, 2025, Meeting of the Appearance Commission

III. PUBLIC MEETING

CASE	AC 25-07
APPLICANT	Extra Space Storage, LLC
LOCATION	6505 Oakton Street Morton Grove, Illinois 60053
PETITION	Request for approval of an Appearance Certificate for the installation of wall signs with waivers for sign size

CASE	AC 25-12
APPLICANT	8500 MG, LLC
LOCATION	8500-50 Lehigh Avenue Morton Grove, Illinois 60053
PETITION	Request for an Appearance Certificate for site, building, landscape plans with associated waivers for a 60-unit mixed-use development proposed under Applications for Special Use and Subdivision (PC 25-07)

CASE	AC 25-13
APPLICANT	Johnnie Jiron
LOCATION	6222 Lincoln Avenue and 8503-09 Fernald Avenue Morton Grove, Illinois 60053
PETITION	Request for approval of an Appearance Certificate for site, building, and landscape plans with associated waivers for a 4-unit mixed-use development proposed to be legalized and renovated under a Special Use Application (PC 25-10)

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.

CASE	AC 25-14
APPLICANT	Tony S. Kalogerakos
LOCATION	5926-28 Lincoln Avenue Morton Grove, Illinois 60053
PETITION	Request for an Appearance Certificate to allow an exterior color change for an apartment building in a commercial district

IV. OTHER BUSINESS None

V. CLOSE MEETING

MINUTES OF THE AUGUST 6, 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, Manno, Minx, Pietron, and Zimmer

Commissioners Absent: Manno with notice

Village Staff Present: Anne Ryder Kirchner, Planner/Zoning Administrator

Trustees Present: Thill

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

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

Commissioner Block voting	abstain
Commissioner Dahlberg voting	abstain
Commissioner Hedrick voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (4-0)

Chairperson Pietron called for the case.

CASE: AC 25-09

APPLICANT: Lalo's Auto Body

LOCATION: 8621 Lincoln Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate and waivers to select sign requirements

In the case of AC 25-09, the owner of Lalo's Auto Body is proposing to replace the sign faces within an existing nonconforming pole sign located in an existing raised planter bed that runs along the western edge of the property.

The proposed sign measures seven feet (7') in height by five feet (5') in width and will be elevated on a pole with 13 feet (13') of clearance, providing an overall height of 20 feet (20').
The landscape bed has minimal plantings in it currently and Staff recommend that shrubs and other plantings be required as a condition of approval.

The sign cabinet extends over the Lincoln Avenue right-of-way by approximately two feet (2'). Per Section 10-10-6, the applicant has complied with insurance requirements for having a sign that extends over the Village right-of-way. The applicant has also entered into an agreement that indemnifies the Village in the event the sign or related maintenance activities harm an individual.

George, of PDI Chicago Signs, presented the sign proposal. The pole will be re-painted black and the sign face will be changed. Landscaping will be added to the planting bed.

Commissioner Zimmer thanked the applicant for complying with the Village right-of-way requirements and adding to the landscape bed.

Chairman Pietron asked for the interior illumination to not exceed 5,000 Kelvin. Discussion ensued regarding the sign illumination noting the new bulbs will comply.

There was no public comment.

Commissioner Zimmer moved to approve case AC 25-09, a request for approval of an Appearance Certificate for the installation of a sign face on a nonconforming pole sign. The motion was seconded by Commissioner Block.

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Hedrick voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

CASE: AC 25-11

APPLICANT: Steel Fitness Club

LOCATION: 5810-14 Dempster Street
Morton Grove, Illinois 60053

PETITION: Request for approval of an Appearance Certificate to allow an exterior color change for a building in a Commercial District.

In Case AC 25-11, the owner of Steel Fitness is proposing to paint the exterior of the subject property a dark gray ("temptation" by Benjamin Moore). The existing façade is an unpainted orange brick that is original to the structure. The applicant is not changing any materials or colors on the remainder of the façade. It should be noted that the subject property is one of a pair of buildings that are nearly identical in construction and appearance, adjoin a shared central parking aisle, and are under unified ownership. The owner of the property facilitated the review process with staff.

Given the scrutiny surrounding other façade color changes along the Dempster Street corridor and the presence of an aesthetically identical building next door, Staff requested that the applicant seek approval from the Appearance Commission for the color change.

Mr. Jozik said he want to freshen the look of his business by painting all sides of the building a modern, charcoal grey color. He will also remove the red and white window screening on the Dempster windows, creating a clean, fresh look.

There was no public comment.

Commissioner Block moved to approve case AC 25-11, a request for approval of an Appearance Certificate for the exterior color change of the commercial building. The motion was seconded by Commissioner Dahlberg.

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Hedrick voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Motion passed 6-0.

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 7:10 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: August 26, 2025

Re: Appearance Commission Case AC 25-07
Request for approval of an Appearance Certificate for the installation of wall signs with waivers for sign size at the property commonly known as 6505 Oakton Street in Morton Grove, Illinois (10-19-127-001-0000) pursuant to Section 10-10-7.

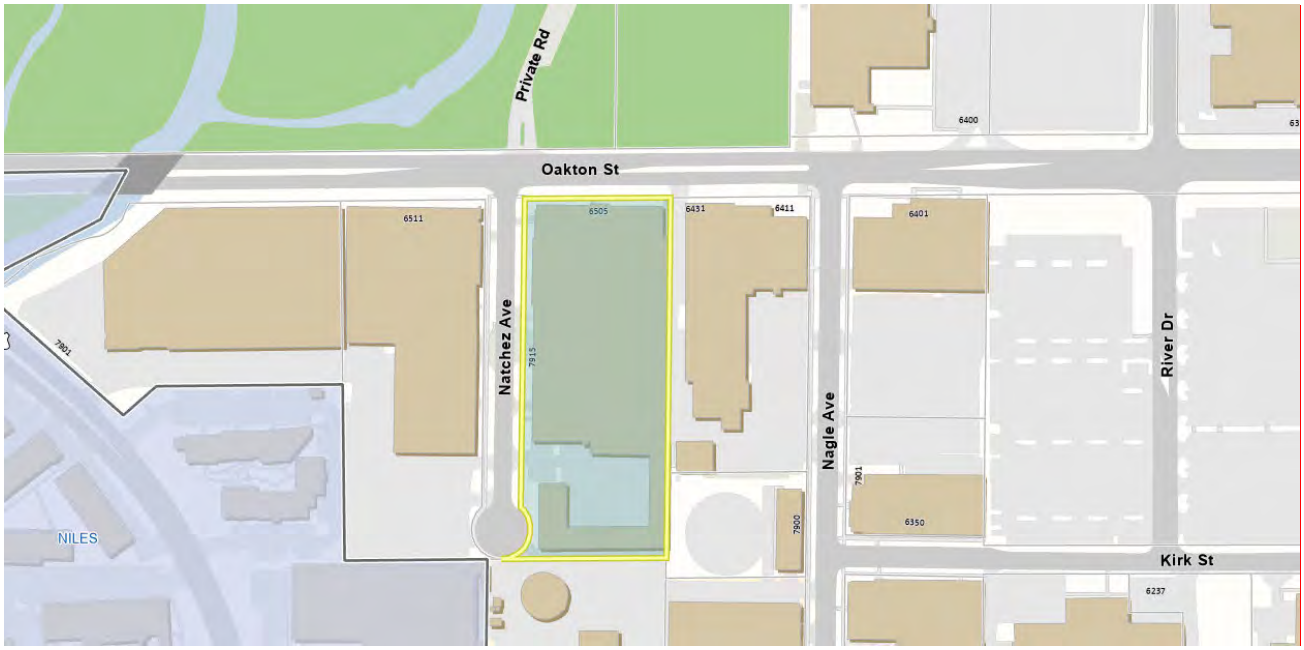
Project Overview

Modern Signs, Inc., on behalf of Extra Space Storage, LLC ("applicant"), filed a complete application requesting the Appearance Commission's review and approval of a sign application with applicable waivers to requirements to allow wall signs at the property to be replaced at the property commonly known as 6505 Oakton Street ("subject property"), which is in a M-2 General Manufacturing District. The signs were installed without a permit and the applicant is seeking an Appearance Certificate retroactively.

The applicant appeared before the Appearance Commission on June 3, 2025 and was granted a continuance, so that they might revise the application based on input from the commission. A revised sign package for AC 25-07 was received on August 20, 2025 and is summarized in this staff report.

Subject Property

The subject property is a corner lot located on the south side of Oakton Street and the east side of Natchez Avenue. The parcel is zoned M-2 General Manufacturing and is 146,742.8 sq. ft. (3.37 acres) in total area. The properties to the east, south, and west are also zoned M-2 and improved with industrial buildings including the Village of Morton Grove Public Works facility. The property to the north across Oakton Street is the St. Paul Woods section of the Forest Preserves of Cook County.



Subject Property Location Map

Application

The applicant has installed four (4) wall signs without permit on the north and west facades of the self-storage facility located at the subject property. The business was purchased by Extra Space Storage in 2024 and the wall signs were replaced as part of rebranding. The wall signs are lit and are slightly larger than the "Life Storage" wall signs that were previously installed at the property. Waivers are required for sign area. The applicant also refaced a directional sign denoting the office location on the premises which requires waivers due to height and size.

As part of changes to the property, in addition to installing new signage, the applicant also removed the blue awnings that had previously be installed over the north and west façades. The awning removal does not require building permit or Appearance Commission review.

Wall Signs

The wall signs installed without permit on the north and west façades are in excess of the maximum sign area permitted and require Appearance Commission review and approval. The building previously had four (4) similarly, albeit smaller, "Life Storage" channel letter signs each measuring approximately 35 sq. ft. in addition to a logo measuring approximately 16 sq. ft.

Per Section 10-10-7:F, the maximum area for wall signs on the primary frontage is 120 sq. ft. and the maximum area for wall signs on a secondary frontage is 32 sq. ft. While users typically use the Natchez Avenue entrance, the applicant is requesting that Oakton Street receive the primary frontage designation as the more heavily traveled roadway that also has an entrance. The north wall at the primary corner of the building at Natchez Avenue and Oakton Street features a wall sign that is 93.16 sq. ft. in area. A second sign measuring 54.0 sq. ft. is located above the entrance along the north façade (Oakton Street). The total area for the two wall signs as installed and proposed is 147.2 sq. ft. This exceeds the 120 sq. ft. permitted for a primary frontage and a waiver is being requested.

The applicant is also seeking a waiver to authorize a wall sign along the secondary elevation facing Natchez Avenue. The west wall of the northwest corner (along Natchez Avenue) is proposed to have a sign measuring 33.2 sq. ft. in area. The sign installed above the entrance along Natchez Avenue is proposed to be removed resulting in a total waiver needed of 1.2 sq. ft.

North Façade Wall Sign – Installed and Proposed for North Entrance

North Façade Wall Sign – Installed and Proposed for West Corner

West Façade Wall Sign – Installed and Proposed for North Corner

West Façade – Existing Sign (LEFT) and Proposed - Sign to be removed (RIGHT)

Directional Sign

The applicant has refaced a previously existing directional sign that is nonconforming due to height. The directional sign, which now says "Office," is 4.08 ft. tall which exceeds the 3 ft. maximum for directional signs. A waiver is needed to reface the nonconforming sign.

Refaced Directional Sign

The wall signs would be face lit and would have no unshielded direct light sources that may require additional guidance regarding light intensity or brightness. The Village's applicable sign requirements are outlined in the following table:

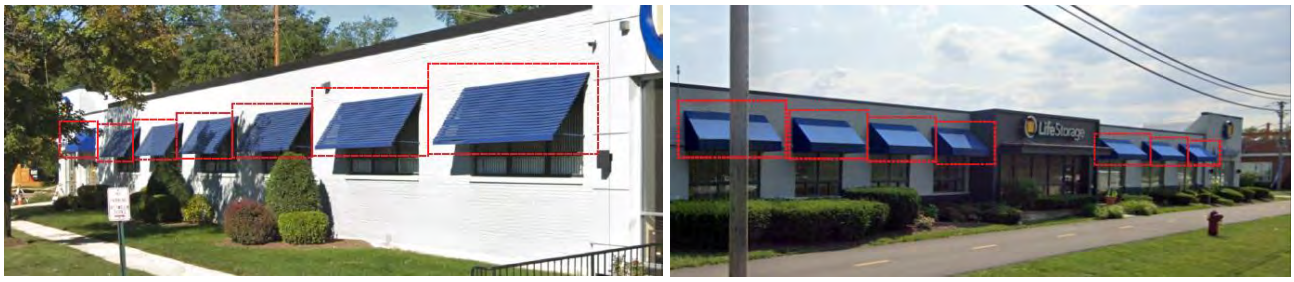
SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
Wall Signs Size – Primary Frontage (Oakton Street) (10-10-7:F.3)	Up to one and one-half (1.5) sq. ft. of wall signage per each linear foot of frontage or one hundred twenty (120) sq. ft. of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building. Max. 120 sq. ft.	147.2 sq. ft.	*Noncompliant – Waiver needed to increase permitted sign area by 27.2 sq. ft.*
Wall Signs Size – Secondary Frontage (Natchez Avenue) (10-10-7:F.4)	Up to one and one-half (1.5) sq. ft. of additional wall signage per each linear foot of frontage or thirty two (32) sq. ft. of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building. Max. 32. sq. ft.	33.2 sq. ft.	*Noncompliant – Waiver needed to increase permitted sign area by 1.2 sq. ft.*
Directional Signs (10-10-4:D)	Directional signs located on private property provided the height of the signs is limited to three feet (3'), and the surface area of the sign is limited to six (6) square feet per side.	4 ft. height with surface area of 6.1 sq. ft.	*Noncompliant – Waiver needed to increase permitted height by 1 ft. and sign face by .1 sq. ft.*

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

- *Section 10-10-7:F.3* – A waiver to the maximum sign area permitted on a primary frontage to allow wall sign area measuring 147.2 sq. ft.
- *Section 10-10-7:F.4* – A waiver to the maximum sign area permitted on a secondary frontage to allow wall sign area measuring 33.2 sq. ft.
- *Section 10-10-4:D* – A waiver to the maximum permitted height and size of a directional sign to allow a sign that is 4 ft. tall and with a sign face of 6.1 sq. ft.

Awnings

Blue awnings were removed by the applicant and that work did not require a permit. An Appearance Certificate is also not required for the awnings as their removal is a change to the façade of an industrial building within a manufacturing district. Appearance Commission review is only required for projects requiring a building permit or for changes to an exterior color within a commercial district.



Awnings removed from West and North Façades

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 6505 Oakton Street, staff recommends the following motion of approval:

Motion to approve Case AC 25-07, a request for approval of an Appearance Certificate for the installation of wall signs with waivers for sign size and location at the property commonly known as 6505 Oakton Street in Morton Grove, Illinois with the following conditions:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations, material specifications, and sign locations and dimensions that must be deemed consistent with the approved signs, for review and approval by the Community Development Administrator. 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.*

MORTON GROVE

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: AC 25-07 Date Application Filed: 05-19-2025

APPLICANT INFORMATION

Applicant Name: mckenna leahy - modern signs, inc.

Applicant Address: 17 GALLIGAN RD.

Applicant City / State / Zip Code: GILBERTS IL 60136

Applicant Phone: ([redacted] Mobil / Other: (___)

Applicant Email: [redacted]

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

Applicant Signature: McKenna Leahy

PROPERTY INFORMATION

Common Address of Property: 6505 OAKTON

Property Identification Number (PIN):

Zoning District: Property's Current Use: LIFE STORAGE

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

1. Applicant is requesting Appearance Commission approval for the following:

PROPOSING ALL LIFESTORAGE SIGNAGE BE REPLACED BY EXTRA SPACE SIGNAGE

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):

WHEN ORIGINALLY SUBMITTING, PROPOSED SIGNAGE FOR EXTRASPACE WAS DEEMED OVER ALLOWED SQUARE FOOTAGE OF 2 FRONTAGES.

(please see attached)

ExtraSpaceStorage®

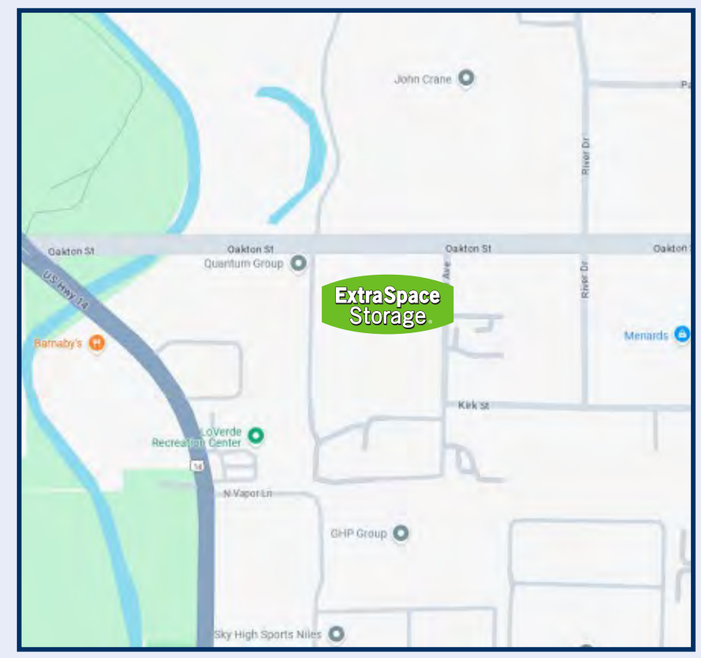
Store #3450
6505 Oakton St
Morton Grove, IL 60053
August 15, 2025

Site Overview — Proposed Signs

Scale: None

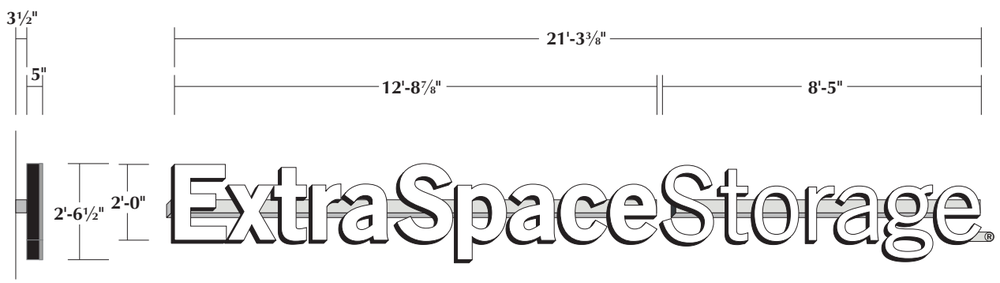
Site Overview

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P1	42.60	N/A	N/A
P2	96.16	N/A	N/A
P3	31.70	N/A	N/A
P4	6.12	N/A	N/A



Aerial Map

P1

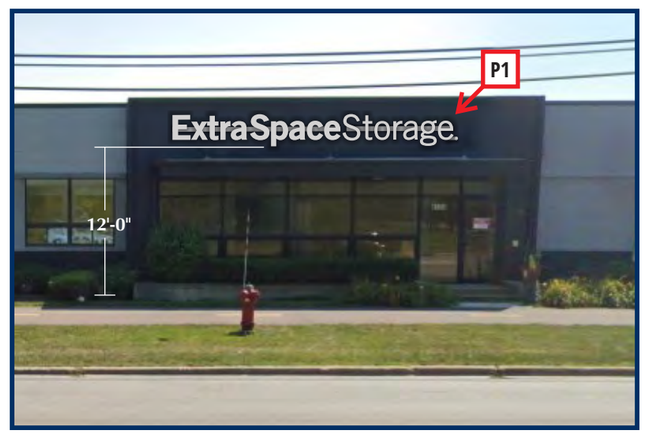


P1 ESS CL24-1LW-R Illuminated Channel Letters (Raceway) Scale: ¼" = 1'-0"

ExtraSpaceStorage

Night Time View

Existing Elevation



Proposed Elevation

Illuminated Channel Letters (Raceway)

Illuminated Channel Letters

Construction
5" Deep, .040 aluminum returns.
3mm ACM backs.
Paint with GripGard EFX semi-gloss enamel.

Faces
Flat translucent white polycarbonate
Jewelite trim.

Electrical/Illumination
White LEDs powered by low voltage power supplies.

Raceway/Mounting
3½" x 5½" SignComp #1970N/#1976N aluminum raceway/cover mounted to facade.
SignComp #5988/#5989 mounting clips.

Note: '®' To be painted flat ACM attached to rear of 'e'.

UL LISTED ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P1	42.60	N/A	N/A

P1

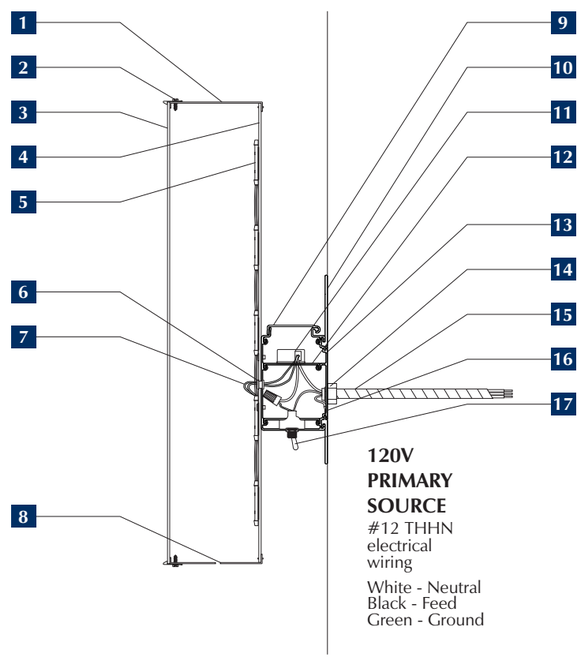
Illuminated Channel Letters Details (Raceway)

Face Specifications

Specifications

1. .040 Aluminum letter sides.
2. Trim cap with #8 x ½" hex head screws as needed.
3. Flat polycarbonate faces.
4. 3mm ACM letter back. Letter sides/backs stitched together and continuously siliconed.
5. LED system.
6. Pre-drilled low voltage electrical hole with plastic grommet.
7. Low voltage wiring from power supply.
8. ¼" Weep holes at low points of letters with internal light baffle.
9. SignComp 5" narrow channel letter raceway cover (part #1976N).
10. SignComp channel letter raceway mounting clip (part #5988).
11. Low voltage LED power supplies (120 volt circuit required).
12. SignComp 5" narrow channel letter raceway brace/bracket (part #5972N-5").
13. SignComp 5" narrow channel letter raceway (part #1970N).
14. ½" Sealtite connector.
15. ½" Sealtite conduit.
16. Ground wire fixed to power supply box.
17. 20 Amp toggle disconnect (to be on end of raceway, shown on bottom for illustrative purposes only).

Section View: Illuminated Channel Letter



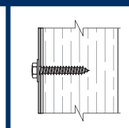
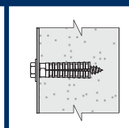
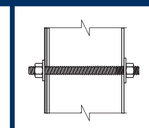
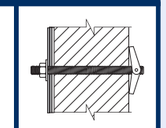
Color Specifications

SW 7063 Nebulous White	Dove Grey (Trim Cap)	White Polycarbonate

Black

Notes:

Mounting Details

SECTION				
ANCHOR	Stainless Lag Bolt	Stainless Lag Bolt & Lead Shield	Threaded Rod/ Thru-Bolt	Threaded Rod Toggle Bolt
WALL	Wood Stud	Concrete/Masonry	Metal Stud	Various

UL LISTED ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

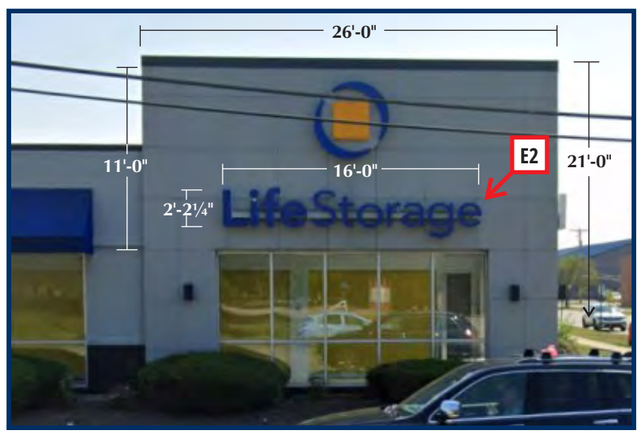
P2

P2 ESS CL30-2LG-R Illuminated Channel Letters (Raceway)

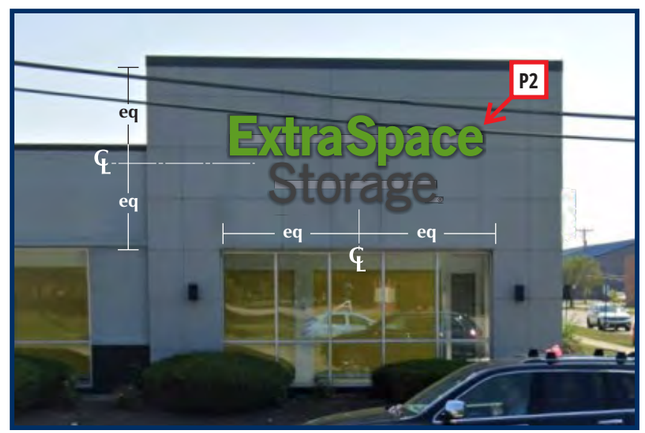
Scale: ¼" = 1'-0"

ExtraSpace Storage

Night Time View



Existing Elevation



Proposed Elevation

Illuminated Channel Letters (Raceway)

Illuminated Channel Letters

Construction
5" Deep, .040 aluminum returns.
3mm ACM backs.
Paint with GripGard EFX semi-gloss enamel.

Faces
Flat translucent white polycarbonate.
Jewelite trim.
Applied pressure sensitive vinyl.
3M #3660M Clear matte overlaminate.

Electrical/Illumination
White LEDs powered by low voltage power supplies.

Raceway/Mounting
3½" x 5½" SignComp #1970N/#1976N aluminum raceway/cover mounted to facade.
SignComp #5988/#5989 mounting clips.

Note: '®' To be painted flat ACM attached to rear of 'e'.

UL LISTED ELECTRIC SIGN

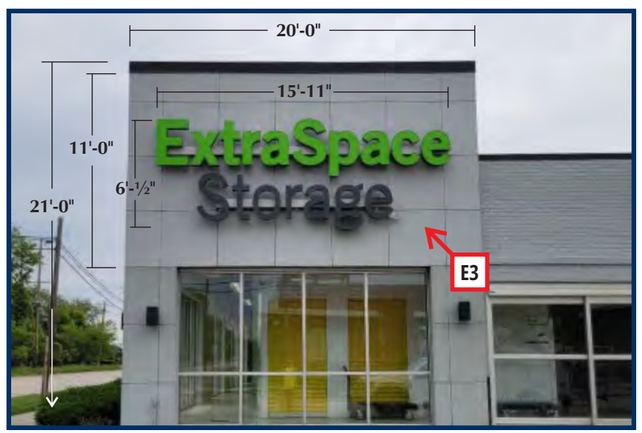
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P2	96.16	N/A	N/A

P3

P3 ESS CL Custom -2LG-R Illuminated Channel Letters (Raceway) Scale: ⅜" = 1'-0"

ExtraSpace Storage



Existing Elevation

Proposed Elevation

Illuminated Channel Letters (Raceway)

Illuminated Channel Letters

Construction
5" Deep, .040 aluminum returns.
3mm ACM backs.
Paint with GripGard EFX semi-gloss enamel.

Faces
Flat translucent white polycarbonate.
Jewelite trim.
Applied pressure sensitive vinyl.
3M #3660M Clear matte overlaminate.

Electrical/Illumination
White LEDs powered by low voltage power supplies.

Raceway/Mounting
3½" x 5½" SignComp #1970N/#1976N aluminum raceway/cover mounted to facade.
SignComp #5988/#5989 mounting clips.

Note: '®' To be painted flat ACM attached to rear of 'e'.

UL LISTED ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

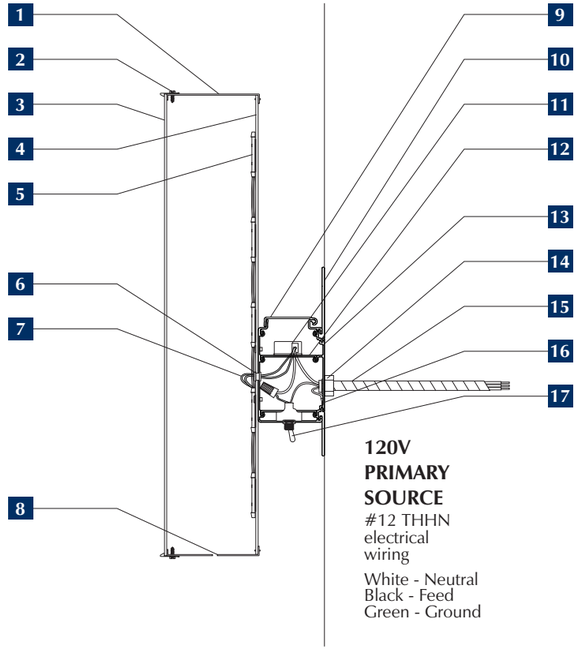
	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P3	31.70	N/A	N/A

Face Specifications

Specifications

1. .040 Aluminum letter sides.
2. Trim cap with #8 x ½" hex head screws as needed.
3. Flat polycarbonate faces.
4. 3mm ACM letter back. Letter sides/backs stitched together and continuously siliconed.
5. LED system.
6. Pre-drilled low voltage electrical hole with plastic grommet.
7. Low voltage wiring from power supply.
8. ¼" Weep holes at low points of letters with internal light baffle.
9. SignComp 5" narrow channel letter raceway cover (part #1976N).
10. SignComp channel letter raceway mounting clip (part #5988).
11. Low voltage LED power supplies (120 volt circuit required).
12. SignComp 5" narrow channel letter raceway brace/bracket (part #5972N-5").
13. SignComp 5" narrow channel letter raceway (part #1970N).
14. ½" Sealtite connector.
15. ½" Sealtite conduit.
16. Ground wire fixed to power supply box.
17. 20 Amp toggle disconnect (to be on end of raceway, shown on bottom for illustrative purposes only).

Section View: Illuminated Channel Letter



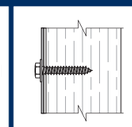
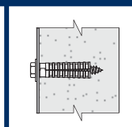
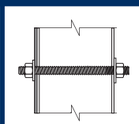
Color Specifications

SW 7063 Nebulous White	Dove Grey (Trim Cap)	White Polycarbonate
3M #2500-106 Brilliant Green	3M #3635 Black Dual Color Film	Black

Illuminated Channel Letters Details (Raceway)

Notes:

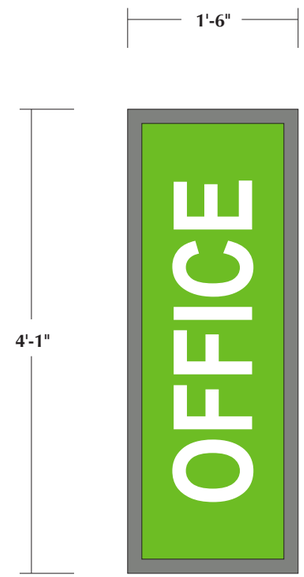
Mounting Details

SECTION				
ANCHOR	Stainless Lag Bolt	Stainless Lag Bolt & Lead Shield	Threaded Rod/ Thru-Bolt	Threaded Rod Toggle Bolt
WALL	Wood Stud	Concrete/Masonry	Metal Stud	Various

UL LISTED ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

P4



Illuminated Directional Sign

Existing I.D. Sign Cabinet
Existing aluminum extrusion sign cabinet to remain as is.
1½" Aluminum retainers.
Field paint with semi-gloss enamel.

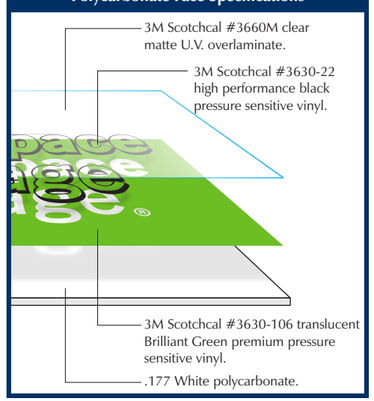
New Faces
Flat translucent white polycarbonate.
Applied pressure sensitive vinyl.
3M #3660M Clear matte overlaminate.

P4 **Replacement Faces for Existing Double Faced Illuminated Directional Sign** Scale: ¾" = 1'-0"

Existing Elevation

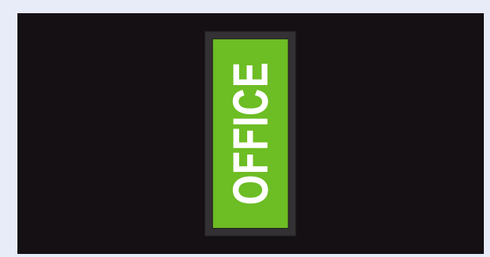
Proposed Elevation

Polycarbonate Face Specifications



Color Specifications

3M #2500-106 Brilliant Green	3M #3630-22 Black	White Polycarbonate	3M #3660M Overlaminate	SW 7067 Cityscape Grey



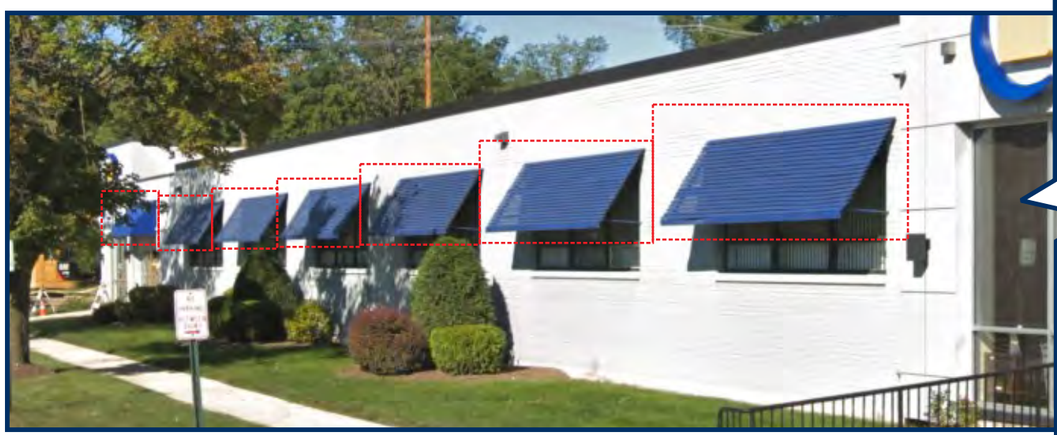
Night Time View

UL LISTED ELECTRIC SIGN
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

	Proposed Sq.Ft.	Existing Sq.Ft.	Allowed Sq.Ft.
P4	6.12	N/A	N/A

E5

Existing North Elevation



Existing West Elevation

Awning Removal

Instructions
All existing awnings (shown) to be removed (total 17).

Note: Existing Shrubs and Plants are under all areas where awnings were removed. Adding more would overcrowd the building, and not add to value. Also, any additional may distract from entrances to building.

E6

Existing Elevation

Proposed Elevation

Sign Removal

Sign Removal

Instructions
Existing channel letters sign to be removed.

Note: Sign area to be patched and painted after removal.

UL LISTED ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: August 27, 2025

Re: Appearance Commission Case AC 25-08
Request for an Appearance Certificate for site, building, landscape plans with associated waivers for a 60-unit mixed-use development proposed under Applications for Special Use and Subdivision (PC 25-07) for the property commonly known as 8500-50 Lehigh Avenue (PIN 10-19-204-020-0000, 10-19-203-021-0000, 10-19-203-022-0000, 10-19-203-023-0000, 10-19-203-025-0000, 10-19-203-013-0000) and a portion of Chestnut Street right of way petitioned for vacation (PC 25-08) in Morton Grove, Illinois. The applicant is 8500 MG, LLC.

STAFF REPORT

Application Summary

8500 MG, LLC ("applicant") submitted complete Vacation, Subdivision, and Special Use Applications to the Department of Community and Economic Development requesting approval of a vacation of a portion of Chestnut Street right of way, a subdivision and consolidation of vacated and Village-owned property, and Special Use Permits to allow the construction of a 57-unit mixed-use development with ground floor commercial space in a C/R Commercial/Residential District with associated variations to dimensional and use standards. The subject property is currently owned by the Village of Morton Grove. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village. The property at 6419 Chestnut Street will continue to be owned by the Loyal Order of Moose (No. 376) and operated as the Morton Grove Moose Family Center.

Subject Property

The subject property at 8500-50 Lehigh Avenue is located on the west side of Lehigh Avenue at its intersection with Chestnut Street and is generally situated between Lincoln Avenue to the north and Elm Street to the south. The Morton House Condominiums abut the subject property to the north and the Forest Preserves of Cook County abut the property to the west and south. The Morton Grove Metra station and commuter parking lot are located directly across Lehigh Avenue from the subject property at 8501 Lehigh Avenue.

Subject Property Location Map

The overall development site measures approximately 2.05 acres and consists of the following three properties:

1. 8500 Lehigh Avenue (0.535 ac +/-): This Village-owned property is currently vacant and will be sold to the applicant for redevelopment.
2. 8550 Lehigh Avenue (0.983 ac +/-): This Village-owned property is currently improved with a commuter parking lot and will be sold to the applicant for redevelopment.
3. Chestnut Street Right of Way (0.531 ac +/-): This 66-foot Village right of way is an asphalted street in poor condition. The right of way is petitioned to be vacated under Case PC 25-08, with portions to be deeded to the future abutting property owners, the Loyal Order of Moose No. 376 and the applicant.

In March 2025, the Village issued a request for qualifications (RFQ) seeking a qualified developer to acquire and redevelop the Village-owned property at 8500-50 Lehigh Avenue for mixed-use, multi-family, or commercial development that aligns with the Village's vision for a pedestrian-friendly and transit-oriented downtown with a vertical and horizontal mix of uses. The applicant's submitted proposal was selected by staff as the preferred concept. Staff provided input on the initial concept and the applicant revised the project site plan and elevations to satisfy Village requirements and objectives.

Another developer was previously granted a special use permit for the subject property in November 2023 (Ord. 23-24). That special use permit was for a 36-unit mixed-use development, but no substantive progress was made in implementing the approved improvement and the permit expired.

Project Overview

The applicant is proposing a four-story mixed-use development with 4,020 square feet of ground-floor commercial space and 60 one- and two-bedroom residential units located throughout all four stories. The residential units are planned to be leased by the developer. The first-floor commercial uses are anticipated to include a mix of retail and restaurant space. An outdoor café/patio space is proposed for the north end of the building that would also provided additional fire lane access in case of emergency.

The developer is proposing 133 parking spaces to the rear of the principal structures, nine (9) of which will be located in the Chestnut Street right of way. The development exceeds the Code's base parking requirement of 130 parking spaces if the commercial space were used for retail. If the commercial space were used entirely as restaurant space then the total base parking required would be 141 spaces. Regardless of the base parking requirement used, the development exceeds the reduced transit-oriented development (TOD) parking requirement of 98 to 106 parking spaces allowed by the site's proximity to the Metra station.

A Vacation Application submitted by the applicant, to be reviewed under Case PC 25-08, petitions the Village to vacate Chestnut Street in order to maximize the development site area. Access to the Moose Lodge and mixed-use development is proposed to be provided by a new full-access driveway along the southern boundary of the site. The driveway will be privately owned and maintained by the developer. The proposed plaza at the north side of the building has been designed with mountable curb and a standard fire lane width to serve as an emergency accessway.

The development meets Village requirements for density, lot width, and setbacks. The applicant is requesting Special Use Permit for minor modifications to the general and C/R District standards for mixed-use development. At the time of application, the applicant had not executed any leases for the ground-floor commercial space. The future tenants will be subject to all requirements set forth in the Special Use Permit.

Site Design

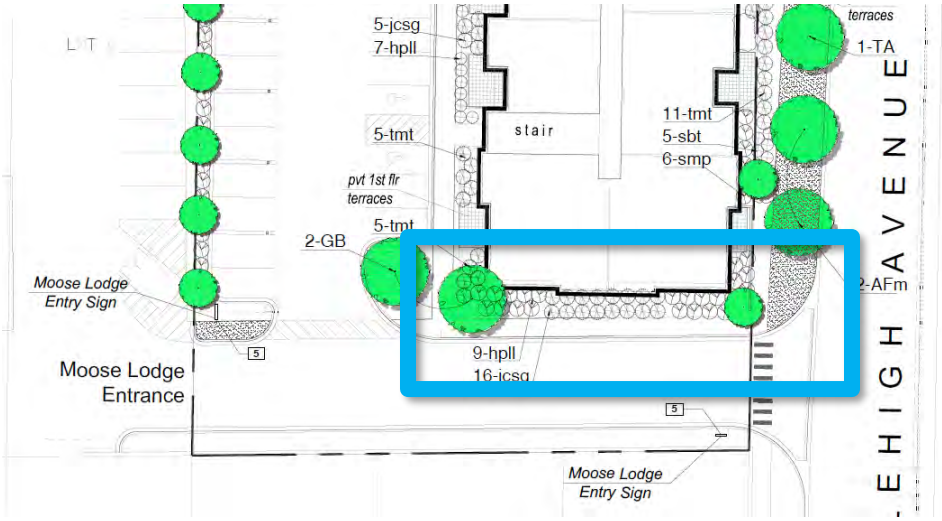
Section 12-5-7:A.3 establishes fundamental design principals for development in the C/R District, which "is intended to encourage the creation of a vibrant mixed-use neighborhood that allows for convenient access to local businesses and the Metra station while giving priority to pedestrians and residents." The principals encourage a defined streetwall that creates a comfortable public space scaled for humans. The streetwall should be continuous, with gaps between buildings minimized, and the building design should be oriented to the pedestrian, with long stretches of blank and windowless walls to be avoided. Parking should be located behind buildings and site plans should be arranged to create focal points to guide pedestrians around corners and along the street. Developments should also provide a comfortable and safe sidewalk space with adequate room for streetscaping, public art, and outdoor seating.

The proposed site plan provides a setback of between 4.1 feet and 5.9 feet at the front lot line along much of Lehigh Avenue creating a strong streetwall. The development's surface parking will be located to the rear of the principal structures and out of view from Lehigh Avenue, so as not to disrupt the pedestrian nature of the streetwall. The use of a singular public vehicular accessway creates a continuity in the streetwall. Recessed balcony areas with small patios on the ground floor and related changes in material break up the façade. A large central building entrance, ground floor residential patios, and a high degree of transparency provided by large ground floor windows will also help provide for a sense of activity at the street level. Landscaping areas along the buildings' frontage and new street trees will also contribute to a vibrant and pedestrian-oriented public realm. The northern side setback will be heavily landscaped to provide buffering between the Morton House Condominiums, an abutting multi-family residential use to the north, and maintain visual interest along Lehigh Avenue.

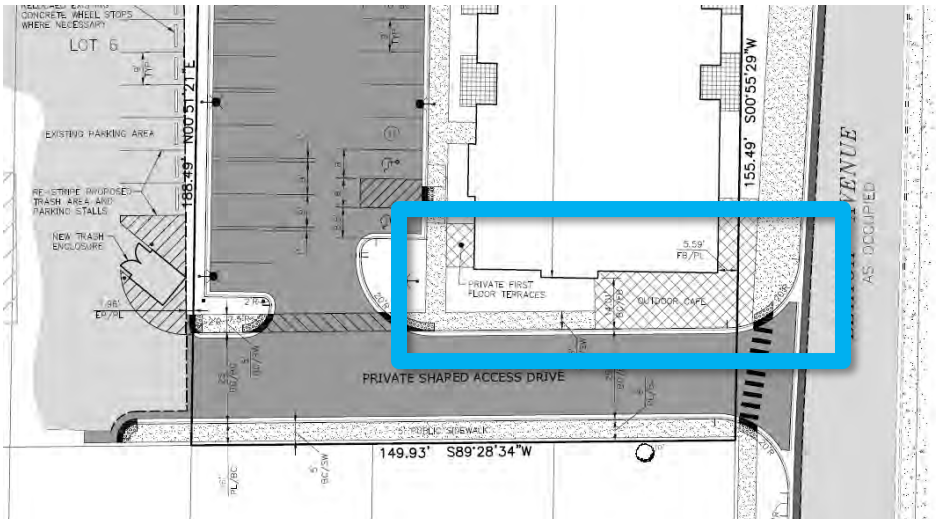
Proposed Site Plan

NOTE:
The site plan and landscape plan and related architectural drawings were revised by the applicant to eliminate a retail space and related outdoor seating area at the south end of the building. Staff has request revised civil drawings that replace the previous, outdated building extent and landscaping.

The sidewalk on the south side of the access drive along the south property line was also removed in the current application.



Building Design
In response to the RFQ and marketing of the site in previous years, the Village received proposals for much higher density multi-family and mixed-use development. Staff finds the four-story mixed-use building proposed by the applicant to be scaled and sited in a manner that achieves a "downtown" feel but is respectful to surrounding structures and uses. The development will not impede the views of the six-story Morton House Condominiums or overshadow the single-story Moose Family Center.



Revised site plan (TOP); Outdated site plan in civil drawings (BOTTOM)

Architectural details such as horizontal coping and banding, awnings, and balconies also help break up the building facades and create visual interest. The following materials are being proposed as indicated on the proposed elevations:

- Stucco and engineered panel siding – James Hardie
- Brick veneer – Belden "Brandywine Velour"
- Soldier course brick caps
- Aluminum storefront window system – Kawneer "Dark Bronze"
- Fabricated balconies – Midwest Iron
- Metal parapet cap

The applicant is expected to provide additional details regarding the proposed materials and address the durability and long-term maintenance of the materials proposed.

Proposed Development Rendering – Lehigh Avenue frontage (viewed from northeast)

Proposed East Elevation with Material Callouts (North end of Building)

Façade Transparency
Section 12-5-7:A.3.k of the Morton Grove Municipal Code establishes minimum requirements for facade transparency for mixed-use developments in the C/R district. Facade transparency creates a visual connection between indoor and outdoor spaces, enhances a building's aesthetic appeal, and fosters a sense of security and vibrancy for pedestrians. Typically, facade transparency minimums are applied along elevations fronting on streets. In this case, the buildings were requested by staff to be designed in a manner where no elevation would be treated as a rear elevation. Window area was more equitably spread across all four elevations.

Per code, at least 50% of the wall area that is between two (2) and 12 feet above grade shall be occupied by windows and/or entry doors. The proposed elevations for the north and east façades compliant, however the south and west façades are 3.2% and 3.3% below the required 50% transparency. On the east elevation facing Lehigh Avenue, within the specified area between two and 12 ft. above grade, is 53.8% transparent. The applicant is requesting waivers to the minimum percentage of facade transparency required by Code to allow the building elevations as presented.

A fitness area is proposed for the first floor facing Lehigh Avenue. *The applicant should speak to any potential waivers needed to allow obscured or frosted glass for the fitness area or any other potential deviations from clear transparent glass.*

An overview of proposed facade transparency as it relates to Village Code requirements is provided in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Facade Transparency (12-5-7:A.3.k)	Min. 50% of wall area between 2 and 12 feet above grade shall be occupied by windows or entry doors	East elevation (street): 53.8% North elevation (plaza): 71.9% West elevation (parking): 46.7% South elevation (access drive): 46.8%	East elevation (street): Compliant North elevation (plaza): Compliant *West elevation (parking): 3.3%* *South elevation (access drive): 3.2%*
Clarity (12-5-7:A.3.k.1)	Clear transparent glass	Unknown	*Potential waiver to allow obscure glass for fitness and service spaces only*
Tinting & Screening (12-5-7:A.3.k.2)	Tint, internal screening, patterns, and mirrored coating prohibited	No tint, internal screening, patterns, or mirrored coating proposed	Compliant
Coatings (12-5-7:A.3.k.3)	Limited to minimum U-factor requirement in the State-adopted International Energy Conservation Code	Coating limited to minimum U-factor requirement	Compliant
Grade (12-5-7:A.3.k.4)	Commercial grade and design	Commercial grade and design	Compliant
Obstruction (12-5-7:A.3.k.5)	No obstruction beyond Chapter 10-10 permissions	No obstruction beyond Chapter 10-10 permissions	Compliant

Bird-friendly Design
To mitigate bird collisions with the buildings' window area, especially considering the development's proximity to natural areas, staff recommends as a *condition of approval that the development must adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy* (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used and inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.

Landscape Design

The applicant submitted a landscape plan prepared by RWG, LLC. The applicant is requesting two waivers to the landscaping requirements set forth in Chapter 12-11: (1) a waiver of one tree to the minimum requirement for trees planted in the abutting public right of way and (2) a waiver to permit limited landscaping along the westernmost and southernmost lot lines abutting property owned and operated by the Forest Preserve District of Cook County (FPDCC).

Nine new street trees are proposed along Lehigh Avenue. Staff is concerned that additional trees within the public right of way will conflict with valet /loading zone that will be desirable for potential future restaurant operations at the project, and is supportive of the waiver of one tree. With respect to the proposed waiver to allow no landscaping or alternative screening along lot lines abutting forest preserve property, staff recommends reducing the minimum screening height to three feet, where five feet are typically required by Code, or as otherwise recommended by Forest Preserve District staff. Staff is concerned that headlights from vehicles in the parking and driveway areas will be disturbing to these biologically sensitive areas and should be shielded. *With the condition of approval recommended by Staff, the developer may install fencing or year-round opaque screening a minimum of three feet in height. Staff also recommends that any landscape installation along lot lines abutting the forest preserves must be limited to native species.*

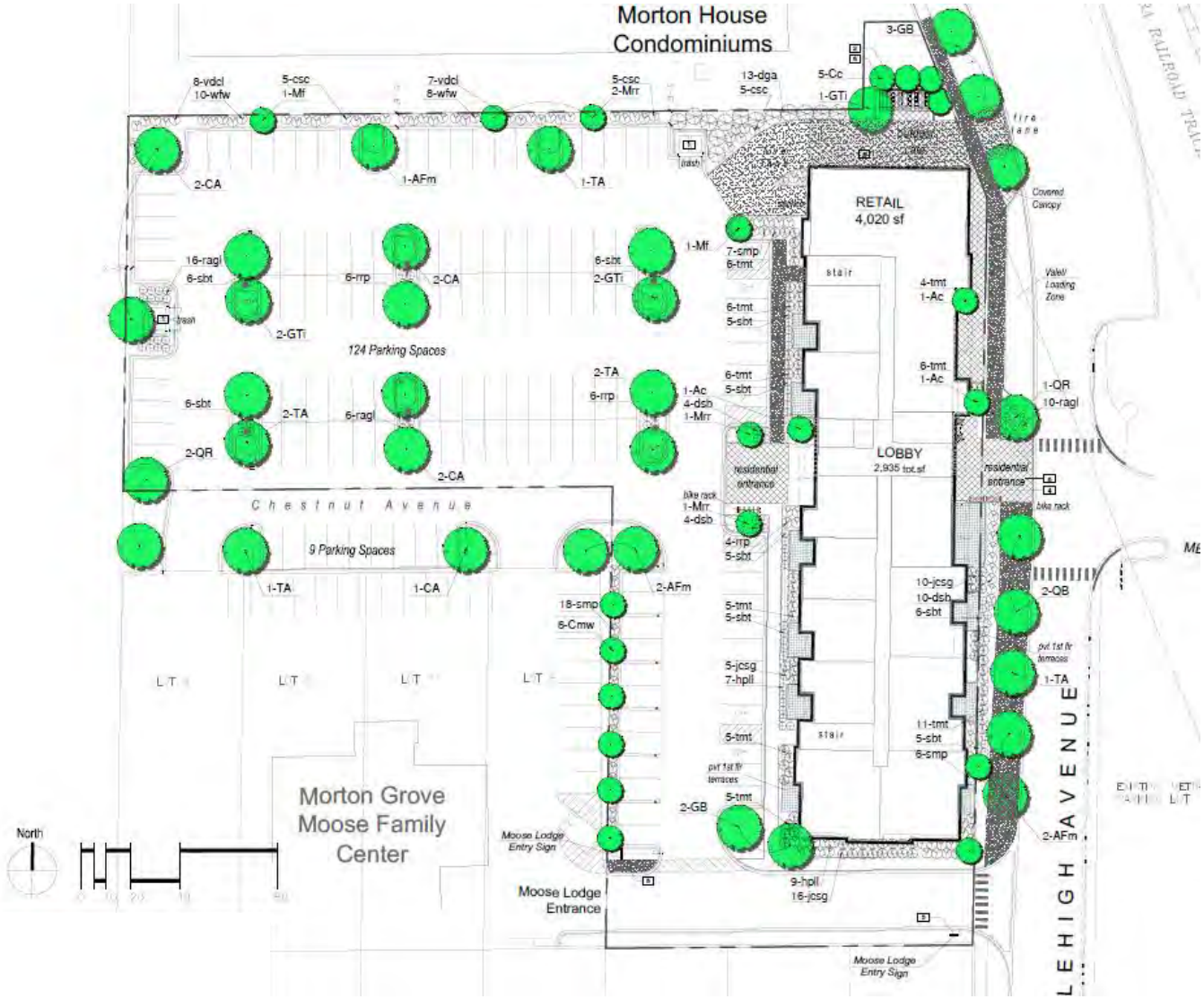
The Village's applicable landscape requirements and requested waivers are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Landscape Area (12-11-2:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	8.1%	Compliant
Public Parkway Trees (12-11-1:B.4)	Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper	9 trees / 382.2 ft. frontage = avg. 42.5-foot separation	*Waiver of 1 tree and average 2.5 feet to maximum separation*
Irrigation (12-11-3:G)	Underground irrigation system or readily available water supply required	Hose bib access to maintain exterior	Compliant
Parking Lot Screening Abutting Private Property (12-11-4:B.2)	Landscaping or structure required, min. 5-ft. buffer yard with berm, hedge, maintenance free barrier 5-6 ft. in height	North lot line: 4 ft. landscape bed West lot line abutting FPDCC property: 1.6 ft. setback, no landscape buffer (groundcover only) West lot line abutting Moose property: 5 ft. landscape bed South lot line abutting FPDCC property: 6 ft. setback, no landscape buffer (groundcover only)	*North lot line: Waiver of 1 ft. to allow a landscape screen of 4 ft.;* *West lot line abutting FPDCC: Waiver of 3.4 ft. to allow a landscape screen of 1.6 ft.* West lot line abutting Moose property: Compliant South lot line abutting FPDCC property: *Waiver to permit groundcover only*
Parking Lot Landscaping Islands (12-11-4:B.3)	Min. 40 sq. ft.; 1 tree per single row island; 2 trees per double row island	189 – 500 sq. ft. 1-2 trees pe	Compliant
Parking Lot Landscaping Area (Lot > 20,000 SF) (12-11-4:B.3)	Min. 7% of paved area, not including buffer landscape area (or trash enclosures)	9.4.2%	Compliant
Parking Bay Length (12-11-4:B.3)	Max. 20 spaces in an uninterrupted row	Bays < 20 spaces	Compliant
Screening (12-11-4)	Min. 5-ft. screening for all loading docks, equipment enclosures, and trash areas (see 12-11-4 for allowed screening types)	Trash areas are interior or screened	Compliant

Due to the subject property's proximity to natural areas, staff recommends as a condition of Appearance Certificate approval that the submitted landscape plan include only species that are not invasive or undesirable. Staff reviewed the proposed plant list against the Northwest Illinois Forestry Association invasive plants list and did not identify any invasive species. Staff has concerns regarding the proposed use of "Grow-low Sumac." The same plant has been used in several projects in the Village and some larger installations such as in parking lot islands at the Sawmill Station retail center have experienced die-offs due to a fungus. *The applicant should confirm the use of non-invasive species and the potential plan substitutions and the ability to maintain plant health for proposed species.*

Tree Preservation

The applicant did not provide the required tree survey and tree preservation plan, but has indicated the required items will be provided to the Appearance Commission prior to the scheduled meeting. Protected trees are defined as non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's Tree Ordinance (Ord. 24-28). Staff site visits indicate that a total of two protected trees are on the subject property, located on the east end of the Village-owned parking lot at 8550 Lehigh. Those trees will need to be removed during construction as they are within the footprint of the proposed building. As such, two tree replacements or a fee-in-lieu will be required for the two lost protected trees. *The Tree Protection and Tree Preservation Plans should be required as a condition of approval and the applicant should speak to their willingness and ability to comply with tree preservation requirements.*



Proposed Landscape Plan

Lighting

The development's proposed lighting plan should be discussed, especially due to the subject property's adjacency to biologically sensitive forest preserves owned and operated by the FPDCC. The applicant submitted a photometric plan showing levels of illumination along lot lines abutting forest preserve property measuring up to 1.4 foot-candles. Levels along the north lot line abutting the Morton House Condominiums measure up to 1.3 foot-candles and levels along lot lines abutting Moose Family Center property measure up to 1.0 foot-candles.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way.

Section 12-12-3 of the Unified Development Code establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. *The applicant did not provide specification sheets for the selected site lighting fixtures and should confirm whether the proposed site lighting fixtures qualify as full cutoff fixtures.*

The proposed sconce for building up lighting is shown to the right. Sconces are proposed to be placed between the majority of the windows and entrances on the east elevation facing Lehigh Avenue, as well as the west elevation facing the parking lot.

Staff recommend as a condition of approval that the applicant submit a revised lighting plan that includes required specification sheets to meet all lighting requirements of the Village of Morton Grove including achieving close to zero illumination at the property lines, subject to approval by the Village Engineer. The lighting plan and fixtures should also comply with all standards established in IDA's lighting guidelines and any exterior lighting should be designed to minimize the amount of light entering into the forest preserves, to the best extent practicable.

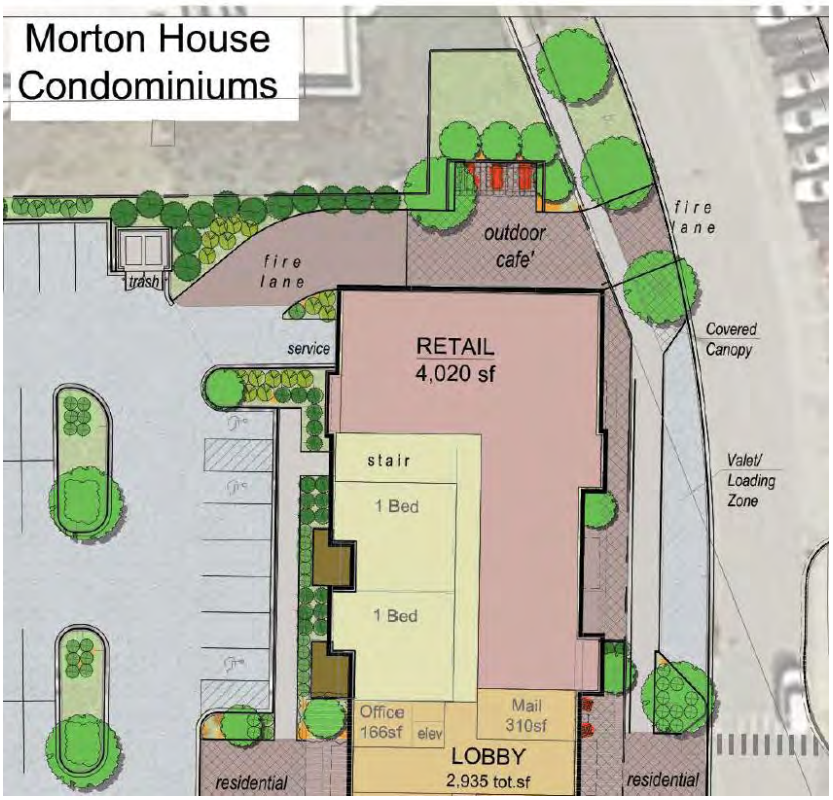
Outdoor Seating Areas

Per Section 12-5-5:C, it outdoor seating areas are in excess of 100 square feet, adequate landscaping and screening must be provided, subject to review and approval by the Appearance Commission. Outdoor seating area requirements are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Outdoor Seating Area Location (12-5-5:C.1)	Not permitted in public right of way	Not proposed in public right of way	Compliant
Outdoor Seating Area Design (12-5-5:C.2-4)	Not permitted in a required landscape area, must be on a hard surface, must provide min. 3 ft. pedestrian access	Outdoor seating not in a required landscape area, on a concrete sidewalk, min. 3 ft. pedestrian access	Compliant
Advertisement (12-5-5:C.13)	No advertising is permitted on umbrellas or screening	No advertising proposed	Compliant

It is not clear whether portions of the Lehigh Avenue frontage would be used for outdoor seating, or if that would be restricted to the seating area identified along the northern edge of the property. The applicant would be required to enter into a license agreement with the Village any use of the Lehigh Avenue public right of way for outdoor seating. The Village may impose additional requirements to mitigate liability for private use of Village-owned property and the final outdoor seating area plan will be subject to approval by the Village Administrator.

The applicant should confirm the potential locations of future outdoor seating and speak to what kind of protections and screening will be provided for diners within the outdoor seating areas in the Lehigh Avenue public right of way.
Staff recommends that as a condition of Appearance Certificate approval, all final outdoor seating area plans, including screening and furniture specifications, must be reviewed and approved by the Appearance Commission Chairperson. The Chairperson may require full Appearance Commission review if the quality and design of the outdoor seating areas is not in keeping with the quality and design of the overall development. Language regarding planter box maintenance is also included as a condition.



Detail of Proposed Outdoor Seating Area

Signage

Because no specific tenants are being proposed at this time, a signage plan for the development was not submitted to the Appearance Commission for review. All signage is expected to comply with all requirements of Chapter 10-10 unless waivers are requested and approved by the Appearance Commission at a later date. The applicant should speak to the types of tenant and directional signage they anticipate and how the signage will be designed to be cohesive and complementary to the overall development.

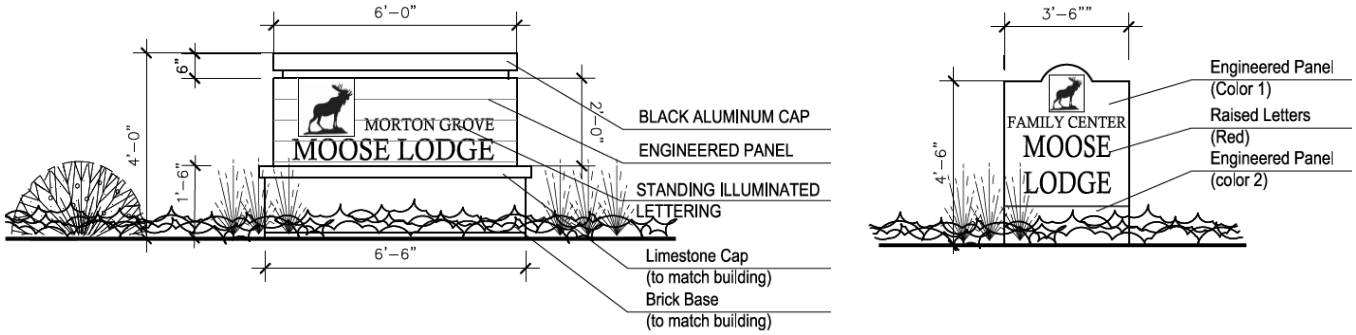
In order to maintain a high quality "downtown" feel, staff recommends conditions of approval that will enhance the overall quality of signage and attention-seeking ornamentation serving the development:

1) Sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson.
2) Any portable signage shall be permitted pursuant to Section 10-10-8:E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Village Administrator.
3) Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).

To maintain visibility for the Moose Family Center from Lehigh Avenue, staff recommends the approval of various waivers to allow the installation of two signs by the developer without further review by the Appearance Commission: (1) the installation of a new entry monument sign just south of the new access drive to replace the existing off-premises pole sign on the east side of Lehigh Avenue, and (2) the installation of a new monument sign at the southwest corner of subject property, just north of the new access drive at the entrance to the Moose parking lot.

The above waivers are intended to authorize a replacement of the previous off-premises Moose Family Center pole sign with a monument sign that is compliant regarding dimensions, but that is located off-premises on property to be owned by the applicant. Should the Moose Family Center or applicant propose signage that is larger than described, additional waivers by the Appearance Commission may be required.

The proposed sign details indicate landscaping of some kind will surround the proposed monument sign. Code requires a minimum of a two-foot (2') landscape bed to surround each monument sign and be planted with shrubs at least three feet (3') in height at planting and may also include perennials, turf or other live ground cover. Staff is not supportive of a waiver for this requirement and has included this as a condition of approval.



Proposed Sign at entry to Moose Parking lot (Bottom left); Proposed sign at Lehigh Avenue (Bottom Right)

The Code requirements and requested waivers for the proposed off-premises monument signage are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Monument Sign Quantity (10-10-7:G.2)	Max. 1 ground monument sign per 150 ft. of street frontage	2 monument signs per 382.2 ft. of street frontage	Compliant
Monument Sign Height (10-10-7:G.2)	Max. 10 ft. per sign combined, max. 25 ft. per sign individually	Access Drive: 4ft. Parking Lot Entrance: 4 ft.	Compliant
Monument Sign Area (10-10-7:G.2)	Max. 50 sq. ft. per sign face	Access Drive: 14 sq. ft. Parking Lot Entrance: 12 sq. ft.	Compliant
Monument Sign Structural Base (10-10-7:G.3)	Min. 75% base must be materials compatible with the building	Access Drive: 100% Parking Lot Entrance: 100%	Compliant
Monument Sign Location (10-10-7:G.6)	Min. 50% height or 4 ft. from public right of way, whichever is greater	Access Drive: 5 ft. from Lehigh Avenue Parking Lot Entrance: 5 ft. from Access Drive	Compliant
Monument Sign Landscape bed (10-10-7:G.5)	Min. 2 ft. from base, shrubs min. 3 ft. in height	Min 2 ft. from base on 3 sides of monument sign	*Waiver to allow no landscape bed*
Off-Premises Signs (10-10-5:B)	Off-premises signs prohibited	Proposed off-premises signage on south side of new access drive near Lehigh Avenue	*Waiver to allow replacement of Moose Family Center off-premises signage on adjacent private property*

Appearance Commission Review

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

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

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

1. Evaluation Standards:
    a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
    b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
    c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
    d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
    a. Standards: Appearance standards as set forth in this chapter.
    b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
    c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
    d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
    e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
    f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
    g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
    h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, landscape plans, with associated waivers described herein, for a 60-unit mixed-use development proposed under Applications for Special Use and Subdivision (PC 25-07) for the property commonly known as 8500-50 Lehigh Avenue and a portion of Chestnut Street right of way petitioned for vacation in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a final landscape plan, including required Tree Protection and Tree Preservation Plans, for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan or has not been modified to remove any invasive or undesirable species, the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

2. *The applicant shall install either fencing or year-round opaque screening a minimum of three feet in height within a five-foot (5') perimeter landscape bed along the west property line adjacent the FPDCC property. Any landscape installation along lot lines abutting the forest preserves must be limited to native species.*

3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

4. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final outdoor seating area plans for review and approval. Final seating arrangements, screening, and furniture specifications must be deemed consistent with the overall development, 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.*

5. *If planter boxes or containers are provided, they must be fully planted with live vegetation when the outdoor seating area is in active use. When the outdoor seating area is not in active use, the planter boxes or containers must be (1) planted with an alternative seasonal decoration, (2) covered, or (3) removed.*

6. *Only frosted glass or a similar type treatment shall be used for window areas permitted to be obscured, such as fitness and service areas. The glass should not be obscured with any mirrored coating, vinyl applique, artwork, or signage.*

7. *Before any Building Permit Application is filed, a revised sign detail shall be provided indicating a two-foot (2') landscape bed surrounding each proposed monument sign including plantings three feet (3') in height, subject to review and approval b the Community Development Administrator.*

8. *All ground monument and pylon signs shall be located in a landscaped bed that extends at least two feet (2') from the base on all sides. The landscape bed of a pylon sign shall be planted with shrubs at least three feet (3') in height at planting and may also include perennials, turf or other live ground cover.*

9. *Sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson.*

10. *Any portable signage shall be permitted pursuant to Section 10-10-8:E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Appearance Commission Chairperson.*

11. *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

12. *Before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove. The lighting plan and fixtures should also comply with all standards established in IDA's lighting guidelines and any exterior lighting should be designed to minimize the amount of light entering into the forest preserves, to the best extent practicable.*

13. *To mitigate bird collisions with the buildings' window area, the development must adhere to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf) where practicable. Mirrored coatings may not be used, but inconspicuous window films featuring simple dot or lined patterns are strongly encouraged.*

14. [*Any other condition(s) deemed appropriate by the Appearance Commission*]

SPECIAL USE APPLICATION

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

Case Number: PC 25-07 Date Application Filed: 08/11/2025

APPLICANT INFORMATION

Applicant Name: 8500 MG, LLC

Applicant Organization: C/O Simon Berger

Applicant Address: 5215 Old Orchard Rd, Suite 130

Applicant City / State / Zip Code: Skokie, IL 6007-1098

Applicant Phone: (847) 208-8211

Applicant Email: simon@B3-companies.com

Applicant Relationship to Property Owner: Future contract purchaser/developer

Applicant Signature:

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Village of Morton Grove

Owner Address: 6101 Capulina Avenue

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

Owner Phone: (847) 663-3063

Owner Email:

Owner Signature:

PROPERTY INFORMATION

Common Address of Property: 8500-8550 Lehigh Avenue

Property Identification Number (PIN): See attached

Property Square Footage: 82,781 sq. ft. (1.90 acres)

Legal Description (attach as necessary): See attached

Property Zoning District: C/R Commercial Residential

APPLICATION INFORMATION

Requested Special Use:

Purpose of Special Use (attach as necessary):

See attached project narrative.

RESPONSES TO STANDARDS FOR SPECIAL USE

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

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

The project conforms to Village ordinances, will enhance the area adjacent to the train station and not be detrimental to public health, safety, morals, comfort or general welfare.

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

The project involves a significant investment in a key parcel in the Village, provides a development that will satisfy existing demand, and will not be injurious to the use and enjoyment of other property and will not diminish or impair property values in the neighborhood.

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

The project is designed in conformance with Village codes and ordinances and will not impede the orderly development and improvement of the surrounding property for uses permitted in the district.

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

The project is designed with adequate utilities, access, drainage and other necessary facilities.

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

The project is designed such that ingress and egress to it will minimize congestion with measures being included to ensure no adverse impact.

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

The site is designated for mixed-use and specifically calls for the promotion of large-scale mixed use development with residential and commercial uses.

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

The special use will conform to the applicable regulations of the C/R Commercial Residential District.

<u>Station 58-Hundred</u>

8500-8550 Lehigh Avenue

Morton Grove, Illinois

Project Narrative

The Applicant, 8500 MG, LLC is seeking special use approval, subdivision approval and right-of-way vacation approval in order to redevelop the Village-owned subject property with a mixed-use development. The site consists of an approximately 1.520 acre property located on the north and south sides of Chestnut Street, west of Lehigh Avenue. The Applicant is seeking to vacate the portion of Chestnut Avenue adjacent to both parcels. Upon vacation, the development parcel will total 2.05 acres. The site is just west of the METRA station located on Lehigh Avenue. St Paul Woods is directly west of the subject site.

The Applicant proposes to construct a 60-unit, four-story mixed-use elevator building that includes residential multi-family units, commercial space, parking and amenities. The residences will consist of one- and two-bedroom units with high-end finishes and multiple floor plan options. The residential amenities include an entry lounge, co-work area, a fully equipped fitness center and an outdoor terrace facing Lehigh Avenue. The proposed building will feature over 4,000 sq feet of commercial space on the first floor, with outdoor patio space.

This prime location on Lehigh Avenue west of the Metra Station allows for an opportunity to extend Morton Grove's Downtown neighborhood west to encompass the Lehigh Avenue corridor and Metra Station. Chestnut Street currently bisects the site and it is proposed to be vacated with access to the Moose Family Center to be adjusted to the south side of the site. The overhead wires will be placed underground, and the Chestnut Street utilities will be relocated.

The mixed-use building is designed to create a dynamic streetscape along Lehigh, incorporating outdoor dining areas and the residential entrance and terrace facing east towards the historic downtown and Gateway Park. The parking area on the west side of the site is shielded by the building and a valet/drop-off area is proposed along the west side of Lehigh along with the potential of on-street parking to provide additional retail parking. The units will all have balconies, and the building façade materials will be brick, cultured stone and cementitious panels creating a classic look that will enhance the surrounding architecture. The building will be approximately 54' tall with the first-floor height expanded to meet the requirements of the commercial and fitness areas and 9' ceilings on the upper residential floors.

SUBDIVISION APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: _____ DATE APPLICATION FILED: _____

APPLICANT INFORMATION

Applicant Name: 8500 MG, LLC

Applicant Organization: C/O Simon Berger

Applicant Address: 5215 Old Orchard Rd, Suite 130

Applicant City / State / Zip Code: Skokie, IL 60077-1098

Applicant Phone: Work: [redacted] Home: (____) _____

Mobil / Other: (____) _____

Applicant Fax: Work :(____) _____ Home :(____) _____

Applicant Email: [redacted]

Applicant Relationship to Property Owner: Future contract purchaser/developer

Applicant Signature: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Village of Morton Grove

Owner Address: 6101 Capulina Avenue

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

Owner Phone: Work: (847) 663-3063 Home: (____) _____

Mobil / Other: (____) _____

Owner Fax: Work :(____) _____ Home :(____) _____

Owner Email: _____

Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 8500-8550 Lehigh Avenue

Property Identification Number (PIN): See attached

Legal Description (Attach additional sheets as necessary): See attached legal description.

EXHIBIT B
Project Narrative

To be provided by Applicant

Station 58-Hundred
8500-8550 Lehigh Avenue
Morton Grove, Illinois

This prime location on Lehigh Avenue west of the Metra Station allows for an opportunity to extend Morton Grove's Downtown neighborhood west to encompass the Lehigh Avenue corridor and Metra Station. Chestnut Street currently bisects the site and it is proposed to be vacated with access to the Moose Family Center to be adjusted to the south side of the site. The overhead wires will be placed underground, and the Chestnut Street utilities will be relocated. St. Paul Woods is just to the west and provides a fantastic recreational amenity for the residents of the area.

Our vision for this important site is a four-story mixed-use elevator building that includes residential homes and amenities combined with exciting commercial/restaurant options to expand the vitality of the downtown area and the new Metra Station. The residences will be offered as one- and two-bedroom units with high-end finishes and multiple floor plan options. The residential amenities include an entry lounge, co-work area, a fully equipped fitness center and an outdoor terrace facing Lehigh Avenue. The proposed building will feature over 4,000 sq feet of commercial space in two locations on the first floor with a 3,000 sf area envisioned as a restaurant with an outdoor dining terrace on the north side facing Lincoln Avenue and a 1,0000 sf convertible space also with an outdoor patio that could serve as a coffee shop or a business that supports the commuters using the new train station.

Our mixed-use building is designed to create a dynamic streetscape along Lehigh, incorporating the two outdoor dining/retail areas and the residential entrance and terrace facing east towards the historic downtown and Gateway Park. The parking area on the west side of the site is shielded by the building and a valet/drop-off area is proposed along the west side of Lehigh along with the potential of on-street parking to provide additional retail parking. Our residential homes will all have balconies, and the building façade materials will be brick, cultured stone and cementitious panels creating a classic look that will enhance the surrounding architecture. Our building will be approximately 50' tall with the first-floor height expanded to meet the requirements of the commercial and fitness areas and 9' ceilings on the upper residential floors.
We are very excited to be a part of the future of Morton Grove and feel our proposal will be an important part of the revitalization that is occurring in the downtown area and Lehigh corridor.

LEGAL DESCRIPTION

THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10, AND 11 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LOTS 12 IN BLOCK 1 EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN PARALLEL WITH THE WEST LINE OF LOT 12, SAID LINE BEING 34 FEET (AS MEASURED ALONG THE SOUTH LINE OF LOT 12) WEST OF THE INTERSECTION OF THE WESTERLY LINE OF LEHIGH AVE. AND THE NORTH LINE OF CHESTNUT ST. IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

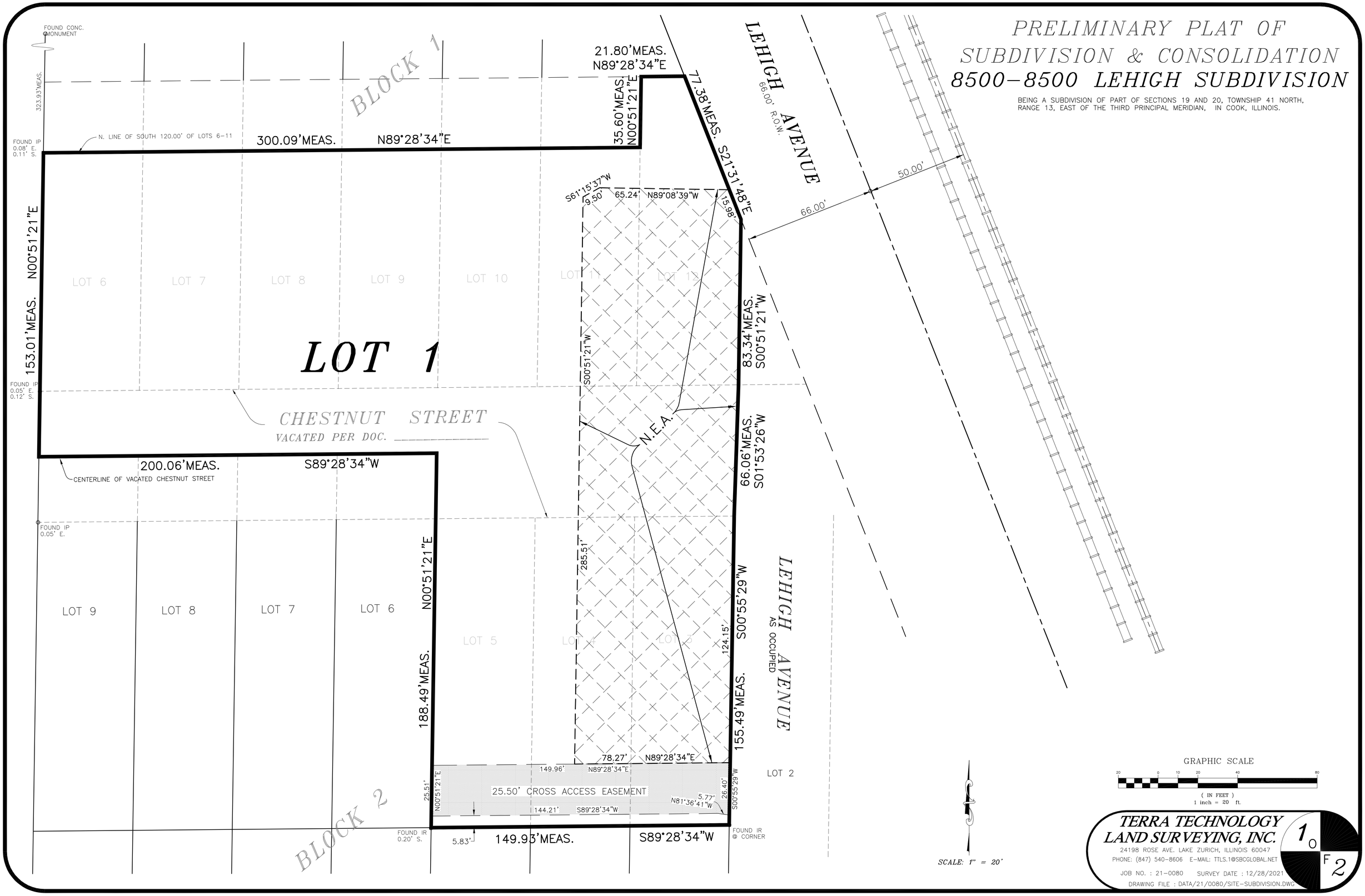
LOTS 3, 4, AND 5 IN BLOCK 2 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Containing 1.520 +/-

PRELIMINARY PLAT OF SUBDIVISION & CONSOLIDATION

8500–8500 LEHIGH SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTIONS 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, ILLINOIS.



TERRA TECHNOLOGY LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 21-0080 SURVEY DATE : 12/28/2021
DRAWING FILE : DATA/21/0080/SITE-SUBDIVISION.DWG

1 OF 2

PRELIMINARY PLAT OF SUBDIVISION & CONSOLIDATION

8500-8500 LEHIGH SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTIONS 19 AND 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
) ss.
COUNTY OF _____)

_____ DOES HEREBY CERTIFY THAT IT IS, [AS SUCH TRUSTEE], TITLE HOLDER OF THE PROPERTY DESCRIBED HEREON; DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWED; HEREBY DEDICATES THE PUBLIC ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED HEREON FOR PUBLIC USE; AND ESTABLISHES AND GRANTS ANY OTHER EASEMENTS SHOWN HEREON. [INSERT NAME OF OWNER, OWNER ENTITY, TRUST] FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED IN THE PLAT HEREON DRAWN FALLS WITH SCHOOL DISTRICTS:

_____
_____
_____

DATED AT _____ , ILLINOIS, THIS DAY OF _____ , 2025.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) ss.
COUNTY OF _____)

I, [INSERT NAME OF NOTARY], A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF _____, DO HEREBY CERTIFY THAT [INSERT NAME OF FIRST SIGNATOR ABOVE] AND [INSERT NAME OF ATTEST SIGNATOR ABOVE] OF [INSERT NAME OF OWNER, OWNER ENTITY, TRUST], PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS [INSERT TITLE OF FIRST SIGNATOR ABOVE] AND [INSERT TITLE OF ATTEST SIGNATOR ABOVE], RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID [INSERT NAME OF OWNER, OWNER ENTITY, TRUST] FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____ , 2025.

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, ON THIS ___ DAY OF _____, 2025.

_____
VILLAGE ENGINEER

COOK COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ILLINOIS, ON THE _____ DAY OF _____, A.D. 2025 AT _____ O'CLOCK ___M., AND WAS RECORDED AS DOCUMENT NO._____.

_____
RECORDER OF DEEDS

PLAN COMMISSION CERTIFICATE

APPROVED BY THE CHAIRPERSON OF THE PLAN COMMISSION OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____ , 2025, PURSUANT TO ORDINANCE 20-08 AND TITLE 12, CHAPTER 8, OF THE MORTON GROVE MUNICIPAL CODE (ORDINANCE 07-07).

BY:_____
CHAIRPERSON

ATTEST:_____
SECRETARY

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS ___ DAY OF _____, 2025.

BY: _____
VILLAGE CLERK

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS ON THIS ___ DAY OF _____, 2025.

_____
VILLAGE PRESIDENT

_____
VILLAGE CLERK

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

_____
COUNTY CLERK

DATE: _____

EASEMENT NOTE:

A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HERBY GRANTED OVER LOT 1, EXCEPT FOR AREAS DESIGNATED AS "N.E.A." (NON EASEMENT AREAS).

CROSS ACCESS EASEMENT PROVISIONS

The interested parties representing Lots 1 and Lots 5,6,7, and 8 in Block 2 hereby grant and convey non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon and across the areas defined in the Easement Areas. The Cross Access Easement is subject to the terms, conditions, restrictions and limitations set forth herein and in other recorded easements, reservations, rights-of-way, licenses, restrictions, conditions and limitations affecting the Easement Areas; provided, however, that the foregoing shall not unreasonably interfere with the easement rights under this Agreement. The Cross Access Easement is for the benefit of and is appurtenant to each of the Parcels, respectively, and may be used by the record title owner of each of the Lots, respectively, and each of their respective successors, assigns, employees, contractors, agents, licensees, lessees under leases extending the use thereof to such lessees and other permittees (collectively the "Permitted Users") solely for the uses set forth herein (the "Permitted Uses") and for no other uses. Such Permitted Uses shall be for the benefit of the Lots as now or hereafter improved, subdivided and/or developed.

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, VYDAS Z. REKASIUS, AN ILLINOIS PROFESSIONAL SURVEYOR, HEREBY CERTIFIES THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10, AND 11 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 12 IN BLOCK 1 EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN PARALLEL WITH THE WEST LINE OF LOT 12, SAID LINE BEING 34 FEET (AS MEASURED ALONG THE SOUTH LINE OF LOT 12) WEST OF THE INTERSECTION OF THE WESTERLY LINE OF LEHIGH AVE. AND THE NORTH LINE OF CHESTNUT ST. IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 3, 4, AND 5 IN BLOCK 2 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF VACATED CHESTNUT STREET DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID CHESTNUT STREET, 351.36 FEET TO A POINT ON THE SOUTH LINE OF LOT 12 IN SAID SUBDIVISION, SAID POINT BEING 34 FEET (AS MEASURED ALONG THE SOUTH LINE OF LOT 12) WEST OF THE INTERSECTION OF THE WESTERLY LINE OF LEHIGH AVE. AND THE NORTH LINE OF CHESTNUT ST.; THENCE SOUTH 01 DEGREES 53 MINUTES 26 SECONDS WEST, 66.06 FEET TO A POINT ON THE SOUTH LINE OF SAID CHESTNUT STREET; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST ALONG SAID LINE, 150.11 FEET TO THE NORTH WEST CORNER OF LOT 5 IN BLOCK 2 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 51 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 EXTENDED NORTH, 33.01 FEET TO THE CENTERLINE OF VACATED CHESTNUT STREET; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST, 200.06 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 21 SECONDS EAST, 33.01 FEET TO THE PLACE OF BEGINNING, CONTAININD 0.380 ACRES MOR OR LESS, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 1.900 ACRES +/-

AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

I FURTHER CERTIFY THAT BASED UPON AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0241L, SHOWS THAT THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO FLOOD RISK AND THAT SAID PROPERTY FALLS WITHIN ZONE X (AREA OUTSIDE OF 0.2% ANUAL CHANCE FLOODPLAIN).

[I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING ITS EXTRATERRITORIAL POWER AS AUTHORIZED PURSUANT TO AND IN ACCORDANCE WITH SEC. 11-12-5, 65 ILCS 5/11-12-5, OF THE ILLINOIS MUNICIPAL CODE AND ITS HOME RULE POWERS]

I FURTHER CERTIFY THAT IRON PIPE SURVEY STAKES OR THE CONCRETE MONUMENTS AS SHOWN ON THE PLAT HEREON DRAWN, HAVE BEEN ESTABLISHED AT THE LOT CORNERS.

DATED THIS ___ DAY OF _____, 2025.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003210

License Renewal Date : 11/30/2026
DESIGN FIRM NO. 184-004538
RENEWAL DATE: 4/30/27

STATE OF ILLINOIS
VYDAS Z. REKASIUS
035-003210
LAKE ZURICH
ILLINOIS
PROFESSIONAL LAND SURVEYOR

REV: 8/6/25 – NEA

TERRA TECHNOLOGY LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 21-0080 SURVEY DATE : 12/28/2021
DRAWING FILE : DATA/21/0080/SITE-SUBDIVISION.DWG

2 OF 2

PLAT OF SURVEY

THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10, AND 11 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST QUARTER LYING SOUTH OF GROSS POINT ROAD AND THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 20 LYING SOUTH OF GROSS POINT ROAD AND WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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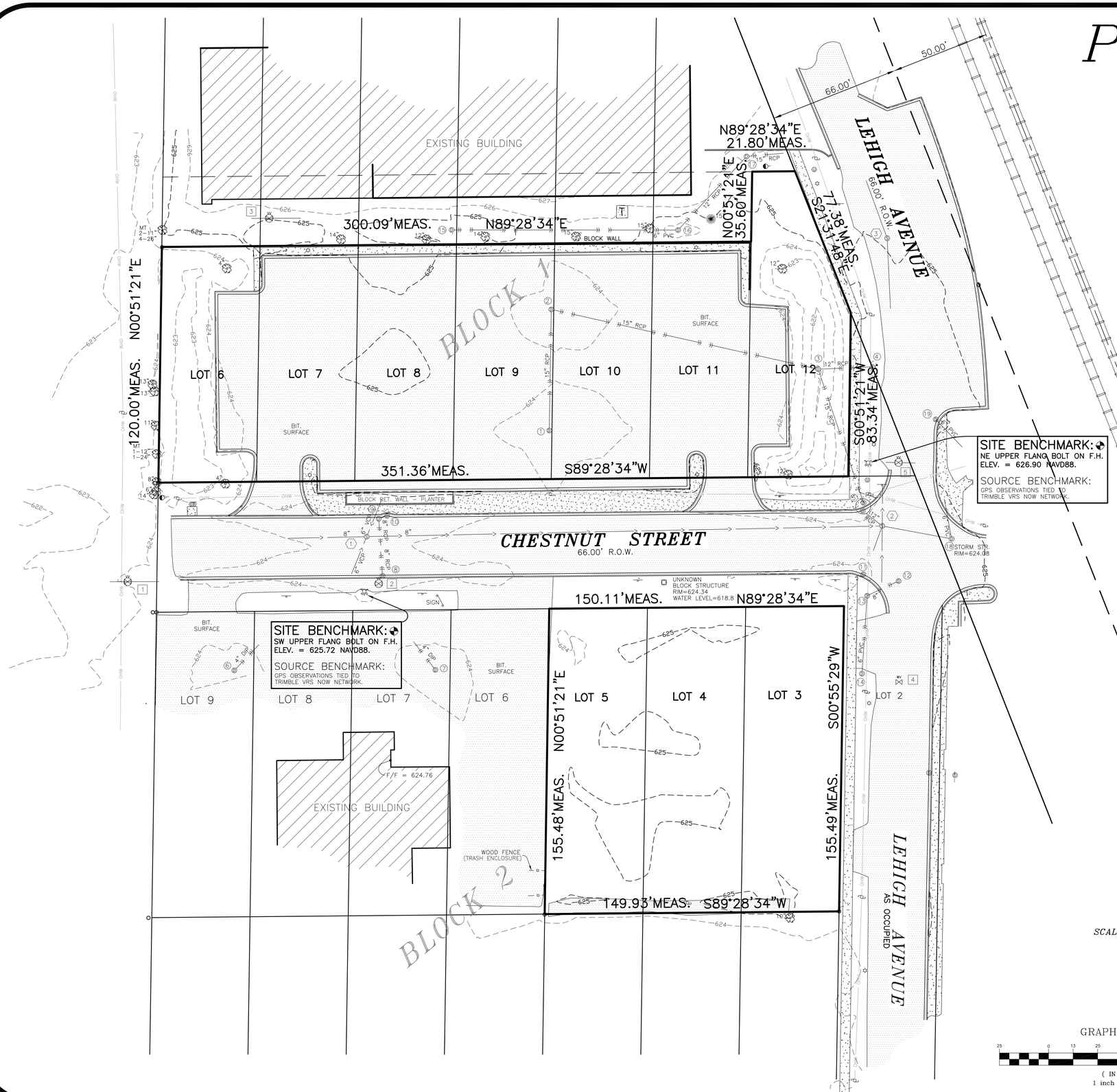
CONTAINING 1.520 ACRES +/-



UTILITY SCHEDULED – SANITARY SEWER

1. SAN MH
   RIM=623.80
   I(E-W)=618.00
   I(SW)=618.85
   I(NE)=618.75
2. SAN MH
   RIM=624.31
   I(N-S)=614.61
   I(NW)=617.96
   I(E)=618.86
   I(SW)=619.21
   I(W)=616.16
3. SAN MH
   RIM=625.08
   I(N-S)=614.28

UTILITY SCHEDULED – WATER MAIN

1. VALVE VAULT
   RIM=624.68
   T-WM=619.4
2. VALVE VAULT
   (PROBABLE)
   RIM=623.60
   T-WM=618.4
3. VALVE VAULT
   RIM=625.09
   T-WM=619.2
4. WATER VALVE
   RIM=624.54
5. VALVE VAULT
   RIM=624.17
   T-WM=620.0
   FULL OF WATER

UTILITY SCHEDULED – STORM SEWER

1. C.B.
   RIM=623.56
   I(N)=619.47
2. RIM=623.61
   I(SE)=619.16
   I(S)=619.21
3. C.B.
   RIM=622.32
   I(SE)=618.70
   I(E)=618.72
   I(NW)=618.72
4. C.B.
   RIM=623.80
   I(SE)=619.04
5. RESTR. STR.
   RIM(N)=623.93
   RIM(S)=623.86
   I(SE)=618.18
   I(NW)=618.15
   I(4"REST)=618.21
   T(WEIR)=621.23
6. INLET
   RIM=623.68
   I(NE)=620.43
7. INLET
   RIM=623.52
   I(NW)=620.00
8. INLET
   RIM=623.23
   I(N)=621.33
9. C.B.
   RIM=623.42
   I(NE-6"PVC)=621.02
   I(S)=620.10
   WATER LEVEL=620.42
10. INLET
    RIM=623.36
    I(SW-6"PVC)=621.27
11. C.B.
    RIM=623.76
    WATER=620.26
    NO VISIBLE PIPES
12. STORM STR.
    RIM=624.50
13. M.H.
    RIM=624.30
    I(NE)=620.30
    I(S)=621.66
14. INLET
    RIM=624.26
    I(N)=622.66
15. STORM STR.
    RIM=624.07
    FULL OF SILT
16. INLET
    RIM=623.44
    I(NE)=619.34
    I(W)=619.34
17. M.H.
    RIM=626.28
    I(E)=618.36
    I(SW)=618.38
18. M.H.
    RIM=624.08
    I(N)=621.03
    I(W)=
    COULD NOT OPEN
19. INLET
    RIM=624.24
    I(SE)=623.29

SYMBOL LEGEND

- SIGN
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- SANITARY STRUCTURE
- STORM STRUCTURE
- STORM STRUCTURE (CURB LINE)
- LIGHT POLE
- OVERHEAD WIRES
- CONCRETE SURFACE
- BIT. SURFACE
- ELECTRIC CONTROL BOX
- UTILITY CANISTER
- TRANSFORMER

SCALE: 1" = 25'

GRAPHIC SCALE

25 0 13 25 50 100

(IN FEET)
1 inch = 25 ft.

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 10th DAY OF JANUARY, A.D. 2022.

BY:_____

Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2022
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2023
REVISED: 1/11/2022 – LOT 12 BOUNDARY

SURVEY PERFORMED WITHOUT REFERENCE TO TITLE COMMITMENT

NOTE:
1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

TERRA TECHNOLOGY
LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 21-0080 SURVEY DATE : 12/28/2021
DRAWING FILE : DATA/21/0080/SITE-SURVEY.DWG

SITE CONTEXT

B3-COMPANIES.COM
847.208.0211
5215 OLD ORCHARD RD. STE 130
SKOKIE 60077

station
85-hundred
8500 Lehigh Avenue
Morton Grove, Illinois

BSB DESIGN
BSBDESIGN.COM

August 7,2025

B3-COMPANIES.COM
847.208.8211
5215 OLD ORCHARD RD. STE 130
SKOKIE 60077

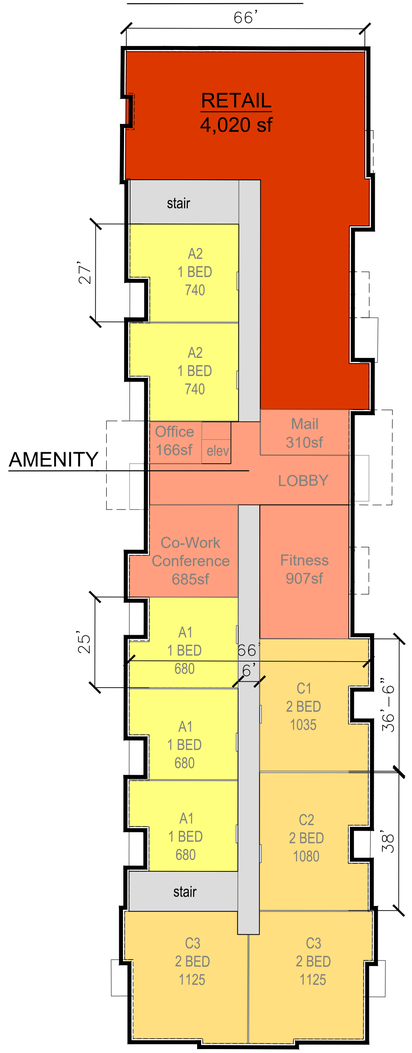
Site Illustrative Plan

station 85-hundred
8500 Lehigh Avenue
Morton Grove, Illinois

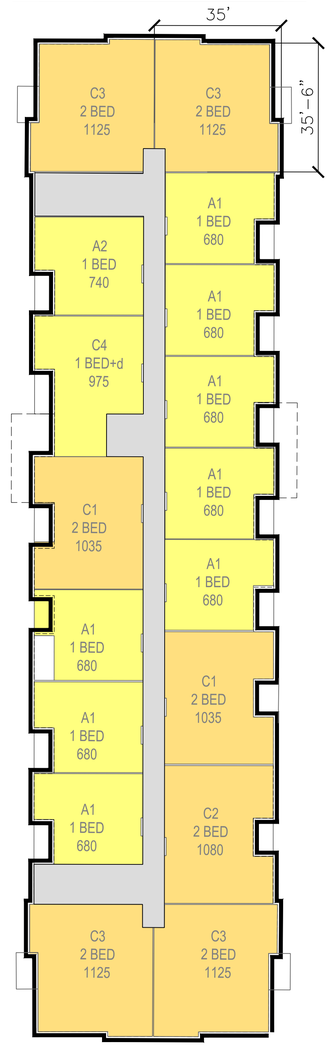
BSB DESIGN
BSBDESIGN.COM

August 5, 2025

FLOOR 1



FLOORS 2, 3, 4



FLOOR 1

5 - 1 Bed

3 - A1 680 sf
2 - A2 740 sf

4 - 2 Bed

1 - C1 1035 sf
1 - C2 1080 sf
2 - C3 1125 sf

FLOORS 2, 3, 4

27 - 1 Bed

24 - A1 680 sf
3 - A2 740 sf

3 - 1 Bed+Den

3 - C4 975 sf

21 - 2 Bed

6 - C1 1035 sf
3 - C2 1080 sf
12 - C3 1125 sf

BUIILDING INFO

Total Gross Sq Feet	67,248 sf
Common Areas (Corridor, Stair, Lobby)	8,822 sf
Amenities	2,068 sf
Retail	4,020 sf
Residential	52,338 sf

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SKOKIE 60077

Floor Plates

station
85 - hundred
8500 Lehigh Avenue
Morton Grove, Illinois

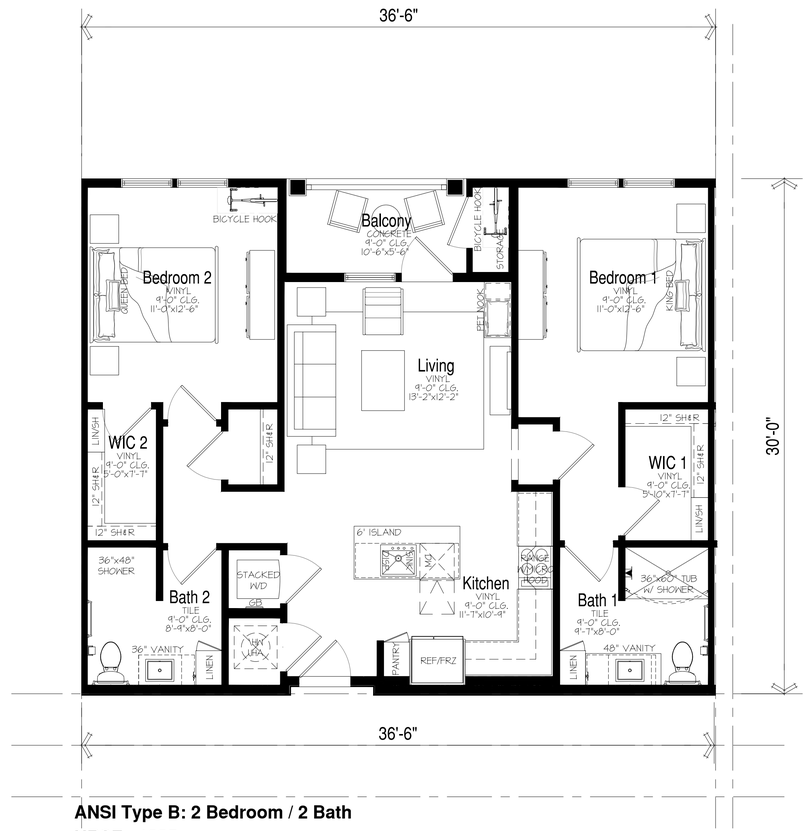
BSB DESIGN
BSBDESIGN.COM

Revised August 5, 2025

ANSI Type B: 1 Bedroom / 1 Bath
NRSF: 680

Unit - A1 Floor Plan

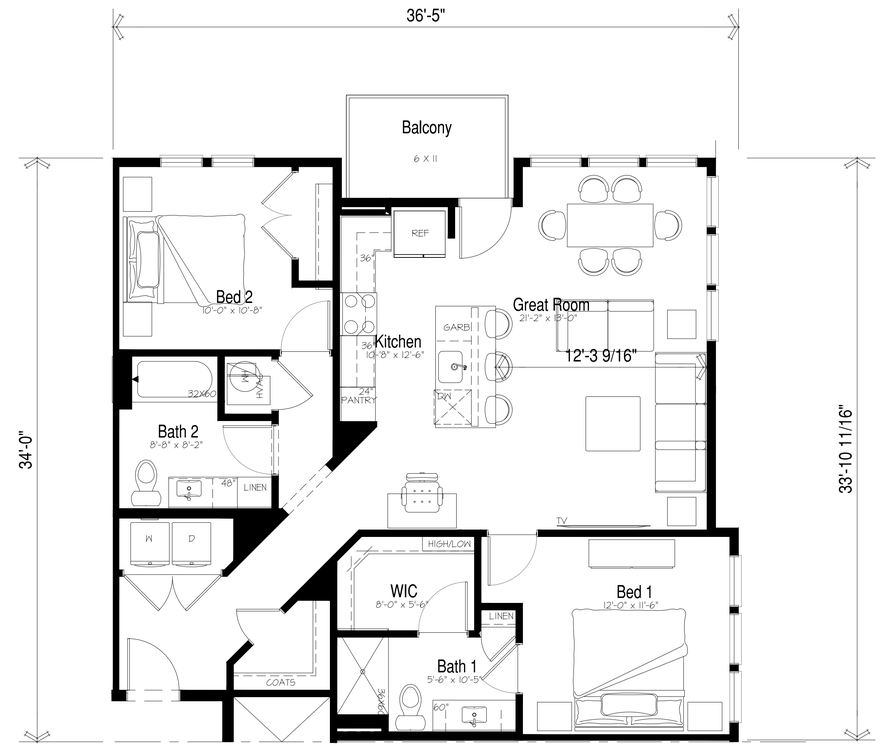
SCALE: 1/4"=1'-0" APT-A1



ANSI Type B: 2 Bedroom / 2 Bath
NRSF: 1035

Unit - B1 Floor Plan

SCALE: 1/4"=1'-0" APT-B1



ANSI Type B, 2 Bedroom / 2 Bath
1125 GSF

Unit - B2 2-Bedroom

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

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Conceptual Unit Plans

station
85 - hundred
8500 Lehigh Avenue
Morton Grove, Illinois

BSB DESIGN
BSBDESIGN.COM

Revised August 5, 2025

DEVELOPMENT
INVESTMENT
CONSTRUCTION

Exterior Elevations

station 85 hundred

8500 Lehigh Avenue, Morton Grove, IL

BSB DESIGN
BSBDesign.com

August 11, 2025

East (Primary) Elevation

Scale: 3/32" = 1'-0"

East Facade Transparency: 53.8%
Overall Facade Transparency: 51.7%

West (Rear) Elevation

Scale: 3/32" = 1'-0"

West Facade Transparency: 46.7%
Overall Facade Transparency: 51.7%

North Elevation

Scale: 3/32" = 1'-0"

North Facade Transparency: 71.9%
Overall Facade Transparency: 51.7%

South Elevation

Scale: 3/32" = 1'-0"

South Facade Transparency: 46.8%
Overall Facade Transparency: 51.7%

Exterior Materials Legend

- Brick Veneer — Belden Brandywine Velour
- Windows and Balcony Doors — Anderson Fibrex or Equivalent
- Sconce Lighting — Chara 12 Outdoor
- Aluminum Storefront — Kawneer - Dark Bronze
- Fabricated Balconies & Metals — Midwest Iron
- Stucco Panel Siding — James Hardie
- Engineered Panel Siding — James Hardie

DEVELOPMENT
INVESTMENT
CONSTRUCTION

Exterior Elevations

station 85 hundred
8500 Lehigh Avenue, Morton Grove, IL

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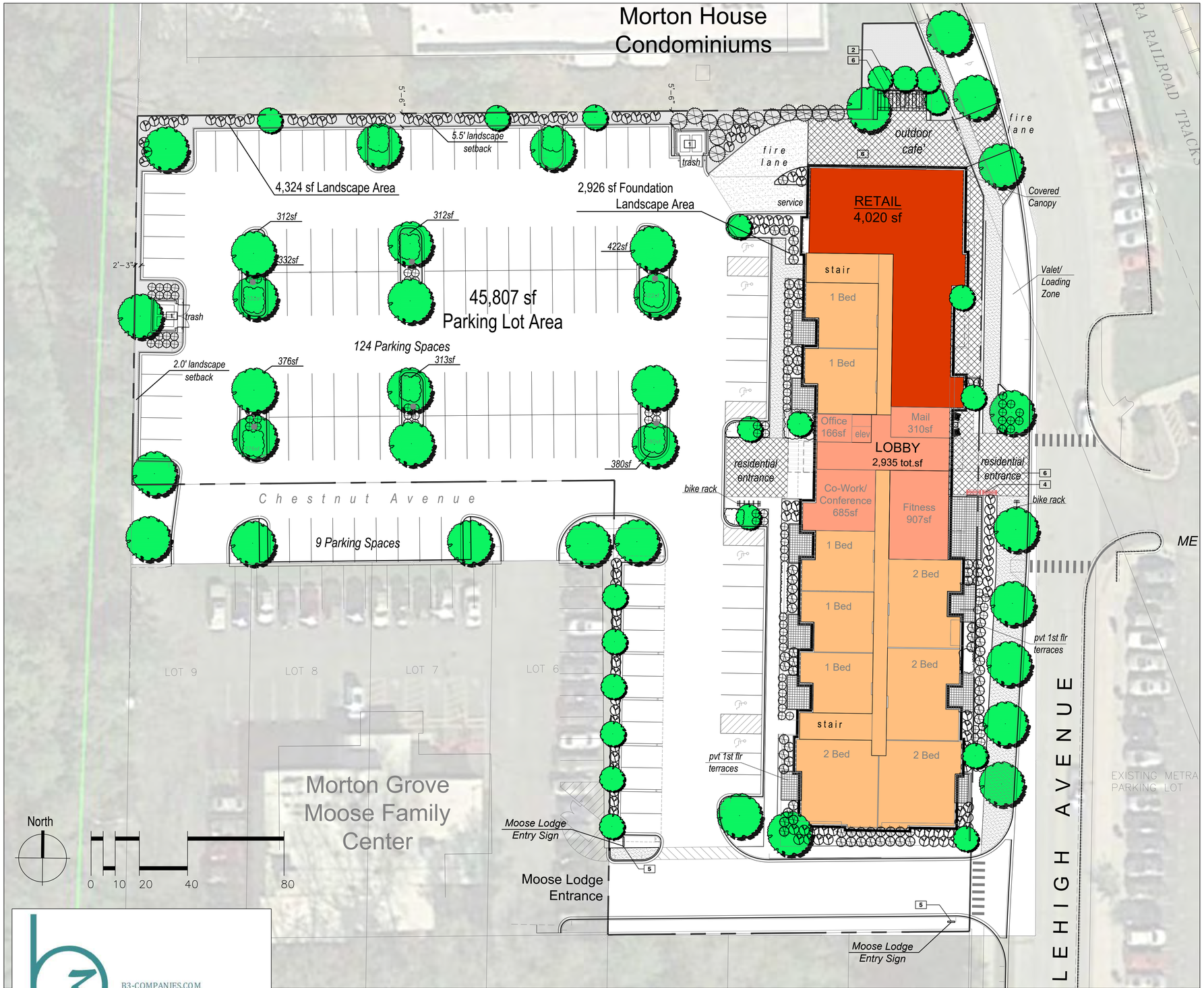
August 11, 2025



Site Plan

Station 85-Hundred

Mixed Use Residential/Retail:

60 Total Units

32 - 1 bed	58%
3 - 1 bed+den	
25 - 2 bed	42%

2,935 sf Amenity

4,140 sf Retail

- 4,020 sf divisable retail
- 1,100 sf Cafe'

124 Parking

84 residential	1sp/bed
40 commercial	1 sp/1000sf
+9 Shared Guest	

Landscape Areas:

Parking Lot Area	45,807sf
Interior Landscape Area	4,324sf
Foundation Lndscp Area	2,926sf

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station 85 - hundred

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Morton Grove, Illinois

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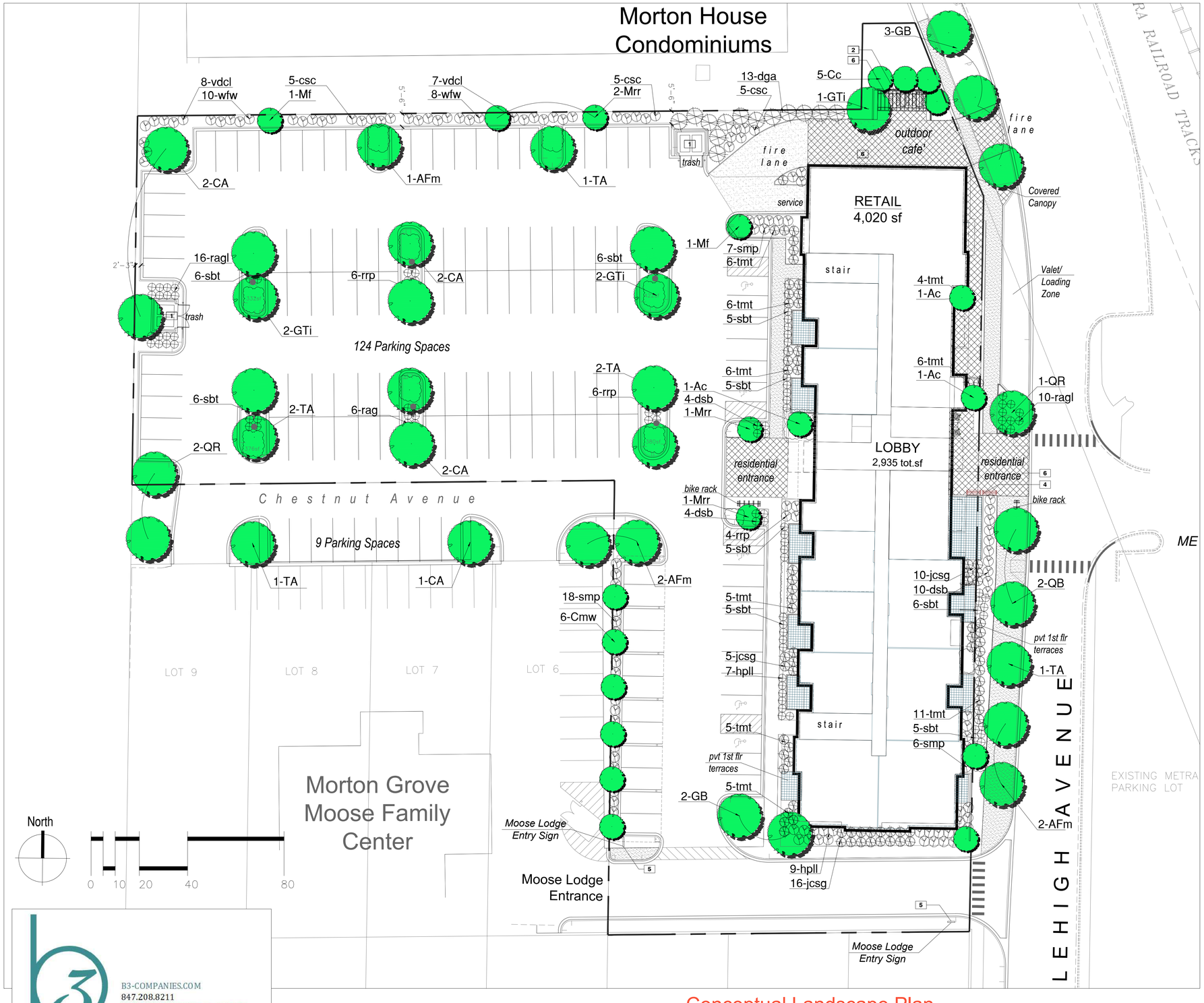
BSBDESIGN.COM

Revised August 26, 2025



PLANT LIST

SHADE TREES

	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
5	AFm	Acer x freemanii 'Marmo'	Marmo Maple	2.5" BB
6	CA	Celtis occidentallis 'Chicagoland'	American Hackberry	2.5" BB
5	GTi	Gleditsia triocanthos 'inermis'	Thornless Honeylocust var.	2.5" BB
5	GB	Gingko biloba	Male Gingko Tree	2.5" BB
2	QB	Quercus bicolor	Swamp White Oak	2.5" BB
3	QR	Quercus rubra	Red Oak	2.5" BB
6	TA	Tilia americana 'Redmond'	Redmond American Linden	2.5" BB

INTERMEDIATE AND EVERGREEN TREES

	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
3	Ac	Amelanchier canadensis	Serviceberry	7' CL. BB
5	Cc	Cercis canadensis	Red Bud	7' BB
5	Cmw	Cornus mas 'Aurea'	Aurea Cornelian Cherry	6' BB
13	Dga	Thuja americana 'Dark Green'	Dark American Arborvitae	7' BB
4	Mrr	Malus 'Ruby Red'	Ruby Red Crab	2.5" BB
2	MF	Malus floribunda	Floribunda Crab	2.5" BB

SHRUBS

	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
15	csc	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	24" BB
18	dsb	Diervilla sessifolia 'Butterfly'	Southern Bushhoneysuckle	24" BB
16	hpll	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" BB
31	jcsg	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal Cont.
16	rrp	Rosa rugosa 'Purple Pavement'	Scarlet Meidland Shrub Rose	3 Gal Cont.
32	ragl	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	3 Gal Cont.
49	sbt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gal. Cont.
32	smp	Syringa meyerii 'Palabin'	Palabin Lilac	30" BB
54	tmt	Taxus medii 'Taunton'	Taunton's Yew	5 Gal Cont.
7	vdcl	Viburnum dentatum 'Chicago Luster'	Arrowwood Viburnum	36" BB
8	wfw	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	36" BB

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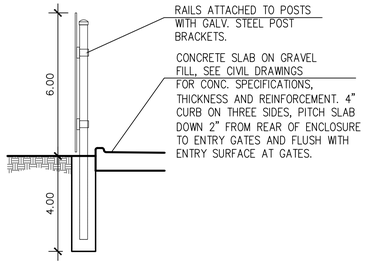
SKOKIE 60077

Conceptual Landscape Plan

station 85 - hundred
8500 Lehigh Avenue
Morton Grove, Illinois

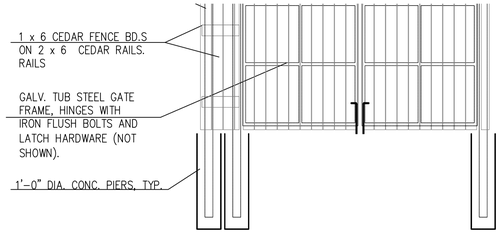
BSB DESIGN
BSBDESIGN.COM

Revised August 26, 2025



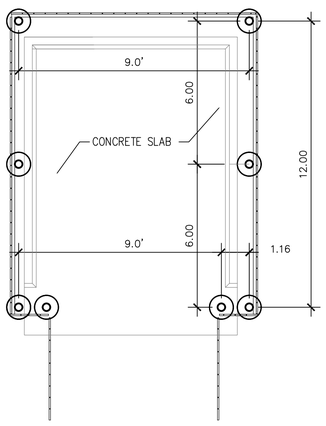
SECTION

SCALE: ½" = 1'–0"



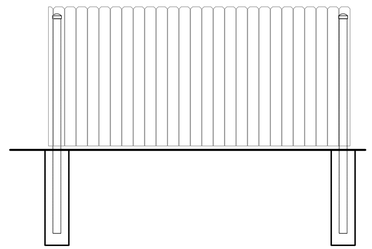
FRONT ELEVATION

SCALE: ½" = 1'–0"



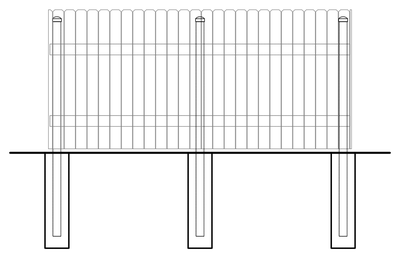
1 TRASH ENCLOSURE PLAN

SCALE: ½" = 1'–0"



REAR ELEVATION

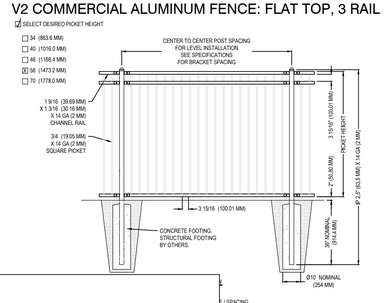
SCALE: ½" = 1'–0"

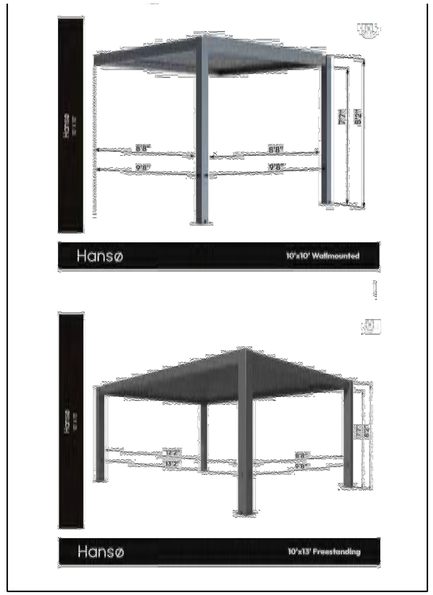


SIDE ELEVATION

SCALE: ½" = 1'–0"

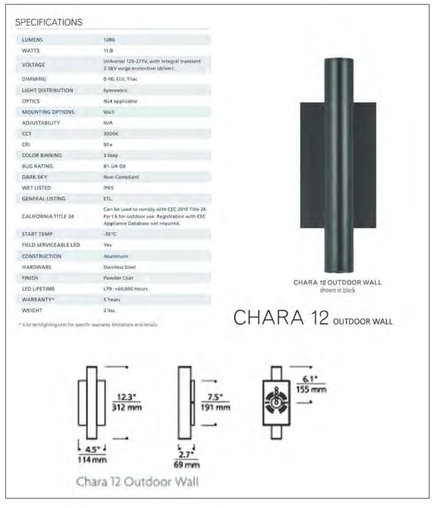
V2 COMMERCIAL ALUMINUM FENCE: FLAT TOP, 3 RAIL



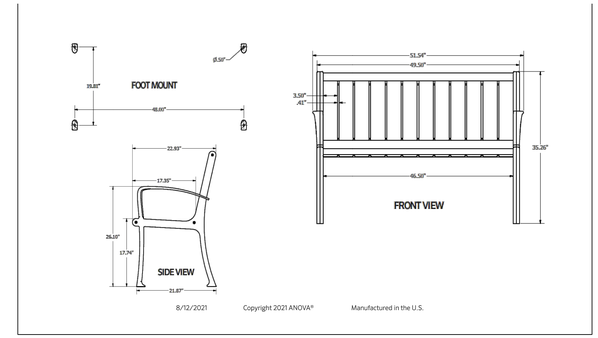


2 PERGOLA - SHELTER

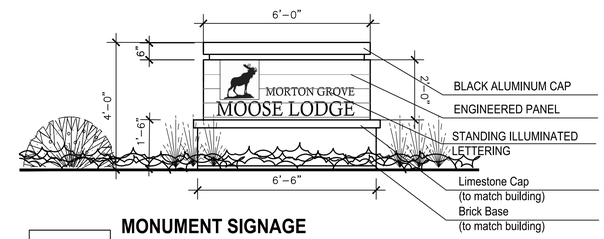
Hanso Structures



WALL SCONCE

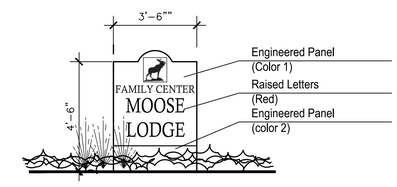


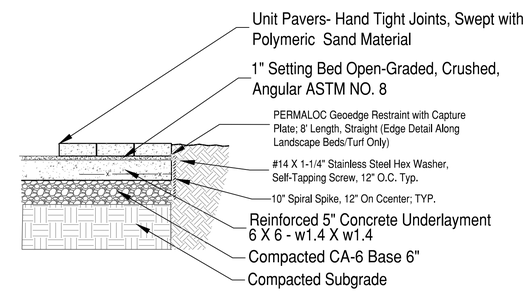
4 BENCH



MONUMENT SIGNAGE

5 SIGNAGE





6 SIDEWALK PAVER SECTION

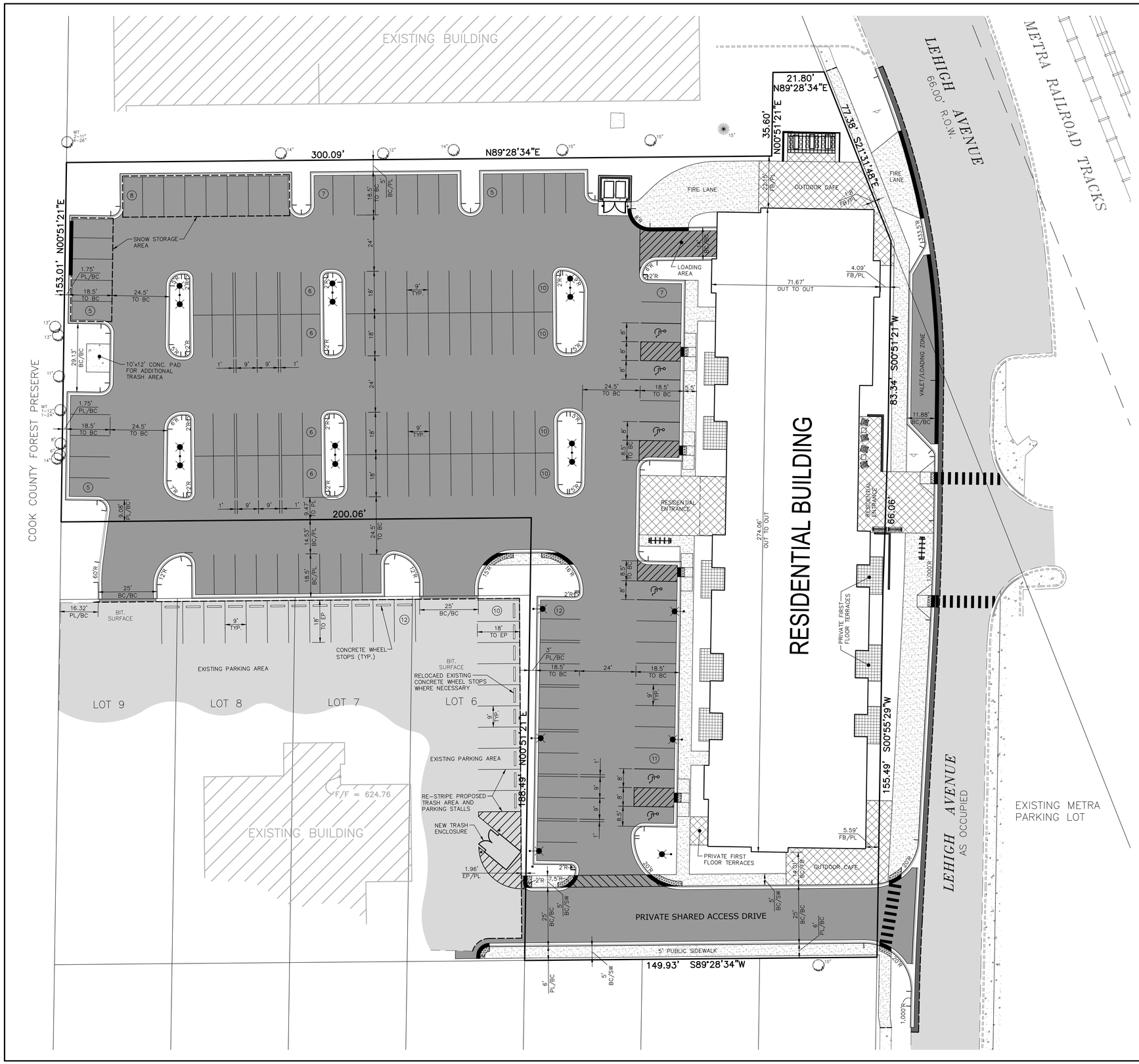
B3-COMPANIES.COM
847.208.8211
5215 OLD ORCHARD RD, STE 130
SKOKIE 60077

Conceptual Landscape Details

station 85 - hundred
8500 Lehigh Avenue
Morton Grove, Illinois

BSB DESIGN
BSBDESIGN.COM

Revised August 26, 2025



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

SITE DATA:

TOTAL SITE SIZE	= 82,781	S.F.	(1.90 AC)
EXISTING SITE CONDITIONS:			
EXISTING BUILDING FOOTPRINT	= 0	S.F.	(0.0%)
EXISTING PAVT./SIDEWALK	= 44,532	S.F.	(53.79%)
EXISTING GREENSPACE	= 38,249	S.F.	(46.21%)
EXISTING CONDITION IMPERVIOUS AREA	= 44,532	S.F.	(1.02 AC)
PROPOSED SITE CONDITIONS:			
PROPOSED BUILDING FOOTPRINTS	= 17,336	S.F.	(20.94%)
PROPOSED PAVT./SIDEWALK	= 54,635	S.F.	(66.00%)
PROPOSED GREENSPACE	= 10,810	S.F.	(13.06%)
PROPOSED CONDITION IMPERVIOUS AREA	= 71,971	S.F.	(1.65 AC)
PROPOSED PARKING SUMMARY:			
REGULAR STALLS (9'x18')	= 118		
ADA PARKING STALLS (8'x18')	= 6		
TOTAL STALLS PROVIDED	= 124		

STORM WATER STORAGE SUMMARY

DETENTION STORAGE REQUIRED= 0.607 AC-FT
DETENTION STORAGE PROVIDED= 0.612 AC-FT

VOLUME CONTROL STORAGE REQUIRED= 0.138 AC-FT
VOLUME CONTROL STORAGE PROVIDED= 0.1402 AC-FT

VOLUME CONTROL CONTECH SYSTEM= 0.1402 AC-FT

DETENTION CONTECH SYSTEM= 0.612 AC-FT

VC REQUIRED = (1.66AC)*(1")*(1'/12") = 0.138 AC-FT

SEASONAL HIGH GROUND WATER LEVEL= (±) 10' DEEP
APPLIED GEO SCIENCE INC. SOIL BORINGS DATED FEBRUARY 2024.

SURFACE IMPROVEMENT LEGEND:

EXISTING SIDEWALK

EXISTING ASPHALT PAVEMENT

NEW ASPHALT PAVEMENT
1.5"– HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
2.5" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
8" AGGREGATE BASE COURSE CA-6, TYPE B

NEW ASPHALT PVMT. (HEAVY DUTY)
1.5" – HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30
12" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE SIDEWALKS
4"– PCC SIDEWALK (4,000 PSI)(5" PUBLIC SIDEWALKS)
3"– AGGREGATE BASE COURSE TYPE B, CA-6
(4" PUBLIC SIDEWALKS)

PROPOSED B6.12 CONCRETE CURB AND GUTTER

PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER

PROPOSED DEPRESSED CURB AND GUTTER

PROPOSED MOUNTABLE CURB AND GUTTER

EXISTING CURB AND GUTTER

EXISTING DEPRESSED CURB AND GUTTER

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY TERRA TECHNOLOGY LAND SURVEYING, INC. AND DATED DECEMBER 28, 2021.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY– REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
10. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
11. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1' INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

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DATE	REVISIONS	DRAWN BY

MORTON GROVE RESIDENTIAL
MORTON GROVE, ILLINOIS
PRELIMINARY SITE GEOMETRIC AND PAVING PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

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SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. MRM
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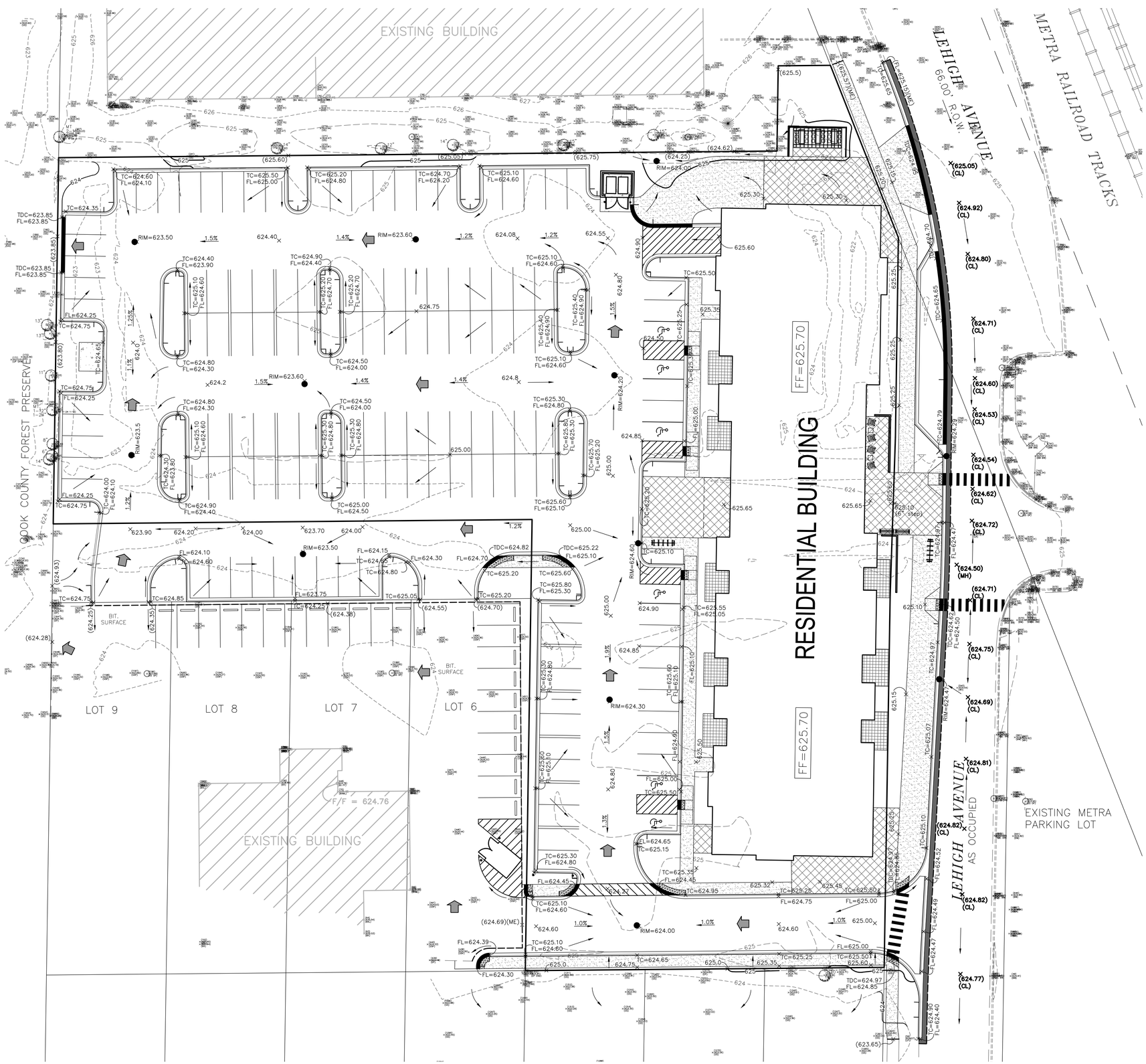
SHEET
1 OF 3



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL		
PRECAST FLARED END SECTION		
STORM DRAINAGE STRUCTURE		
RETAINING WALL		
CONTOUR	749	749
5' CONTOUR	750	750
SPOT ELEVATION	×(750.00)	×750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

GRADING NOTES:

1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%
3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.
8. RETAINING WALL TO BE STANDARD "KEYSTONE" PRODUCT.
9. SLOPES ACROSS OPEN SPACE AREAS SHALL NOT EXCEED 3:1
10. PAVEMENT SLOPES SHALL NOT EXCEED 8%

PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
SW = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL ELEV
BW = BOTTOM OF WALL (GRADE) ELEV
TDC = TOP OF DEPRESSED CURB

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MORTON GROVE, ILLINOIS
PRELIMINARY GRADING PLAN

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2 OF 3

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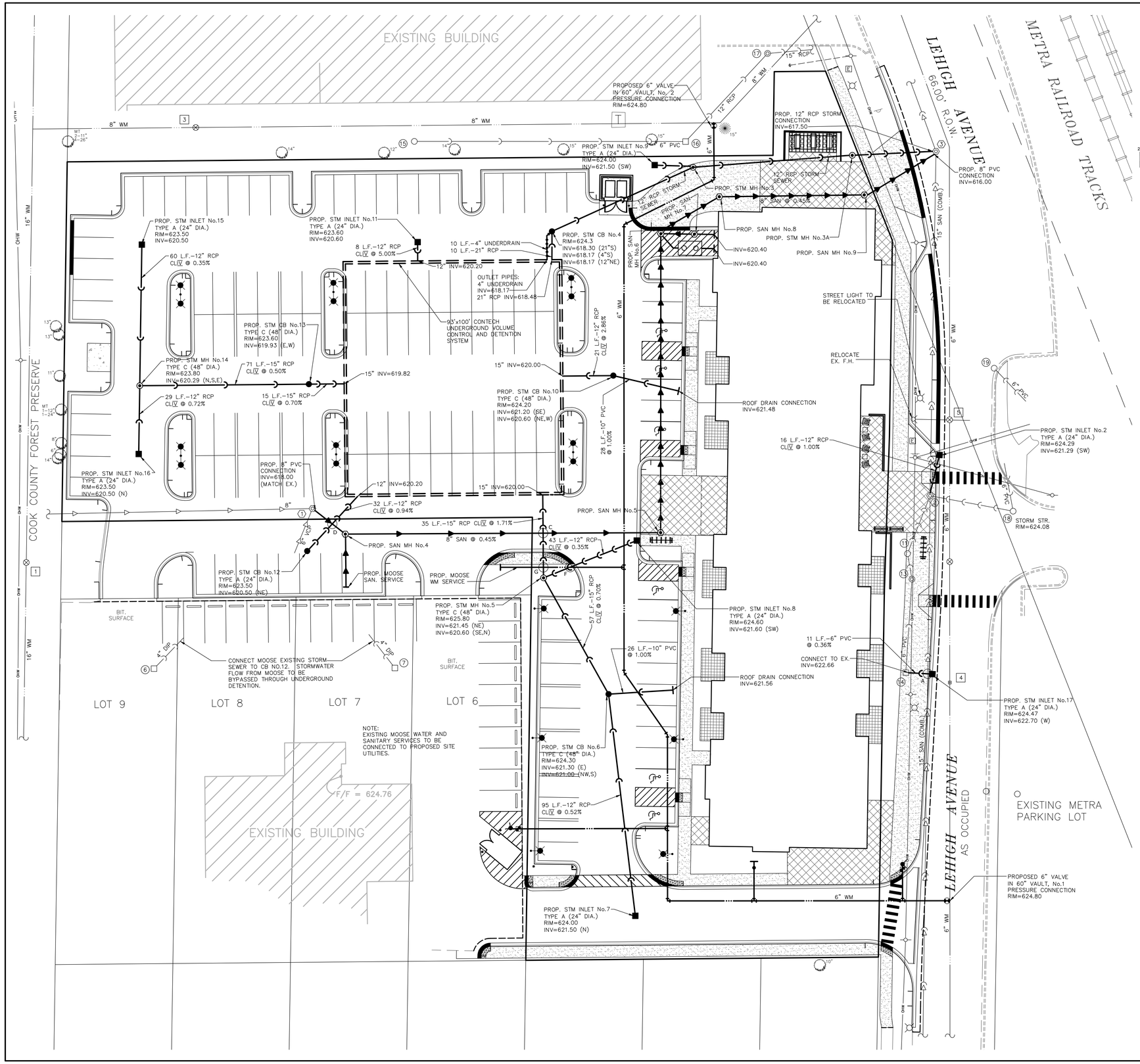

STORM SEWER DRAINAGE STRUCTURE LEGEND

EXISTING	PROPOSED	
□	■	STORM INLET – OPEN GRATE
○	●	STORM CATCH BASIN – OPEN GRATE
◎	⦿	STORM MANHOLE – CLOSED LID

(2) SANITARY STRUCTURE NUMBER

(11) STORM STRUCTURE NUMBER

[5] WATERMAIN STRUCTURE NUMBER

UTILITY NOTES:

1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE)
2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION – IE INCLUDING LENGTH OF FLARED END SECTION)
3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.

EXISTING UTILITY SCHEDULE

SANITARY SEWER

(1) EX. SAN M.H. RIM=623.80(ADJ. RIM=623.60) INV=618.00 (6" E,W) INV=618.85 (6" VCP SW) INV=618.75 (6" VCP NE) **(PLUG EX. NE INVERT)**	(2) EX. SAN M.H. RIM=624.31(ADJ. RIM=624.90) INV=614.61 (N,S) INV=617.96 (12" RCP NW) INV=618.86 (E) INV=619.21 (SW) INV=616.16 (W)	(3) EX. SAN M.H. RIM=625.08 INV=614.28 (15" NW,S)

STORM SEWER

(6) EX. STORM INLET RIM=623.68 INV=620.43 (4" D.I. NE)	(7) EX. STORM INLET RIM=623.52 INV=620.00 (4" D.I. NW)	(11) EX. STORM C.B. RIM=623.76(ADJ. RIM=625.00) WATER=620.26 (NO VISIBLE PIPES) **(RIM TO BE CLOSED LID)**
(13) EX. STORM M.H. RIM=624.30(ADJ. RIM=625.15) INV=620.30 (8" NE) INV=621.66 (6" PVC S)	(14) EX. STORM INLET RIM=624.26(ADJ. RIM=625.40) INV=622.66 (6" PVC N) **(RIM TO BE CLOSED LID)**	(15) EX. STORM STRUCTURE RIM=624.07 (FULL OF SILT)
(16) EX. STORM INLET RIM=623.44 INV=619.34 (12" RCP NE) INV=619.34 (6" PVC W)	(17) EX. STORM M.H. RIM=626.28 INV=618.36 (15" RCP E) INV=618.38 (12" RCP SW)	(18) EX. STORM M.H. RIM=624.08 INV=621.03 (6" PVC NW) INV= (COULD NOT OPEN)
(19) EX. STORM INLET RIM=624.24 INV=623.29 (6" PVC SE)		

WATERMAIN

[1] EX. VALVE VAULT RIM=624.68 TOP WM=619.4	[2] EX. VALVE VAULT (PROBABLE) RIM=623.60 TOP WM=618.4	[3] EX. VALVE VAULT RIM=625.09 TOP WM=619.2
[4] EX. WATER VALVE RIM=624.54	[5] EX. VALVE VAULT RIM=624.17 TOP WM=620.0 FULL OF WATER	

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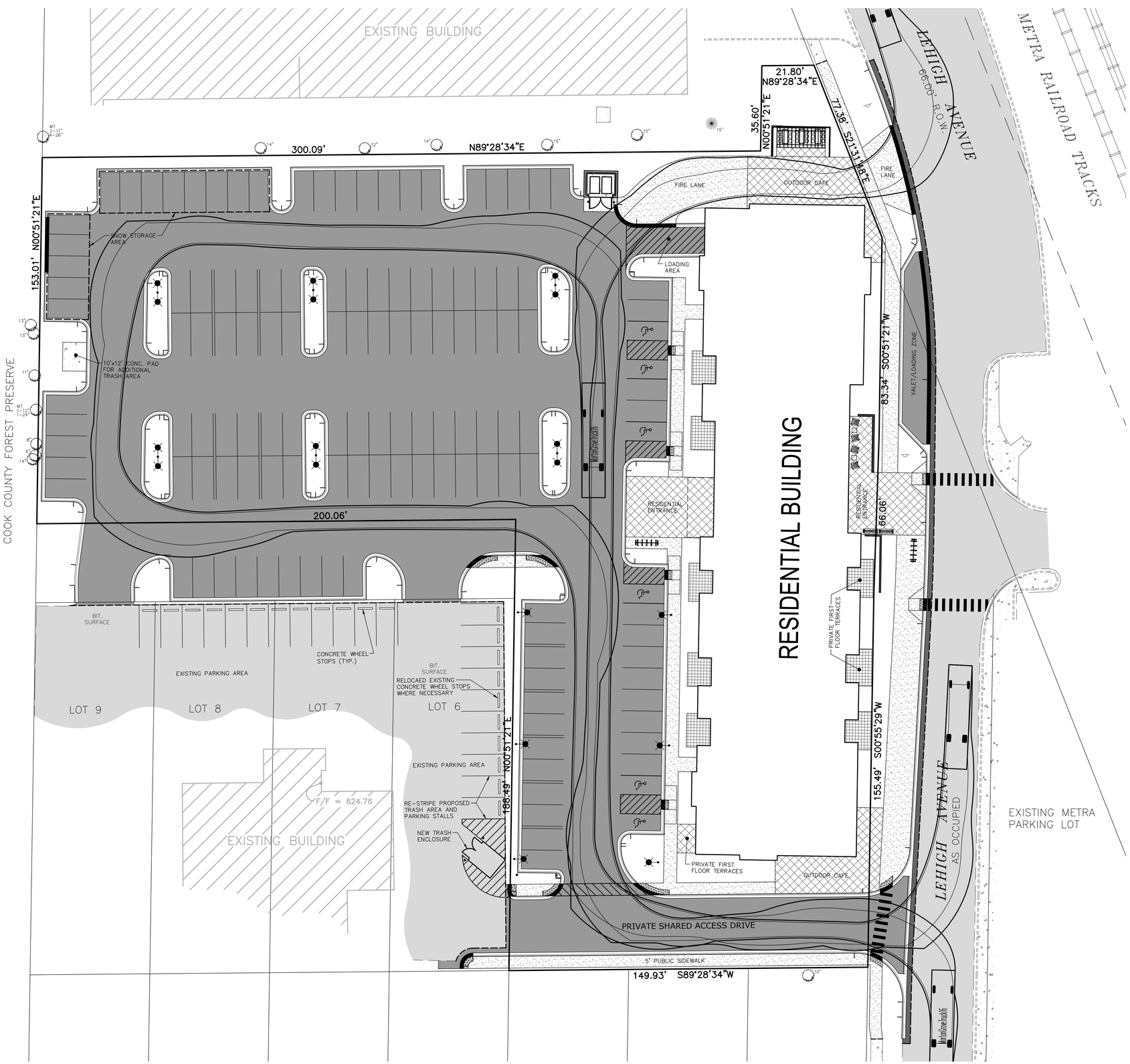

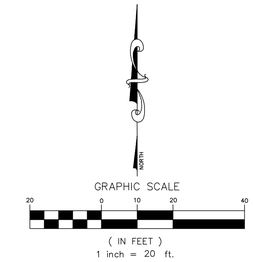

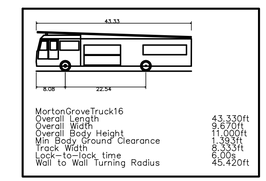

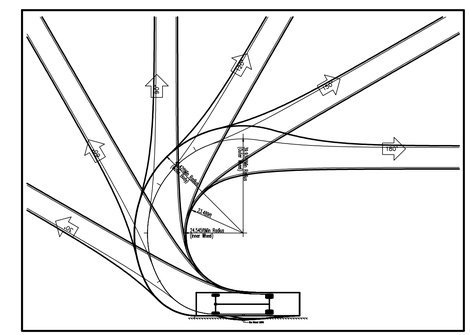

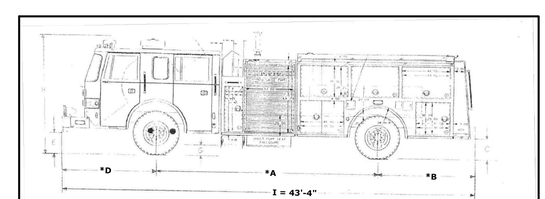

Apparatus	Wall-to-Wall	Curb-to-Curb
Quint 4	36' 9"	31' 8"
Squad 4	37' 3"	33' 6"
Truck 2		
Tower 16	45' 5"	38' 2"

Measurements of Morton Grove and Auto Aid Vehicles

Apparatus	A	B	C	D	E	*F*	G	H	I	**Vehicle Width	Cramp Angle Degrees	ID#
Quint 4	216"	123"	12"	119"	10"		10"	138"	38' 2"	124"	44	FD06Q
Engine 4R	207"	86"	9.5"	86"	14"	2.75"	9"	111"	31' 7"	116"		FD99E
Engine 5	221"	98.5"	8"	99.5"	9"			114"	34' 11"	100"	48L/44R	FD201SE
Squad 4	205"	113"	13.5"	86"	12"	3"	11"	115"	33' 8"	112"		FD92S
Amb. 4	170"	79"	14.5"	35"	15"	3.5"	7.5"	107"	24'	116"		FD201IA
Amb. 5	170"	79"	14.5"	35"	16"	4.0"	8"	107"	24'	120"		FD2009A
Truck 2	271.5"	152.5"	23"	93.25"	15"		7.5"	140"	48.5'	116"		
Truck 16	*270.5"	*152.5"	23"	*97"	15"		7.5"	140"	47' 9"	116"	45	
Niles Eng.	186"	102.5"	17"	93.25"	17"							

F = The distance between the front rubble axle stop and the front axle
** = Vehicle Width includes mirrors

Data Collected 2002
Updated 10/10/2019

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MORTON GROVE RESIDENTIAL
MORTON GROVE, ILLINOIS
FIRE TRUCK MANEUVERING PLAN

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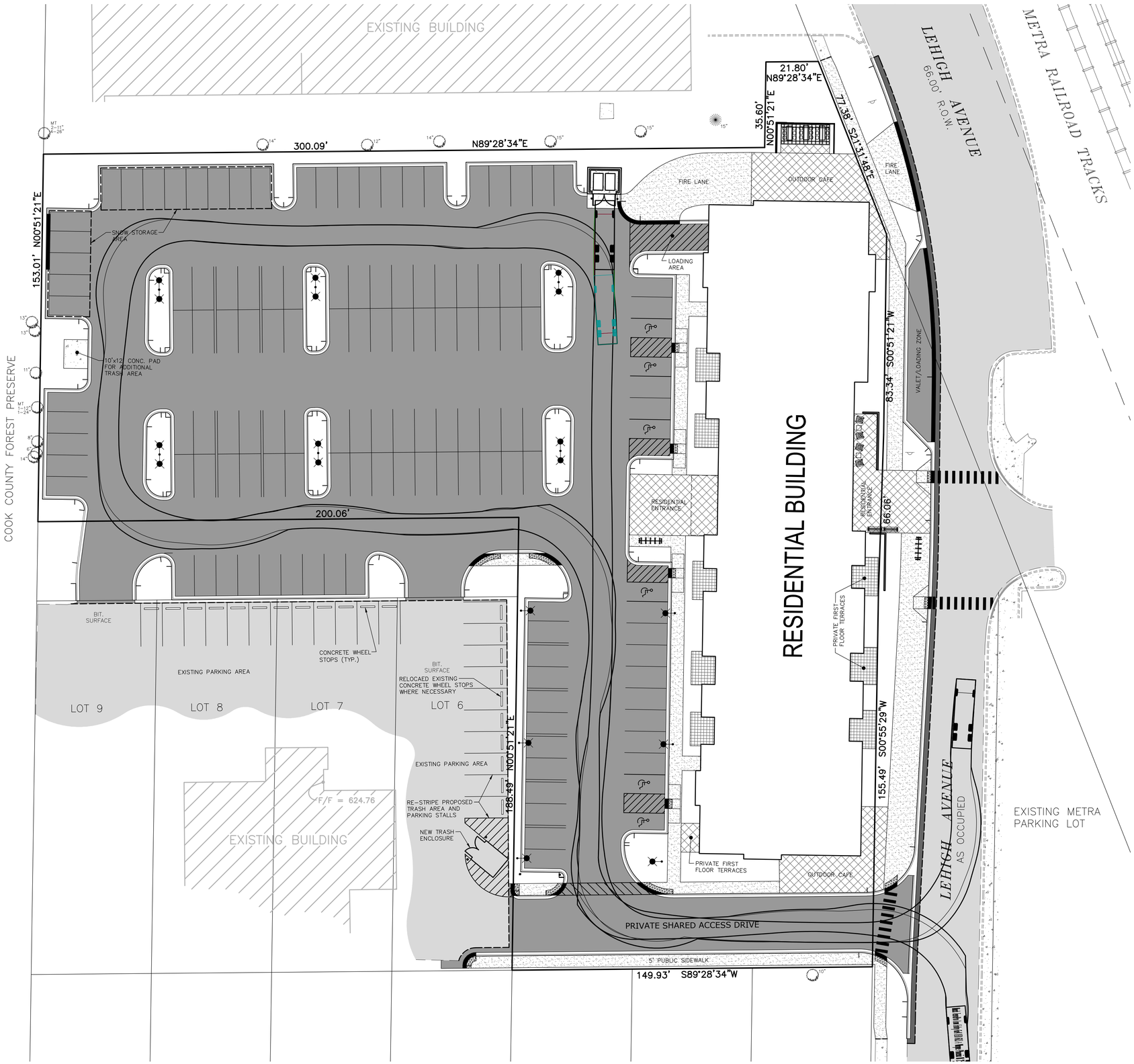
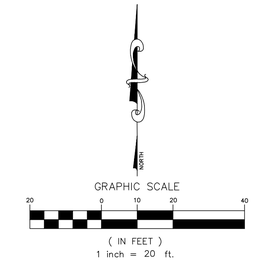
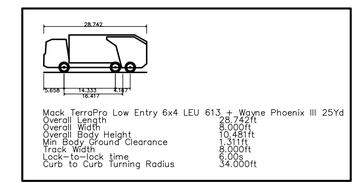
1 OF 1

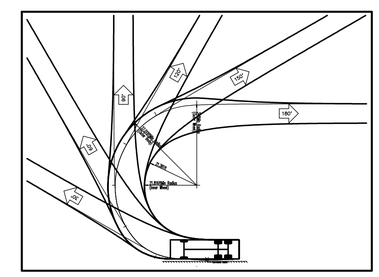






Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd

Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft



DATE	REVISIONS	DRAWN BY

MORTON GROVE RESIDENTIAL
MORTON GROVE, ILLINOIS
GARBAGE TRUCK MANEUVERING PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 81528025
DATE 08/08/25
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. MRM
DRAWN BY TLM

SHEET
1 OF 1

August 06, 2025 2:07:37 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\81528025 - MORTON GROVE RESIDENTIAL\300_ENGINEERING\310_CADD\PRELIM\B15_BASE_PRELIM.DWG

Luminaire Schedule								
Symbol	Qty	Tag	Mfer	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	P-4F-IS	LSI	VALS-09L-4F-40K7-IS	0.900	6198	54	324
	6	P-5Q + P-4F-IS (2 @ 180)	LSI	VALS-09L-5Q-40K7 + VALS-09L-4F-40K7-IS (2@180) + 25' POLE	0.900	24310	162	972

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Plane @
PROPERTY_LINE	Illuminance	Fc	0.69	2.5	0.0	N.A.	N.A.
SITE	Illuminance	Fc	2.18	6.0	0.0	N.A.	0
NORTH_PARKING_GROUND	Illuminance	Fc	2.96	6.0	1.0	2.96	
SOUTH_PARKING_GROUND	Illuminance	Fc	2.37	3.5	1.4	1.69	

A+M

Photometric calculations are being provided to the recipient per the following disclaimers. This light level analysis is an estimate only, and is based on standard interior reflectance values of 0.8 ceilings, 0.5 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can only be as accurate as is permitted by the third party software and the IES files provided by our manufacturers.

Calculation by:
Chris Collins
Email:
applications@amirep.com

REVISIONS

#	DATE	COMMENTS

Calculation For:
LETech

Project:
Morton Grove Apartments

Date:7/31/2025
Scale: NTS

Kimley»Horn

MEMORANDUM

To: **Mr. Steve Spinell**
Kinzie Real Estate Services, LLC

From: Justin Opitz, AICP
Sofia Camp, EIT

Date: August 8, 2025

Subject: Mixed-Use Transit Oriented Development (TOD)
8500-8550 Lehigh Avenue
Morton Grove, Illinois

Kimley-Horn, Inc. (KH) was engaged to evaluate the traffic and parking characteristics of a proposed mixed-use development to be located at 8500-8550 Lehigh Avenue in Morton Grove, Illinois.

The proposed development would be located across Lehigh Avenue from the Morton Grove Metra station, providing service between Grayslake and Downtown Chicago via the MD-N Metra rail line. Given its proximity to transit, the development is considered a transit-oriented development (TOD), and, as such, its traffic and parking patterns may differ from other developments with the same land uses.

This memorandum estimates the anticipated traffic and parking patterns of the proposed TOD to determine any potential impacts to the surrounding road network or any deficiencies in the capacity of the proposed site parking lot.

Site Characteristics

The proposed mixed-use TOD would be a multi-family residential building with ground floor commercial space, with the following composition of land uses:

- 60 residential units
- 3,000 square-foot restaurant
- 1,100 square-foot cafe

As part of the plan, Chestnut Street west of Lehigh Avenue would be removed, and a new full-access drive approximately 200 feet south of Chestnut Street would provide shared access to the proposed TOD and the existing Morton Grove Moose Lodge located directly southwest of the site.

The development would include a 124-space surface parking lot, including 97 spaces dedicated to the residents and visitors of the multi-family residential units, and 27 spaces dedicated to employees and patrons of the commercial developments.

Pertinent attachments, including the proposed development site plan and supporting documentation, are included as attachments.

Traffic Evaluation

Kimley-Horn estimated site traffic for comparison to recent daily traffic volume data along Lehigh Avenue by the Illinois Department of Transportation (IDOT). This evaluation is qualitative in nature and is meant to provide context around the development's potential traffic impact.

ITE Trip Generation

In order to estimate trip generation for the proposed site, data was referenced from the Institute of Transportation Engineers (ITE) manual titled Trip Generation, Eleventh Edition. Site traffic was calculated using trip generation rates for the ITE Land Use Codes (LUCs) corresponding to the land uses comprising the proposed development. A copy of the ITE trip generation data is provided as an attachment.

Further, given the context of the site location and development characteristics, site generated trips are expected to exhibit multiple routing patterns when traveling to and from the site, as described below:

- **Non-Auto –** Non-auto traffic represents trips generated via alternative modes of transportation, such as transit networks. Based on the site's location 350 feet away from a Metra rail station and supporting US census data, 15% of the trips generated were assumed to be transit-oriented. Relevant US census data is provided as an attachment.
- **Internal –** Internal trips represent movements between two land uses within the study area. According to data from the ITE Trip Generation Handbook, 3rd Edition, internally captured trips between the residential and commercial uses could represent approximately 10 percent of site generated trips.
- **Pass-by** – Pass-by traffic represents motorists who are already traveling on the adjacent study roadways and stop at the site en route to another destination. While ITE's Trip Generation Manual, 11th Edition, does not provide pass-by data for a Café (LUC 936), the data for High-Turnover (Sit-Down) Restaurant (LUC 932) indicates that roughly 43 percent of vehicles are pass-by trips during the weekday evening peak hour. To maintain a conservative estimate, a 20 percent pass-by rate was assumed for the restaurant and café trips, which is consistent with the maximum pass-by reduction that is typically recommended by IDOT.

As summarized in **Table 1**, the trip generation estimates were calculated for weekday daily, morning peak hour, and evening peak hour times using the ITE data provided as an attachment.

Table 1. Site Trip Generation (ITE Data)

Land Use	Size	Weekday Site Trips						
		Daily[1]	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multi-Family Housing (Low-Rise) – LUC 220	60 DU	460	10	32	42	29	17	46
Café – LUC 936[2]	1,100 SF	500	52	50	102	18	18	36
Restaurant – LUC 932	3,000 SF	320	16	13	29	17	11	28
	Subtotal	1,280	78	95	173	64	46	110
Less Non-Auto Trips[3]	*-15%*	*-200*	*-12*	*-15*	*-27*	*-10*	*-8*	*-18*
Less Internal Capture[3]	*-10%*	*-120*	*-8*	*-8*	*-16*	*-4*	*-4*	*-8*
Less Pass-by Trips[4]	*-20%*	*-160*	*-13*	*-13*	*-26*	*-7*	*-7*	*-14*
	Total New Trips	800	45	59	104	43	27	70

[1] Daily trips rounded to the nearest multiple of 10

[2] No ITE data is available for Weekday Daily Café (LUC 936) trips and thus estimates were based on Fast-Food Restaurant without Drive Through Window (LUC 933)

[3] Non-Auto and Internal Capture trip reductions applied to all development land uses

[4] Pass-By trip reduction applied only to Café and Restaurant.

Traffic Evaluation

Kimley-Horn obtained traffic volumes along Lehigh Avenue from IDOT's Traffic Count Database System (TCDS) using the most recent year (2023) for bi-directional through movement traffic counts. Additionally, four recently approved developments along Lehigh Avenue were incorporated into this analysis. Based on the referenced TCDS counts, previous analyses conducted by Kimley-Horn for the approved developments, and the trip generation estimates in Table 2 above, **Table 3** summarizes existing and future traffic conditions on Lehigh Avenue. The IDOT count data is provided as an attachment.

Table 2. Existing and Future Traffic Volume Comparison

Future Development	Weekday		
	Daily	AM Peak	PM Peak
Existing Volumes			
Existing Counts[1]	3,573	223	320
Approved Development Trip Generation[2]			
GIL Sewing Corporation + Pickleball Facility (6451 Main Street)	736	105	111
Metro on Main Residential Development (Lehigh Avenue/Main Street)	640	45	50
Badminton Gym/Training Facility (8150 Lehigh Avenue)	240	-- [3]	100
Pediatric Therapy Office (8210 Lehigh Avenue)	74	16	14
Subtotal EXISTING + APPROVED	5,263	389	595
Proposed Development Trip Generation			
Mixed-Use Transit-Oriented Development (8500-8550 Lehigh Avenue)	930	104	66
Future Total EXISTING + FUTURE APPROVED + PROPOSED	6,193	493	661

[1] Referenced from IDOT's Traffic Count Database System
[2] Referenced from previous studies conducted by Kimley-Horn
[3] The future badminton gym is not planned to have hours of operation during the morning peak hour.

Per the Highway Capacity Manual (HCM), Lehigh Avenue has a capacity of about 10,000 vehicles per day before experiencing significant congestion and delay. As highlighted in Table 2, with the addition of the proposed mixed-use development traffic, Lehigh Avenue is anticipated to carry approximately 6,193 vehicles per day. Thus, Lehigh Avenue would have capacity for approximately 3,800 additional daily trips before segments of the roadway reach their limit for efficient traffic operations.

Additionally, the projected site trips would increase the traffic along Lehigh Avenue to 493 and 661 trips in the morning and evening peak hours, respectively. In other words, this level of traffic equates to roughly 8-11 vehicles per minute in the peak hours.

Based on the traffic projections, Lehigh Avenue is anticipated to accommodate the site traffic without material impacts to its operations.

Similar Development Comparison

Since ITE trip generation rates are based on data collected nationwide, they often do not fully reflect context- and location-specific traffic patterns. Kimley-Horn conducted 24-hour driveway counts at The Reserve at Glenview, a residential TOD similar to the proposed development, located adjacent to the Golf Metra station in Glenview, Illinois. The development consists of 239 multi-family units with access provided via two full-access driveways on Overlook Drive. The driveway counts were used to develop daily, morning peak hour, and afternoon peak hour trip

generation rates that may be more representative of the residential site traffic for the proposed development.

Table 3 summarizes the entry and exit data at The Reserve at Glenview and calculates a per-residential unit trip generation rate for the site, which was then applied to the residential portion of the proposed development in Morton Grove to obtain an overall trip generation estimate for the site based on local data.

Table 3. Site Trip Generation (Local Residential Data)

Description	Size	Weekday Site Trips						
		Daily[1]	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
The Reserve at Glenview								
Multifamily Residential – Local Data	239 DU	1210	36	54	90	60	37	97
Trip Generation Rate	Per DU	5.1	40%	60%	0.38	62%	38%	0.41
Proposed Development								
Multifamily Residential – Local Data	60 DU	310	9	14	23	15	9	24
Café – LUC 9361	1,100 SF	500	52	50	102	18	18	36
Restaurant – LUC 932	3,000 SF	320	16	13	29	17	11	28
	Subtotal	1,130	77	77	154	50	38	88
Less Non-Auto Trips[3]	*-15%*	*-120*	*-10*	*-9*	*-19*	*-5*	*-4*	*-9*
Less Captive Trips[3]	*-10%*	*-80*	*-7*	*-6*	*-13*	*-3*	*-3*	*-6*
Less Pass-by Trips[3]	*-20%*	*-160*	*-13*	*-13*	*-26*	*-6*	*-6*	*-12*
	Total New Trips	770	47	49	96	36	25	61

[1] Daily trips rounded to the nearest multiple of 10

[2] No ITE data is available for Weekday Daily Café (LUC 936) trips and thus estimates were based on Fast-Food Restaurant without Drive Through Window (LUC 933)

[3] Non-Auto, Captive, and Pass-by trip reductions applied only to Café and Restaurant.

The trip generation rate developed from the local data from The Reserve at Glenview is lower than the rate provided for ITE's multifamily residential LUC. As a result, the site traffic estimate for the residential portion of the proposed development, and therefore the overall projected site trip generation, is approximately 3 to 13 percent lower than the estimate using ITE data. As such, the conclusions provided in the Traffic Evaluation section on Page 4 remain applicable.

Previous Development Plan Traffic Study

Kimley-Horn conducted a traffic and parking study, dated January 2022, for a previous proposed development at the subject location, whose plan included 24 multi-family residential units and approximately 9,700 square feet of ground-floor commercial space. Relative to this previous development plan, the new proposed plan includes 36 additional residential units (60 total units) and 5,600 fewer square feet of commercial space (4,100 total square feet)

Table 4 compares the trip generation for the previous and new development plans.

Table 4. Previous and New Development Plan Trip Generation Comparison

Land Uses	Weekday						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Previous Development Plan (24 DU + 9,700 SF ground-floor commercial space)	890	47	53	100	54	39	93
New Development Plan (60 DU + 4100 SF ground-floor commercial space)	800	45	59	104	43	27	70
Net Change	-90	-2	+6	+4	-11	-12	-23

[1] Daily trips rounded to the nearest multiple of 10

As compared to the previous development plan, the new development is projected to generate 10 percent less daily trips, 4 percent more trips in the morning peak hour, and 25 percent less trips in the evening peak hour.

Parking Evaluation

Parking at the mixed-used TOD at 8500-8550 Lehigh Avenue is planned to be provided via a parking lot located on the western portion of the site. The mixed-use building plans to provide 124 overall off-street parking spaces, including six dedicated ADA spaces, of which 97 are dedicated to residents of the multi-family housing and 27 are dedicated to employees and patrons of the ground-floor commercial tenants.

Kimley-Horn reviewed the following two metrics to evaluate the adequacy of the proposed parking supply for the mixed-use TOD:

1. Parking requirements based on Village of Morton Grove Unified Development Code.
2. Estimated parking demand based on national industry resources.

Part 1. Village Code Requirements

Table 5 presents the parking requirements per the Village of Morton Grove Unified Development Code for the uses in the proposed plan. the Village code defines parking requirements based on dwelling units and SF of gross floor area for the multi-family housing and commercial uses, respectively.

Section 12-5-7:2 of the Village code permits a 15 percent reduction in parking spaces for TOD developments within 1/8 mile (660 feet) of a commuter rail station. The proposed development is located approximately 350 feet from the Morton Grove Metra Station, and therefore is eligible for the parking requirement reduction.

Table 5. Village Code Off-Street Parking Requirements

Code Categorization / Land Use	Size	Required Space by Use	Required Spaces	Required Spaces (Less 15% TOD Reduction)
Multi-Family Housing (Low-Rise)	60 DU	1.75 space per dwelling unit plus 0.15 space per dwelling unit for guest parking[1]	114 (105 + 9 guest)	97 (89 + 8 guest)
Café	1,100 SF	1.0 space per 150 square feet of gross area	7	6
Restaurant	3,000 SF	1.0 space per 150 square feet of gross area	20	17
Total Required Off-Street Parking Spaces			141	120

[1] Guest parking required for developments with greater than 10 multi-family housing units

Based on Village code requirements for a TOD, a total of 120 off-street parking spaces are required, including 97 (89 resident spaces and 8 guest spaces) for the proposed multi-family housing units, 6 for the café, and 17 for the restaurant.

As such, the proposed supply of 124 off-street parking spaces exceeds the Village requirement for the overall development by four spaces. The development plan meets the individual

requirement for residential parking supply and exceeds the requirement for commercial parking by four spaces.

Part 2. National Industry Resources

Kimley-Horn reviewed parking demand data provided in the Institute of Transportation Engineers (ITE) Parking Generation Manual – 6th Edition to determine off-street parking demand for the proposed plan per industry research. A copy of the ITE parking generation data is provided as an attachment.

Table 6. ITE Peak Parking Demand Projections

Tenant	ITE Land Use	Size	Average Peak Demand			
			Weekday		Saturday	
			Rate	Projection	Rate	Projection
Multi-Family Housing	Multi-Family Housing (Low-Rise) – LUC 220	60 DU	S = 1.27(X)	77 spaces	S = 1.18(X)	71 spaces
Café	Coffee/Donut Shop without Drive Through – LUC 936	1,100 SF	S = 10.36(X)	12 spaces	S = 14.44(X)	16 spaces
Restaurant	High-Turnover (Sit-Down) Restaurant – LUC 932	3,000 SF	S = 8.97(X)	27 spaces	S = 11.50(X)	34 spaces
Total Average Peak Parking Demand			116 spaces		121 spaces	

S = number of spaces X = Dwelling Units or 1,000 SF GFA

As shown in **Table 6**, based on ITE parking demand data, the proposed parking supply of 124 spaces meets the average peak demand for the overall development with a surplus of eight parking spaces during the weekday and three spaces on Saturday.

The ITE demand projections for the café and restaurant exceed the supply of spaces currently allocated to the commercial uses (27 spaces), while the projected residential parking demand is below its designated supply (97 spaces) by up to 16 spaces. As the development becomes occupied, parking demand among the various uses should be monitored, and parking space designations can be adjusted accordingly. Further, the transit-oriented nature of the development may reduce parking demand, as the ITE projections are based on data that is not specific to transit-oriented developments.

Conclusion

Kimley-Horn evaluated the traffic projections, parking requirements, and projected operations of the proposed mixed-use transit-oriented development to be located 8500-8550 Lehigh Avenue.

Traffic Evaluation

The site traffic expected to be added to Lehigh Avenue is not anticipated to significantly impact operations along the study area roadway. Installation of pedestrian crosswalk striping along the south leg of the Lehigh Avenue and Chestnut Avenue intersection should be considered as the residents of the proposed multi-family housing would use this intersection to access the adjacent Morton Grove Metra station.

Outbound traffic at the proposed private shared access drive serving the mixed-use TOD should operate under minor-leg stop control operations with Lehigh Avenue and provide a stop sign, stop bar, and pedestrian crosswalk striping along the west leg. As the site design progresses, care should be taken with landscaping, signage, and monumentation at the private street access with Lehigh Avenue to ensure that adequate horizontal distance is maintained.

Parking Evaluation

The proposed supply of 124 off-street parking spaces exceeds the Village requirement for the overall development by four spaces. The development plan meets the individual requirement for residential parking supply and exceeds the requirement for commercial parking by four spaces. Further, the proposed parking supply is projected to accommodate the average peak parking demand for the overall development based on data from ITE's Parking Generation Manual, 6th Edition.

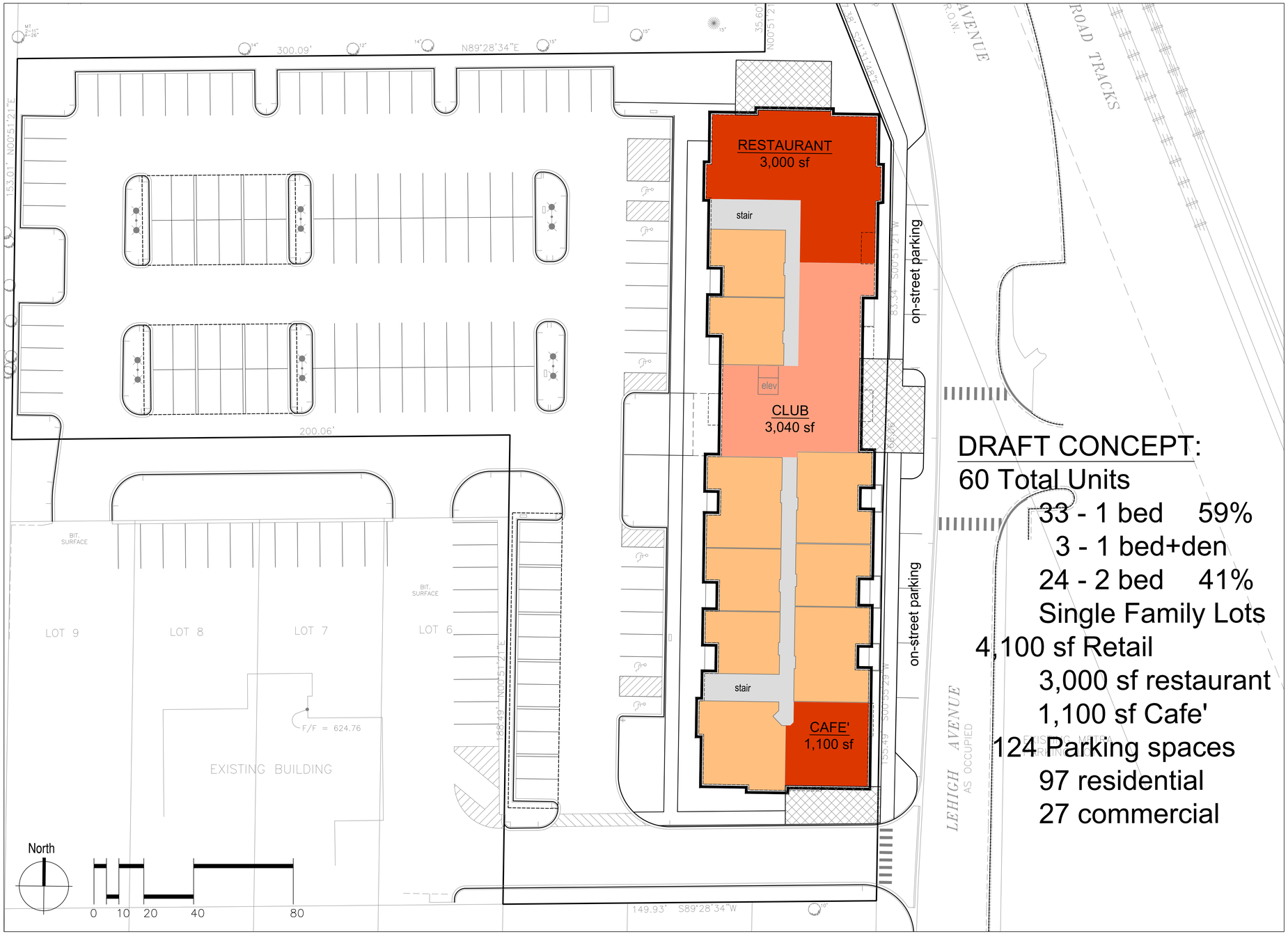
As the development becomes occupied, parking demand for each of the uses should be monitored, and parking designations can be updated accordingly to accommodate actual demand.

ATTACHMENTS

1. Site Plan
2. ITE Trip Generation Manual, 11th Edition Excerpts
3. IDOT Traffic Volume Data
4. ITE Parking Generation Manual, 6th Edition Excerpts

Kimley»Horn

SITE PLAN



DRAFT CONCEPT:

60 Total Units

33 - 1 bed 59%

3 - 1 bed+den

24 - 2 bed 41%

Single Family Lots

4,100 sf Retail

3,000 sf restaurant

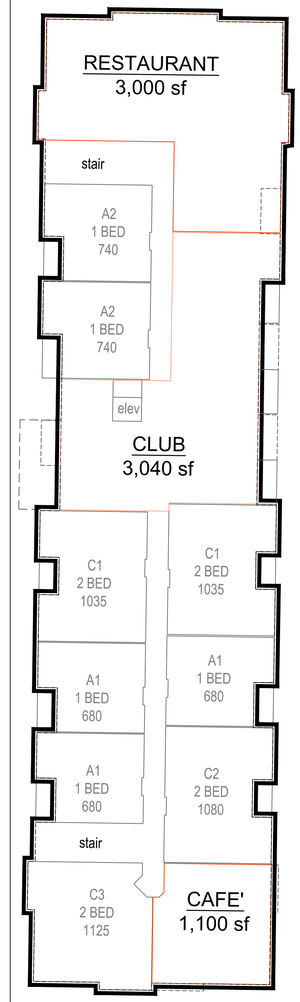
1,100 sf Cafe'

124 Parking spaces

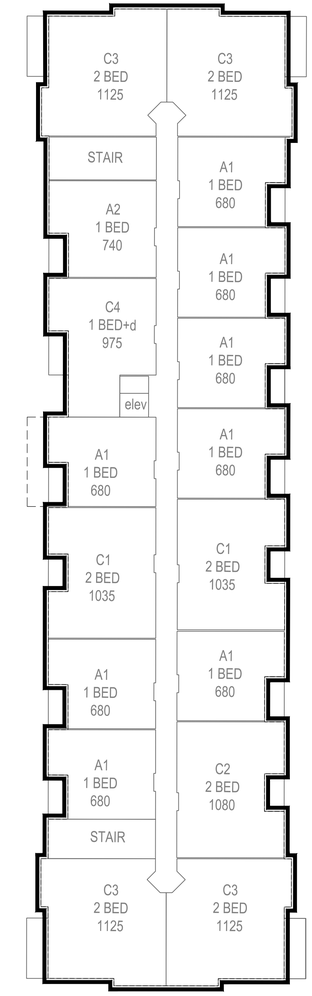
97 residential

27 commercial

Site Illustrative Plan



FLOOR 1



FLRS 2, 3, 4

Floor Plates

B3-COMPANIES.COM
847.208.8211
5215 OLD ORCHARD RD, STE 130
SKOKIE 60077

StationView
Morton Grove, Illinois

April 28, 2025

BSB DESIGN
BSBDESIGN.COM

Kimley»Horn

ITE TRIP GENERATION MANUAL, 11TH EDITION EXCERPTS

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

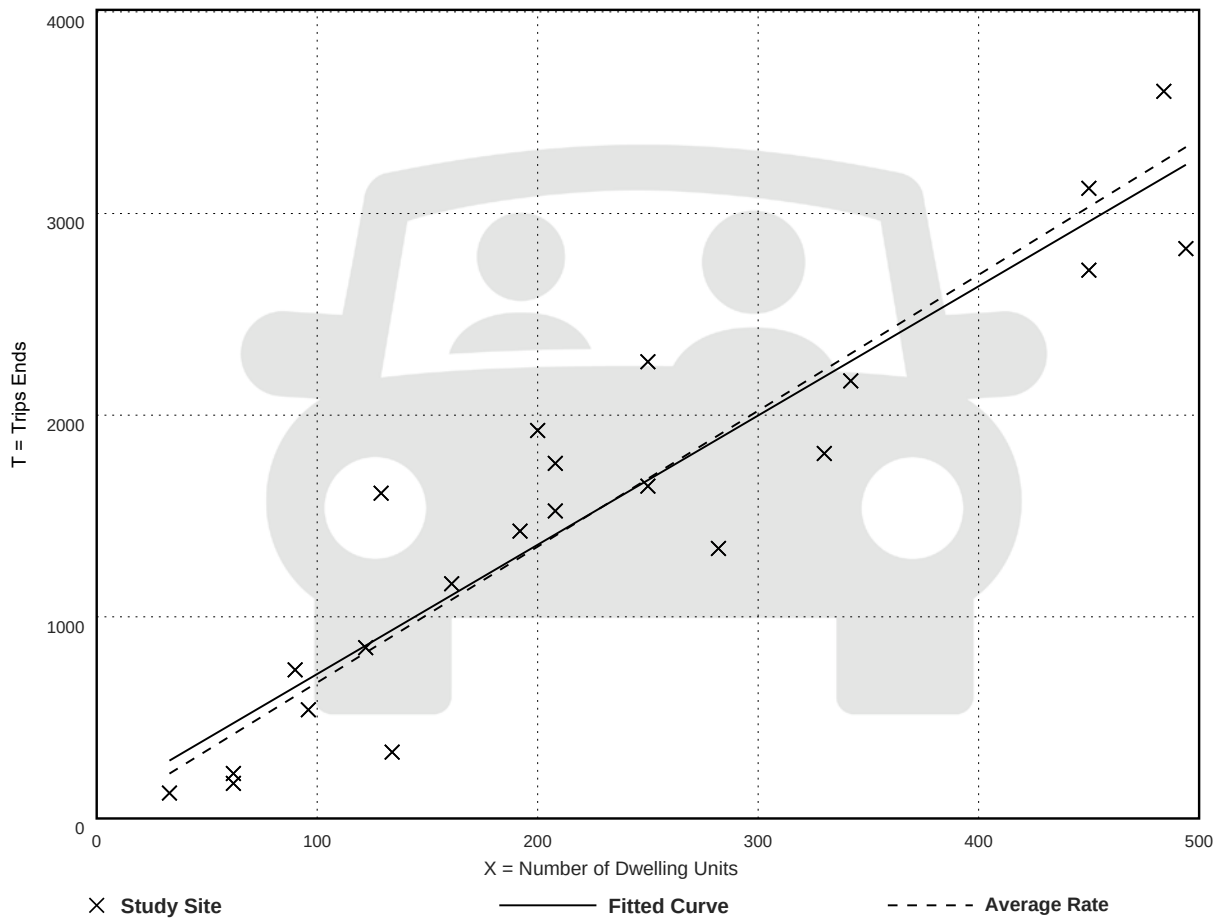
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

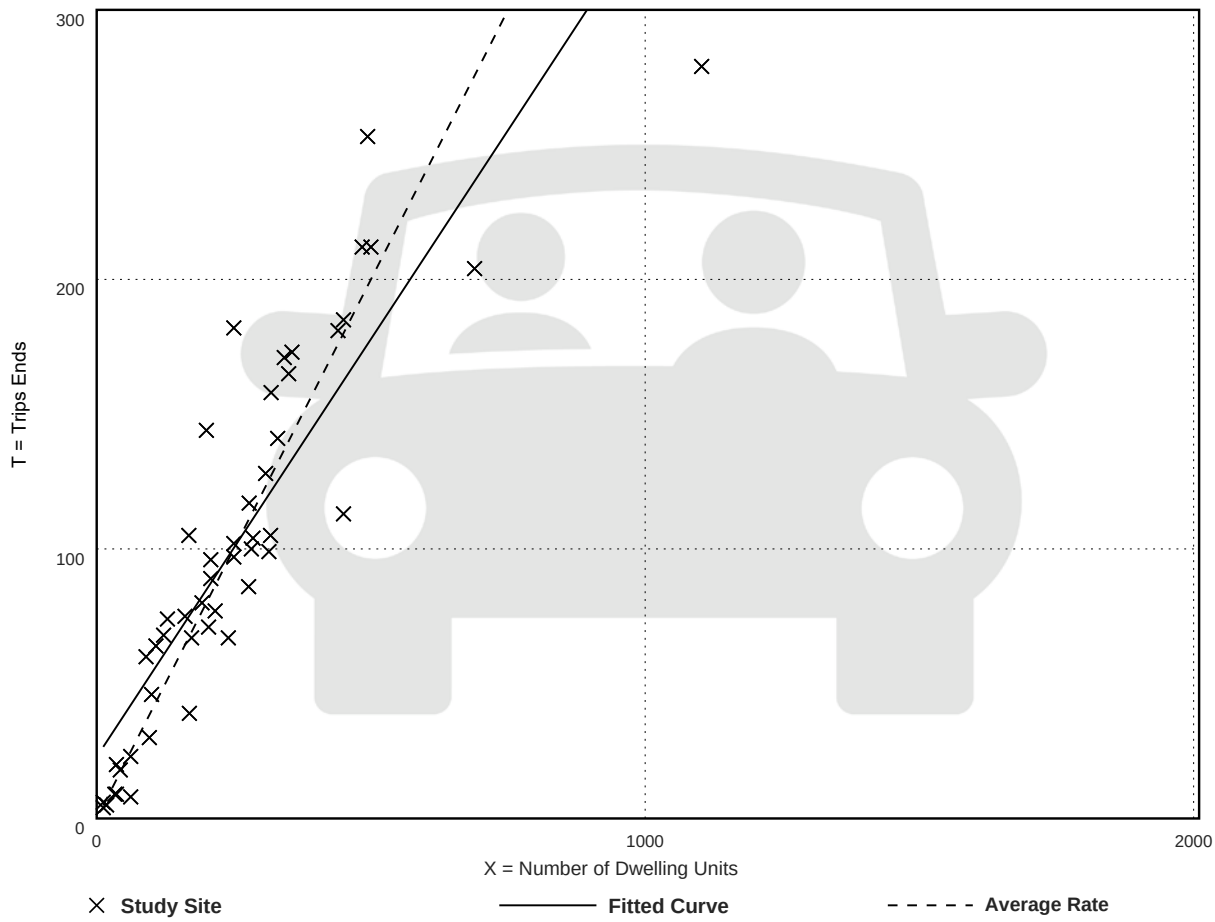
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

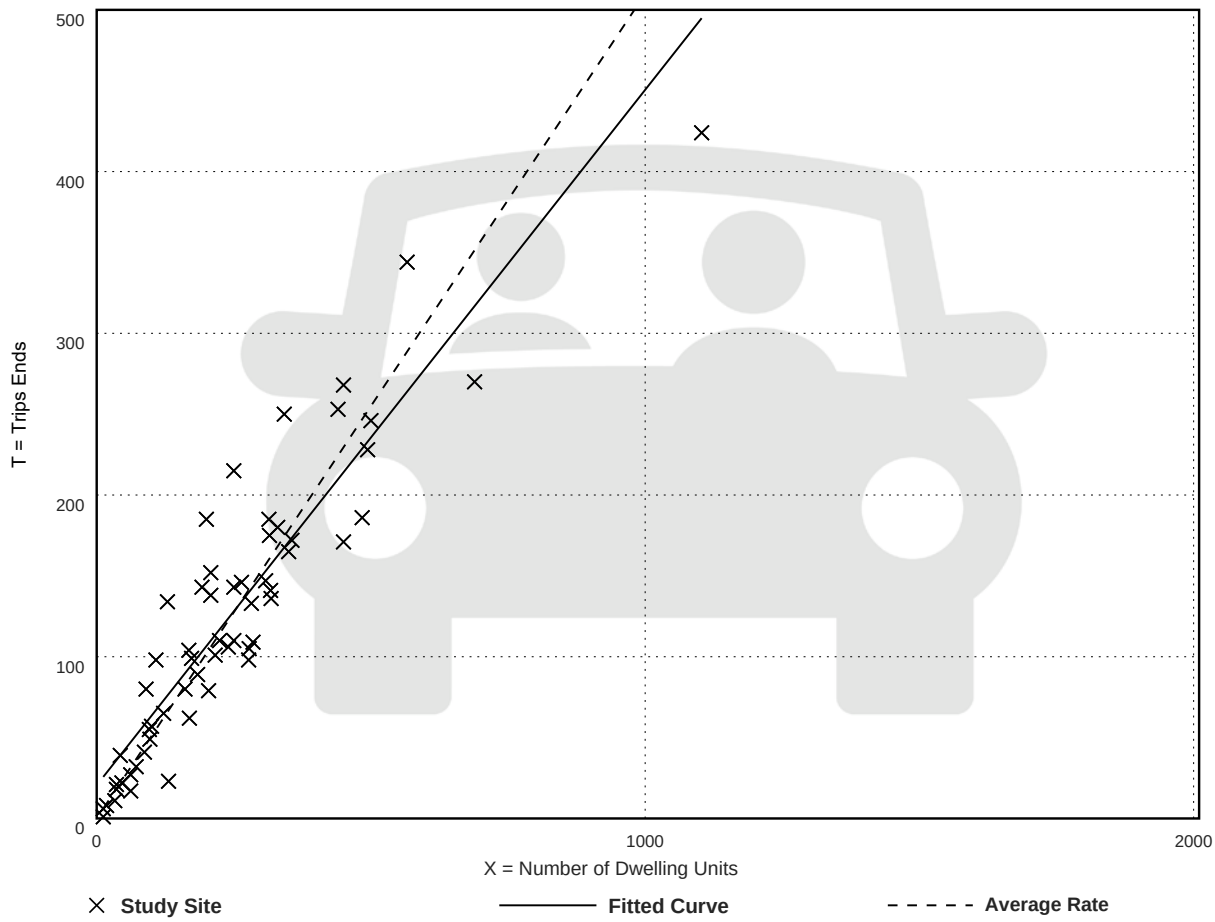
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

High-Turnover (Sit-Down) Restaurant (932)

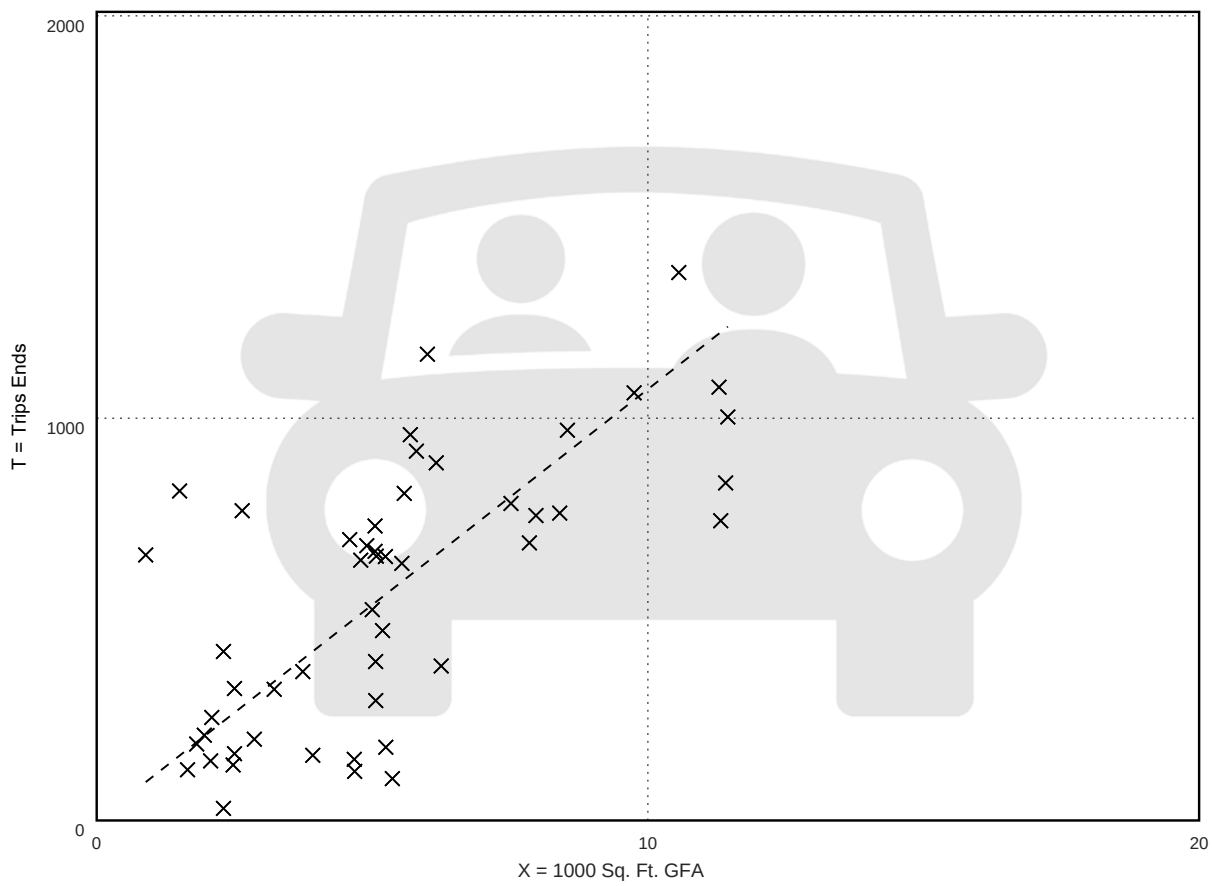
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

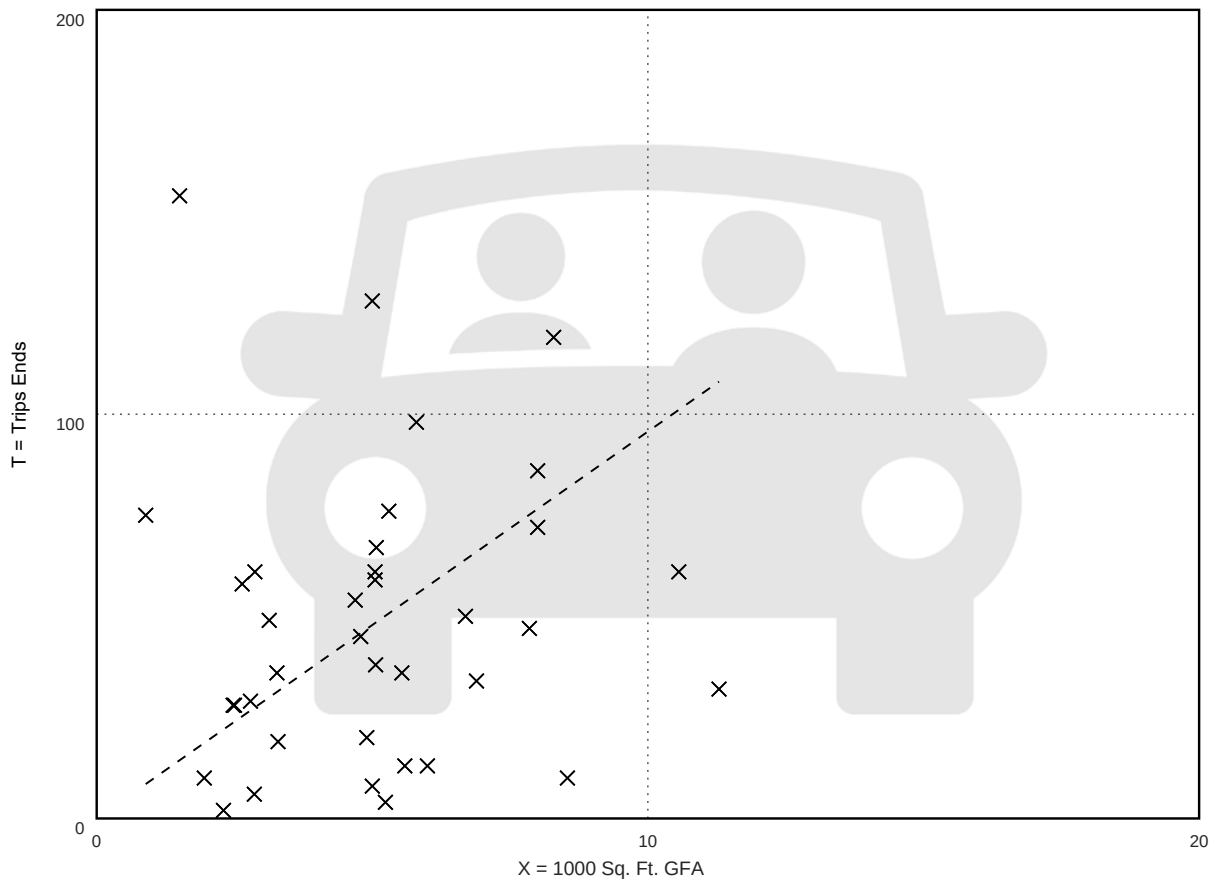
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

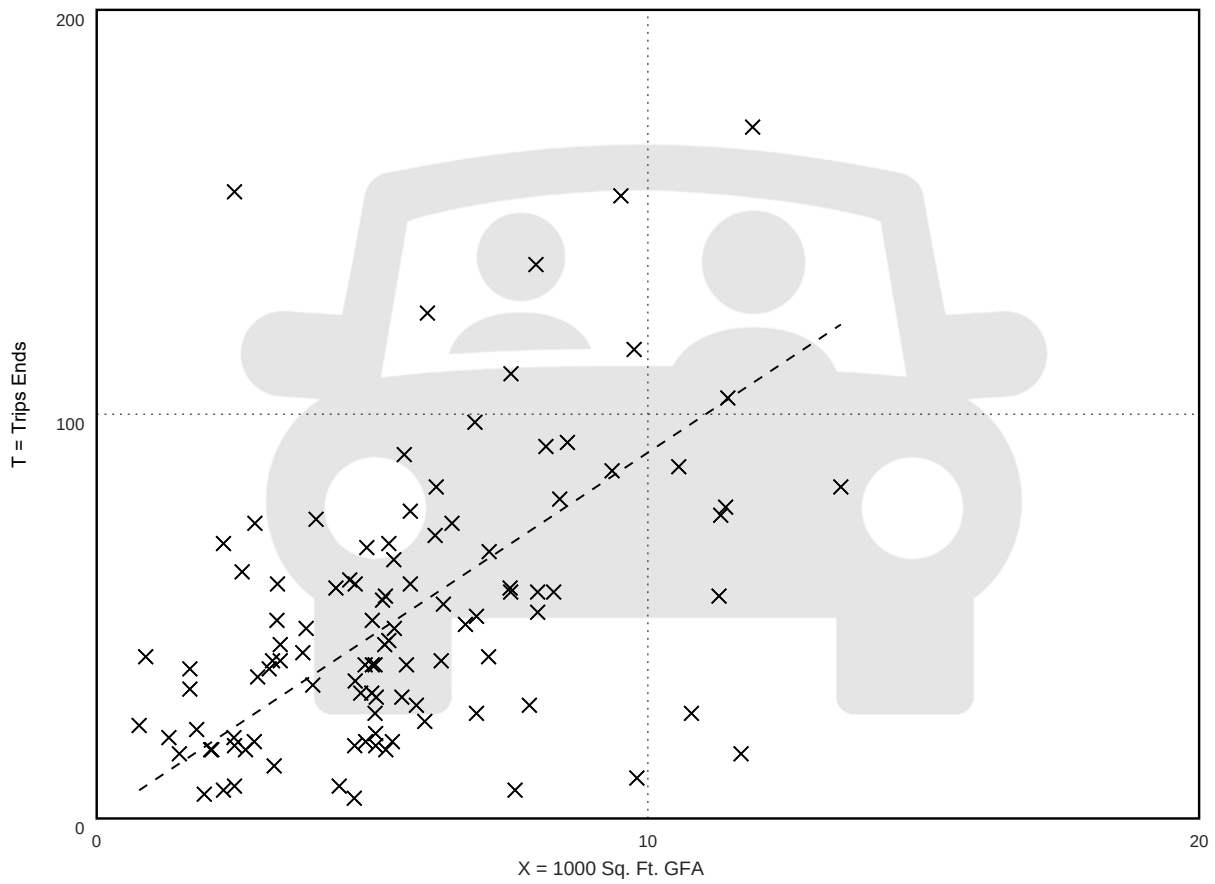
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

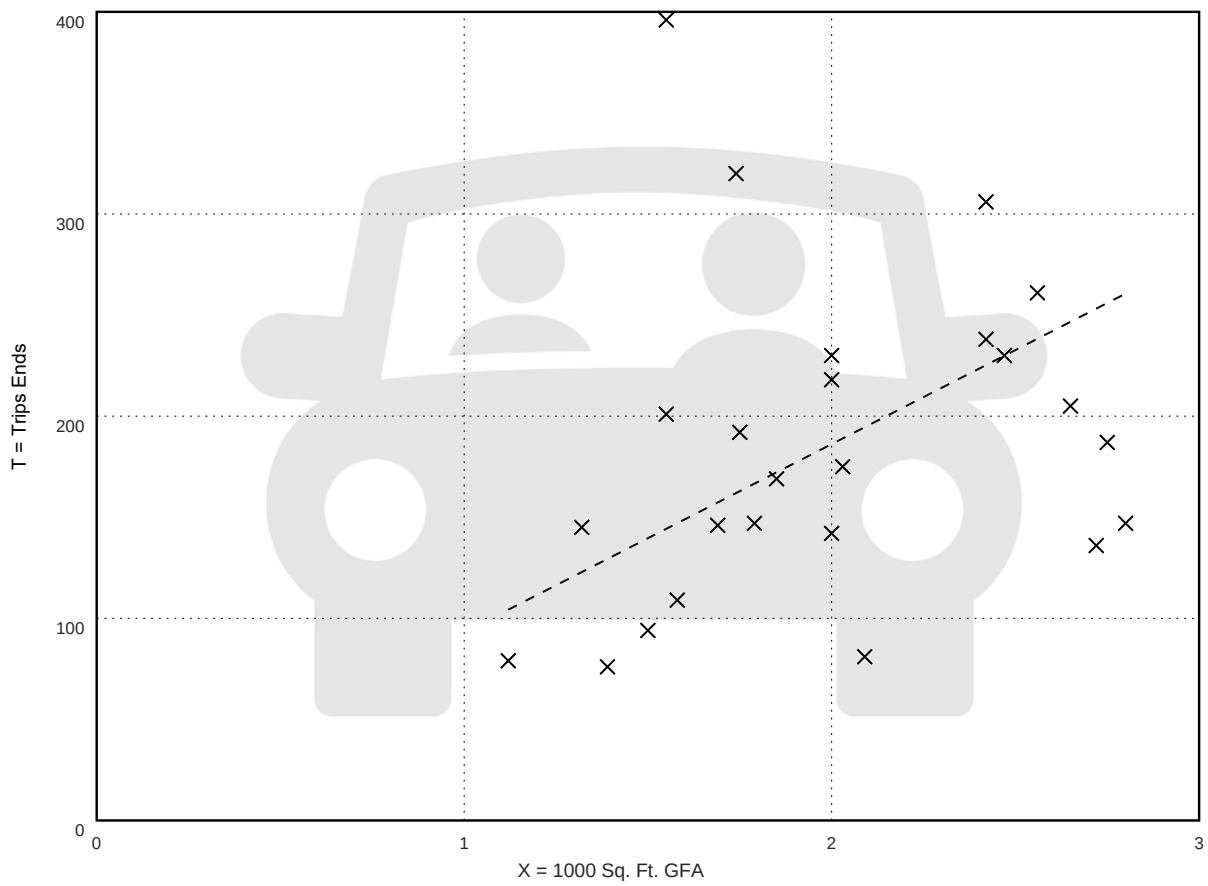
Coffee/Donut Shop without Drive-Through Window (936)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
93.08	38.76 - 255.48	42.71

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

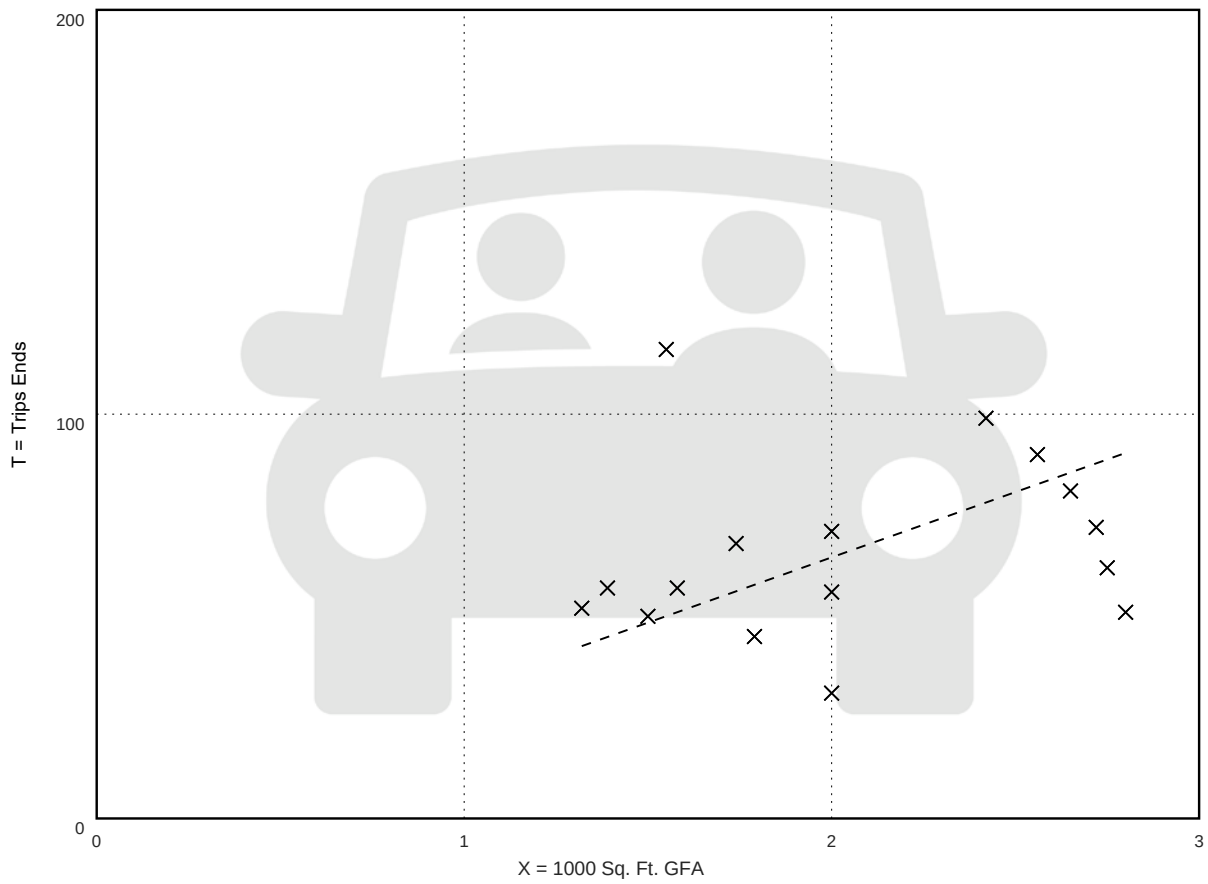
Coffee/Donut Shop without Drive-Through Window (936)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.29	15.50 - 74.84	12.64

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

Kimley»Horn

US CENSUS DATA

Means of Transportation to Work by Vehicles Available

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

Label	Morton Grove village, Illinois	
	Estimate	Margin of Error
Total:	11,874	±607
No vehicle available	236	±134
1 vehicle available	1,663	±406
2 vehicles available	5,775	±832
3 or more vehicles available	4,200	±635
Car, truck, or van - drove alone:	8,006	±507
Car, truck, or van - carpooled:	1,175	±262
Public transportation (excluding taxicab):	522	±157
Walked:	171	±114
Taxicab, motorcycle, bicycle, or other means:	146	±75
Worked from home:	1,854	±322

Table Notes

Means of Transportation to Work by Vehicles Available

Survey/Program: American Community Survey

Universe: Workers 16 years and over in households

Year: 2023

Estimates: 5-Year

Table ID: B08141

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces ar disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units and the group quarters population for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

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

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

ACS data generally reflect the geographic boundaries of legal and statistical areas as of January 1 of the estimate year. For more information, see Geography Boundaries by Year.

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

Users must consider potential differences in geographic boundaries, questionnaire content or coding, or other methodological issues when comparin ACS data from different years. Statistically significant differences shown in ACS Comparison Profiles, or in data users' own analysis, may be the resul these differences and thus might not necessarily reflect changes to the social, economic, housing, or demographic characteristics being compared. F more information, see Comparing ACS Data.

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

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. A result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-

The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.

N

The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)

The estimate or margin of error is not applicable or not available.

median-

The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+

The median falls in the highest interval of an open-ended distribution (for example "250,000+").

**

The margin of error could not be computed because there were an insufficient number of sample observations.

***

The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

*****

A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, t
corresponding estimate has no sampling error and the margin of error may be treated as zero.

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IDOT TRAFFIC VOLUME DATA

Volume Count Report

LOCATION INFO	
Location ID	016 1212
Type	LINK
Fnct'l Class	5
Located On	Lehigh Ave
From Road	Lincoln Ave
To Road	Oakton St
Direction	2-WAY
County	Cook
Community	MORTON GROVE
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Tue 8/8/2023
End Date	Wed 8/9/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Station	
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	11
1:00-2:00	6
2:00-3:00	5
3:00-4:00	7
4:00-5:00	19
5:00-6:00	49
6:00-7:00	100
7:00-8:00	223
8:00-9:00	195
9:00-10:00	189
10:00-11:00	200
11:00-12:00	229
12:00-13:00	225
13:00-14:00	272
14:00-15:00	268
15:00-16:00	286
16:00-17:00	290
17:00-18:00	320
18:00-19:00	219
19:00-20:00	159
20:00-21:00	144
21:00-22:00	81
22:00-23:00	44
23:00-24:00	32
Total	3,573
AM Peak	11:00-12:00 229
PM Peak	17:00-18:00 320

NOTES/FILES			
	Note	Date	

Kimley»Horn

ITE PARKING GENERATION MANUAL, 6TH EDITION EXCERPTS

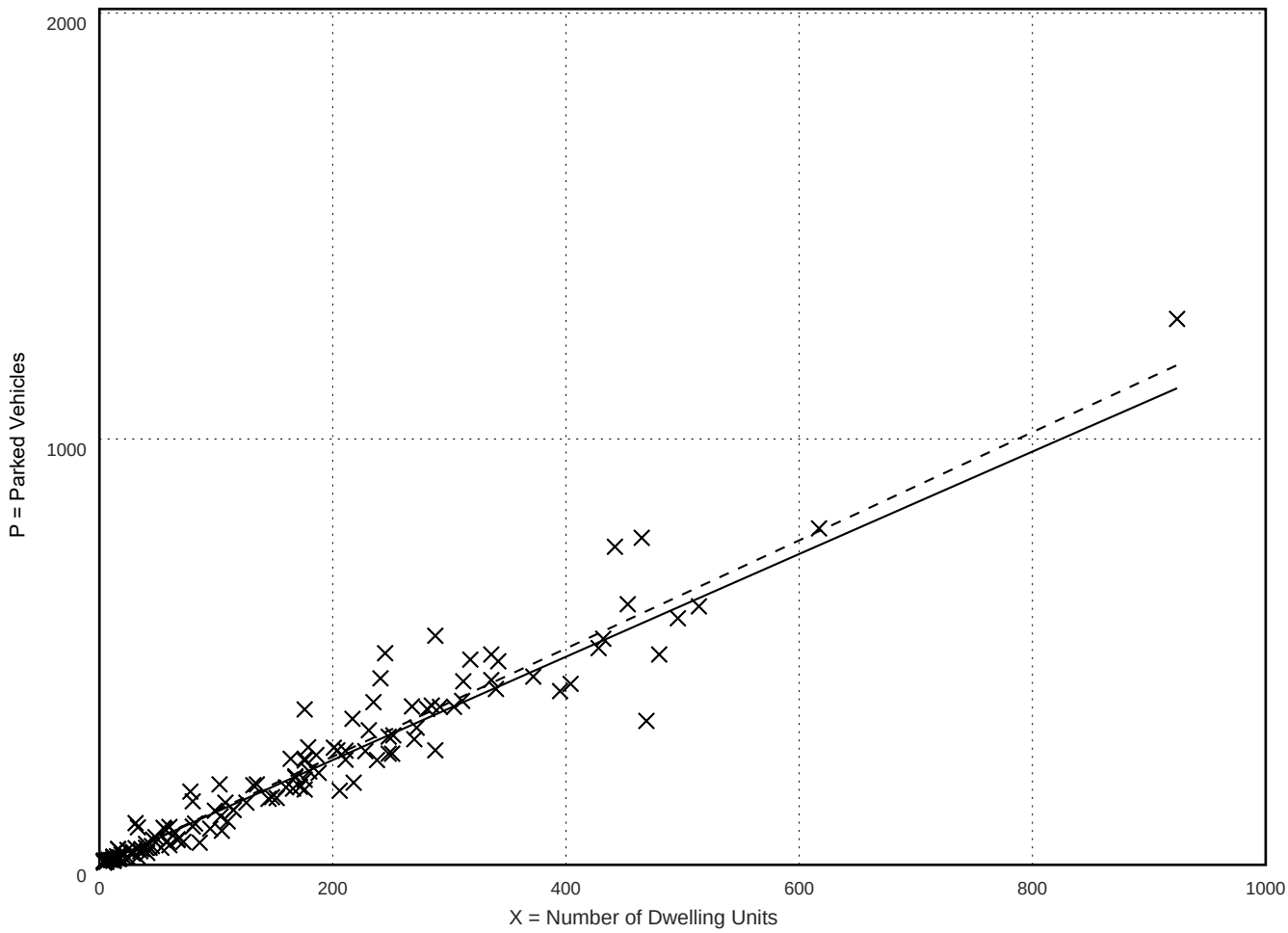
Multifamily Housing - 2+ BR (Low-Rise)
Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 143
Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 0.26

R^2= 0.95

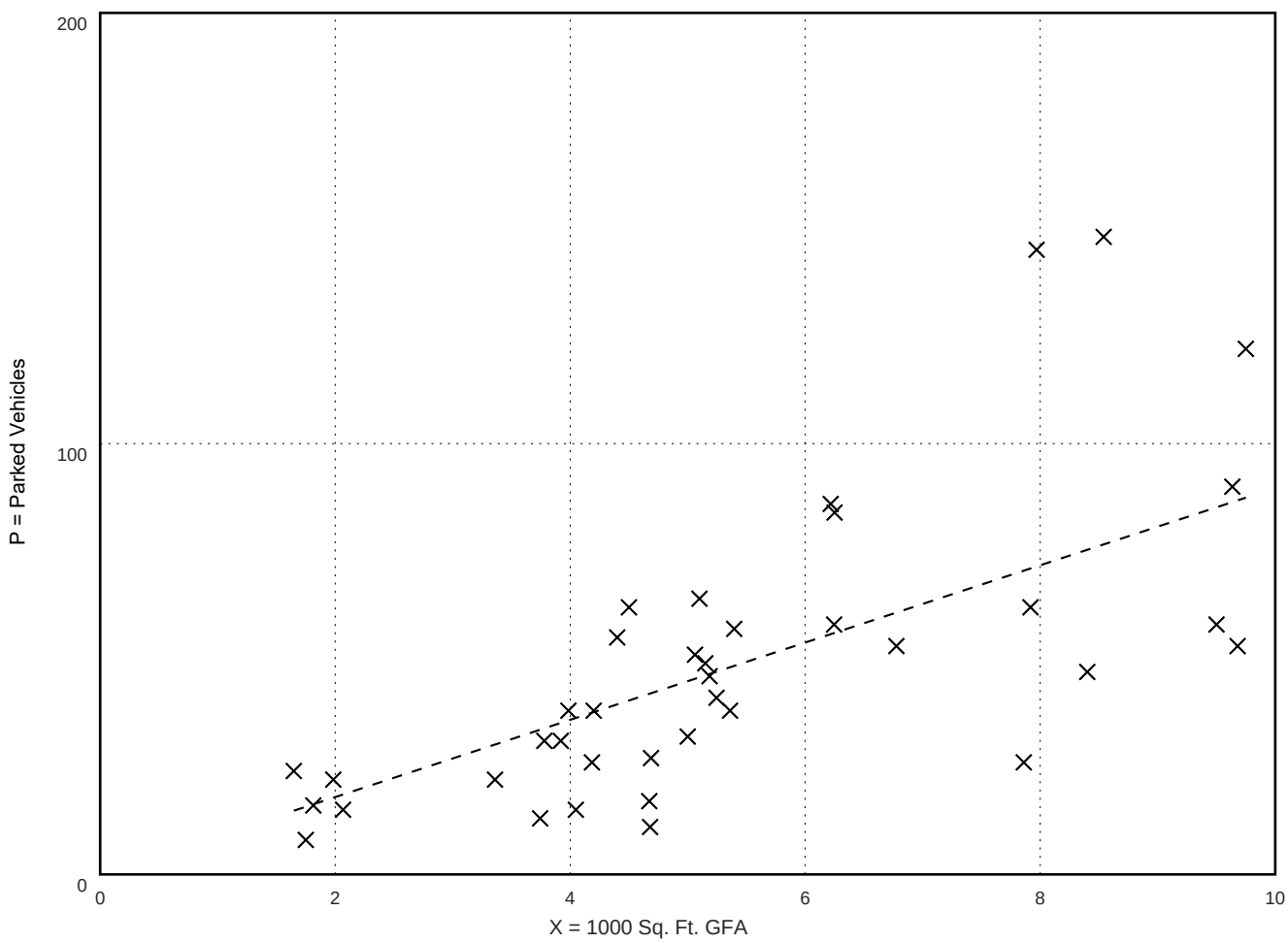
High-Turnover (Sit Down) Restaurant
Does Not Serve Breakfast (932)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 39
Avg. 1000 Sq. Ft. GFA: 5.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.97	2.35 - 18.20	6.66 / 13.44	7.71 - 10.23	4.03 (45%)

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: ***

R^2= ***

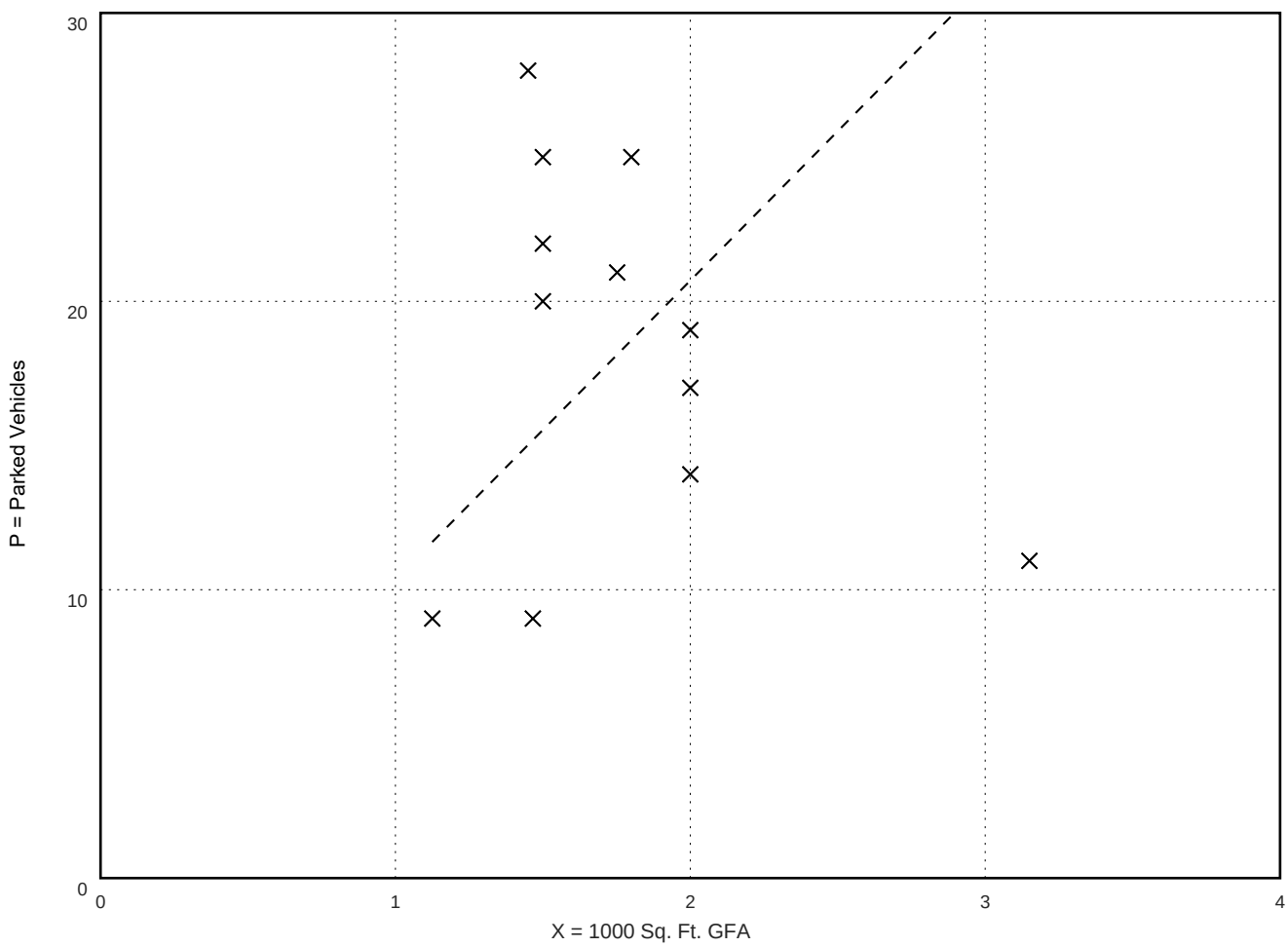
Coffee/Donut Shop without Drive-Through Window (936)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 1.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
10.36	3.49 - 19.31	8.15 / 16.80	***	4.84 (47%)

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: *

R^2= *

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: August 26, 2025

Re: Appearance Commission Case AC 25-13
Request for approval of an Appearance Certificate for site, building, and landscape plans with associated waivers for a 4-dwelling unit mixed-use development proposed to be legalized and renovated under a Special Use Application (PC 25-10) for the property commonly known as 6222 Lincoln Avenue and 8503-09 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois.

Project Overview

Johnnie Jiron ("applicant") submitted a complete Special Use Application to the Department of Community and Economic Development requesting authorization to renovate a nonconforming mixed-use development (12-5-7:E) at 6222 Lincoln Avenue and 8503-09 Fernald Avenue ("subject property") with variations to lot width (12-5-7:C), rear setback (12-5-7:C), number of structures on a zoning lot less than one acre (12-2-2:A), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:I, 12-5-7:C). Pursuant to Section 12-16-4:2, Appearance Commission review is required for all Special Use Permit applications.

The subject property was purchased by its current owners, Laureano Jiron, Teresa Jiron, and Miguel Herran in 2004. The owners have authorized the applicant, a close relative, to submit the application and appear before the reviewing commissions on their behalf.

Subject Property Location Map

Subject Property

The subject property is a 0.17-acre corner lot located at the northeast intersection of Lincoln and Fernald Avenues. A 16-foot-wide improved public alley abuts the property to the north and a multi-family residential building at 6218 Lincoln Avenue abuts the property to the east. Another multi-family residential building is located just north of the public alley abutting the subject property. The subject property and all surrounding properties are zoned in a C/R Commercial/Residential District.

The subject property is improved with two mixed-use structures, one located to the north of the lot ("north building") and one located to the south of the lot ("south building"). Each structure contains two commercial units on the ground floor and two residential units on the second floor. At this time, neither structure can be legally occupied due to code compliance issues that pose safety concerns. The entire south building was vacated following a fire event in 2020 while the occupancy permit for the north building was revoked in September 2024.

Project Summary

On November 11, 2020, a fire event occurred at the subject property, causing considerable damage to the south structure. Pursuant to Section 12-11-4:B, if a nonconforming structure is destroyed by a fire and the cost of restoring the structure to its original condition does not exceed 50% of the cost of restoring the entire structure, then the structure may be restored provided that a building permit is secured, reconstruction is initiated within one year from the date of the damage, and the reconstruction is diligently pursued to completion. According to the applicant, due to issues with the insurance adjuster that caused considerable delay, a building permit could not be obtained within the one-year grace period provided by Code.

The applicant obtained a Special Use Permit in 2022 with plans very similar to the plans included in the current application. A one-year extension was also granted in 2023 which has since expired. After making initial investments in window replacement, siding, and interior and structural improvements to the building, progress on the project stopped. The applicant partially completed work on the windows, capping, and siding installation in 2023, but work ceased and the exposed façade has been unfinished for approximately two years. The Special Use Permit has expired since the applicant failed to make substantive progress in bringing the property to code and implementing the improvements approved as part of the special use permit.

The applicant is now seeking a Special Use Permit to legalize the nonconforming mixed-use development, so that the damaged building may be restored. Per the Building Department, the extent of work to be performed will trigger the requirement for compliance with the current adopted 2018 International Building Code with respect to egress paths, electrical, mechanical, plumbing, and water service. The applicant is planning to complete enhancements to the buildings' facades and will construct off-street parking and landscape screening on the premises, which will improve the property beyond its original condition. A summary of existing nonconformities is provided in the following table:

Dimensional Control	Code Requirement	Existing	Proposed	Waiver Request
Lot Width (12-5-7:C)	Min. 60 ft.	57.22 ft.	No change	*Approval of the construction of a structure on a nonconforming lot (12-15-4:A)*
Rear Setback (12-5-7:C)	Min. 10 ft.	57.22 ft.	No change	*Approval of the construction of a structure on a nonconforming lot (12-15-4:A)*
Off-Street Parking (12-5-3:I)	Min. 75% of total for commercial + residential uses or amount required of larger use, whichever is greater; min. 1 space/du Residential: 7 spaces required Commercial: 13 spaces required 6222 Lincoln: Vacant (1,500 sf. x 1 space/250 sf.) – 6 spaces 8505 Fernald: Vacant (320 sf. x 1 space/250 sf.) – 1 space 8507 Fernald: Vacant (720 sf. x 1 space/250 sf.) – 3 spaces 8509: Vacant Restaurant (720 sf. x 1 space/250 sf.) – 3 spaces Total: 15 spaces required	0 spaces	5 spaces	*Waiver of 10 parking spaces to allow a mixed-use development 5 spaces*

Number of Structures (12-2-2)	Max. 1 (zoning lots < 1 ac in the C/R District)	2	No change	*Approval of the construction of two principal structures on a zoning lot*

Staff notes that the Appearance Commission's review is not for the property's current exterior, for which the owners have received multiple property maintenance violations that will remain open until resolved by repair or demolition. No building permit can be issued until the Board approves a Special Use Permit authorizing the nonconforming structures. The property owners have been required through the adjudication process to secure the existing facades to ensure that they present no hazard to the public or persons living on the premises.

Site Design

That the development was constructed over a century ago should be taken into consideration in the Commission's review of the existing site design. Generally, the site design is in keeping with the guidelines for C/R District development. Section 12-5-7:A.3 establishes fundamental design principals for development in the District, which "is intended to encourage the creation of a vibrant mixed-use neighborhood that allows for convenient access to local businesses and the Metra station while giving priority to pedestrians and residents." The principals encourage a defined streetwall that creates a comfortable public space scaled for humans.

The existing site plan includes near-zero-foot setbacks along the Lincoln and Fernald Avenue frontages, which define the streetwall and help create a traditional neighborhood feel. The proposed parking area is located to the side of the buildings, which complies with established guidelines for C/R District development.

The minimal separation between the two existing structures is not typical of current development and would likely not be approved today. The parking area to the east is also much narrower than permitted by Village dimensional standards for parallel parking and an abutting access drive. The parking area would function better with two-way access, but the existing geometry of the street and property do not support an additional vehicular access point along Lincoln Avenue.

Building Design

The existing building exteriors are proposed to be refinished with a charcoal gray Hardie board siding. New aluminum capping in white will be placed around most windows and new commercial grade entry doors with transparent glazing are proposed at existing entry points along the street frontages. Based on the submitted elevations, some windows will be replaced, but most will remain in place. The existing cornice on the south façade of 6222 Lincoln building will be preserved and painted white, while a matching cornice to be made of white polyurethane will be installed along the east and west façades of that building, as well as along the west façade of 8503-09 Fernald.

The applicant partially completed work on the windows, capping, and siding installation in 2023, but work remains incomplete including only partial siding installation. No parking or landscaping improvements have been made.

Existing Cornice (LEFT); Partially Installed Hardie Board (RIGHT)

Section 12-5-7 establishes façade requirements for commercial and mixed-use structures in the C/R District. A minimum transparency of 50% is required between two (2) and 12 feet above grade for ground-floor commercial uses. The existing windows along the south elevation facing Lincoln Avenue are proposed to remain in place and currently provide a conforming transparency of 50.2%. Two new windows have been installed to the south building's west elevation, which increased the transparency to 55.6%. A new window and glass doors were installed in west façade of the north building to achieve an existing facade transparency of 36.7%, which does not comply with minimum facade transparency requirements. The applicant is requesting variations to approve the submitted elevations as presented. The applicant is expected to comply with all other façade requirements set forth in Section 12-5-7.

Development Control	Requirement	Proposed	Waivers Requested
Facade Transparency (12-5-7:A.3.k)	Min. 50% of wall area between 2 and 12 feet above grade shall be occupied by windows or entry doors	North Building: West elevation (Fernald): 36.7% South Building: South elevation (Lincoln): 50.2% West elevation (Fernald): 55.6%	*North Building: West elevation (Fernald): 13.3% to allow an elevation is 36.7% transparency* South Building: Compliant
Clarity (12-5-7:A.3.k.1)	Clear transparent glass	Clear transparent glass	Compliant
Tinting & Screening (12-5-7:A.3.k.2)	Tint, internal screening, patterns, and mirrored coating prohibited	No tint, internal screening, patterns, or mirrored coating proposed	Compliant
Coatings (12-5-7:A.3.k.3)	Limited to minimum U-factor requirement in the State-adopted International Energy Conservation Code	Coating limited to minimum U-factor requirement	Compliant
Grade (12-5-7:A.3.k.4)	Commercial grade and design	Commercial grade and design	Compliant
Obstruction (12-5-7:A.3.k.5)	No obstruction beyond Chapter 10-10 permissions	No obstruction beyond Chapter 10-10 permissions	Compliant

Landscape Design

The applicant submitted a parking lot plan that includes a new landscape bed that is 5.4 ft. wide along the south lot line. Per Section 12-11-3:B.1, paved surface areas located adjacent to sidewalks or streets must be screened with a landscape yard measuring at least five feet in width and containing a year-round dense opaque screen of landscaping a minimum of three feet in height. Proposed plantings within the landscape bed include arborvitae and a Tilia cordata (Littleleaf Linden) tree. Littleleaf Linden is an approved street tree species within the Village and is appropriate for the proposed location which is adjacent the Lincoln Avenue right-of-way.

Signage

Because no specific future tenants are being proposed at this time, a signage plan was not submitted to the Appearance Commission for review. All signage is expected to comply with all requirements of Chapter 10-10 unless waivers are requested and approved by the Appearance Commission at a later date.

To maintain a high quality "downtown" feel, Staff recommends conditions of approval for future signage that will enhance the overall quality of signage serving the property:

1) Sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson.
2) Any portable signage shall be permitted pursuant to Section 10-10-8:E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Village Administrator.
3) Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).

Appearance Commission Review

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

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

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

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

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

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, and landscape plans with associated waivers for a 4-dwelling unit mixed-use development proposed to be legalized and renovated under a Special Use Application (PC 25-10) for the property commonly known as 6222 Lincoln Avenue and 8503-09 Fernald Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

1) *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations, material specifications, and landscaping plan for review and approval. Final plans must be deemed consistent with the approved elevations, materials, and landscape plan 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) *Future sign colors shall blend with the building and storefront colors through use of complementary color ranges, or as otherwise approved by the Appearance Commission Chairperson.*
3) *Any portable signage shall be permitted pursuant to Section 10-10-8:E, except that the signage frame and base shall be constructed primarily of metal or wood, or as otherwise authorized by the Village Administrator.*
4) *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*

SPECIAL USE APPLICATION

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

Case Number: PC 25-10 Date Application Filed: 8/11/2025

APPLICANT INFORMATION

Applicant Name: Laureano Jiron

Applicant Organization:

Applicant Address: 5840 N Oriole Avenue

Applicant City / State / Zip Code: Ch[illegible]o, IL 60631

Applicant Phone: [redacted]

Applicant Email: [redacted]

Applicant Relationship to Property Owner: Owner

Applicant Signature:

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: 8503-8509 N. Fernald Avenue

Property Identification Number (PIN): 10-20-114-049 • 10-20-114-050

Property Square Footage: 3,690

Legal Description (attach as necessary):

Property Zoning District: mixed use

APPLICATION INFORMATION

Requested Special Use:

Purpose of Special Use (attach as necessary):

RESPONSES TO STANDARDS FOR SPECIAL USE

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

a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The site includes 2 existing buildings built over 100 years ago which no longer comply with the all current zoning and building codes. Proposed improvements make every effort to include upgrades to become compliant, however, the existing conditions do not permit full compliance and would require a Special Use approval in order to complete those improvements that are feasible.

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

The current condition of the distressed buildings makes the Special Use essential in permitting the proposed improvements in order to cohere to the neighborhood once again . It also allows for reoccupying the vacant buildings, provide space to establish or grow a small business, alleviate street parking, all which will help maintain and improve neighborhood property values.

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

The project proposes not only to restore, but also, improve the conditions of the existing buildings in order to reestablish their uses which remain in line with the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

The project includes site improvements to the existing open lot for the development of a new on-site parking lot with landscaped areas.

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

The proposed new on-site parking lot will be accessible through the rear which allows for continuous traffic flow of the two public streets adjacent the site to be maintained, if not reduced, as vehicles of building occupants would no longer congest traffic attempting to park on the public streets.

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

The proposed project includes restoration and improvements though the development of the site and its existing buildings which conform with the Comprehensive Plan and the vision of the Village of Morton Grove.

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

The proposed building and site improvements have taken into account all possible solutions to upgrade existing non-conforming conditions throughout the entire project in order to reduce the Special Use request and will consider any additional recommendations by the Commission that are in line with these project goals.

August 6, 2025

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

Re: Special Use Application

To the Department.

Please have this letter serve as our written authorization as owners of 8503-8509 N Fernald Avenue, Morton Grove, IL 60053 (PIN 10-20-114-049 and 10-20-114-050) for **Johnnie Jiron** (the "Applicant") to file the Special Use Application and accept conditions of approval regarding the project and the property.

Teresa Jiron

Laureano Jiron

Miguel Herran

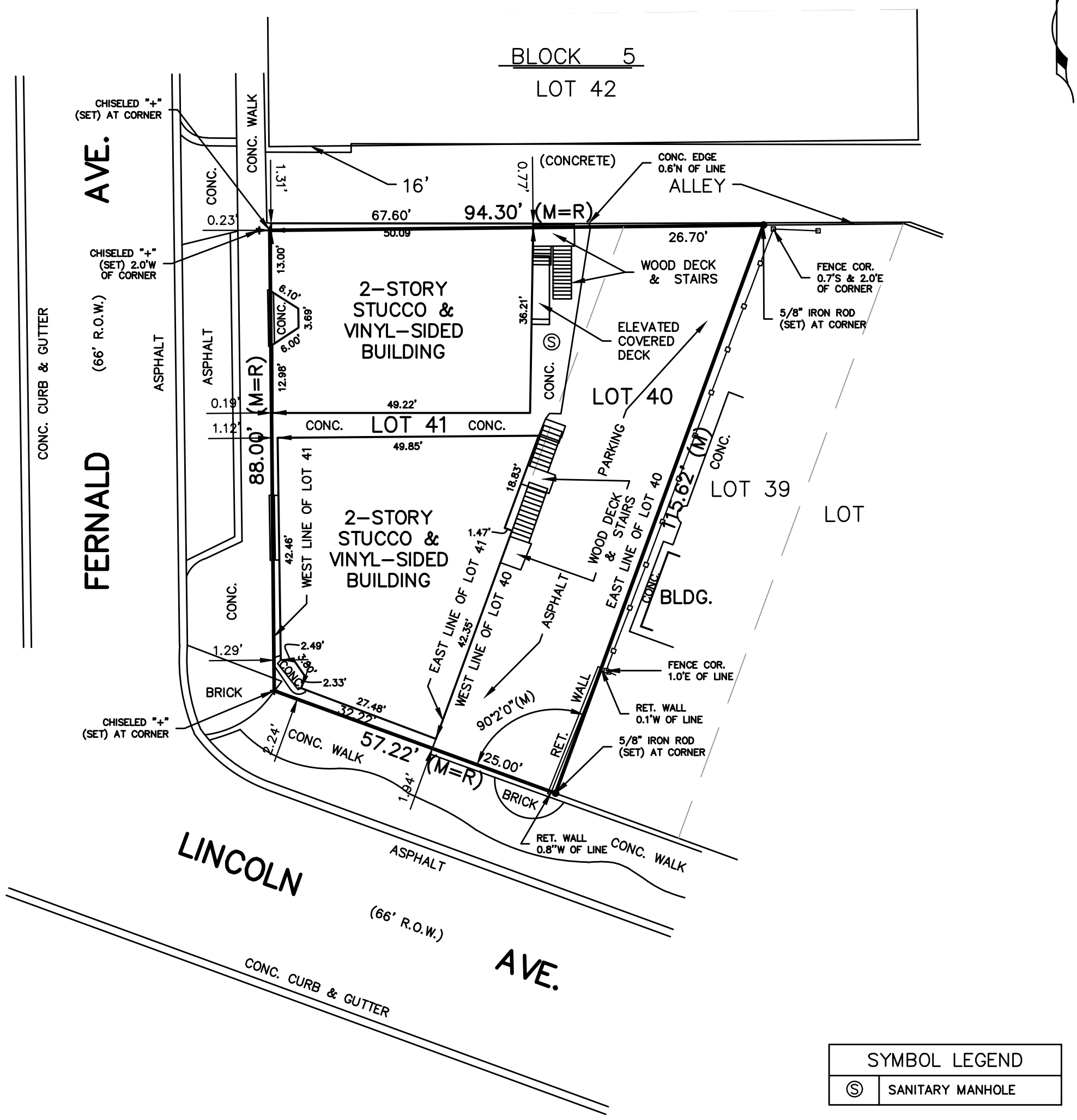
Accepted by:

Johnnie Jiron

PLAT OF SURVEY

LOTS 40 AND 41 IN BLOCK 5 IN BINGHAM AND FERNALD'S MORTON GROVE SUBDIVISION OF PART OF LOT 40 IN THE 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.

ADDRESS: 8503 FERNALD AVE., MORTON GROVE
PIN: 10-20-114-049 & 10-20-114-050
AREA: 0.17 ACRES



SYMBOL LEGEND	
Ⓢ	SANITARY MANHOLE

LINE LEGEND
= WOOD FENCE

LEGEND

(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION

● = FOUND IRON STAKE
○ = SET IRON STAKE

STATE OF ILLINOIS
COUNTY OF DU PAGE } S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 11/29/2021.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 1ST. DAY OF DECEMBER, A.D., 2021.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/22
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: JOHNNIE JIRON FILE NO.211717

POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

T:\2021-JOBS\211717\211717SV.dwg

GENERAL NOTES

AIA A–201 2007 EDITION GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL BE A PART OF THESE CONSTRUCTION DOCUMENTS.

A. HOLD HARMLESS CLAUSE
THE OWNER AND CONTRACTOR SHALL PURCHASE FROM AND MAINTAIN IN A COMPANY OR COMPANIES LAWFULLY TO DO BUSINESS IN THE STATE OF ILLINOIS, AND WILL ADDITIONALLY INSURE AND HOLD HARMLESS THE ARCHITECT OF RECORD FROM ANY AND ALL CLAIMS WHICH MAY ARISE OUT OR THE RESULT FROM THE CONTRACTORS OPERATION UNDER THE CONTRACT AND FOR WHICH THE CONTRACTOR OR BY A SUB–CONTACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.

B. WAIVER
CONTRACTOR (AND ANY SUBCONTRACTOR INTO WHOSE SUBCONTRACT THIS CLAUSE IS INCORPORATED) AGREES TO ASSUME THE ENTIRE LIABILITY FOR ALL PERSONAL INJURY CLAIMS SUFFERED BY ITS OWN EMPLOYEES. INCLUDING WITHOUT LIMITATION CLAIMS UNDER THE ILLINOIS STRUCTURAL WORK ACT. ASSERTED BY PERSONS LEGALLY INJURED ON THE PROJECT, WAIVES ANY LIMITATION OF LIABILITY DEFENSE BASED UPON THE WORKER'S COMPENSATION ACT. COURT INTERPRETATIONS OF SAID ACT OR OTHERWISE, AND AGREES TO INDEMNIFY AND DEFEND OWNER AND DESIGN PROFESSIONAL AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL SUCH LOSS, EXPENSE, DAMAGE OR INJURY INCLUDING REASONABLE ATTORNEYS' FEE THAT MAY BE SUSTAINED AS A RESULT OF SUCH CLAIMS. EXCEPT TO THE EXTENT THAT THE ILLINOIS LAW PROHIBITS INDEMNITY FOR THE INDEMNITIES' OWN NEGLIGENCE.

C. PERMITS AND FEES
THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND FEES AND SHALL BE REIMBURSED BY THE OWNER.

D. CODE REQUIREMENTS
THE CONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, LAWS, RULES, AND REGULATIONS AND SHALL BEAR THE COSTS ARISING FROM VIOLATIONS THEREOF. IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE COST OF ANY NECESSARY CHANGES SHALL BE ARBITRATED.

E. TEMPORARY SUPPORTS AND SHORING
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS AND SHORING AND SHALL PROVIDE SAME BEFORE REMOVAL OF ANY EXISTING STRUCTURAL MEMBER.

F. CONNECTION AND ADJACENT WORK
THE CONTRACTOR SHALL REPAIR OR REPLACE TO MATCH AND TO MEMBER THE EXISTING ADJACENT SURFACES INSTALLED BY OTHERS WHICH BECOME DAMAGED BY THE INSTALLATION OF SAID CONTRACTOR'S OR SUBCONTRACTOR'S WORK.

G. GUARANTEE OF WORK
THE CONTRACTOR SHALL RE–EXECUTE ANY OF HIS WORK THAT FAILS TO CONFORM TO THE CONTRACT, AND SHALL REMEDY ANY DEFECT DUE TO FAULTY MATERIAL OR WORKMANSHIP WHICH APPEARS WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

H. INSURANCE
THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS OBTAINED ALL INSURANCE REQUIRED UNDER THIS PARAGRAPH AND UNTIL SUCH INSURANCE HAS BEEN APPROVED BY THE OWNER, NOR SHALL THE CONTRACTOR ALLOW ANY SUBCONTRACTOR TO COMMENCE WORK UNTIL SIMILAR INSURANCE HAS BEEN OBTAINED AND APPROVED. THE CONTRACTOR SHALL FURNISH THE OWNER WITH INSURANCE CERTIFICATES FROM A RELIABLE INSURANCE CARRIER. SAID POLICIES SHALL NOT BE CANCELED OR PERMITTED TO EXPIRE WITHOUT (10) DAYS ADVANCE NOTICE TO THE OWNER.

WORKMAN'S COMPENSATION AND EMPLOYER'S GENERAL LIABILITY: WORKMEN'S COMPENSATION AND OCCUPATIONAL DISEASE INSURANCE AT THE STATUTORY LIMITS AS PROVIDED BY THE STATE OF ILLINOIS NOT LESS THAN 1,000,000 FOR ALL DAMAGES, COMPREHENSIVE GENERAL LIABILITY INSURANCE:

BODILY INJURY LIABILITY:
$100,000.00 EACH PERSON
$300,000.00 EACH OCCURRENCE
$300,000.00 AGGREGATE PRODUCTS

PROPERTY DAMAGE LIABILITY:
$ 50,000.00 EACH OCCURRENCE
$100,000.00 EACH OPERATION
$100,000.00 AGGREGATE INDEPENDENT CONTRACTORS PROTECTIVE

SAID COVERAGE SHALL INCLUDE OPERATIONS. PROTECTIVE AND COMPLETED OPERATIONS LIABILITY COMPREHENSIVE MOTOR VEHICLE LIABILITY INSURANCE COVERING: ALL OWNED, HIRED, NON–OWNED VEHICLES INCLUDING LOADING AND UNLOADING THEREOF:

BODILY INJURY LIABILITY:
$150,000.00 EACH PERSON
$300,000.00 EACH OCCURRENCE

PROPERTY DAMAGE LIABILITY:
$ 50,000.00 EACH OCCURRENCE

J. EXTRA WORK, CHANGES, AND PAYMENTS
THE OWNER MAY ORDER CHANGES IN OR ADDITIONS TO THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. THE ADDITIONAL WORK SHALL BE PERFORMED BY THE CONTRACTOR AT A PRICE MUTUALLY AGREED UPON IN WRITING, BETWEEN THE PARTIES OF THE OWNER.

K. MEASUREMENTS AND EXAMINATION OF PREMISES
EACH CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE AWARE OF CONDITIONS INDETERMINABLE BEFORE COMMENCEMENT OF WORK. THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AND AS SITE CONDITION ALLOWED AT THE TIME TO THE ARCHITECT/ENGINEER. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITION. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK, ESPECIALLY ALL DIMENSIONS AND INFORMATION FOR AREAS AFFECTED BY THE SCOPE OF WORK. CONTRACTOR MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BID SUBMISSIONS. FAILURE TO DO SO SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE.

L. JOB CONDITIONS
ALL CONTRACTORS TO VISIT PREMISES AND BECOME FAMILIAR WITH ALL OF THE WORK TO BE PERFORMED. NO EXTRA WORK ORDERS WILL BE ALLOWED FOR FAILURE TO BE INFORMED. ARCHITECT SHALL BE CONTACTED IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.

M. THE INFORMATION SHOWN IN THESE DRAWINGS ARE FOR BIDDINGS PURPOSES ONLY. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DESIGN FOR REVIEW AND APPROVAL BY THE A/E OF RECORDS.

LIABILITY INSURANCE:

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT): THE CONTRACTOR SHALL MAINTAIN CONTRACTRAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT: THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, ENGINEER AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON A ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, ENGINEER, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOMSOEVER: AND THE CONTRACTOR SHALL. AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ENGINEER AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH.48 SEC. 60–69 ILLINOIS REVISED STATS.) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTURAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING.).

PLAN SYMBOLS

	NEW PARTITION
	EXISTING CONSTRUCTION
	DEMOLITION WALL
	EXIST DOOR
number	NEW DOOR
high	CEILING HIGH
reference	LEVEL
elevation no. / sheet no.	ELEVATION
section /dtl. no. / sheet no.	SECTION/ DETAIL
partition type	WALL OR PARTITION
floor/roof type	FLOOR / ROOF
door no.	DOOR
window no.	WINDOW
equipment no.	EQUIPMENT
number / sheet no.	ENLARGED PLAN OR DETAIL
revision no.	REVISION TARGET

SCOPE OF WORK

GENERAL:
– FIRE RESTORATION OF AN EXISTING 2 STORY MULTI–USE BUILDING (#1801) TO CONSIST OF REMOVING AND REPLACING INTERIOR FINISHES, DOORS, WINDOWS, GYPSUM BOARD, FIXTURES, CABINETS AND FLOORING IN THE NORTH UNITS OF THE 1ST AND 2ND FLOORS. WORK TO INCLUDE REMOVING AND REPLACING EXTERIOR STUCCO OF BOTH BUILDINGS (#1801 & #1805) WITH A FIBER CEMENT BOARD FINISH.

MECHANICAL:
– REMOVE AND REPLACE MECHANICAL SYSTEMS IN BOTH NORTHERN UNITS OF BUILDING #1801

ELECTRICAL:
– NEW POWER, LIGHTING & WIRING TO RESTORE BOTH NORTHERN UNITS IN THE SOUTH BUILDING (#1801).

PLUMBING:
– REMOVE AND REPLACE EXISTING PLUMBING FIXTURES AND RESTORE PLUMBING SYSTEM IN BOTH NORTHERN UNITS IN THE SOUTH BUILDING (#1801).

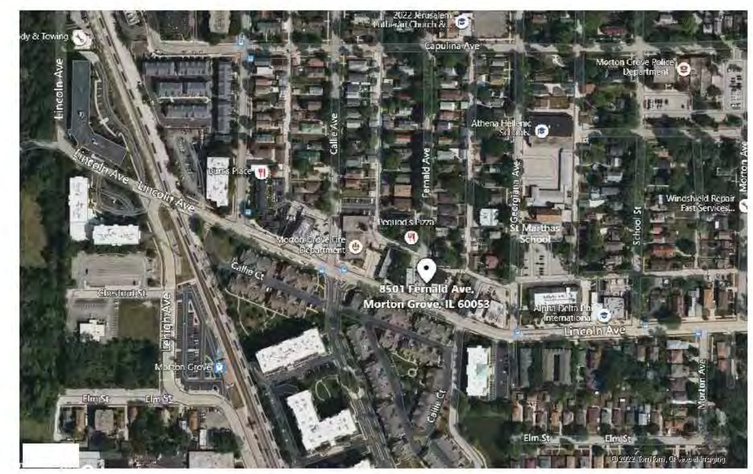
FIRE PREVENTION:
– NEW SMOKE DETECTORS
– NEW CARBON MONOXIDE DETECTORS

*ADDITIONAL PERMITS THAT MAY BE REQUIRED FOR TENANT BUILD OUT ARE TO BE SECURED BY TENANT PRIOR TO OCCUPANCY.

1

SHEET INDEX

LOCATION MAP



N 01 LOCATION MAP
SCALE: N.T.S.

LIMIT OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANTY OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OF THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE

2014 NATIONAL ELECTRIC CODE

2004 ILLINOIS PLUMBING THE LOCAL JURISDICTION

HWR INC.
P.O. BOX 5571
EVANSTON, IL 60204

(312) 927-0735

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH LOCAL CODES.

LICENSED STRUCTURAL ENGINEER
LUIS M. ARENZANA
081-005169
EVANSTON, IL
STATE OF ILLINOIS

SIGNED
12.15.2022
DATE
SE IL LIC#: 081–005169
EXP. DATE: 11–30–24

8501–05 N. FERNALD AVE. / 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

No.	ISSUANCE	Date
1	PERMIT REV.	12.15.22
–	PERMIT APP	09.21.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

DATE
12/15/2022

SHEET NUMBER
G1.0

SHEET TITLE
INDEX/ NOTES/ LOCATION MAP
APPLICABLE CODES

ENERGY CONSERVATION

TO PROVIDE COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE, THIS PROJECT WILL BE CONSTRUCTED USING THE PRESCRIPTIVE METHOD INDICATED IN THE INTERNATIONAL ENERGY CONSERVATION CODE:

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT PER TABLE 402.1.1
- INTERNATIONAL ENERGY CONSERVATION CODE

CLI-MATE ZONE	FENES-TRATION U-FACTOR	SKY-LIGHT U-FACTOR	GLAZED FENES-TRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
5 & 4 MARINE	0.35	0.60	NR	38*	20 OR 13+5	13/17	30	10/13	10, 2FT	10/13

(ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT)

5	N/A	N/A	NR	N/A	13+5	13/17	N/A	N/A	N/A	N/A

* R-30 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC)

1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHOD BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM, OR SOLID MATERIAL:
   - 1.A. ALL JOINTS SEAMS AND PENETRATIONS.
   - 1.B. UTILITY PENETRATIONS.
   - 1.C. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
   - 1.D. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
   - 1.E. COMMON WALLS BETWEEN DWELLING UNITS.
   - 1.F. RIMS JOIST JUNCTION.
   - 1.G. THE SOURCES OF INFILTRATION.
2. WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN 0.3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS LIMITED TO NO MORE THAN 0.5 CFM PER SQUARE FOOT.
3. RECESSED LIGHT FIXTURES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE:
   - 3.A. IC-RATED AND LABELED (SUITABLE FOR INSULATION CONTACT).
   - 3.B. SEALED WITH A GASKET OR CAULK BETWEEN THE FIXTURE HOUSING AND CEILING.
4. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. AT LEAST ONE THERMOSTAT SHALL BE PROGRAMMABLE.
5. IN AN UNCONDITIONED SPACE, SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM R-6.
6. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AT ALL JOINTS AND SEAMS. DUCT TAPE OR ANY OTHER UNLISTED TAPE IS NOT PERMITTED.
7. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS.
8. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM R-3.
9. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-2 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.
10. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.
11. A MINIMUM OF 50 PERCENT (50%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

DESIGN LOADS

ROOF	
DEAD LOAD:	10 LB/SQ FT
LIVE LOAD:	20 LB/SQ FT
SNOW LOAD:	30 LB/SQ FT
DRIFT LOAD:	15 LB/SQ FT
LIVING QUARTERS	
BEDROOMS:	40 LB/SQ FT
LIVING ROOM:	40 LB/SQ FT
CORRIDORS:	40 LB/SQ FT
PORCH & BALCONYDESIGN LOADS	
LIVE LOAD:	100 LB/SQ FT
WIND LOAD:	20 LB/SQ FT
DEAD LOAD:	10 LB/SQ FT
HANDRAIL DESIGN LOADS	
ANY DIRECTION LOAD:	200 LB
VERTICAL & HORIZONTAL:	50 LB/SQ FT
MAX. SPACING BETWEEN 4X4:	4'-0" LN. FT

FOR UNDERGROUND UTILITY LOCATIONS CALL (TOLL-FREE):

CHICAGO AREA:
DIGGER 312-744-7000

SURROUNDING SUBURBS:
JULIE 1-800-892-0123

PROJECT NOTES

ARCHITECTURAL NOTES

1. DO NOT SCALE THE DRAWINGS. USE GIVEN DIMENSIONS SHOWN ON THE DRAWINGS (DIMENSIONS GOVERN) AND REPORT ANY DISCREPANCIES OF DIMENSIONS TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

2. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND REQUIREMENTS.

3. PROVIDE AND INSTALL TAPE AND COMPOUND AT ALL INSIDE CORNERS. PROVIDE AND INSTALL METAL CORNER BEAD AND COMPOUND AT ALL OUTSIDE CORNERS. PROVIDE AND INSTALL J-BEAD AND COMPOUND AT TERMINATION OF GYPSUM WALLBOARD WHERE EXPOSED.

4. ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS, UNLESS NOTED OTHERWISE.

5. ALL INTERIOR PARTITIONS ARE OF A 1HR FIRE RATING.

6. PROVIDE 1 SHELF AND ROD FOR EACH CLOSET.

CARPENTRY NOTES

1. STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS," NMLA, LATEST EDITION. #2 HEM FIR OR BETTER Fb= 1,150; Fv= 75; E= 1,400,00.

2. ALL FRAMING SHALL CONFORM TO CONVENING CODE, SHALL BE RIGIDLY CONSTRUCTED TRUE TO LINES, LEVELS, AND DIMENSIONS, AND ADEQUATE BRACED AND SECURED.

3. PROVIDE 1X4 CROSS BRIDGING AT 7'-0" O.C. MAXIMUM.

4. SPIKE TOGETHER CEILING JOISTS AND RAFTERS.

5. STRUCTURAL PLYWOOD ROOF SHEATHING SHALL BE 1/2" CDX WITH EXTERIOR GLUE.

6. FIRE STOP ALL FURRING, PARTITIONS AND STUD WALLS AT CEILING AND AT JUNCTURE OF ROOF RAFTERS AND WALL.

GENERAL NOTES

1. ALL FINISHES SHALL BE CLASS 1, 0-25 FLAME SPREAD RATING.

2. MILLWORK FOR PAINT IS TO BE SANDED, MADE FREE OF DEFECTS WITH NAILS HOLES FILLED, AND SEAMS CAULKED.

3. ALL DRYWALL SURFACES TO BE PRIMED WITH LATEX GYPSUM BOARD PRIMER (USG OR EQUAL).

4. FINISH PAINT JOB IS TO BE FREE OF BRUSH OR ROLLER MARKS.

5. REMOVE ANY TAPE AND CLEAN PAINT FROM ANY DOOR OR CABINET HARDWARE.

6. PROVIDE BLOCKING AT HINGES AND JAMB REINFORCING AS RECOMMENDED BY DOOR FRAME MANUFACTURER.

7. PROVIDE THRESHOLD FOR EXTERIOR DOOR, NEOPRENE WEATHER-STRIPPING, TYPICAL AT HEADS, JAMBS AND SILLS.

8. PROVIDE HARDWARE COMPATIBLE WITH DOOR THICKNESS, WEIGHT AND MATERIAL.

9. ALL DOORS SHALL HAVE 1.1/2 PAIR HINGES FOR SIZES UP TO 3' X 7'.

10. ALL INTERIOR DOOR SHALL BE 1-3/8" HOLLOW WOOD. ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID WOOD.

11.MINIMUM STAIR THREAD DEPTH=9"+1" NOSING; MAXIMUM STAIR RISER HEIGHT= 8" MAX.

12. HANDRAILS ON STAIRS SHALL BE LOCATED AT 2'-10" ABOVE NOSING.

13. HANDRAILS AT BALCONIES SHALL BE LOCATED AT 3'-6" ABOVE FINISHED FLOOR.

14. SMOKE DETECTORS SHALL BE LOCATED WITHIN 15'-0" FROM EACH BEDROOM AND AT THE TOP OF EACH STAIRS.

15. CARBON MONOXIDE DETECTORS SHALL BE LOCATED WITHIN 40 FEET OF EACH BEDROOM.

16. PROVIDE SELF CLOSING DOORS AT ALL EXTERIOR EXITS.

17. ALL DOORS AT EXITS SHALL BE AT LEAST 32" WIDE ALL OTHER DOORS SHALL BE MIN. 28" WIDE.

18. ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR TOOLS.

1

HWR INC.
P.O. BOX 5571
EVANSTON, IL 60204

(312) 927-0735

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH LOCAL CODES.

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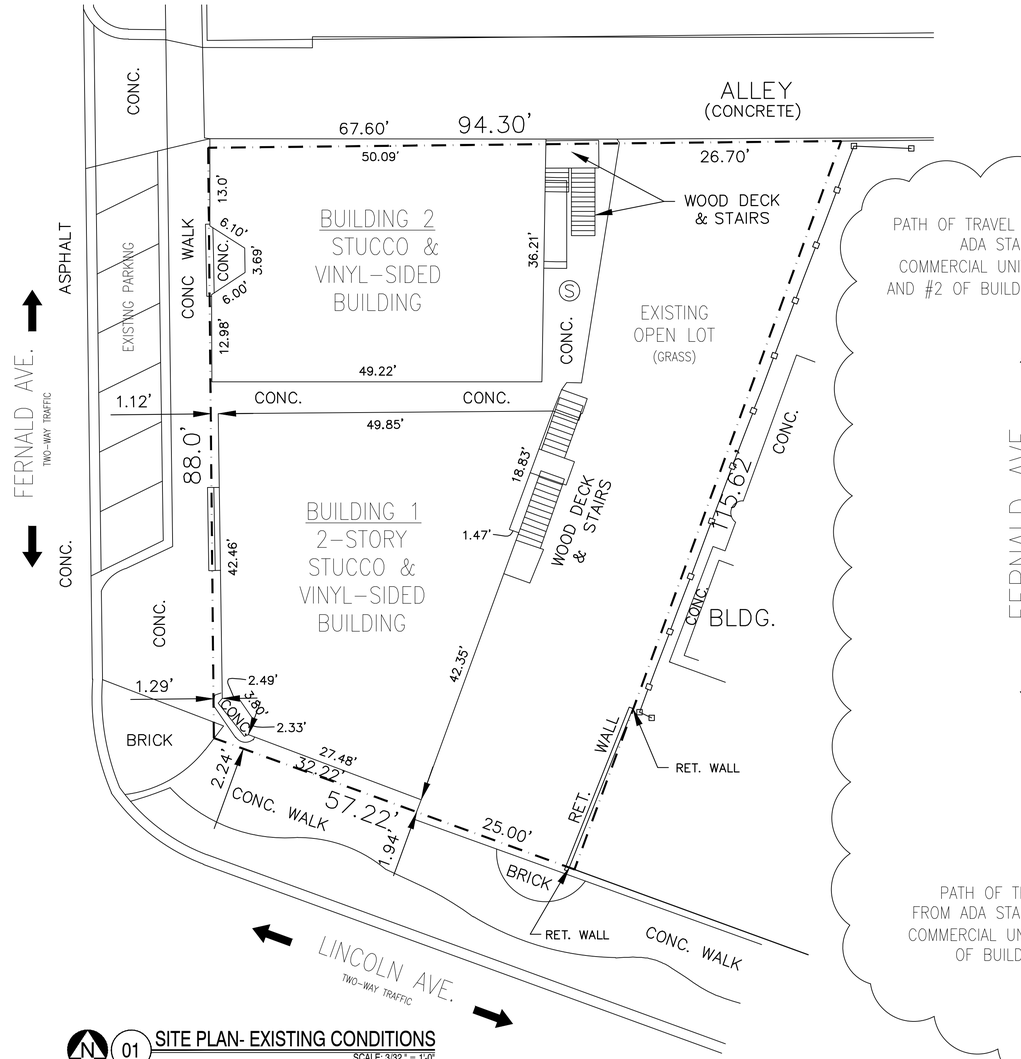
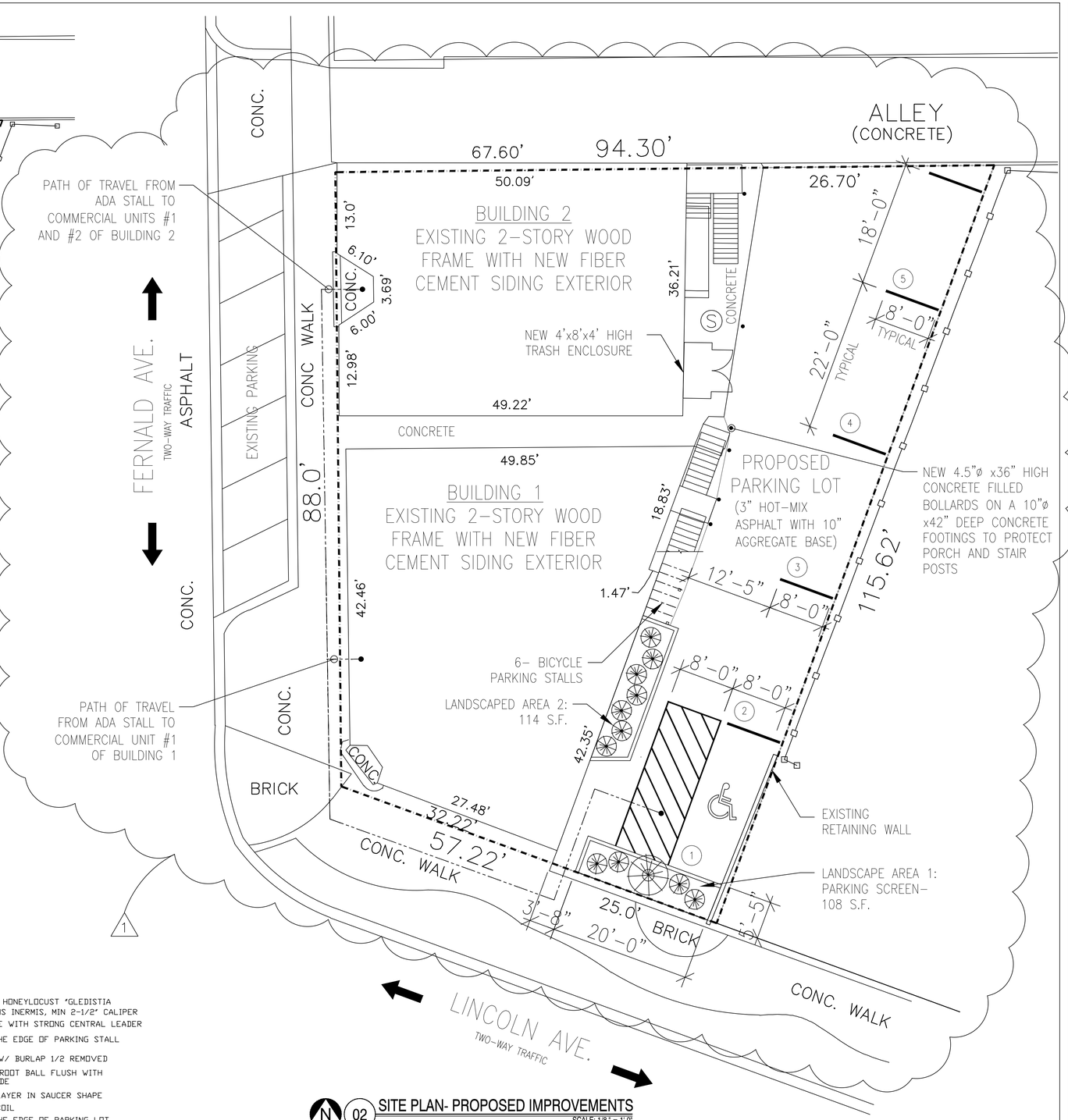
NOTES/ ENERGY/ DESIGN LOADS



01 SITE PLAN- EXISTING CONDITIONS
SCALE: 3/32" = 1'-0"



02 SITE PLAN- PROPOSED IMPROVEMENTS
SCALE: 1/8" = 1'-0"

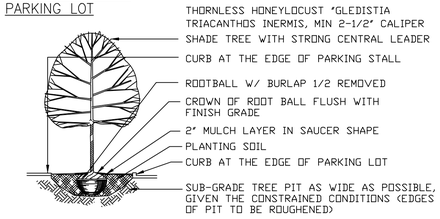
EXISTING SITE DATA	
ZONE:	C/R COMMERCIAL/ RESIDENTIAL DISTRICT
USE:	MIXED-USE (COMMERCIAL/ MULTI-DWELLING)
STORIES/ BUILDING HEIGHT:	2 BUILDINGS/ 2-STORIES/ 25' HIGH
LOT AREA:	7,460 S.F.
BUILDING 1 AREA:	1,764 S.F.
BUILDING 2 AREA:	2,124 S.F.

PARKING LOT	EXISTING	PROPOSED IMPROVEMENT
PARKING AREA (SF):	0	2,750
PARKING STALLS:	0 (0 ADA)	5 (1 ADA)
BICYCLE STALLS:	0	6
INTERIOR LANDSCAPE AREA:	0	222 (8% LOT MIN.)
INTERIOR TREES	0	1
SCREENING (TRASH ENCLOSURES)	0	1 (4'x10')

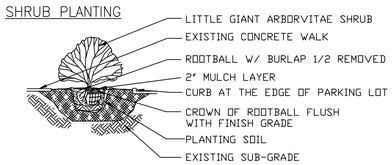
SYMBOLS LEGEND

- 0- HEMEROCALLIS
- 11- BLACK CHOKEBERRY "ARONIA MELANOCARPA" PLANTED 36"O.C., 3'-0" HGT.
- 1- THORNLESS HONEYLOCUST "GLEDITSIA TRIACANTHOS INERMIS", MIN 2½" CALIPER TREE
- 0- TILIA CORDATA "GLENLEVEN", "GLENLEVEN" LITTLELEAF LINDEN, MIN 2½" CALIPER TREE
- UTILITY POLE
- TRAFFIC SIGNAL
- BOLLARD
- FIRE HYDRANT
- WOOD FENCE
- IRON FENCE
- PROPERTY LINE
- CUT LINE

TREE PLANTING IN PARKING LOT



SHRUB PLANTING



EXTERIOR BUILDING/ SITE WORK SCOPE

1. REMOVE EXISTING STUCCO AND VINYL SIDING ON BUILDING 1 AND 2 AND REPLACE WITH CEMENT SIDING
2. REMOVE AND REPLACE ALL DAMAGED WINDOWS
3. INSTALL ASPHALT PAVEMENT ON EXISTING VACANT LOT AND STRIPE PAVEMENT FOR NEW PARKING USE FOR 5 VEHICLES, INCLUDING 1 ADA STALL
4. CONSTRUCT NEW LANDSCAPED PARKING SCREENING
5. PROVIDE 6 NEW STALLS FOR BICYCLE PARKING
6. CONSTRUCT NEW TRASH ENCLOSURE

HWR INC.
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LICENSED STRUCTURAL ENGINEER
LUIS M. ARENZANA
081-005169
EVANSTON, IL
STATE OF ILLINOIS

SIGNED
12.15.2022
DATE
SE IL LIC#: 081-005169
EXP. DATE: 11-30-24

8501-05 N. FERNALD AVE./ 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

No.	ISSUANCE	Date
1	PERMIT REV.	12.15.22
–	PERMIT APP	09.21.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

DATE
12/15/2022

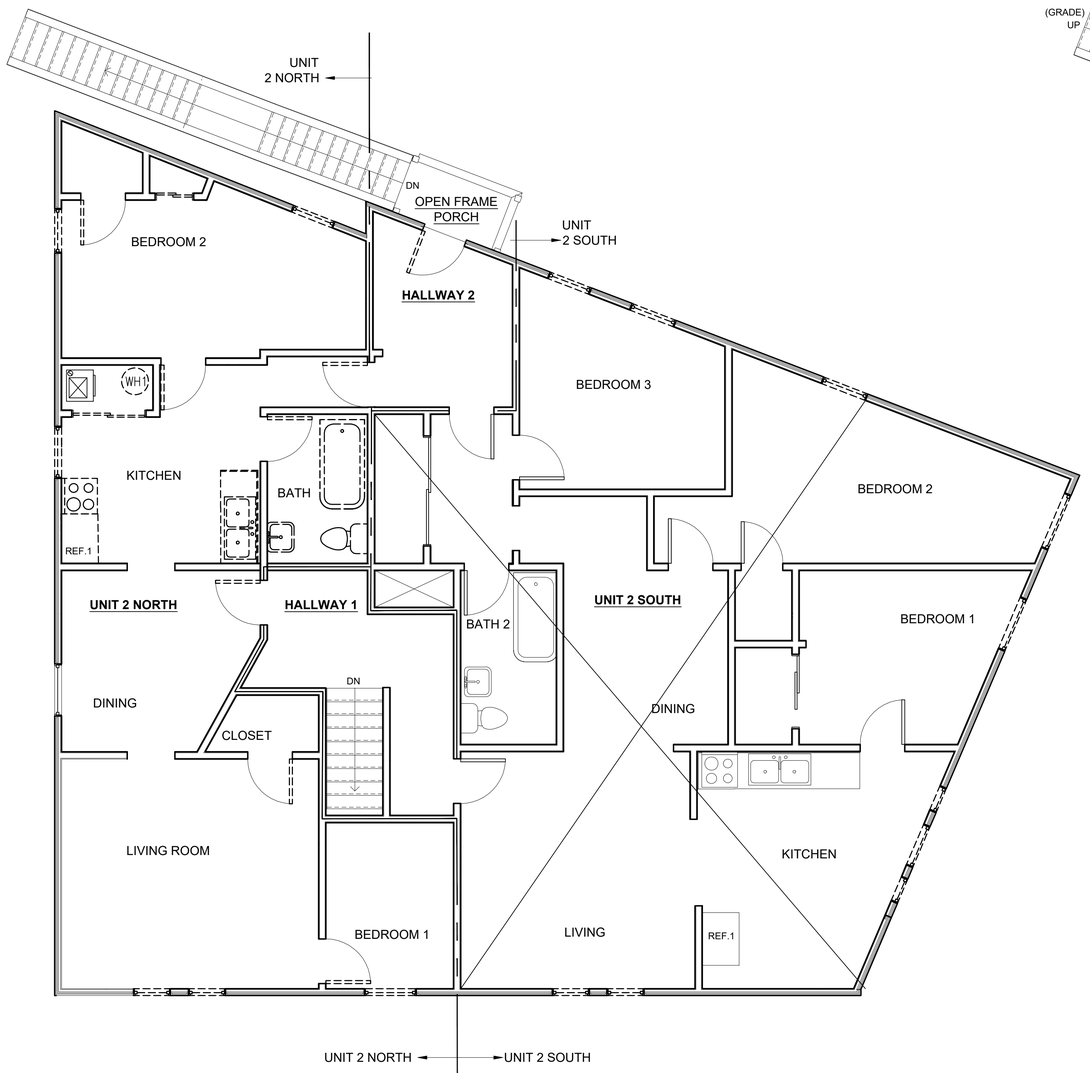
SHEET NUMBER
C1.0

SHEET TITLE
SITE IMPROVEMENTS

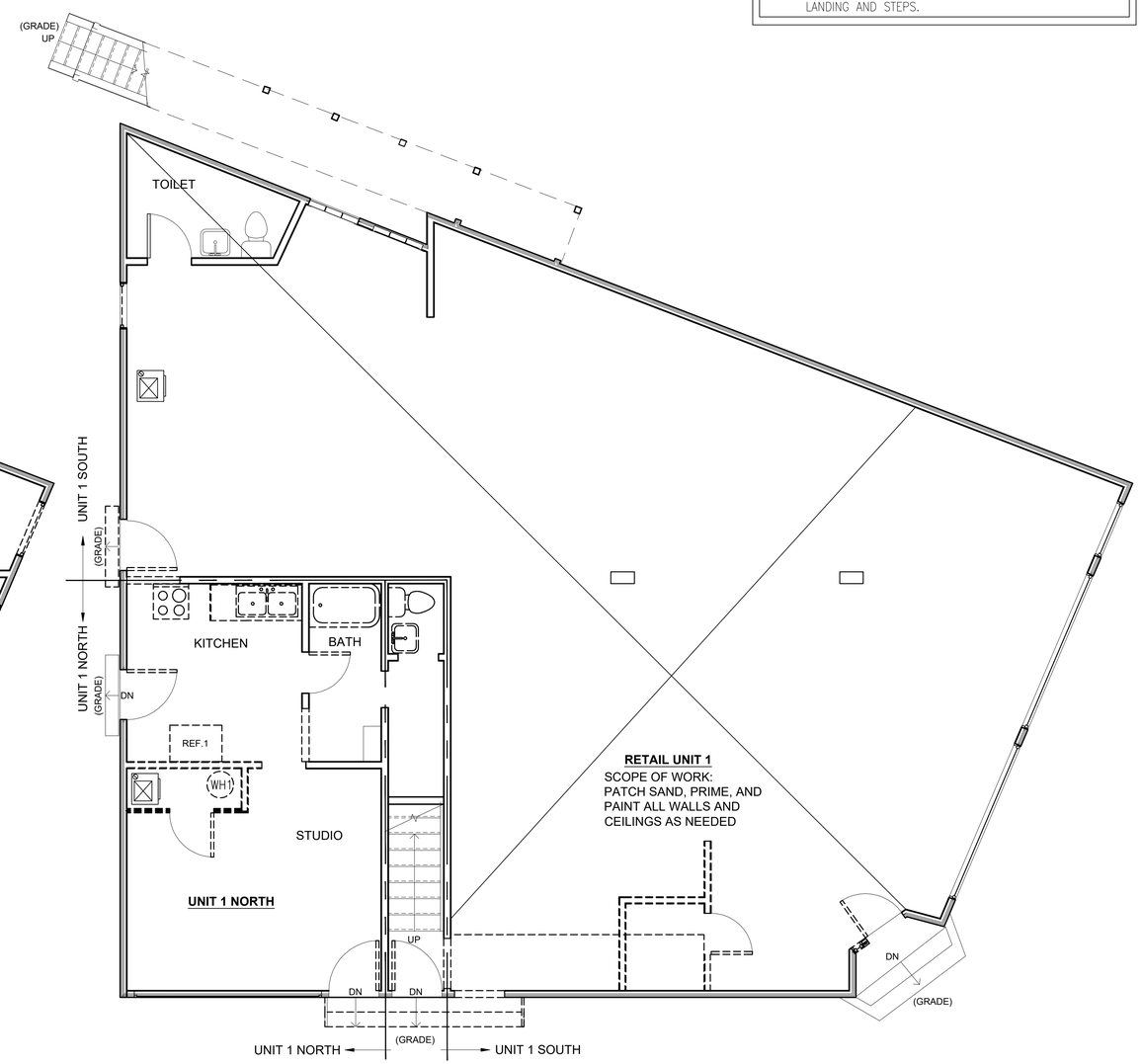
DEMOLITION SCHEDULE

1. REMOVE DOOR– REPLACE IF INDICATED.
2. REMOVE WINDOWS– REPLACE IF INDICATED.
3. REMOVE AND REPLACE ALL INTERIOR GYP. BOARD. REMOVE WALLS, OR WALL SECTIONS, AS INDICATED.
4. REMOVE ALL OUTLETS, SWITCHES AND LIGHT FIXTURES ON ALL DEMOLISHED WALLS.
5. REMOVE AND REPLACE FLOOR FINISH MATERIAL WHERE INDICATED.
6. REMOVE AND REPLACE ALL CABINETS WHERE INDICATED.
7. REMOVE PLUMBING FIXTURES. REPLACE OR RELOCATE WHERE INDICATED.
8. REMOVE AND REPLACE EXISTING MECHANICAL SYSTEM.
9. REMOVE AND REPLACE EXISTING STAIRS TREADS, RISERS, AND STRINGERS, WHERE INDICATED.
10. REMOVE CONCRETE STEPS TO GRADE LEVEL.

REMOVE FLOOR AREA TO ACCOMMODATE FOR NEW LANDING AND STEPS.



N 02 2ND FLOOR- EXISTING
SCALE: 1/4" = 1'-0"



N 1 1ST FLOOR- EXISTING
SCALE: 1/4" = 1'-0"

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DATE
12/15/2022

SHEET NUMBER
D1.0

SHEET TITLE
DEMOLITION PLANS/ NOTES/ SCHEDULE

PROPOSED WORK SCHEDULE (UNIT 1 NORTH AND UNIT 2 NORTH

1. REMOVE AND REPLACE INTERIOR NEW INTERIOR DOORS.
2. REMOVE AND REPLACE WINDOWS.
3. NEW FLOOR FINISH MATERIALS (ALL HD. WD; C.T IN BATHS).
4. NEW KITCHEN CABINETS WITH COUNTERTOPS.
5. NEW GYP. BOARD ON INTERIOR WALLS AND CEILINGS.
6. NEW PLUMBING FIXTURES.
7. NEW OUTLETS AND LIGHT FIXTURES.
8. NEW HVAC SYSTEM.
9. NEW HANDRAILS AT WEST ENTRY.
10. NEW INTERIOR STAIR SECTIONS AT ENTRY

DOOR SCHEDULE– TYP.

No.	QTY.		TYPE	SIZE W x H	LOCATION	REMARKS
1			HINGED	2'–10" X 6'–8"	ENTRY	V.I.F M.O.
2			HINGED	2'–8" X 6'–8"	BEDROOMS	V.I.F M.O.
3			HINGED	2'–6" X 6'–8"	BATHS/CL/LIN	V.I.F M.O.
4			HINGED	2'–0" X 6'–8"	CL	V.I.F M.O.
5			SLIDING	(2) 2'–6" X 6'–8"	CL	V.I.F M.O.
6			SLIDING	(2) 2'–0" X 6'–8"	CL	V.I.F M.O.

NEW WINDOW SCHEDULE

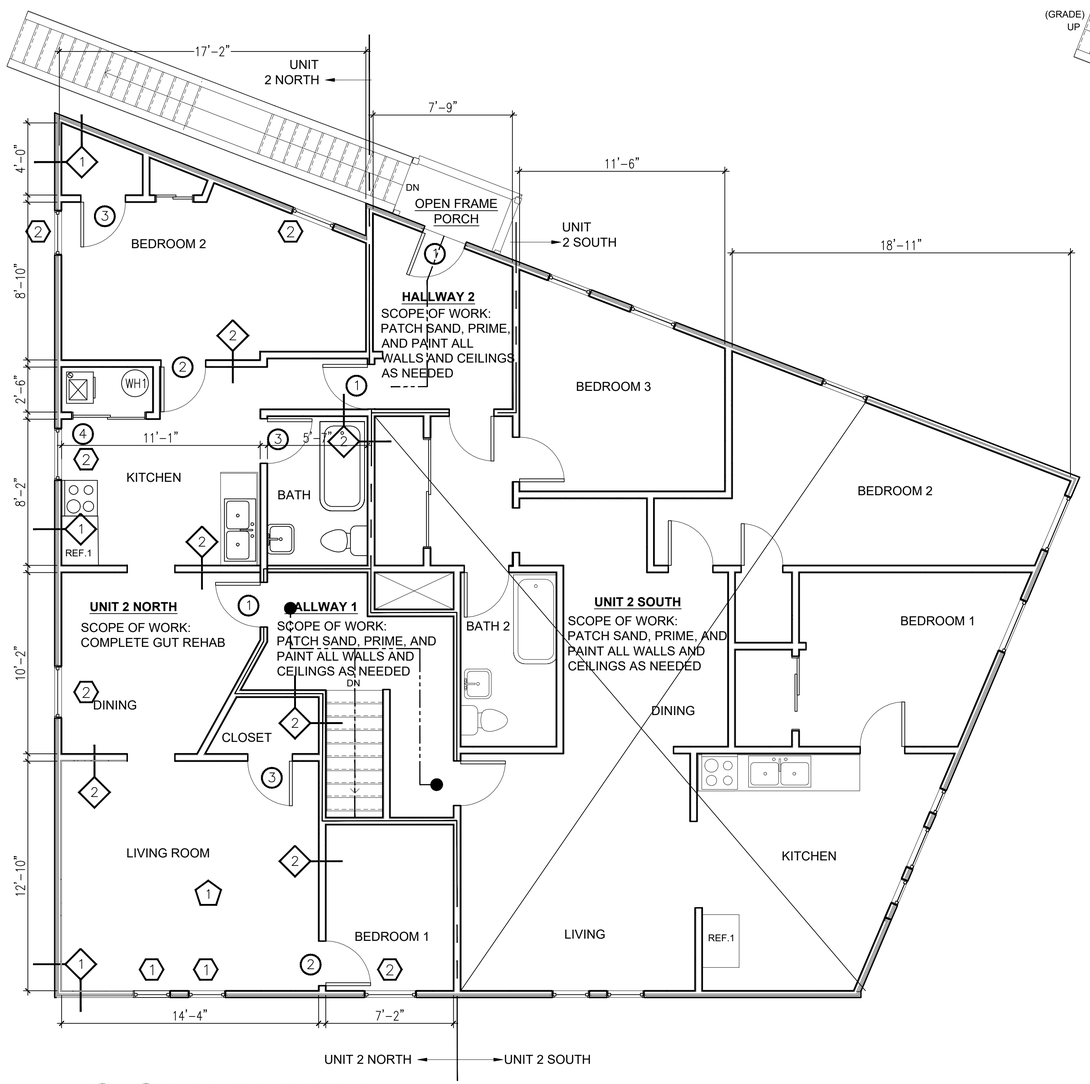
No.	QTY.	TYPE	SIZE W x H	AFF.	NAT. LIGHT	NAT. VENT
1	2	DOUBLE HUNG	3'–0" x 5'–0"	3'–0"	15.0 SF	7.5 SF
2	5	DOUBLE HUNG	2'–8" x 5'–0"	3'–8"	13.3 SF	6.7 SF

WALL SCHEDULE

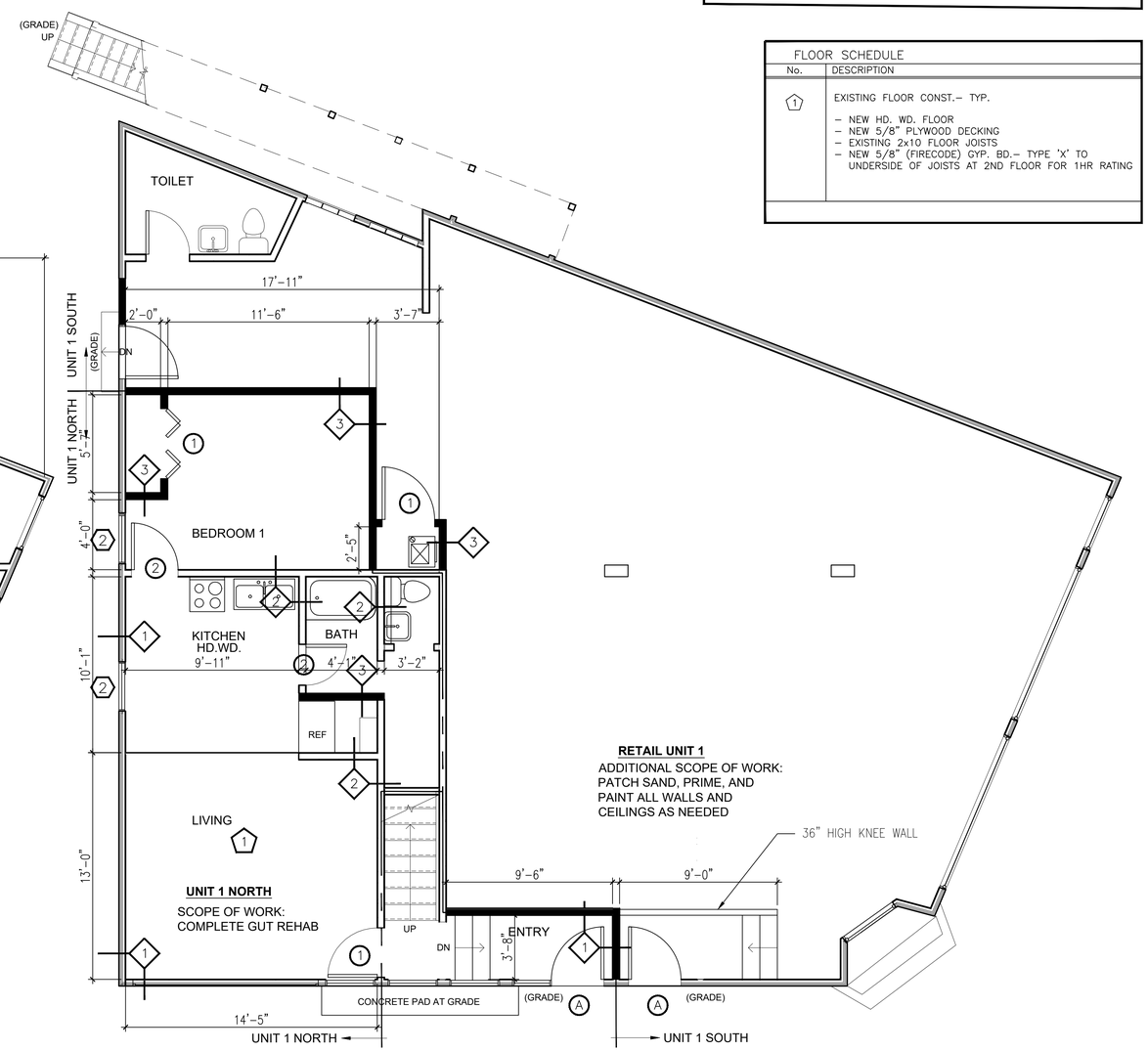
	No.	DESCRIPTION
	1	EXISTING EXTERIOR WALL CONST.– TYP. (1HR FIRE RATING) – NEW FIBER CEMENT SIDING – TYVEK VAPOR BARRIER – 5/8" EXTERIOR GYPSUM BOARD SHEATHING – EXISTING 2x4 WD STUDS @ 16" O.C. – R–15 BATT INSULATION, STAPLED TO STUDS – NEW 5/8" (FIRECODE) GYP. BD.– TYPE 'X' – PATCHED, SANDED, PRIMED, AND PAINTED
	2	EXISTING INTERIOR WALL CONST.– TYP., NON–BEARING (1HR FIRE RATING) – 2x4 WD STUDS @ 16" O.C. – NEW 5/8" GYP. BD. – NEW 5/8" GYP. BD. (GREENBOARD) AT PLBG WALLS – PATCHED, SANDED, PRIMED, AND PAINTED
	3	NEW INTERIOR WALL CONST.– TYP., NON–BEARING (1HR FIRE RATING) – 2x4 WD STUDS @ 16" O.C. – NEW 5/8" GYP. BD. – NEW 5/8" GYP. BD. (GREENBOARD) AT PLBG WALLS – PATCHED, SANDED, PRIMED, AND PAINTED
		PATCH, SAND, PRIME AND PAINT ALL WALLS AND CEILINGS

FLOOR SCHEDULE

No.	DESCRIPTION
1	EXISTING FLOOR CONST.– TYP. – NEW HD. WD. FLOOR – NEW 5/8" PLYWOOD DECKING – EXISTING 2x10 FLOOR JOISTS – NEW 5/8" (FIRECODE) GYP. BD.– TYPE 'X' TO UNDERSIDE OF JOISTS AT 2ND FLOOR FOR 1HR RATING



N 02 2ND FLOOR- PROPOSED
SCALE: 1/4 " = 1'-0"



N 1 1ST FLOOR- PROPOSED
SCALE: 1/4 " = 1'-0"

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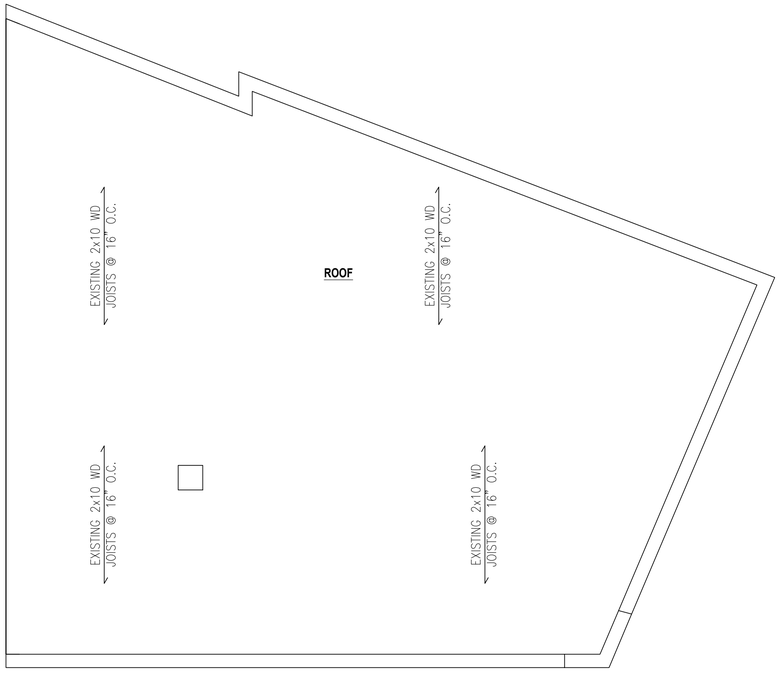
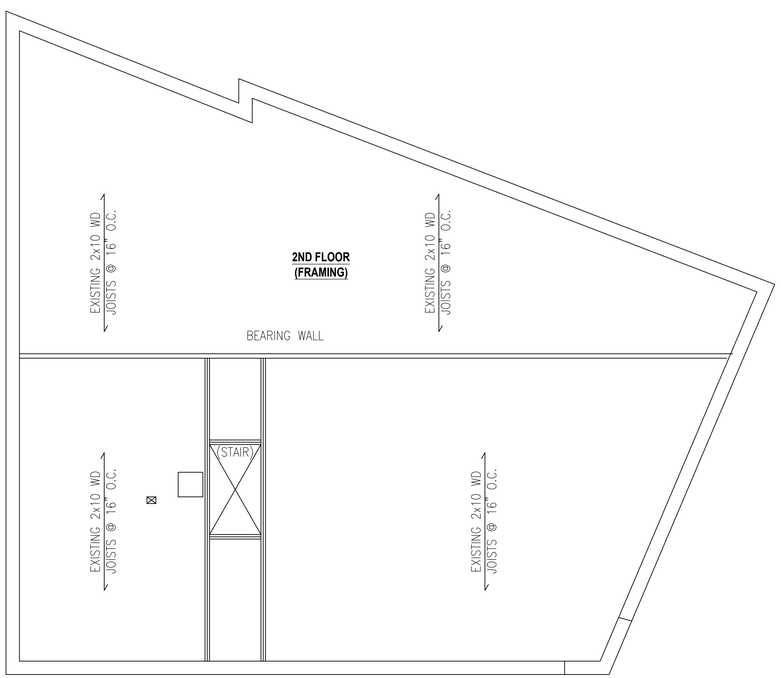
12/15/2022

SHEET NUMBER
A1.0

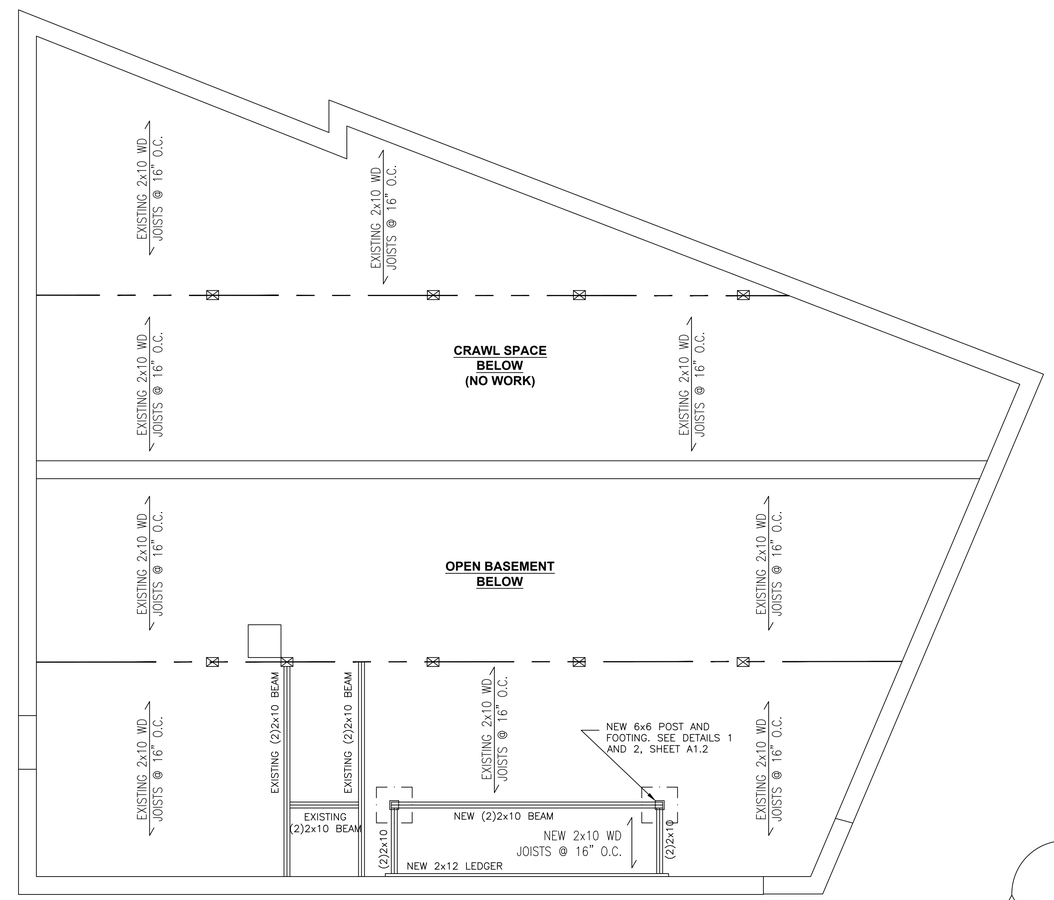
SHEET TITLE
PROPOSED PLANS/ NOTES/ SCHEDULES



N 03 ROOF- FRAMING PLAN
SCALE: 3/16" = 1'-0"



N 02 2ND FLOOR- FRAMING
SCALE: 3/16" = 1'-0"



N 1 1ST FLOOR- FRAMING PLAN
SCALE: 1/4" = 1'-0"

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DATE
12/15/2022

SHEET NUMBER
A1.1

SHEET TITLE
FRAMING PLANS

CARPENTRY NOTES

1. INSTALL A 4' ISOSCELES SHAPED STRUCTURAL PLYWOOD AT THE CORNERS OF THE BUILDING, OVER THE TOP PLATES FOR LATERAL REINFORCEMENT.

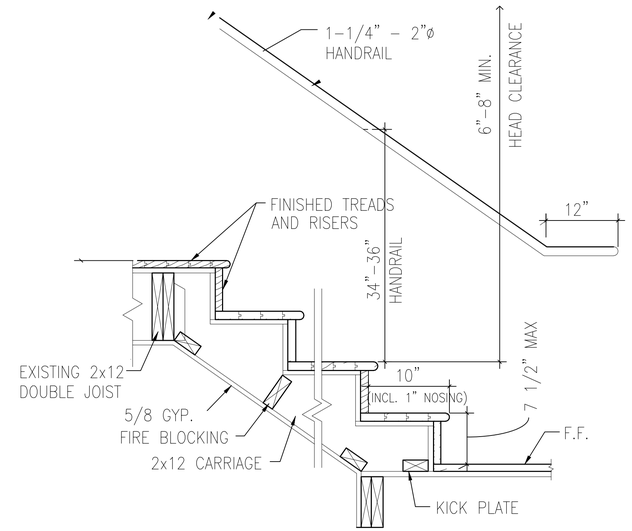
2. INSTALL STRUCTURAL PLYWOOD SHEATHING VERTICALLY NAILING UPPER AND LOWER SHEATHING INTO RIM BOARDS.

3. AT VERTICAL PLYWOOD JOINTS, NAIL STUDS TOGETHER WITH 12d COMMONS 3" O.C. STAGGERED, AND NAIL PLYWOOD TO STUDS WITH 8d COMMONS 2" O.C. STAGGERED.

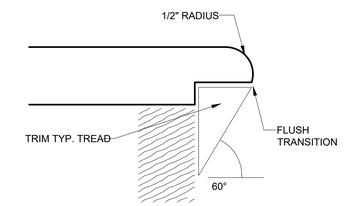
4. AT ALL PLYWOOD EDGES, NAIL PLYWOOD TO STUDS 2" O.C. STAGGERED WITH 8d COMMONS.

5. IN FIELD, DROP CHALK LINE DOWN CENTER OF STUDS AND NAIL PLYWOOD TO FRAMING WITH 8d COMMONS 12" O.C.

6. ALONG UPPER TOP PLATE, NAIL PLYWOOD WITH 8d COMMONS 2" O.C. STAGGERED. NAILING NOT REQUIRED ON LOWER TOP PLATE.

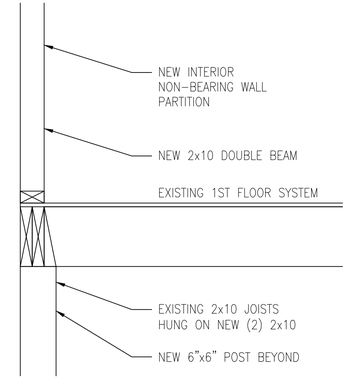


01 STAIR DETAIL 1
SCALE: N.T.S.

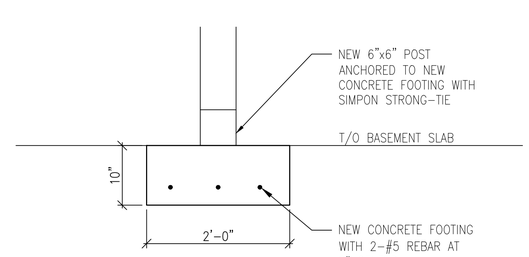


ADAAG ACCEPTABLE NOSING

02 STAIR DETAIL 2
SCALE: N.T.S.



03 FLOOR JOIST DETAIL
SCALE: N.T.S.



03 POST FOOTING DETAIL
SCALE: N.T.S.

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–	OWNER REV	12.13.22

DATE
12/15/2022

SHEET NUMBER
A1.2

SHEET TITLE
FRAMING DETAILS

1

WEST FACADE TRANSPARENCY CALCULATION
AREA : 466.50 SF REQUIREMENT: 233.25 SF/50% MIN. PROPOSED WINDOW/DOOR AREA: 259.3 SF WEST FACADE TRANSPARENCY: 55.58 %
FACADE TRANSPARENCY: MIN. 50 % OF WALL AREA BETWEEN 2' AND 12' ABOVE GRADE MUST BE OCCUPIED BY WINDOWS OR ENTRY DOORS.

EXTERIOR SCOPE

- REMOVE & REPLACE DAMAGED DOORS.
- REMOVE & REPLACE DAMAGED WINDOWS.

- REPLACE CRACKED WINDOW.
- REMOVE ALL DAMAGED STUCCO.

-NEW 4" ALUMINUM WINDOW,CAP AND TRIM.

SOUTH FACADE TRANSPARENCY CALCULATION
SOUTH-FACADE AREA : 313.00 SF REQUIREMENT: 156.50 SF/50% MIN PROPOSED WINDOW/DOOR AREA: 157.00 SF SOUTH FACADE TRANSPARENCY: 50.15 %
FACADE TRANSPARENCY: MIN. 50 % OF WALL AREA BETWEEN 2' AND 12' ABOVE GRADE MUST BE OCCUPIED BY WINDOWS OR ENTRY DOORS.

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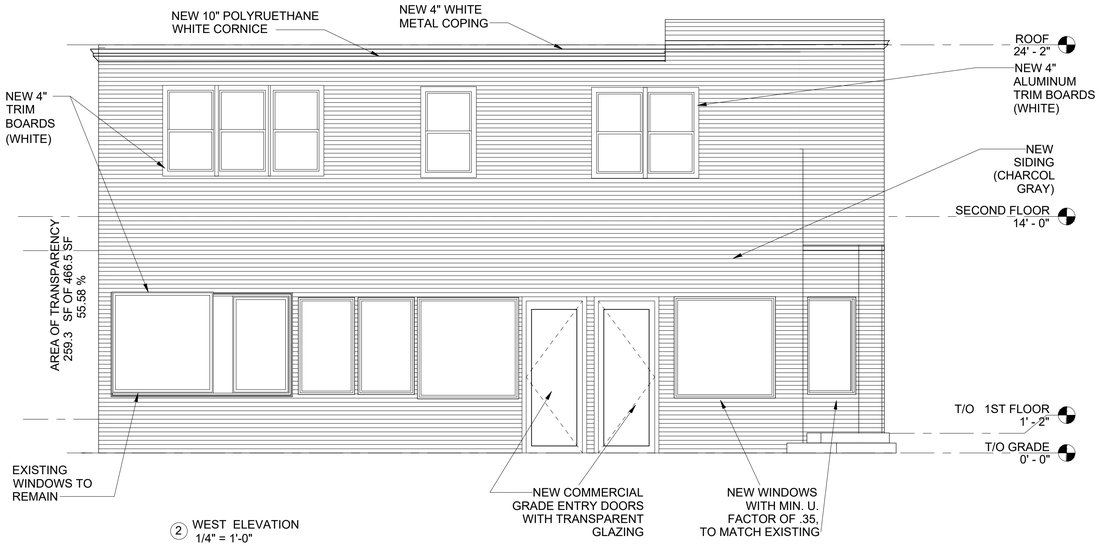
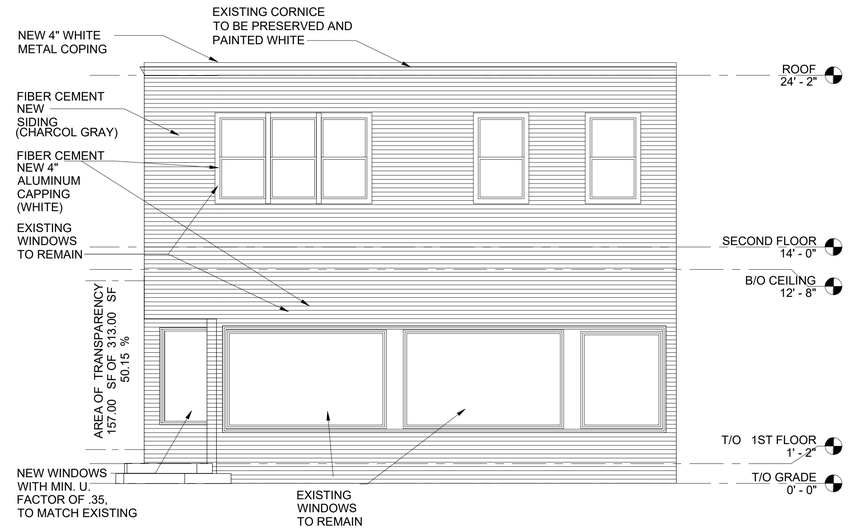


2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

4 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

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SIGNED DATE 12-15-22

2 STORY FRAME BUILDING RENOVATION

8501-8505 N. FERNALD AVE./
6222 LINCOLN AVE.
MORTON GROVE, IL60053

Revision	Description	Date
1	PERMIT REV.	12-15-22
	ZONING	3-29-22
	ZONING	1-31-22

PROJECT NUMBER: 22-018

SHEET NAME

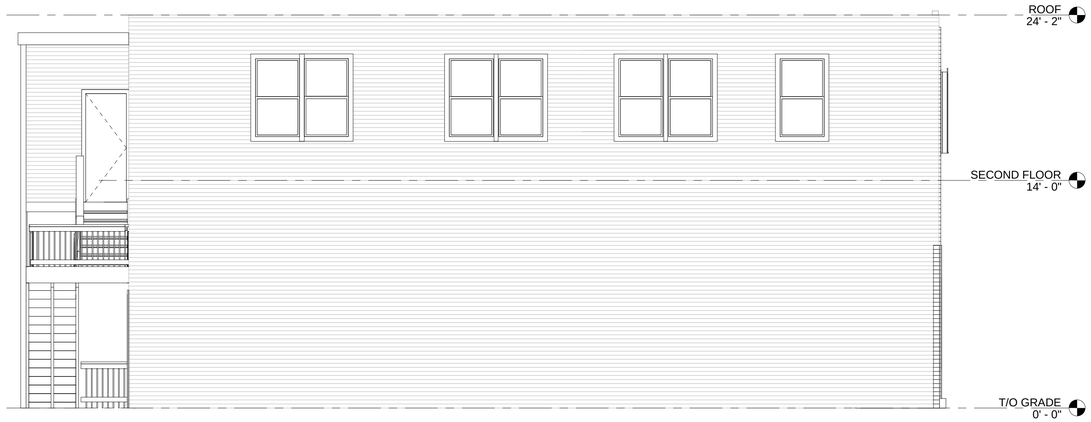
PROPOSED
ELEVATIONS
BUILDING 1

A2.1

WEST FACADE TRANSPARENCY CALCULATION
AREA : 480 SF REQUIREMENT: 240 SF/50% MIN. EXISTING WINDOW/DOOR AREA: 176 SF WEST FACADE TRANSPARENCY: 36.7%
FACADE TRANSPARENCY: MIN. 50 % OF WALL AREA BETWEEN 2' AND 12' ABOVE GRADE MUST BE OCCUPIED BY WINDOWS OR ENTRY DOORS.

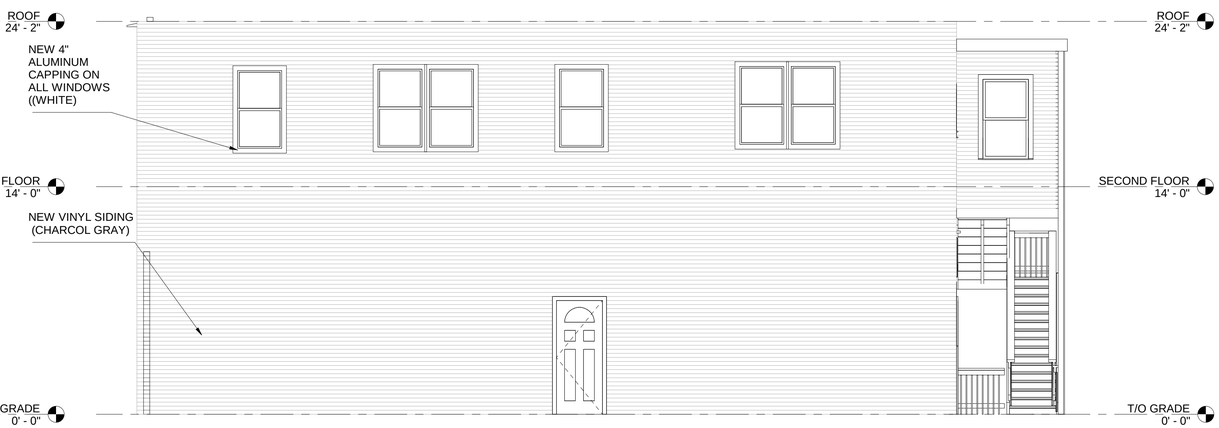
EXTERIOR SCOPE
- REPLACE CRACKED WINDOW. REMOVE ALL DAMAGED STUCCO. - NEW 4" ALUMINUM WINDOW,CAP AND TRIM. - INSTALL NEW WHITE 8" POLYURETHANE CORNICE

3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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2 STORY FRAME BUILDING RENOVATION

8501-8505 N. FERNALD AVE./
6222 LINCOLN AVE.
MORTON GROVE, IL60053

Revision	Description	Date
	ZONING	4-20-22
	ZONING	3-29-22
	ZONING	1-31-22

PROJECT NUMBER: 22-018

SHEET NAME

PROPOSED
ELEVATIONS
BUILDING 2

A2.2

MECHANICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE & LOCAL CODES WHICH HAVE AUTHORITY OVER THIS PROJECT. THESE CODES SHALL BE FOLLOWED AS MINIMUM. PROVIDE HIGHER GRADES OF MATERIAL AND WORKMANSHIP WHERE REQUIRED.

2. THE DRAWINGS INDICATE, DIAGRAMMATICALLY, THE EXTENT, GENERAL CHARACTER, AND LOCATION OF WORK INCLUDED.

3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, PARTITIONS, WALLS AND GENERAL CONSTRUCTION. ALL DIMENSIONS SHALL BE FIELD VERIFIED.

4. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR THE WORK, COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED.

5. CONTRACTOR SHALL IDENTIFY AND INCLUDE ALL ITEMS NECESSARY FOR PROPER OPERATION OF INDICATED MECHANICAL HVAC SYSTEM(S).

6. CONTRACTORS SHALL VERIFY ALL EXISTING FIELD CONDITIONS WHICH MAY AFFECT HIS WORK AND INCLUDE THEM IN THE CONTRACT PRICE.

7. CONTRACTOR SHALL INSTALL EQUIPMENT AND DUCTWORK TO MEET FIELD CONDITIONS.

8. MECHANICAL CONTRACTOR SHALL PROVIDE DUCT SIZE CHANGES AS REQUIRED TO SUIT FIELD CONDITIONS AND REQUIREMENTS.

9. CONTRACTOR SHALL RELOCATE ANY MINOR INTERFERENCES, INCLUDING CONDUIT, HANGERS, ETC.

10. INSTALLATION OF NEW WORK SHALL ALLOW FOR ACCESS TO ALL EQUIPMENT AND ACCESSORIES.

11. CONTRACTOR SHALL COORDINATE DIFFUSER LOCATIONS WITH ARCHITECT'S PLANS. PERFORATED CEILING DIFFUSERS IN AREAS WITHOUT SUSPENDED CEILINGS SHALL BE MOUNTED AT ELEVATIONS SIMILAR TO LIGHT FIXTURES, OR OTHER ELEVATION ESTABLISHED BY ARCHITECT. DIFFUSER LOCATIONS ON SHOP DRAWINGS ARE SUBJECT TO APPROVAL BY ARCHITECT.

12. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER TRADES.

13. VOLTAGE FOR ALL EQUIPMENT IS TO BE VERIFIED BY MECHANICAL CONTRACTOR.

14. CONTRACTOR SHALL PROVIDE CONTROL WIRING FOR EQUIPMENT. WIRING SHALL BE IN CONDUIT PER CITY CODE. CONDUIT SHALL BE CONCEALED WITHIN BUILDING CONSTRUCTION.

15. TEMPERATURE CONTROLS AND CONTROL WIRING SHALL BE DONE BY THE MECHANICAL CONTRACTOR

16. PROVIDE THERMOSTAT CONTROL OF HVAC IN THE ZONE OR ROOM OF MAJOR SUPPLY AIR.

17. ALL FINAL POWER (LINE VOLTAGE) WIRING OF ALL EQUIPMENT WILL BE DONE BY THE ELECTRICAL CONTRACTOR.

18. PROVIDE ALL CUTTING AND PATCHING OF BUILDING MATERIALS AS REQUIRED FOR INSTALLATION OF THIS WORK.

19. ANY CUTTING AND PATCHING THRU RATED WALLS SHALL BE DONE AND COMPLETED AS REQUIRED TO COMPLY WITH U.L. PENETRATION RATING REQUIREMENTS.

20. PROVIDE ALL HOLES AND SLEEVES FOR INSTALLATION OF MECHANICAL WORK.

21. ALL DUCTWORK SHALL BE PRIME FIRST QUALITY GALVANIZED STEEL SHEETS UNLESS OTHERWISE NOTED. DUCTWORK SHALL CONFORM TO THE LATEST EDITION OF THE ASHRAE GUIDE & SMACNA MANUAL FOR LOW VELOCITY.

22. ALL DUCT TURNS, ELBOWS, ETC., SHALL BE INSTALLED WITH TURNING VANES OR SHALL BE MINIMUM 1-1/2 RADIUS ELBOW.

23. ALL TRANSFER AND EXHAUST FAN DUCTS SHALL HAVE SOUNDING OF 1" THICKNESS. TRANSFER DUCTS SHALL NOT EXCEED 5'-0" IN LENGTH.

24. FLOOR REGISTERS MUST BE NOT MORE THAN 9" FROM WALL.

25. PROVIDE 2 INCH THICK FIBERGLASS WRAP INSULATION AROUND ALL SUPPLY DUCT. SEAL INSULATION WITH COMPLETE VAPOR BARRIER.

26. EXHAUST DUCTS SHALL BE PROVIDED WITH READILY ACCESSIBLE CLEAN OUT OPENINGS.

27. ALL GAS FLUES TO BE CLASS "B" METAL, SHALL EXTEND NOT LESS THAN 3'-0" ABOVE THE ROOF AND SHALL NOT HAVE A CROSS SECTIONAL AREA OF LESS THAN 4".

28. PROVIDE 4 INCH TYPE "B" FLUE THROUGH ROOF FOR WATER HEATER. TERMINATE IN ROOF CAP.

29. PROVIDE LOCK-TYPE DAMPERS, HUMIDIFYING DEVICE AND CARBON MONOXIDE DETECTOR. INSTALL CARBON MONOXIDE DETECTORS 6'-0" A.F.F. & 20' MAX. APART.

30. PROVIDE AND INSTALL BALANCING DAMPERS AS REQUIRED.

31. MANUAL DAMPERS SHALL BE USED FOR ALL TAKE-OFFS TO THE DIFFUSERS. IN ADDITION, EXTRACTOR DAMPERS SHOULD BE PLACED AT ALL BRANCH TAKE-OFFS AS REQUIRED IN ORDER TO PROPERLY BALANCE SYSTEM.

32. PROVIDE MANUAL DAMPERS IN BRANCH DUCTS FOR DIFFUSER BALANCING. DAMPERS AT THE DIFFUSERS SHOULD BE FULLY OPEN AND USED FOR REDUCING AIR FLOW AFTER BALANCING IS COMPLETED.

33. PROVIDE VOLUME DAMPERS ON ALL BRANCH TAKE-OFFS.

34. THE MAXIMUM NOISE LEVEL OF H.V.A.C. EQUIPMENT AT LOT LINE SHALL NOT EXCEED 55 DB(A) BORDERING RESIDENTIAL AREAS.

35. INSTALL & CONNECT GAS SERVICE W/SHUTOFF VALVES TO ALL GAS FIRED EQUIPMENT. ALL GAS PIPING IS BLACK STEEL SCHEDULE 40 W/MALEABLE CONNECTIONS.

36. 3/8" DIAMETER SAFETY VALVE TO BE INSTALLED AT THE HIGH SIDE OF SYSTEM.

37. THERE SHALL BE NO REFRIGERATION VALVES, FITTINGS OR DEVICES IN THE AIR SYSTEM.

38. REMOVE EXPANSION VALVE, DEVICES AND CONNECTIONS FROM THE AIR STREAM.

39. INSIDE TEMPERATURE TO BE 70° F. WHEN OUTSIDE TEMPERATURE IS - 10° F.

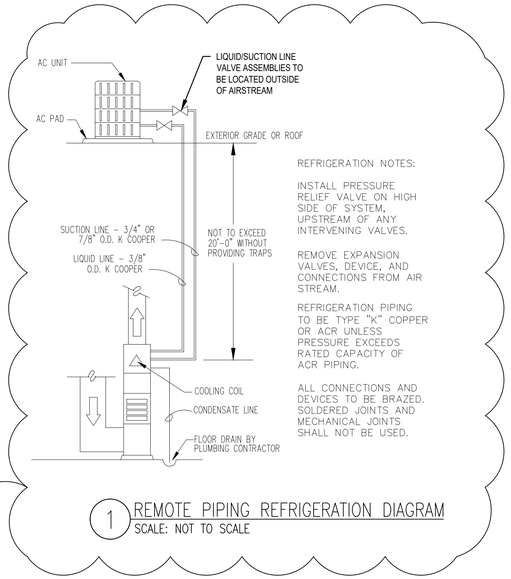
40. ALL GAS FLUES FOR HIGH EFFICIENCY FURNACES SHALL BE PVC AND EXTEND NOT LESS THAN 3'-0" ABOVE ROOF AND SHALL NOT HAVE A CROSS SECTIONAL AREA OF LESS THAN 4".

MECHANICAL EQUIPMENT SCHEDULE

No.	DESCRIPTION
F-1	GOODMAN HIGH EFFICIENCY UPFLOW/ UPFLOW/ HORIZONTAL GAS FURNACE MODEL GM9C960403AN (OR EQUAL) +96 AFUE 32,000 BTUH OUTPUT 40,000 INPUT 115 V, 60 HZ.
F-2	TAPPAN HIGH EFFICIENCY UPFLOW/ HORIZONTAL GAS FURNACE MODEL G6RA-80()12A, (OR EQUAL) +90 AFUE 72,000 BTUH OUTPUT 80,000 INPUT 115 V, 60 HZ.
KF-1	BROAN TWO SPEED DUCTED (OR EQUAL) UNDER CABINET RANGE HOOD MODEL QS330, 300 CFM 120 VOLTS
EF-1	BROAN CEILING MOUNT/ (OR EQUAL) LIGHT COMBINATION MODEL NUTONE 791LEDNT 100 CFM 120 VOLTS

REFRIGERATION SCHEDULE

EQUIPMENT	QTY.	COMPRESSORS QTY.	REFRIGERANT			COMPRESSORS			CAPACITY TONS	CAPACITY HP	COOLED (AIR/WATER)	LOCATION
			TYPE	WEIGHT		MFG	TYPE	MODEL				
CU-1	1	1	R410A	3 LBS	REMOTE	RHEEM	HERMITIC		1.5	1/4	AIR	GRADE/ YARD
CU-2	1	1	R410A	4 LBS	REMOTE	RHEEM	HERMITIC		3.5	1/4	AIR	GRADE/ YARD



1 REMOTE PIPING REFRIGERATION DIAGRAM
SCALE: NOT TO SCALE

HWR INC.
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(312) 927-0735

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH LOCAL CODES.

LICENSED STRUCTURAL ENGINEER
LUIS M. ARENZANA
081-005169
EVANSTON, IL
STATE OF ILLINOIS

SIGNED

12.15.2022
DATE

SE IL LIC#: 081-005169
EXP. DATE: 11-30-24

8501-05 N. FERNALD AVE./ 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

No.	ISSUANCE	Date
1	PERMIT REV.	12.15.22
–	PERMIT APP	09.21.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

DATE
12/15/2022

SHEET NUMBER
M1.0

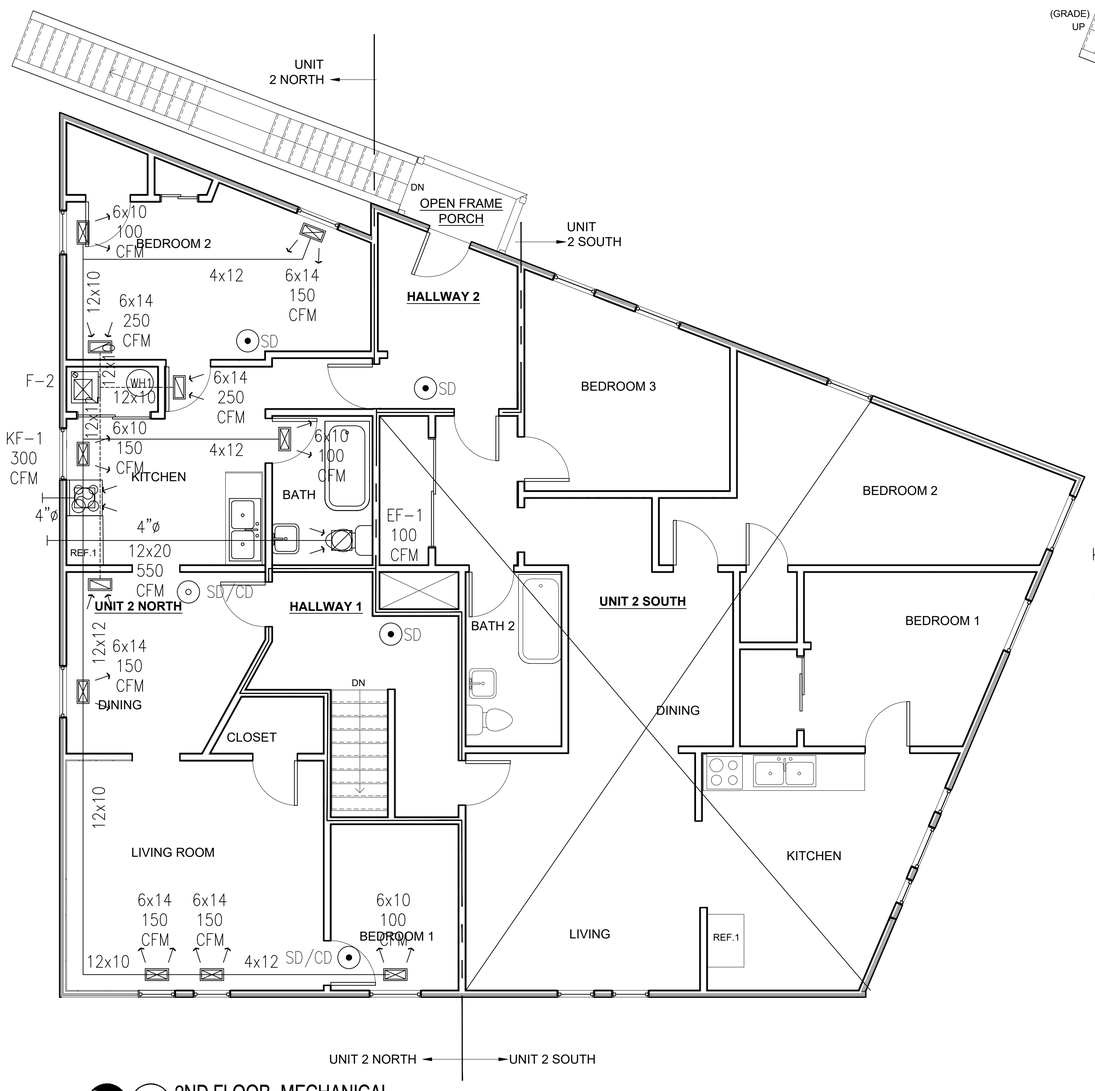
SHEET TITLE
MECHANICAL SCHEDULE/ NOTES/ DIAGRAMS

REGISTERS/DUCTS

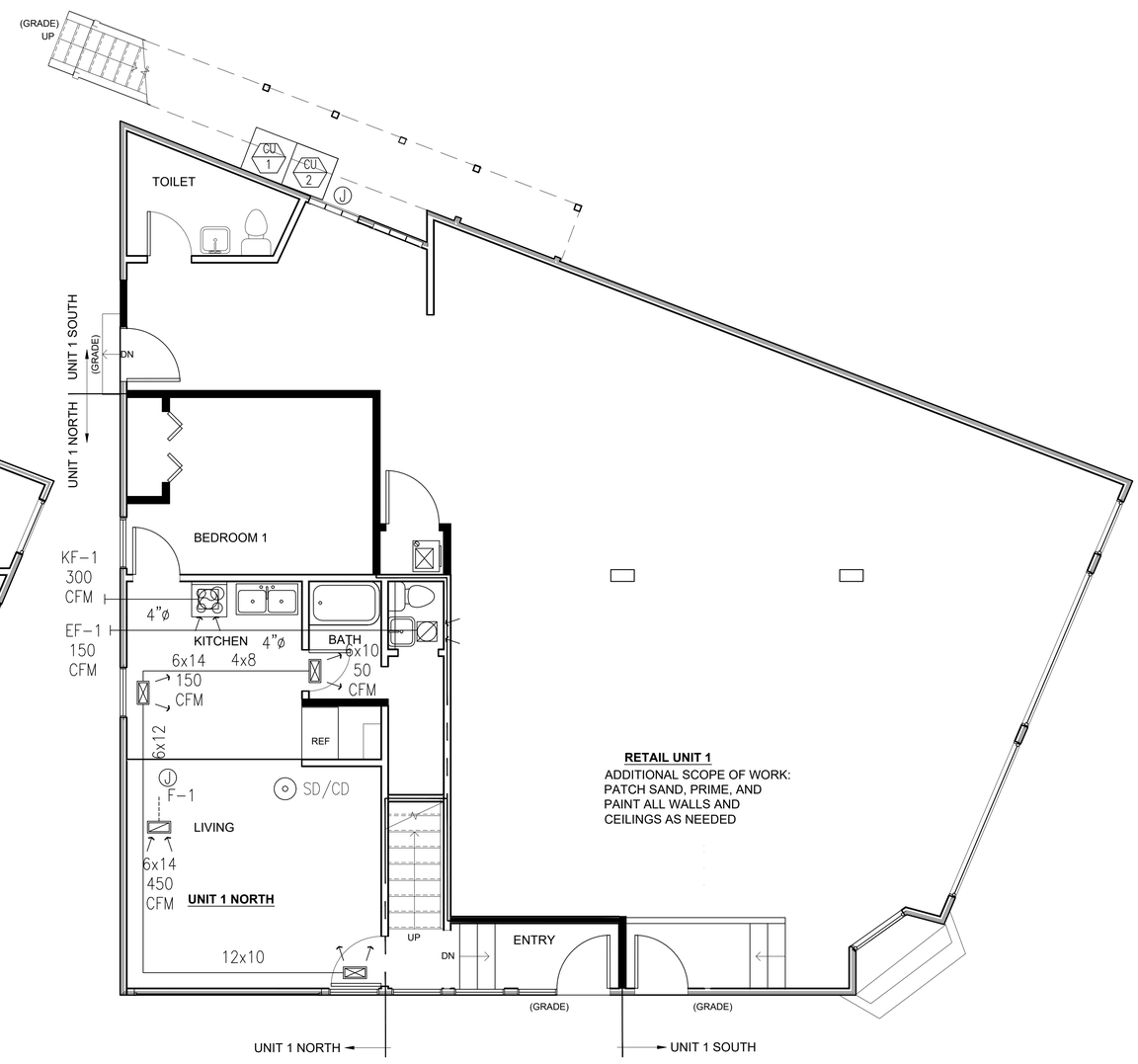
REGISTER SIZES:	DUCT SIZES:
50 CFM; 6"x10"	50 CFM; 4"X8"
75 CFM; 6"x10"	100 CFM; 4"X8"
100 CFM; 6"x10"	150 CFM; 4"X12"
125 CFM; 6"x10"	200 CFM; 6"X12"
150 CFM; 6"X14"	400 CFM; 12"x10"
200 CFM; 8"x14"	900 CFM; 12"x12"
250 CFM; 10'x14"	1300 CFM; 12"x14"
	1500 CFM; 12"x16"
	2000 CFM; 14"x16"

MECHANICAL

- SUPPLY DUCT
- RETURN DUCT
- SUPPLY
- RETURN
- SD — SMOKE DETECTOR ON CEILING
- CD — CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST
- KITCHEN EXHAUST
- FD FLOOR DRAIN



N 02 2ND FLOOR- MECHANICAL
SCALE: 1/4" = 1'-0"



N 1 1ST FLOOR- MECHANICAL
SCALE: 1/4" = 1'-0"

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12/15/2022

SHEET NUMBER
M2.0

SHEET TITLE
MECHANICAL PLANS

PANELBOARD SCHEDULE — 2ND FLOOR 2N

PANEL	P2–N	CHARACTERISTICS	120/240V 1ø 3W
MAIN		BUS AMP	50A
LOCATION	2ND FLOOR– 2 N	MOUNTING	WALL
		FEEDER TAG	

CONND V.A.	LOAD SERVED	CCT. AMP	CCT. No.	PHASE	PHASE	PHASE	CCT. No.	CCT. AMP	LOAD SERVED	CONND V.A.
600	GEN. LIGHTING	15	1	1,000			2	15	GEN. LIGHTING	400
3000	RECEPT.	20	3		5,000		4	20	RECEPT.	2000
3000	RECEPT.	20	5			6,000	6	20	RECEPT.	3000
500	RECEPT.	20	7	1,500			8	20	EF–1	1000
1500	KF–1	20	9		1,500		10			
			11				12			
			13				14			
			15				16			
			17				18			
			19				20			
TOTAL V.A. BY PHASE				2,500	6,500	6,000	TOTAL LOAD	15.0 / 72	(KVA) (AMPS)	

REMARKS
- MINIMUM AIC RATING 22,000A
- ALL LIGHTING AND POWER IN BASEMENT ARE EXISTING– NO WORK

PROJ. NAME	MORTON GROVE
PROJ. NUM.	8505
DATE	12.15.2022

PANELBOARD SCHEDULE — 1ST FLOOR 1N

PANEL	P1–N	CHARACTERISTICS	120/240V 1ø 3W
MAIN		BUS AMP	100A
LOCATION	1ST FLOOR– 1 N	MOUNTING	WALL
		FEEDER TAG	

CONND V.A.	LOAD SERVED	CCT. AMP	CCT. No.	PHASE	PHASE	PHASE	CCT. No.	CCT. AMP	LOAD SERVED	CONND V.A.
600	GEN. LIGHTING	15	1	800			2	15	GEN. LIGHTING	200
3000	RECEPT.	20	3		6,500		4	20	RECEPT.	3500
1500	KF–1	20	5			2,500	6	20	EF–1	1000
			7				8			
			9				10			
			11				12			
			13				14			
			15				16			
			17				18			
			19				20			
TOTAL V.A. BY PHASE				800	6,500	2,500	TOTAL LOAD	9.8 / 47	(KVA) (AMPS)	

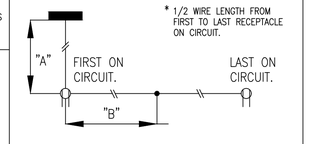
REMARKS
- MINIMUM AIC RATING 22,000A
- ALL LIGHTING AND POWER IN BASEMENT ARE EXISTING– NO WORK

PROJ. NAME	MORTON GROVE
PROJ. NUM.	8505
DATE	12.15.2022

WIRE SIZING TABLE

FOR 120V–20A BRANCH CIRCUITS ONLY (UNLESS OTHERWISE)

IF DISTANCE (A+B) IN FEET IS: (SEE DIAGRAM AT RIGHT)			USE COPPER WIRE IN METALLIC CONDUIT. AWG SIZE AS FOLLOWS ON ENTIRE CIRCUIT AND SIZE CONDUIT ACCORDINGLY.
0'	TO	100'	# 12 AWG (MIN.)
100'	TO	175'	# 10 AWG
175'	TO	300'	# 8 AWG
300'	TO	450'	# 6 AWG (MAX.)



* 1/2 WIRE LENGTH FROM FIRST TO LAST RECEPTACLE ON CIRCUIT.

TABLES ARE BASED ON EVENLY DISTRIBUTED LOAD ALLOWING A 3% VOLTAGE AT LAST OUTLET (APPLY ACCORDINGLY).

LOAD CALCULATION FOR ELECTRIC SERVICE

P1–N

LIGHTING 1,555 S.F. x 2 W/S.F.=	3,100	W
POWER 1,555 S.F. X 4 W/S.F.=	6,220	W
MOTOR LOAD @ 100% =	5,000	W
25 % X LARGEST MOTOR LOAD =	400	W
TOTAL LOAD =	30,000	W
9,625 W/208V (SQ. RT.3) =	46	AMPS
DERATED @ 80% =	42	AMPS

LOAD CALCULATION FOR ELECTRIC SERVICE

P2–N

LIGHTING 5,000 S.F. x 2 W/S.F.=	10,000	W
POWER 5,000 S.F. X 4 W/S.F.=	20,000	W
MOTOR LOAD @ 100% =	–	W
25 % X LARGEST MOTOR LOAD =	–	W
TOTAL LOAD =	30,000	W
30,000 W/208V (SQ. RT.3) =	85	AMPS
DERATED @ 80% =	79	AMPS

ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS & EQUIPMENT FOR INSTALLATION OF COMPLETE, OPERABLE ELECTRICAL SYSTEM.

2. ALL ELECTRIC PERMITS THAT ARE NOT TAKEN OUT WITH THE GENERAL BUILDING PERMIT SHALL BE TAKEN OUT AND PAID FOR BY THE ELECTRICAL CONTRACTOR.

3. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES AND ORDINANCES.

4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE COPPER WIRE THROUGHOUT. WIRING SHALL BE IN RIGID METAL CONDUIT OR EMT.

5. DISTRIBUTION PANELS TO BE WITH 20 POLES SPACES MINIMUM PROVIDE BREAKERS AS REQUIRED.

6. BRANCH CIRCUITS:
   A. FURNISH AND INSTALL BRANCH CIRCUITS FROM THE PANEL BOARD TO ALL THE CONVENIENCE OUTLETS AND LIGHTING FIXTURES AS SHOW, MINIMUM. WIRE SIZE: #14
   B. SERVE ALL APPLIANCES WITH INDIVIDUAL CIRCUITS #12 WIRE WERE REQUIRED.

7. WIRING DEVICES:
   A. PLANS INDICATE APPROXIMATE OUTLET LOCATIONS. ALL OUTLETS SHALL BE GROUNDED DUPLEX PLUGS.
   B. SWITCHES SHALL BE SINGLE POLE, 3 WAY, ETC, AS INDICATED.
   C. ALL PLUGS AND SWITCHES SHALL BE IVORY UNLESS SPECIFIED OTHERWISE ALL COVER PLATES SHALL BE AS SELECTED BY THE OWNER.

8. PROVIDE AND INSTALL GROUND FAULT PROTECTED OUTLETS AT ALL BATHROOMS, KITCHENS, SHOWERS AND EXTERIOR OUTLETS.

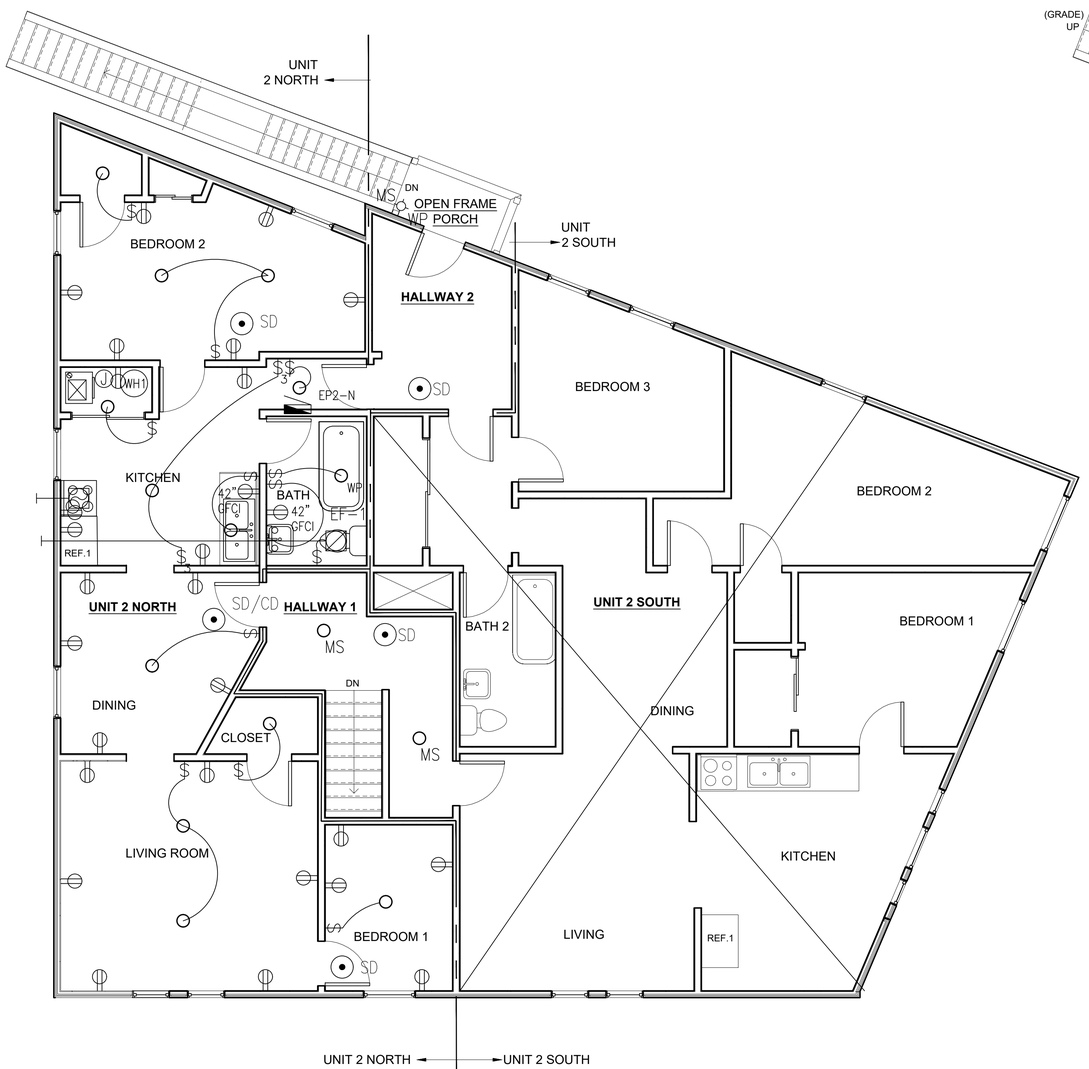
10. PROVIDE AND INSTALL ARC FAULT PROTECTED OUTLETS AT ALL BEDROOMS OUTLETS.

11. PROVIDE AND INSTALL DISCONNECTING MEANS AS REQUIRED BY CODE FOR FIXED APPLIANCES.

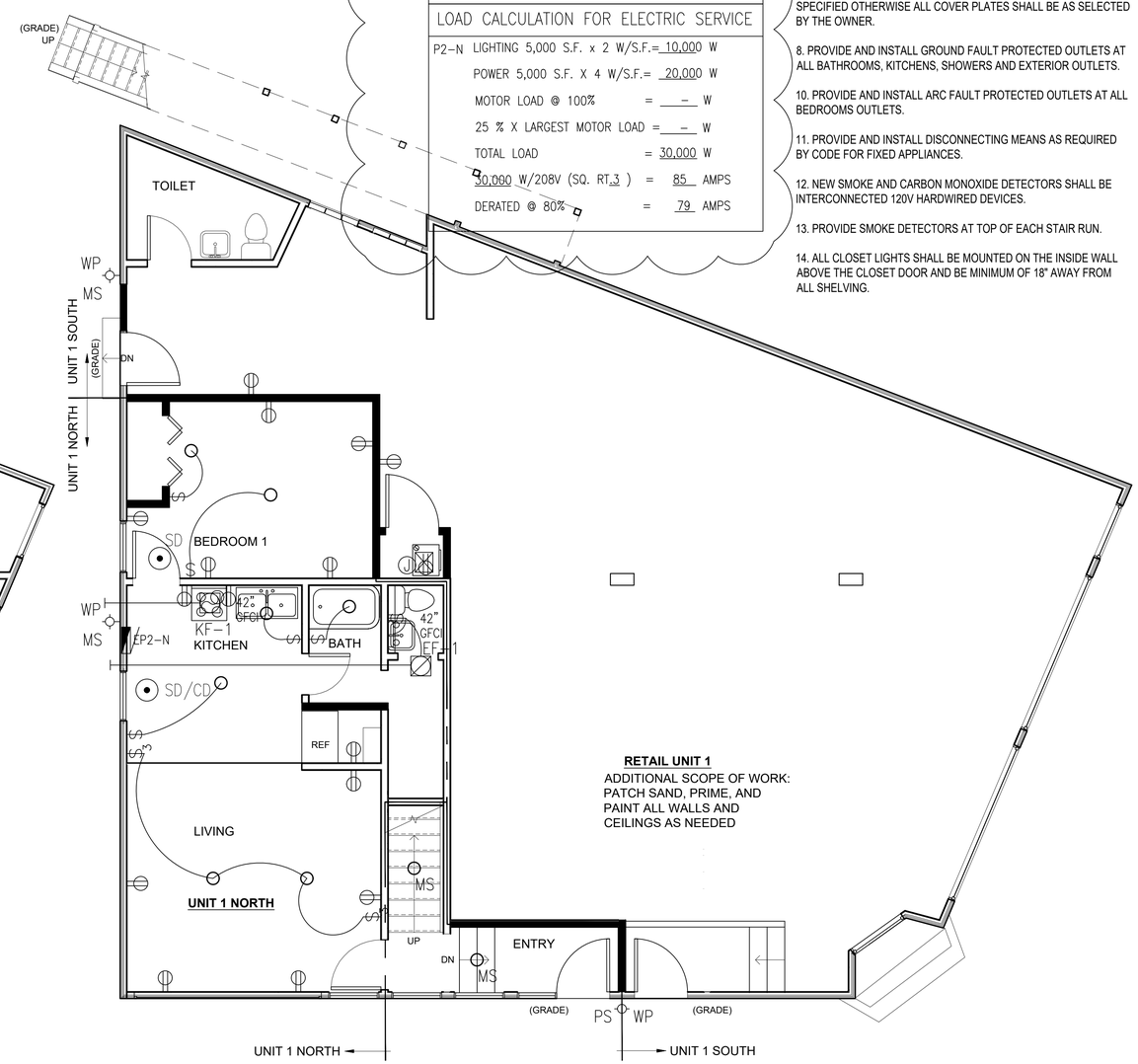
12. NEW SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 120V HARDWIRED DEVICES.

13. PROVIDE SMOKE DETECTORS AT TOP OF EACH STAIR RUN.

14. ALL CLOSET LIGHTS SHALL BE MOUNTED ON THE INSIDE WALL ABOVE THE CLOSET DOOR AND BE MINIMUM OF 18" AWAY FROM ALL SHELVING.



N 02 2ND FLOOR- ELECTRICAL
SCALE: 1/4 " = 1'-0"



N 01 1ST FLOOR- ELECTRICAL
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–	OWNER REV	12.13.22

DATE
12/15/2022

SHEET NUMBER
E1.0

SHEET TITLE
ELECTRICAL PLANS

Table 890.TABLE M
Water-Suplly Fixture-Unit Values for Various Plumbing Fixtures and Fixture Groups

Fixture Type	Water-Supply Fixture-Unit Value		
	HOT	COLD	COMBINED
Bathtub	1.5	1.5	2
Clothes Washer	1.5	1.5	2
dishwasher	1.4	-	1.4
Full-bath group with	1.5	2.7	3.6
Half-bath group (water	0.5	2.5	2.6
Hose Bibb (sillcock)	-	2.5	2.5
kitchen group (Dishwasher	1.9	1	2.5
kitchen sink	1.5	1.5	2
Laundry group (clothes	1.8	1.8	2.5
Laundry Tub	1	1	1.4
Lavatory	0.75	0.75	1
Shower Stall	1	1	2
Water Closet (tank type)	-	3	3

Building 1 # 8501-05 FERNALD
CURRENT PROJECT FIXTURE COUNT

	BSMT		1ST FLOOR		2ND FLOOR	
	Count	Units	Count	Units	Count	Units
		0		0		0
		0		0		0
		0		0		0
		0	1	3.6	2	7.2
		0	1	2.6		0
	1	2.5	1	2.5		0
		0		0		0
		0	2	4	2	4
		0		0		0
	1	1.4	1	1.4		0
		0		0		0
		0		0		0
		0		0		0
TOTAL FIXTURE UNITS	2	**3.9**	6	**14.1**	4	**11.2**
TOTAL WATER SUPPLY		**29.2**				

Building 2 # 8507-09 FERNALD
CURRENT PROJECT FIXTURE COUNT

	BSMT		1ST FLOOR		2ND FLOOR	
	Count	Units	Count	Units	Count	Units
		0		0		0
		0		0		0
		0		0	1	1.4
		0	1	3.6		0
		0	1	2.6	2	5.2
	1	2.5	1	2.5		0
		0		0		0
		0	2	4	2	4
	1	2.5		0		0
		0	1	1.4		0
		0		0		0
		0		0		0
		0		0		0
TOTAL FIXTURE UNITS	2	**5**	6	**14.1**	5	**10.6**
TOTAL WATER SUPPLY		**29.7**				

FIXTURE SCHEDULE (REMOVE AND REPLACE)

UNIT 1– NORTH
(4) FIXTURES– REMOVE AND REPLACE
- (1) WC– AMERICAN STANDARD
- (1) LAV– AMERICAN STANDARD
- (1) TUB/ SHOWER– AMERICAN STANDARD
- (1) KITCHEN SINK– KOHLER

UNIT 2– NORTH
(4) FIXTURES– REMOVE AND REPLACE
- (1) WC– AMERICAN STANDARD
- (1) LAV– AMERICAN STANDARD
- (1) TUB/ SHOWER– AMERICAN STANDARD
- (1) KITCHEN SINK– KOHLER

(2) WH– 40 GAL.– RHEEM

PLUMBING NOTES

1. THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEM.

2. ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE AND NATIONAL CODES.

3. ALL PLUMBING PERMITS AND BONDS THAT ARE NOT TAKEN OUT WITH THE GENERAL BUILDING PERMIT SHALL BE TAKEN OUT AND PAID FOR BY THE PLUMBING CONTRACTOR.

4. SUSPENDED WATER PIPING SHALL BE TYPE "M" COPPER WITH NO LEAD OR 95–5 RATIO. INSULATE WHERE PIPING IS SUBJET TO FREEZING.

5. PROVIDE 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

6. PROVIDE CHROME PLATED FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION.

7. PROVIDE CLEAN–OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES AND AT THE BOTTOM OF EACH STACK.

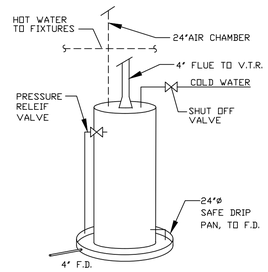
8. ALL WATER PIPES SHALL BE VALVED.

9. WATER CLOSETS: 3–$\frac{1}{2}$ GALLON PER FLUSH MAXIMUM; SHOWERS, LAVS AND SINKS; 3 GALLON PER MINUTE FLOW CONTROL.

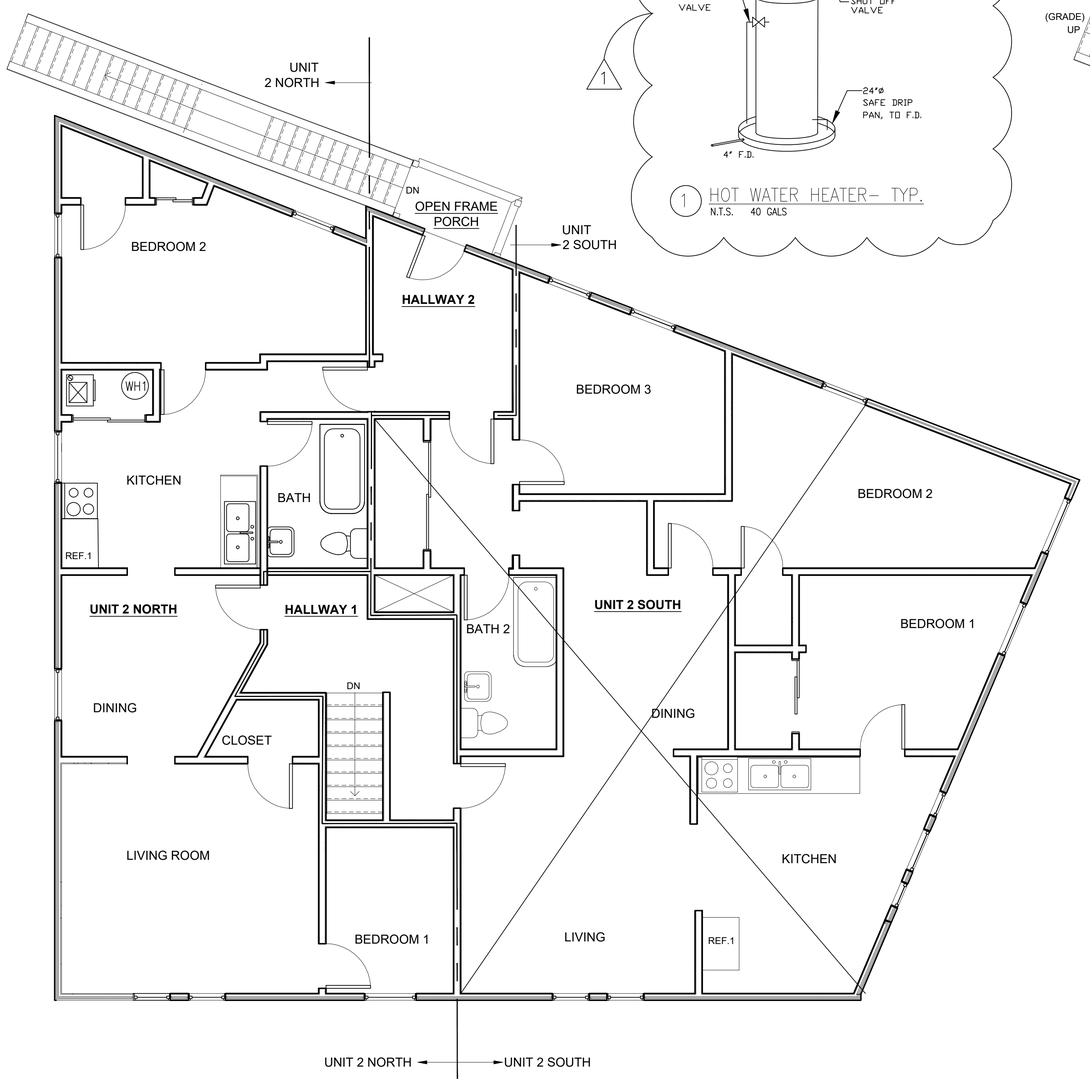
10. ALL FIXTURES TO HAVE VACUUM BREAKERS.

PLUMBING NOTES II

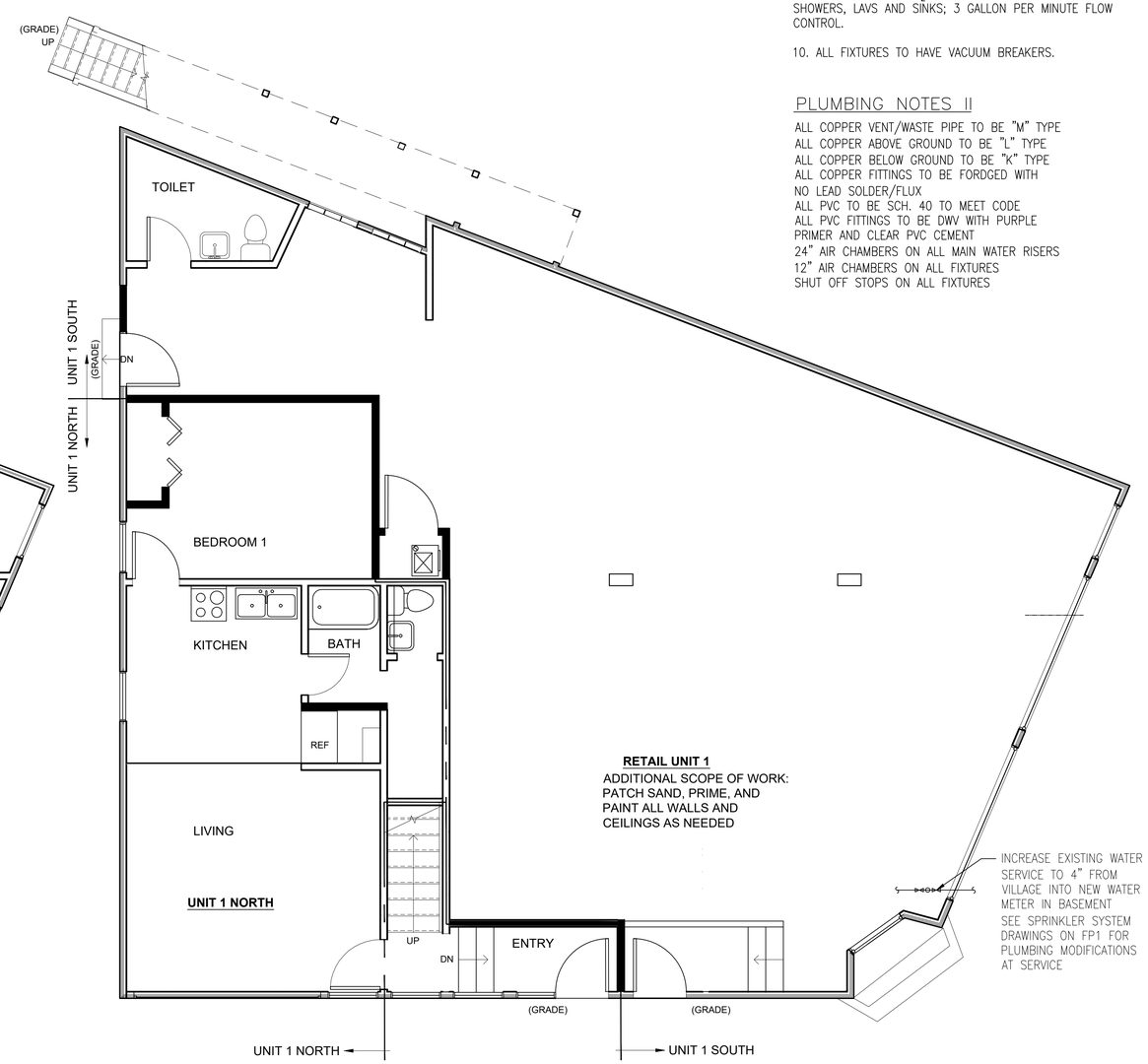
ALL COPPER VENT/WASTE PIPE TO BE "M" TYPE
ALL COPPER ABOVE GROUND TO BE "L" TYPE
ALL COPPER BELOW GROUND TO BE "K" TYPE
ALL COPPER FITTINGS TO BE FORDGED WITH NO LEAD SOLDER/FLUX
ALL PVC TO BE SCH. 40 TO MEET CODE
ALL PVC FITTINGS TO BE DWV WITH PURPLE PRIMER AND CLEAR PVC CEMENT
24" AIR CHAMBERS ON ALL MAIN WATER RISERS
12" AIR CHAMBERS ON ALL FIXTURES
SHUT OFF STOPS ON ALL FIXTURES



1 HOT WATER HEATER– TYP.
N.T.S. 40 GALS



N 02 2ND FLOOR- PLAN
SCALE: 1/4 " = 1'-0"



N 1 1ST FLOOR- PLAN
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DATE
12/15/2022

SHEET NUMBER
P1.0

SHEET TITLE
PLUMBING FIXTURES/ NOTES

PROPOSED WORK SCHEDULE (UNIT 1 NORTH AND UNIT 2 NORTH

1. REMOVE AND REPLACE INTERIOR NEW INTERIOR DOORS.
2. REMOVE AND REPLACE WINDOWS.
3. NEW FLOOR FINISH MATERIALS (ALL HD. WD; C.T IN BATHS).
4. NEW KITCHEN CABINETS WITH COUNTERTOPS.
5. NEW GYP. BOARD ON INTERIOR WALLS AND CEILINGS.
6. NEW PLUMBING FIXTURES.
7. NEW OUTLETS AND LIGHT FIXTURES.
8. NEW HVAC SYSTEM.
9. NEW HANDRAILS AT WEST ENTRY.

-PATCH AND PAINT.

DOOR SCHEDULE– TYP.

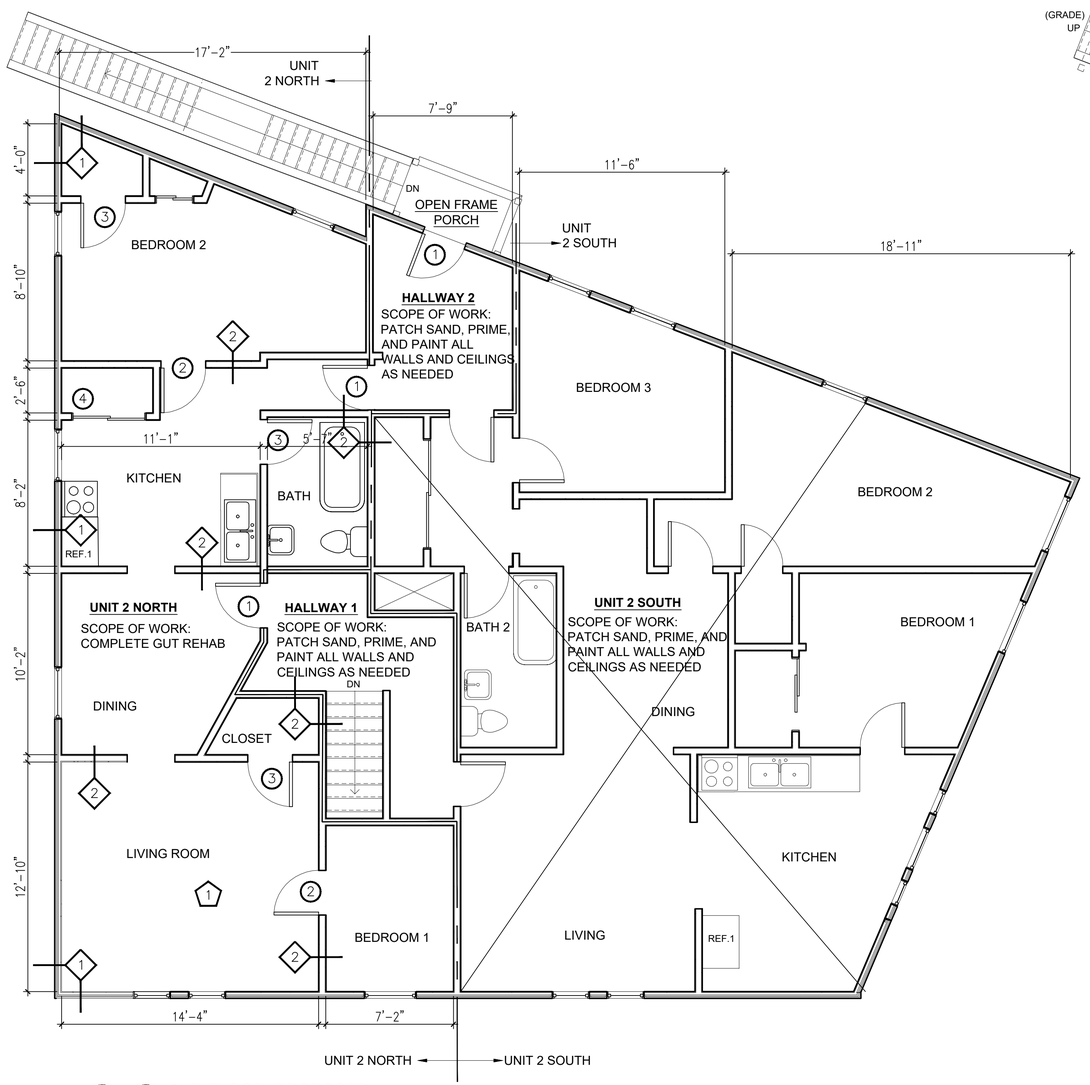
No.	QTY.		TYPE	SIZE W x H	LOCATION	REMARKS
1			HINGED	2'–10" X 6'–8"	ENTRY	V.I.F M.O.
2			HINGED	2'–8" X 6'–8"	BEDROOMS	V.I.F M.O.
3			HINGED	2'–6" X 6'–8"	BATHS/CL/LIN	V.I.F M.O.
4			HINGED	2'–0" X 6'–8"	CL	V.I.F M.O.
5			SLIDING	(2) 2'–6" X 6'–8"	CL	V.I.F M.O.
6			SLIDING	(2) 2'–0" X 6'–8"	CL	V.I.F M.O.

WALL SCHEDULE

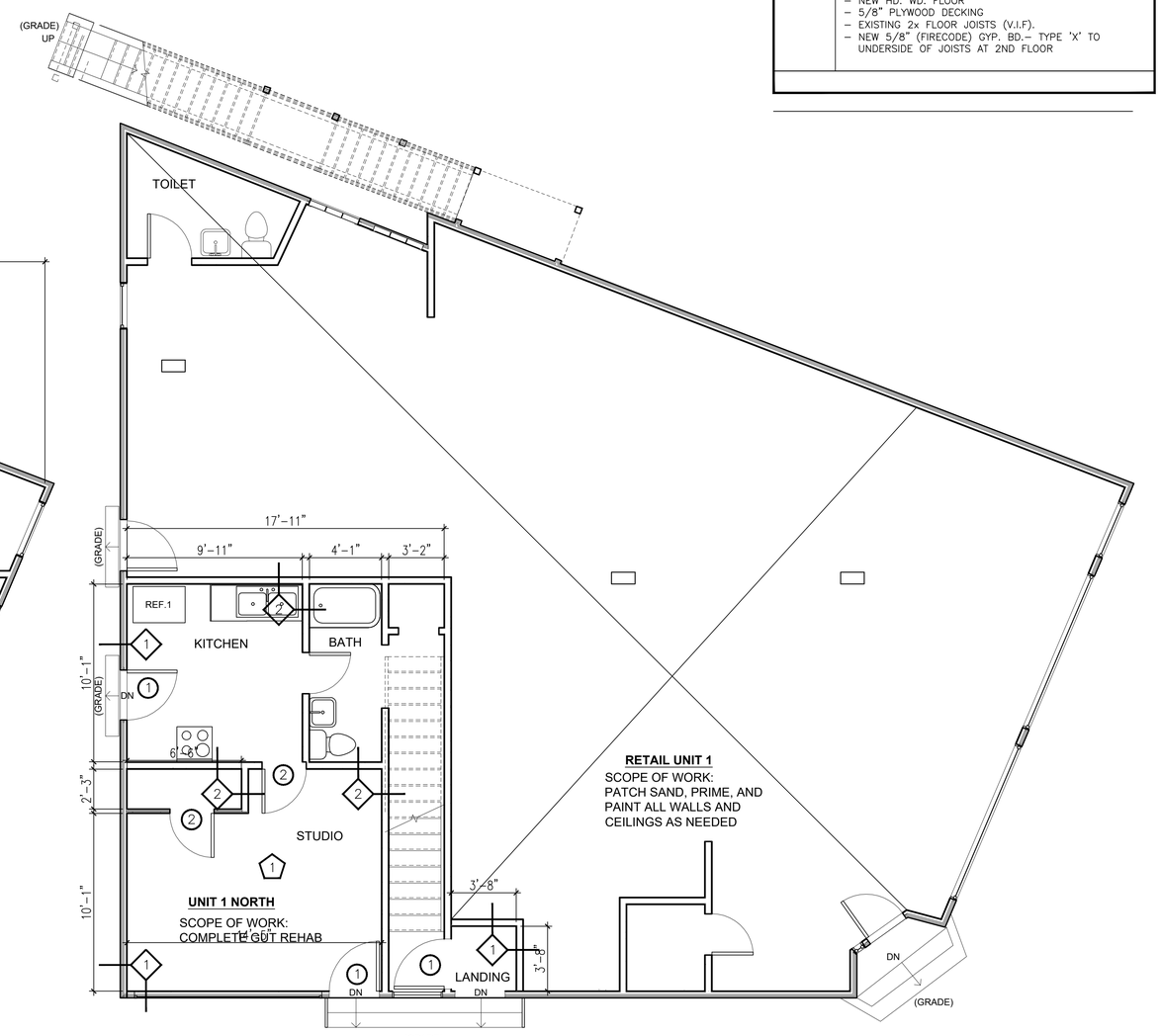
No.	DESCRIPTION
1	EXISTING EXTERIOR WALL CONST.– TYP. (1HR FIRE RATING) – NEW FIBER CEMENT SIDING – TYVEK VAPOR BARRIER – 5/8" EXTERIOR GYPSUM BOARD SHEATHING – EXISTING 2x4 WD STUDS @ 16" O.C. – R–15 BATT INSULATION, STAPLED TO STUDS – NEW 5/8" (FIRECODE) GYP. BD.– TYPE 'X' – PATCHED, SANDED, PRIMED, AND PAINTED
2	EXISTING INTERIOR WALL CONST.– TYP., NON–BEARING (1HR FIRE RATING) – 2x4 WD STUDS @ 16" O.C. – NEW 5/8" GYP. BD. – NEW 5/8" GYP. BD. (GREENBOARD) AT PLBG WALLS – PATCHED, SANDED, PRIMED, AND PAINTED
PATCH, SAND, PRIME AND PAINT ALL WALLS AND CEILINGS	

FLOOR SCHEDULE

No.	DESCRIPTION
1	EXISTING FLOOR CONST.– TYP. (1 HR. FIRE RATING) – NEW HD. WD. FLOOR – 5/8" PLYWOOD DECKING – EXISTING 2x FLOOR JOISTS (V.I.F). – NEW 5/8" (FIRECODE) GYP. BD.– TYPE 'X' TO UNDERSIDE OF JOISTS AT 2ND FLOOR



N 02 2ND FLOOR- PROPOSED
SCALE: 1/4 " = 1'-0"



N 1 1ST FLOOR- PROPOSED
SCALE: 1/4 " = 1'-0"

HWR INC.
P.O. BOX 5571
EVANSTON, IL 60204

(312) 927-0735

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH LOCAL CODES.

LICENSED STRUCTURAL ENGINEER
LUIS M. ARENZANA
081-005169
EVANSTON, IL
STATE OF ILLINOIS

SIGNED

09.20.2022
DATE
SE IL LIC#: 081-005169
EXP. DATE: 11–30–22

8501–05 N. FERNALD AVE./ 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

No.	ISSUANCE	Date
	PERMIT APP	09.20.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

DATE
09/20/2022

SHEET NUMBER
A1.0

SHEET TITLE
SITE IMPROVEMENTS

GENERAL NOTES

AIA A–201 2007 EDITION GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL BE A PART OF THESE CONSTRUCTION DOCUMENTS.

A. HOLD HARMLESS CLAUSE
THE OWNER AND CONTRACTOR SHALL PURCHASE FROM AND MAINTAIN IN A COMPANY OR COMPANIES LAWFULLY TO DO BUSINESS IN THE STATE OF ILLINOIS, AND WILL ADDITIONALLY INSURE AND HOLD HARMLESS THE ARCHITECT OF RECORD FROM ANY AND ALL CLAIMS WHICH MAY ARISE OUT OR THE RESULT FROM THE CONTRACTORS OPERATION UNDER THE CONTRACT AND FOR WHICH THE CONTRACTOR OR BY A SUB–CONTACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.

B. WAIVER
CONTRACTOR (AND ANY SUBCONTRACTOR INTO WHOSE SUBCONTRACT THIS CLAUSE IS INCORPORATED) AGREES TO ASSUME THE ENTIRE LIABILITY FOR ALL PERSONAL INJURY CLAIMS SUFFERED BY ITS OWN EMPLOYEES. INCLUDING WITHOUT LIMITATION CLAIMS UNDER THE ILLINOIS STRUCTURAL WORK ACT. ASSERTED BY PERSONS LEGALLY INJURED ON THE PROJECT, WAIVES ANY LIMITATION OF LIABILITY DEFENSE BASED UPON THE WORKER'S COMPENSATION ACT. COURT INTERPRETATIONS OF SAID ACT OR OTHERWISE, AND AGREES TO INDEMNIFY AND DEFEND OWNER AND DESIGN PROFESSIONAL AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL SUCH LOSS, EXPENSE, DAMAGE OR INJURY INCLUDING REASONABLE ATTORNEYS' FEE THAT MAY BE SUSTAINED AS A RESULT OF SUCH CLAIMS. EXCEPT TO THE EXTENT THAT THE ILLINOIS LAW PROHIBITS INDEMNITY FOR THE INDEMNITIES' OWN NEGLIGENCE.

C. PERMITS AND FEES
THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND FEES AND SHALL BE REIMBURSED BY THE OWNER.

D. CODE REQUIREMENTS
THE CONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, LAWS, RULES, AND REGULATIONS AND SHALL BEAR THE COSTS ARISING FROM VIOLATIONS THEREOF. IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE COST OF ANY NECESSARY CHANGES SHALL BE ARBITRATED.

E. TEMPORARY SUPPORTS AND SHORING
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS AND SHORING AND SHALL PROVIDE SAME BEFORE REMOVAL OF ANY EXISTING STRUCTURAL MEMBER.

F. CONNECTION AND ADJACENT WORK
THE CONTRACTOR SHALL REPAIR OR REPLACE TO MATCH AND TO MEMBER THE EXISTING ADJACENT SURFACES INSTALLED BY OTHERS WHICH BECOME DAMAGED BY THE INSTALLATION OF SAID CONTRACTOR'S OR SUBCONTRACTOR'S WORK.

G. GUARANTEE OF WORK
THE CONTRACTOR SHALL RE–EXECUTE ANY OF HIS WORK THAT FAILS TO CONFORM TO THE CONTRACT, AND SHALL REMEDY ANY DEFECT DUE TO FAULTY MATERIAL OR WORKMANSHIP WHICH APPEARS WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

H. INSURANCE
THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS OBTAINED ALL INSURANCE REQUIRED UNDER THIS PARAGRAPH AND UNTIL SUCH INSURANCE HAS BEEN APPROVED BY THE OWNER, NOR SHALL THE CONTRACTOR ALLOW ANY SUBCONTRACTOR TO COMMENCE WORK UNTIL SIMILAR INSURANCE HAS BEEN OBTAINED AND APPROVED. THE CONTRACTOR SHALL FURNISH THE OWNER WITH INSURANCE CERTIFICATES FROM A RELIABLE INSURANCE CARRIER. SAID POLICIES SHALL NOT BE CANCELED OR PERMITTED TO EXPIRE WITHOUT (10) DAYS ADVANCE NOTICE TO THE OWNER.

WORKMAN'S COMPENSATION AND EMPLOYER'S GENERAL LIABILITY: WORKMEN'S COMPENSATION AND OCCUPATIONAL DISEASE INSURANCE AT THE STATUTORY LIMITS AS PROVIDED BY THE STATE OF ILLINOIS NOT LESS THAN 1,000,000 FOR ALL DAMAGES, COMPREHENSIVE GENERAL LIABILITY INSURANCE:

BODILY INJURY LIABILITY:
$100,000.00 EACH PERSON
$300,000.00 EACH OCCURRENCE
$300,000.00 AGGREGATE PRODUCTS

PROPERTY DAMAGE LIABILITY:
$ 50,000.00 EACH OCCURRENCE
$100,000.00 EACH OPERATION
$100,000.00 AGGREGATE INDEPENDENT CONTRACTORS PROTECTIVE

SAID COVERAGE SHALL INCLUDE OPERATIONS. PROTECTIVE AND COMPLETED OPERATIONS LIABILITY COMPREHENSIVE MOTOR VEHICLE LIABILITY INSURANCE COVERING: ALL OWNED, HIRED, NON–OWNED VEHICLES INCLUDING LOADING AND UNLOADING THEREOF:

BODILY INJURY LIABILITY:
$150,000.00 EACH PERSON
$300,000.00 EACH OCCURRENCE

PROPERTY DAMAGE LIABILITY:
$ 50,000.00 EACH OCCURRENCE

J. EXTRA WORK, CHANGES, AND PAYMENTS
THE OWNER MAY ORDER CHANGES IN OR ADDITIONS TO THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. THE ADDITIONAL WORK SHALL BE PERFORMED BY THE CONTRACTOR AT A PRICE MUTUALLY AGREED UPON IN WRITING, BETWEEN THE PARTIES OF THE OWNER.

K. MEASUREMENTS AND EXAMINATION OF PREMISES
EACH CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE AWARE OF CONDITIONS INDETERMINABLE BEFORE COMMENCEMENT OF WORK. THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AND AS SITE CONDITION ALLOWED AT THE TIME TO THE ARCHITECT/ENGINEER. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITION. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK, ESPECIALLY ALL DIMENSIONS AND INFORMATION FOR AREAS AFFECTED BY THE SCOPE OF WORK. CONTRACTOR MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BID SUBMISSIONS. FAILURE TO DO SO SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE.

L. JOB CONDITIONS
ALL CONTRACTORS TO VISIT PREMISES AND BECOME FAMILIAR WITH ALL OF THE WORK TO BE PERFORMED. NO EXTRA WORK ORDERS WILL BE ALLOWED FOR FAILURE TO BE INFORMED. ARCHITECT SHALL BE CONTACTED IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.

M. THE INFORMATION SHOWN IN THESE DRAWINGS ARE FOR BIDDINGS PURPOSES ONLY. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DESIGN FOR REVIEW AND APPROVAL BY THE A/E OF RECORDS.

LIABILITY INSURANCE:

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT): THE CONTRACTOR SHALL MAINTAIN CONTRACTRAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT: THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, ENGINEER AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON A ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, ENGINEER, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOMSOEVER: AND THE CONTRACTOR SHALL. AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ENGINEER AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH.48 SEC. 60–69 ILLINOIS REVISED STATS.) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTURAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING.).

PLAN SYMBOLS

	NEW PARTITION
	EXISTING CONSTRUCTION
	DEMOLITION WALL
	EXIST DOOR
number	NEW DOOR
high	CEILING HIGH
reference	LEVEL
elevation no. / sheet no.	ELEVATION
section /dtl. no. / sheet no.	SECTION/ DETAIL
partition type	WALL OR PARTITION
floor/roof type	FLOOR / ROOF
door no.	DOOR
window no.	WINDOW
equipment no.	EQUIPMENT
number / sheet no.	ENLARGED PLAN OR DETAIL
revision no.	REVISION TARGET

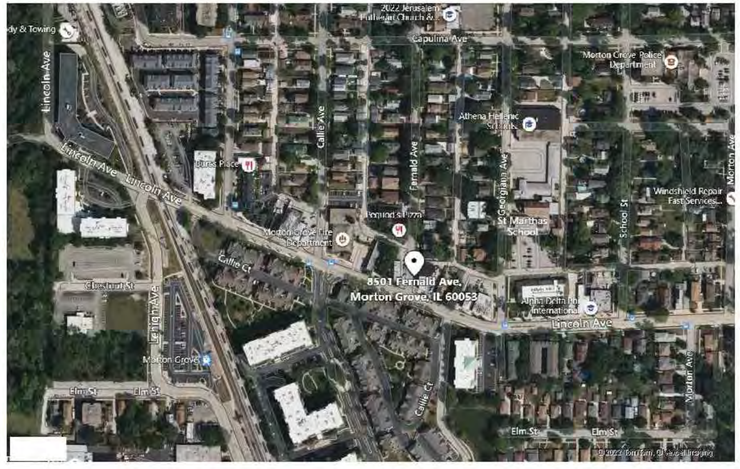
SCOPE OF WORK

1

GENERAL:
– ADDRESS OPEN BUILDING VIOLATIONS AT THE EXISTING 2–STORY MULTI–USE BUILDING (#1805–9) TO CONSIST OF, BUT NOT LIMITED TO, REPAIRS TO THE FLUE LINES OF THE EXISTING WATER HEATERS, ADA UPGRADES TO THE EXISTING RESTROOM IN THE SOUTH UNIT OF THE 1ST FLOOR, AND REMOVE EXISTING REAR PORCH AND REPLACE WITH AN OPEN FRAME DECK WITH STAIRS.

SHEET INDEX

LOCATION MAP



01 LOCATION MAP
SCALE: N.T.S.

LIMIT OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANTY OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OF THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE

2011 NATIONAL ELECTRIC CODE

2014 ILLINOIS PLUMBING THE LOCAL JURISDICTION WITH AMENDMENTS

ATL ANTIS ARCHITECTS
2541 W. DIVISION ST.
CHICAGO, IL 60622

773.780.5731
miguelcanon@me.com

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE LOCAL BUILDING CODES.

LICENSED ARCHITECT
MIGUEL CANON
001.026654
STATE OF ILLINOIS

SIGNED
6.16.2025
DATE
001 026654 / EXP.11.30 25

open building violations
8501-05 fernald ave./ 6222 lincoln ave. project
building #2- 8507-09 fernald ave.
morton grove, IL 60053

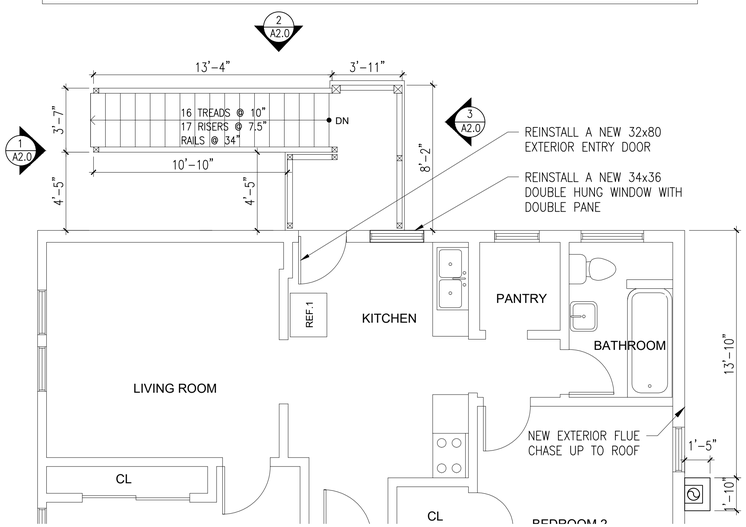
No.	ISSUANCE	Date
1	permit revisions	6.16.25
–	permit review	4.14.25

date: 6/23/2025

INDEX/ NOTES/ LOCATION MAP APPLICABLE CODES
sheet title

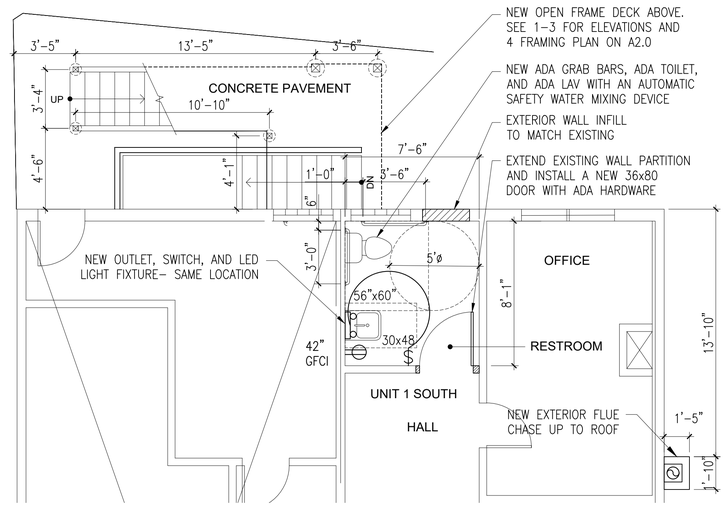
G1.0
sheet number

PROPOSED 2ND FLOOR SCOPE:
OWNER PROPOSES TO REMOVE THE EXISTING 2ND FLOOR REAR ENCLOSED REAR PORCH AND REPLACE IT WITH AN OPEN DECK AND STAIR, AND REINSTALL A NEW EXTERIOR DOOR AND WINDOW IN THEIR EXISTING OPENINGS, TO RETURN THE AREA TO IT ORIGINAL USE.



6 2ND FLOOR- OPEN FRAME STAIRS
BUILDING 2
SCALE: 1/4"= 1'-0"

PROPOSED 1ST FLOOR SCOPE:
OWNER PROPOSES TO UPGRADE THE EXISTING RESTROOM IN THE SOUTH UNIT OF THE 1ST FLOOR TO COMPLY WITH ADA REQUIREMENTS BY REMOVING A PARTITION WITH DOOR, REMOVING AN EXTERIOR DOOR AND INFILLING THE OPENING, INSTALLING A NEW INTERIOR DOOR, INSTALLING NEW ADA PLUMBING FIXTURES, AND INSTALL ADA GRAB BARS.

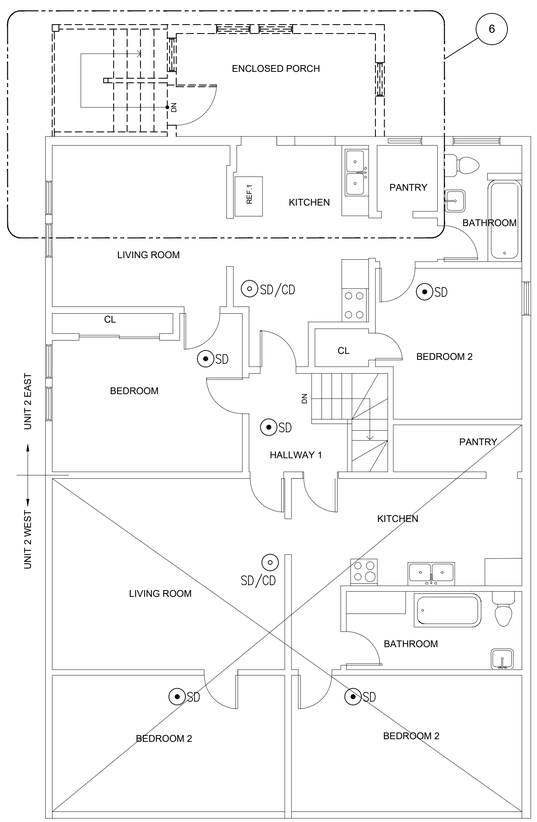


5 1ST FL- ADA RESTROOM UPGRADE/ STAIRS
BUILDING 2- RETAIL UNIT 1S
SCALE: 1/4"= 1'-0"

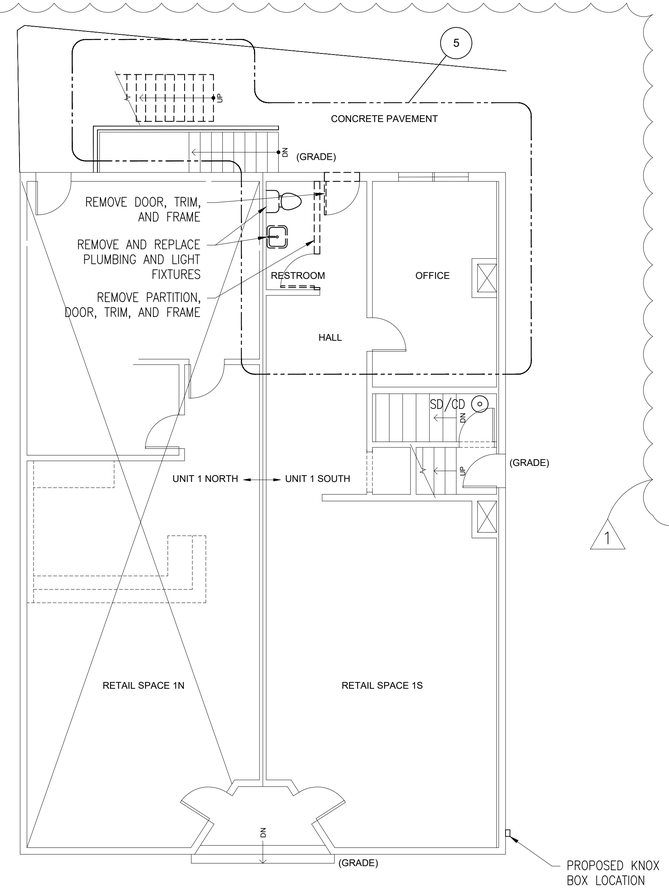
PROPOSED BASEMENT SCOPE:
OWNER PROPOSES TO RECONNECT AND SECURE FLUES OF EACH EXISTING WATER HEATER IN BASEMENT MAINTAINING A 1/4" UPWARD SLOPE TO NEW EXTERIOR TERMINATION ABOVE ROOF.

THE EXISTING ELECTRICAL SERVICE PANELS IN THE BASEMENT WILL BE TESTED, INSPECTED AND CERTIFIED BY A LICENSED/ REGISTERED ELECTRICIAN DUE TO THE DETERIORATED AND ANTIQUATED CONDITION OF THE EQUIPMENT. AN ADDITIONAL PERMIT APPLICATION WITH A ONE-LINE RISER DIAGRAM WILL BE PROVIDED FOR ANY ALTERATIONS OR NEW EQUIPMENT TO BE INSTALLED.

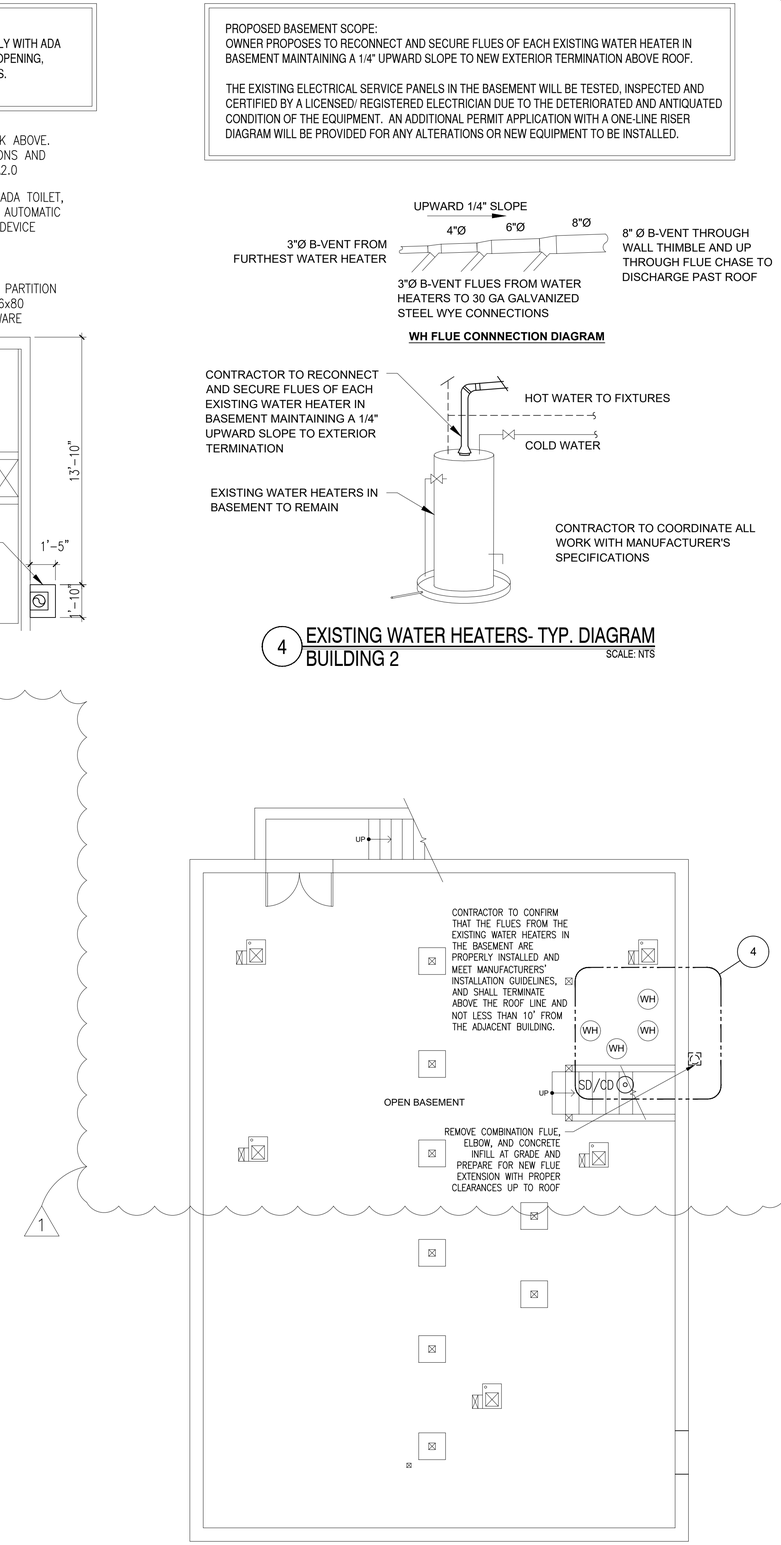
4 EXISTING WATER HEATERS- TYP. DIAGRAM
BUILDING 2
SCALE: NTS



3 2ND FLOOR- EXISTING PLAN
BUILDING 2
SCALE: 3/16"= 1'-0"



2 1ST FLOOR- EXISTING PLAN
BUILDING 2
SCALE: 3/16"= 1'-0"



1 BASEMENT- EXISTING PLAN
BUILDING 2
SCALE: 3/16"= 1'-0"

ATL ANTIS ARCHITECTS
2541 W. DIVISION ST.
CHICAGO, IL 60622

773.780.5731
miguelcanon@me.com

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE LOCAL BUILDING CODES.

LICENSED ARCHITECT
MIGUEL CANON
001.026654
STATE OF ILLINOIS

SIGNED
6.16.2025
DATE
001 026654 / EXP.11.30 25

open building violations
8501-05 fernald ave./ 6222 lincoln ave. project
building #2- 8507-09 fernald ave.
morton grove, IL 60053

No.	ISSUANCE	Date
1	permit revisions	6.16.25
–	permit review	4.14.25

date: 6/23/2025

SCOPE/ EXISTING PLANS/ DECK PLANS/ ADA RESTROOM/ WATER HEATER DETAILS
sheet title

A1.0
sheet number

ATLANTIS ARCHITECTS
2541 W. DIVISION ST.
CHICAGO, IL 60622

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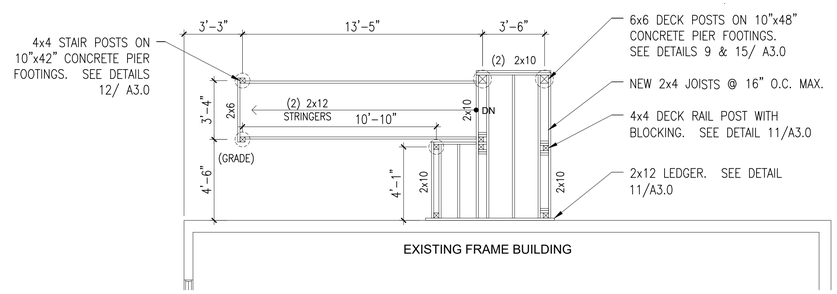
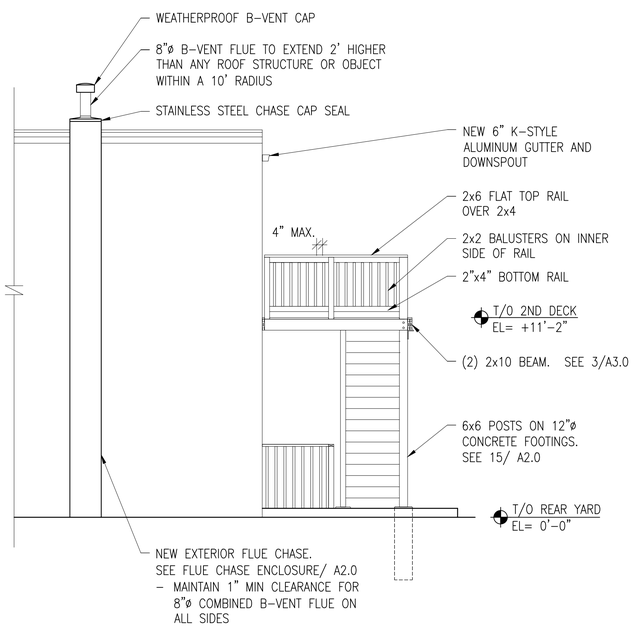
DATE
001 026654 / EXP.11.30 25

1

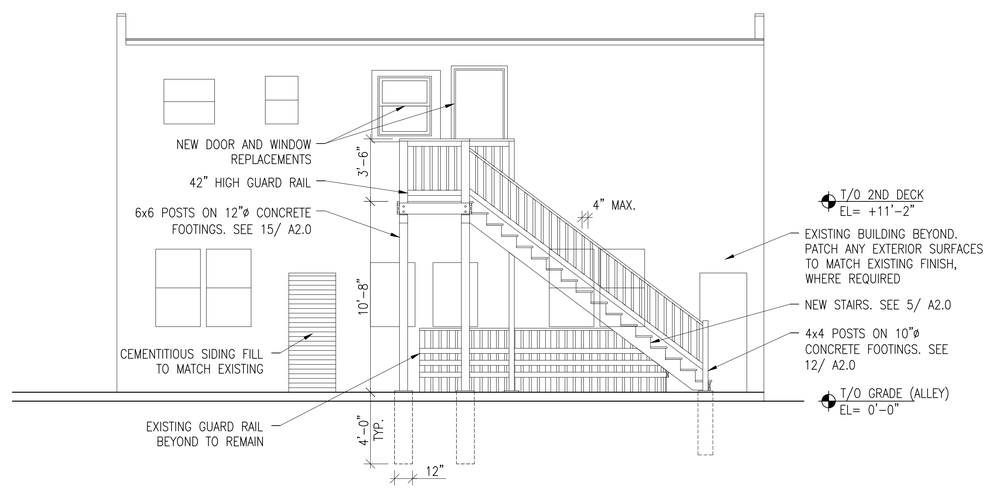
FLUE CHASE ENCLOSURE
DESCRIPTION
EXTERIOR WALL CONSTRUCTION – 2x4 FRAMED CHASE UP SIDE WALL (MIN. 3' ABOVE ROOF LINE) – R–8 INSULATION (1") – 1/2" CDX PLYWOOD (BOTH SIDES) – NEW FIBER CEMENT SIDING OVER TYVEC BUILDING WRAP, TO MATCH EXISTING FINISH (EXTERIOR SIDE) – 8"ø COMBINED B–VENT FLUE FROM WATER HEATERS IN BASEMENT WITH 1" MIN CLEARANCE ALL SIDES



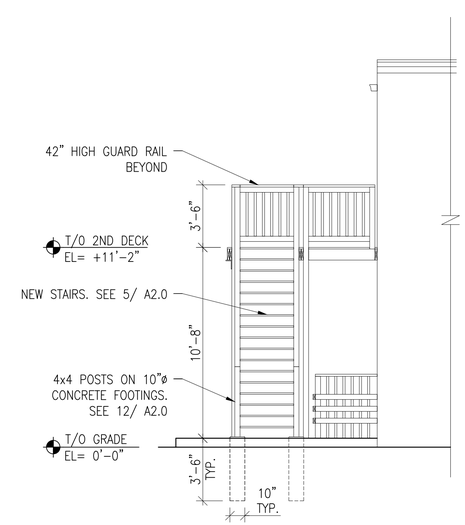
4 REAR OPEN FRAME DECK AND STAIRS PLAN
BUILDING 2
SCALE: 1/4"= 1'-0"



3 PARTIAL ELEVATION- SOUTH
BUILDING 2
SCALE: 1/4" = 1'-0"



2 REAR PORCH ELEVATION- EAST
BUILDING 2
SCALE: 1/4" = 1'-0"



1 REAR PORCH ELEVATION- NORTH
BUILDING 2
SCALE: 1/4" = 1'-0"

open building violations
8501-05 fernald ave./ 6222 lincoln ave. project
building #2- 8507-09 fernald ave.
morton grove, IL 60053

No.	ISSUANCE	Date
1	permit revisions	6.16.25
–	permit review	4.14.25

date: 6/23/2025

PORCH ELEVATIONS
sheet title

A2.0
sheet number

GENERAL PORCH NOTES

1. FLEXURAL FRAMING MEMBERS SHALL BE AS FOLLOWS: WOOD: SOUTHERN YELLOW PINE, PRESSURE TREATED USING ACQ-C, ACQ-D, CBA-A, OR CA-B PRESERVATIVE. GRADE NO.1 OR BETTER SHALL BE USED FOR COLUMNS, AND GRADE NO. 2 OR BETTER SHALL BE USED FOR ALL OTHER MEMBERS.

2. PROVIDE 1"X4" OR METAL CROSS BRIDGING NOT OVER 6' ON CENTER FOR ALL WOOD JOISTS.

3. PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS JOIST BETWEEN THE JOISTS AT ALL SUPPORTS.

4. ALL EXTERIOR DECK FRAMING SHALL BE PRESSURE TREATED.

5. NAILING 8D @ 6" ON PANEL EDGES, 12" @ INT SUPPORTS.

6. CONNECTIONS: SIMPSON STRONG TIE OR EQUAL.

7. SLEEVE ANCHORS: 3/8" HILTI HLC-H 1 1/4" EMBED 3" LONG OR EQUAL.

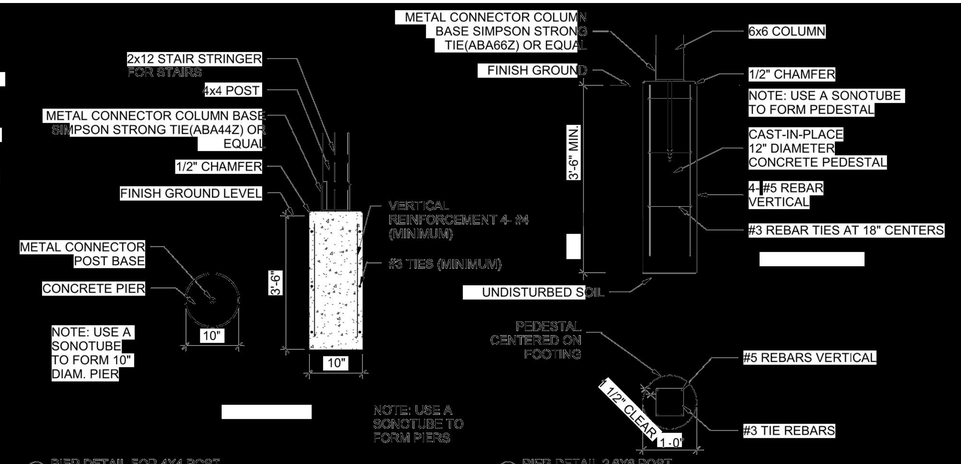
8. DESIGN LIVE LOADS:

PORCHES 100 LBS. PER SQ FT
DECKS 100 LBS. PER SQ FT

MINIMUM DESIGN LOADS THRUST ON:
HANDRAIL 50 LBS. PER SQ FT
GUARDS 50 LBS. PER SQ FT
OR A CONCENTRATED LOAD OF 200 LBS./FT

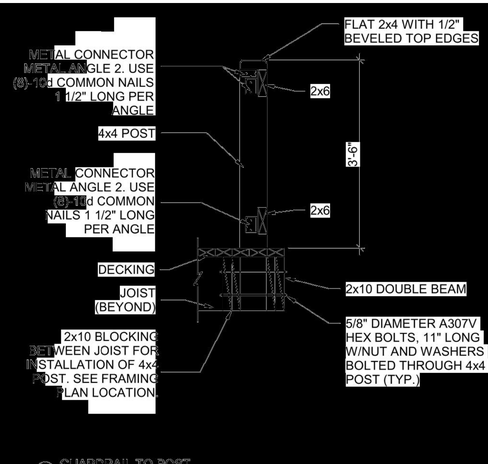
9. ALL PORCH/DECK WOOD SHALL BE "WOLMANIZED" OR PRESSURE TREATED WITH A MINIMUM PRESERVATIVE RETENTION OF .40 POUNDS OF PRESERVATIVE PER SQUARE FOOT OF TIMBER.

10. CONCRETE TO HAVE f'c=3,500 PSI W/5% TO 8% AIR ENTRAINMENT.

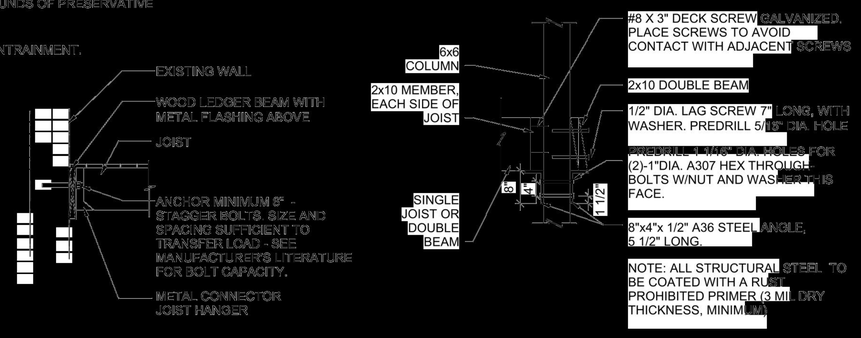


12 PIER DETAIL FOR 4X4 POST 3/4" = 1'-0"

16 PIER DETAIL 2 6X6 POST 3/4" = 1'-0"



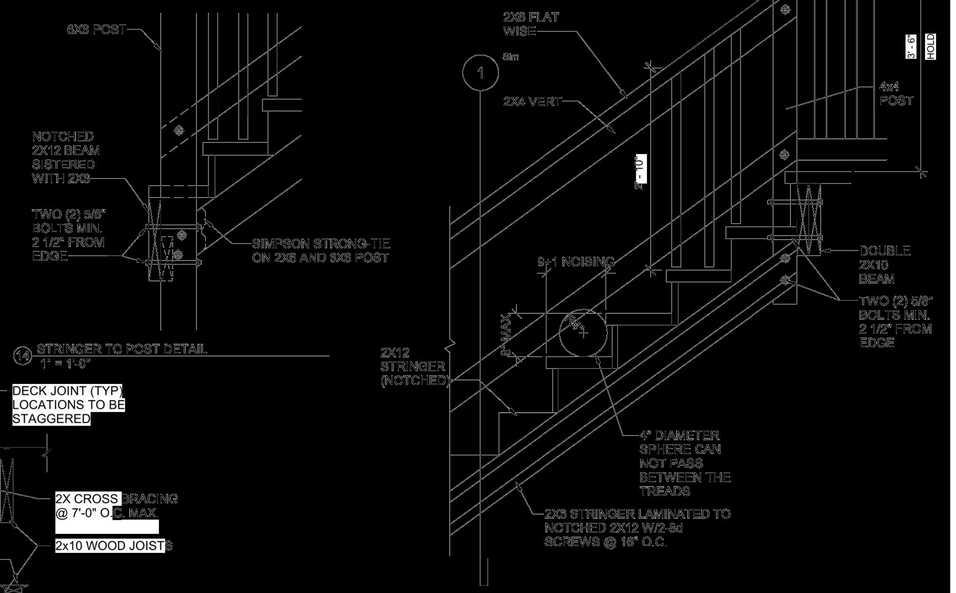
11 GUARDRAIL TO POST 3/4" = 1'-0"



13 NOT USED 3/4" = 1'-0"

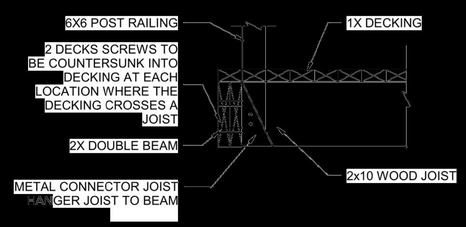
10 WALL TO LEDGER BEAM 3/4" = 1'-0"

9 DECK TO POST CONNECTION 3/4" = 1'-0"

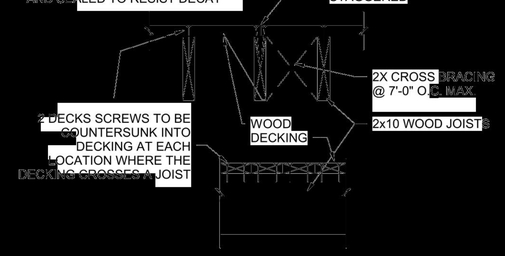


14 STRINGER TO POST DETAIL 1" = 1'-0"

5 SECTION STAIRS LONGITUDONAL 1" = 1'-0"

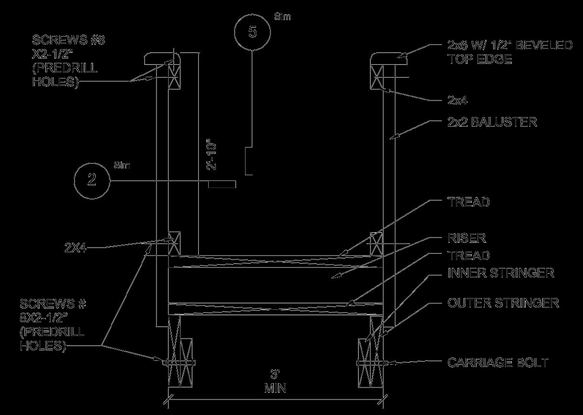


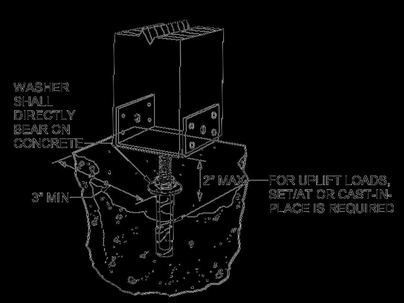
6 3/4" = 1'-0"



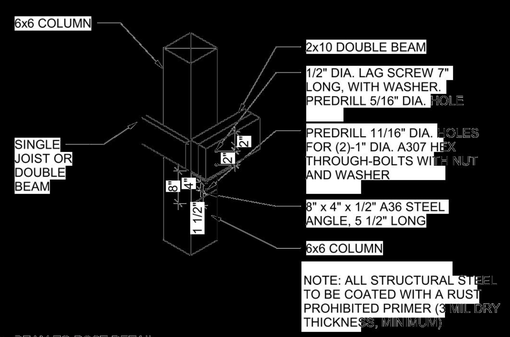
7 NOT USED 3/4" = 1'-0"

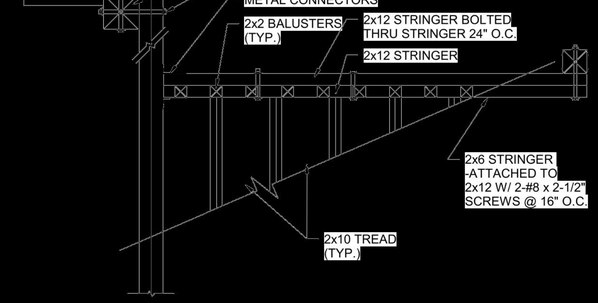
8 DECK TO JOIST CONNECTION 3/4" = 1'-0"





4 POST BASE DETAIL 1" = 1'-0"





3 BEAM TO POST DETAIL 3/4" = 1'-0"

2 PARTIAL PLAN STAIR 1" = 1'-0"

1 SECTION STAIRS TRANSVERSE 1" = 1'-0"

ATL ANTIS ARCHITECTS
2541 W. DIVISION ST.
CHICAGO, IL 60622

773.780.5731
miguelcanon@me.com

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE LOCAL BUILDING CODES.

LICENSED ARCHITECT
MIGUEL CANON
001.026654
STATE OF ILLINOIS

SIGNED
6.16.2025
DATE
001 026654 / EXP.11.30 25

open building violations
8501-05 fernald ave./ 6222 lincoln ave. project
building #2- 8507-09 fernald ave.
morton grove, IL 60053

No.	ISSUANCE	Date
1	permit revisions	6.16.25
–	permit review	4.14.25

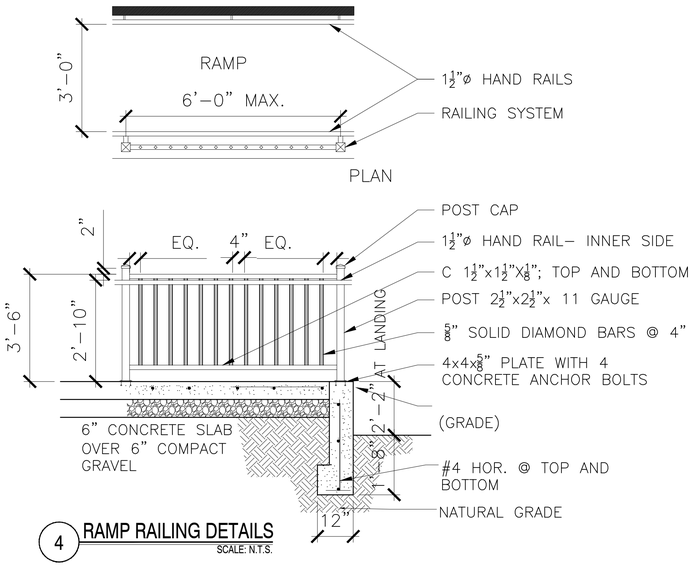
date: 6/23/2025

PORCH DETAILS

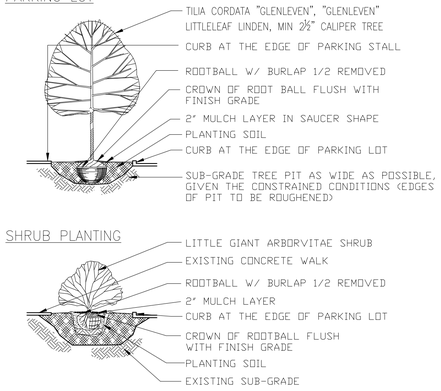
sheet title

A3.0

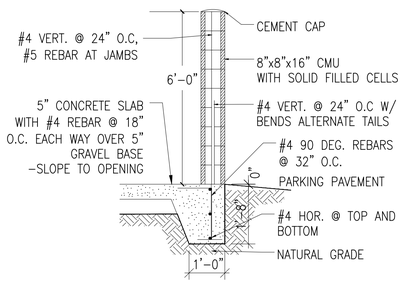
sheet number



4 RAMP RAILING DETAILS
SCALE: N.T.S.



2 PLANTING DETAILS
SCALE: N.T.S.



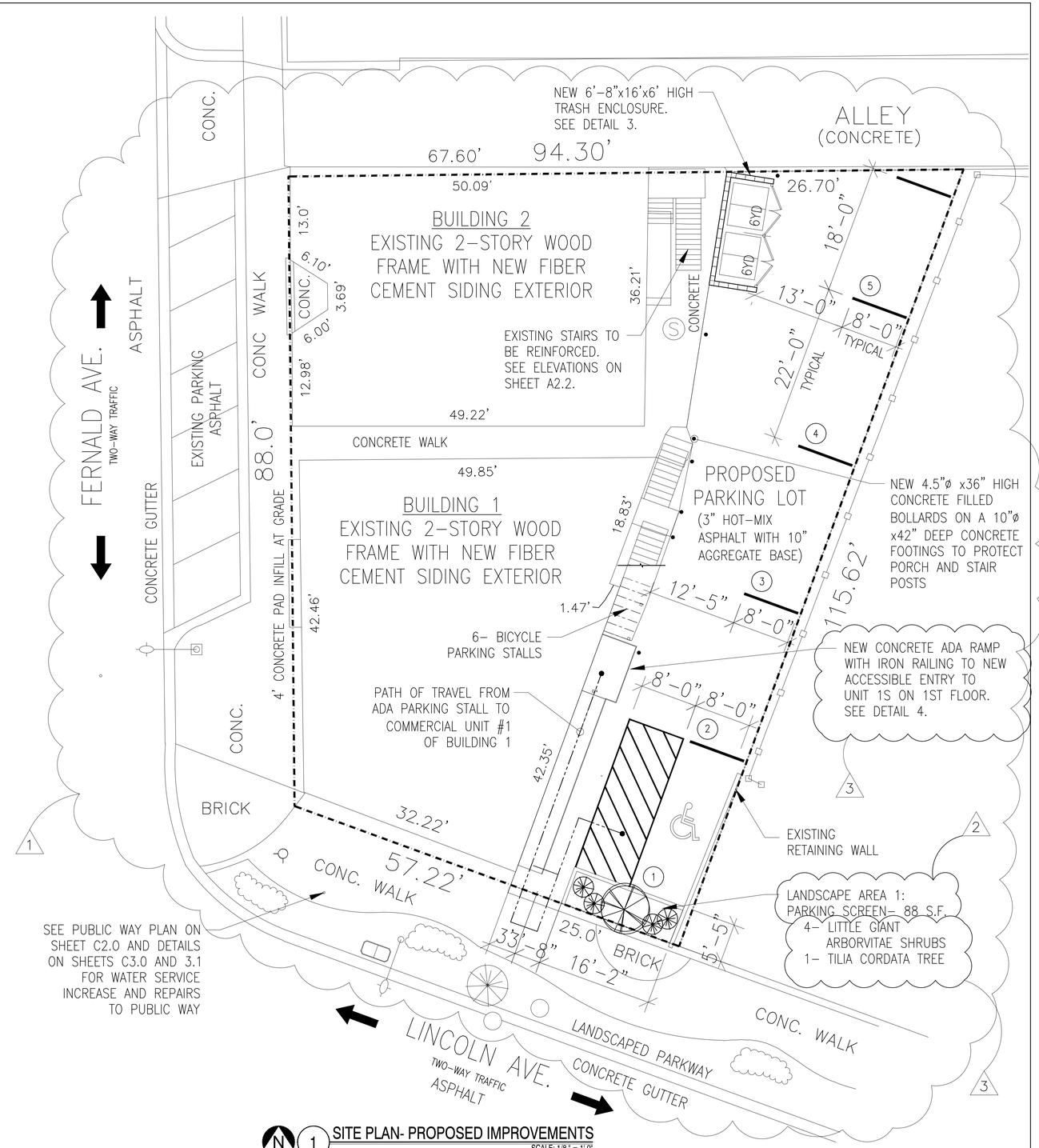
3 TRASH ENCLOSURE DETAIL
SCALE: N.T.S.

EXISTING SITE DATA	
ZONE:	C/R COMMERCIAL/ RESIDENTIAL DISTRICT
USE:	MIXED-USE (COMMERCIAL/ MULTI-DWELLING)
STORIES/ BUILDING HEIGHT:	2 BUILDINGS/ 2-STORIES/ 25' HIGH
LOT AREA:	7,460 S.F.
BUILDING 1 AREA:	1,764 S.F.
BUILDING 2 AREA:	2,124 S.F.

PARKING LOT	EXISTING	PROPOSED IMPROVEMENT
PARKING AREA (SF):	0	2,750
PARKING STALLS:	0 (0 ADA)	5 (1 ADA)
BICYCLE STALLS:	0	6
INTERIOR LANDSCAPE AREA:	0	88 (3% LOT)
INTERIOR TREES	0	1
SCREENING (TRASH ENCLOSURES)	0	1 (4'x10')

SYMBOLS LEGEND

- 0- HEMEROCALLIS
- 4- LITTLE GIANT ARBORVITAE SHRUBS PLANTED 36"O.C., 3'-0" HGT.
- 0- THORNLESS HONEYLOCUST "GLEDITSIA TRIACANTHOS INERMIS", MIN 2½" CALIPER TREE
- 1- TILIA CORDATA "GLENLEVEN", "GLENLEVEN" LITTLELEAF LINDEN, MIN 2½" CALIPER TREE
- UTILITY POLE
- TRAFFIC SIGNAL
- BOLLARD
- FIRE HYDRANT
- WOOD FENCE
- IRON FENCE
- PROPERTY LINE
- CUT LINE



N 1 SITE PLAN- PROPOSED IMPROVEMENTS
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING/ SITE WORK SCOPE

1. REMOVE EXISTING STUCCO AND VINYL SIDING ON BUILDING 1 AND 2 AND REPLACE WITH CEMENT SIDING
2. REMOVE AND REPLACE ALL DAMAGED WINDOWS
3. INSTALL ASPHALT PAVEMENT ON EXISTING VACANT LOT AND STRIPE PAVEMENT FOR NEW PARKING USE FOR 5 VEHICLES, INCLUDING 1 ADA STALL
4. CONSTRUCT NEW LANDSCAPED PARKING SCREENING
5. PROVIDE 6 NEW STALLS FOR BICYCLE PARKING
6. CONSTRUCT NEW TRASH ENCLOSURE

HWR INC.
P.O. BOX 5571
EVANSTON, IL 60204

(312) 927-0735
HWRINC@GMAIL.COM

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH LOCAL CODES.

LICENSED STRUCTURAL ENGINEER
LUIS M. ARENZANA
081-005169
EVANSTON, IL
STATE OF ILLINOIS

SIGNED
3.9.2023
DATE
SE IL LIC#: 081-005169
EXP. DATE: 11-30-24

8501-05 FERNALD AVE./ 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

No.	ISSUANCE	Date
3	PERMIT REV. 3	03.9.23
2	PERMIT REV. 2	01.20.23
1	PERMIT REV.	12.15.22
–	PERMIT APP	09.21.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

DATE
3/9/2023

SHEET NUMBER
C1.0

SHEET TITLE
SITE IMPROVEMENTS

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Jorge Rocha
R&R Insurance Adjusting and Loss Management

FROM: Javier Millan
Principal

Luay R. Aboona, PE, PTOE
Principal

DATE: May 16, 2022

SUBJECT: Summary Traffic and Parking Evaluation
Proposed Parking Lot
Morton Grove, Illinois

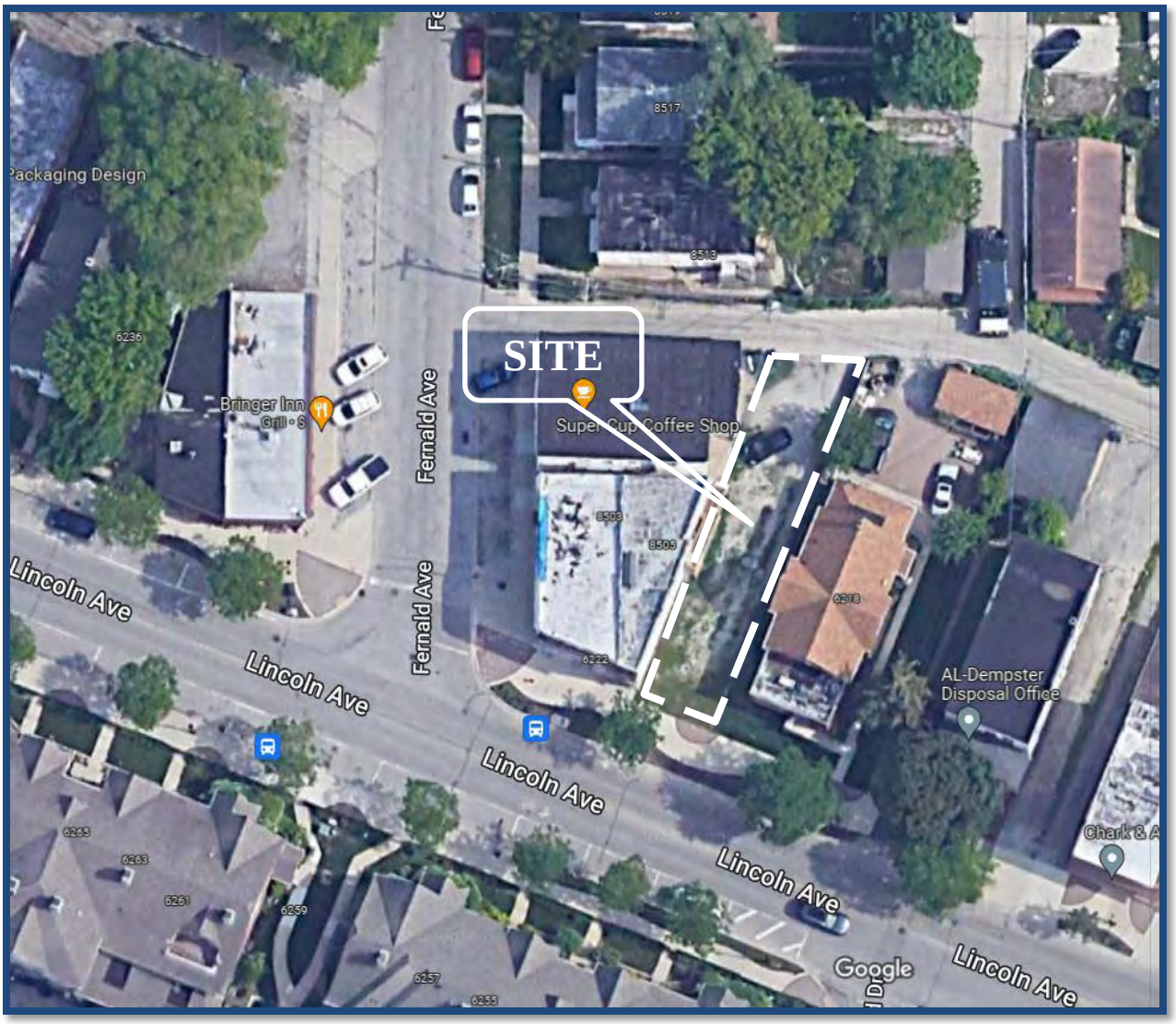
This memorandum summarizes the results of a traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona (KLOA, Inc.) for a proposed parking lot in Morton Grove, Illinois. The site is located at 8501-5 N. Fernald Avenue and is proposed to contain a five-space parking lot with access off the alley. The parking lot will serve the existing five apartment units in the two buildings west of the site. **Figure 1** shows an aerial view of the site.

Existing Conditions

Fernald Avenue is a north-south, two-lane local road in the vicinity of the site that extends from Lincoln Avenue north to Dempster Street. At its unsignalized intersection with Lincoln Avenue, Fernald Avenue is under stop sign control. On-Street 4-hour angle parking is provided on both sides of the road between Lincoln Avenue and the east-west alley north of the site. Fernald Avenue has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Morton Grove.

Lincoln Avenue is an east-west, two-lane major collector road in the vicinity of the site. No exclusive turn lanes are provided at its unsignalized intersection with Fernald Avenue. On-Street 4-hour parallel parking is provided on the south side of the road and prohibited on the north side of the road. Lincoln Avenue carries an Average Daily Traffic (ADT) volume of 6,750 vehicles (IDOT – 2018) and is under the jurisdiction of the Village of Morton Grove.

East-West Alley is an alley that extends from Fernald Avenue east to Georgiana Avenue that is approximately 16 feet wide and provides accessibility to various homes and businesses on the north side of Lincoln Avenue as well as the single-family homes to the north. The alley is under stop sign control at its intersection with Georgiana Avenue.



Aerial View of Site **Figure 1**

Parking Lot Utilization

The site will be improved with a five-space parking lot dedicated to the existing five apartment units west of the site. As such, the trips to be generated by the proposed five-space parking lot are already in the existing traffic stream and will not have an additional impact on traffic conditions in the area. Based on a review of trip generation rates published by the Institute of Transportation Engineers (ITE) in its 11th Edition of the *Trip Generation Manual*, the existing apartment's trip generation when compared to the ADT volumes along Ferris and Narragansett Avenues represents less than one percent of the existing volumes in the area and does not present a negative impact on the operations and/or functionality of the adjacent roadways.

Access an On-Site Circulation Evaluation

As proposed, the land immediately east of the existing buildings will be improved with five parallel spaces. The parking lot will have a single access point off the east-west alley fronting the site to the north. This access drive will be approximately 24 feet wide at its intersection with the east-west alley and will allow for two vehicles to travel concurrently. However, further south, the width of the drive aisle narrows down to approximately 12.5 feet. In order to better serve the residents of the existing buildings, it is recommended that the parking spaces be assigned. Furthermore, given the narrow width of the drive aisle south of the east-west alley coupled with the provision of only one access drive, it is recommended that the vehicles back in to their designated parking spaces. This will have the following benefits:

- Vehicles will make a back in maneuver from an alley which carries a low volume of traffic.
- Easier maneuvering into the parallel parking spots
- The driver side of the vehicle will face the drive aisle rather than the fence to the east making easier for the driver to get in and out of their vehicle
- When residents exit the parallel parking stalls they will be able to proceed towards the alley in a normal (head-on) direction

In order to determine the feasibility of the proposed plan in accommodating vehicular traffic, KLOA, Inc. conducted AutoTurn runs for passenger vehicles (Exhibit A1 through E2 in the Appendix). Based on a review of the AutoTurn runs, passenger vehicles will be able to maneuver to/from the new parallel parking spaces.

Conclusion

- The results of the traffic and parking evaluation have shown that the proposed development of a five-space parking lot will not have a significant impact on area roadways.

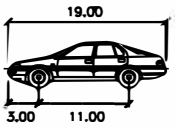
- Given the limited number of parking spaces, the proposed access off the alley will be adequate to serve the proposed parking lot.

- In order to better serve the residents of the existing buildings, it is recommended that the parking spaces be assigned.

- Given the narrow width of the drive aisle south of the east-west alley coupled with the provision of only one access drive it is recommended that the vehicles back in to the designated parking spaces.

Appendix

PASSENGER VEHICLE



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WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

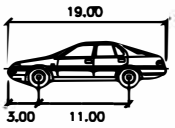
BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

SCALE: 1" = 20'

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 1	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: A1 CHECKED: LA REV: KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE



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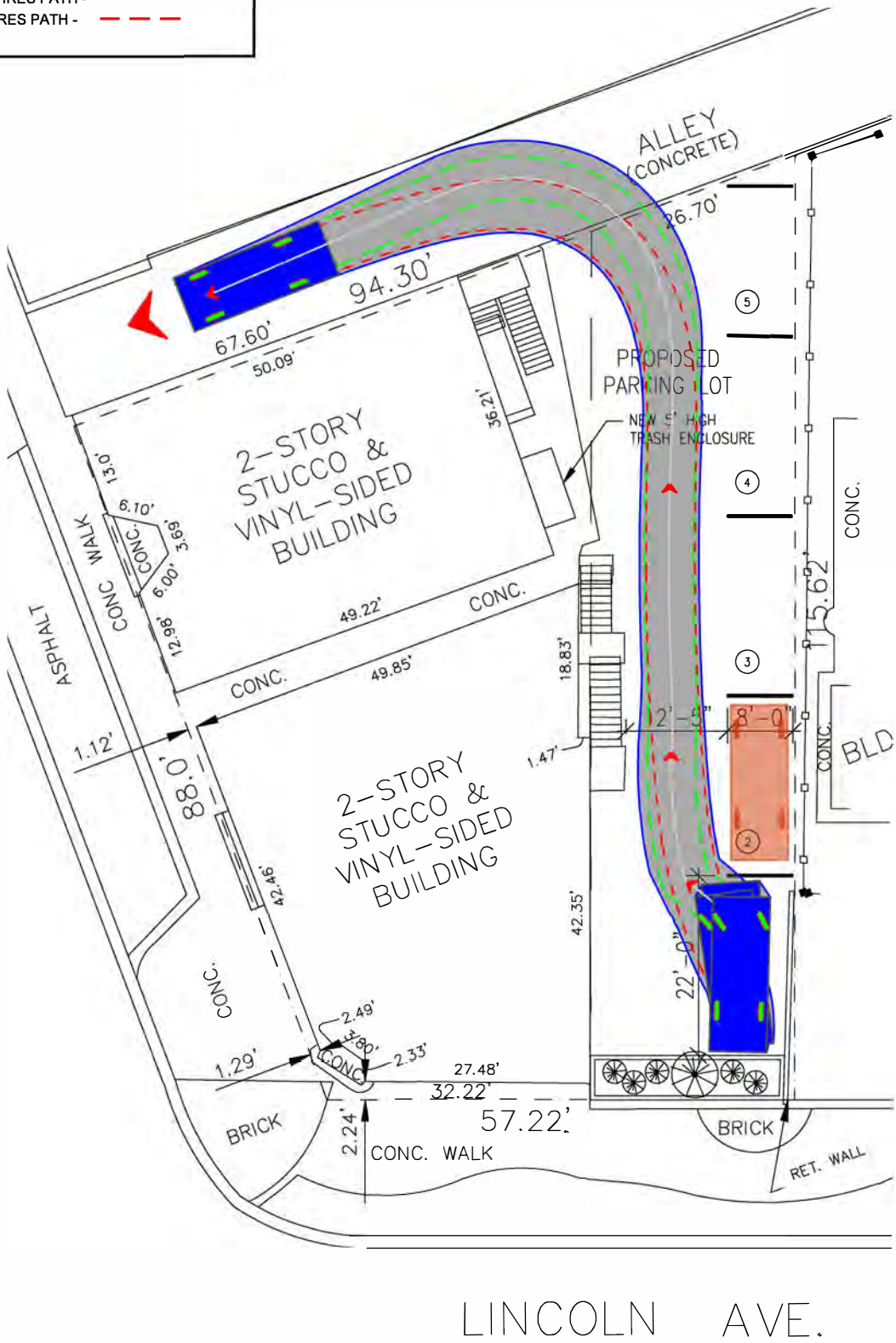
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

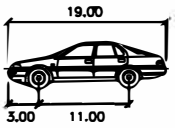
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 1	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: A2	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE



	FEET
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TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

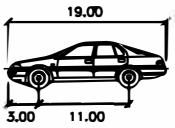
BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

SCALE: 1" = 20'

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 2	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: B1	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

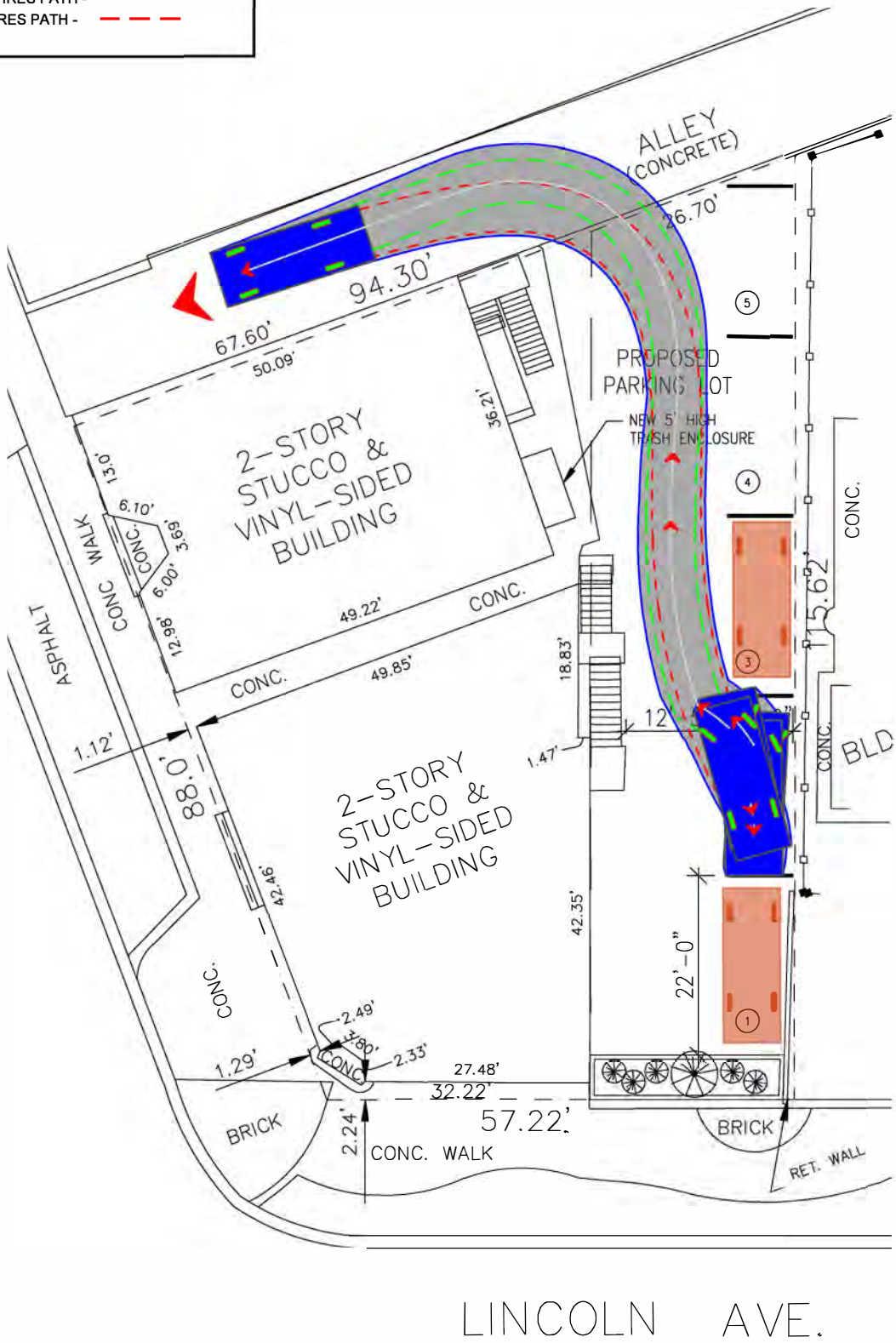


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

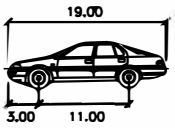
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 2	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: B2	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

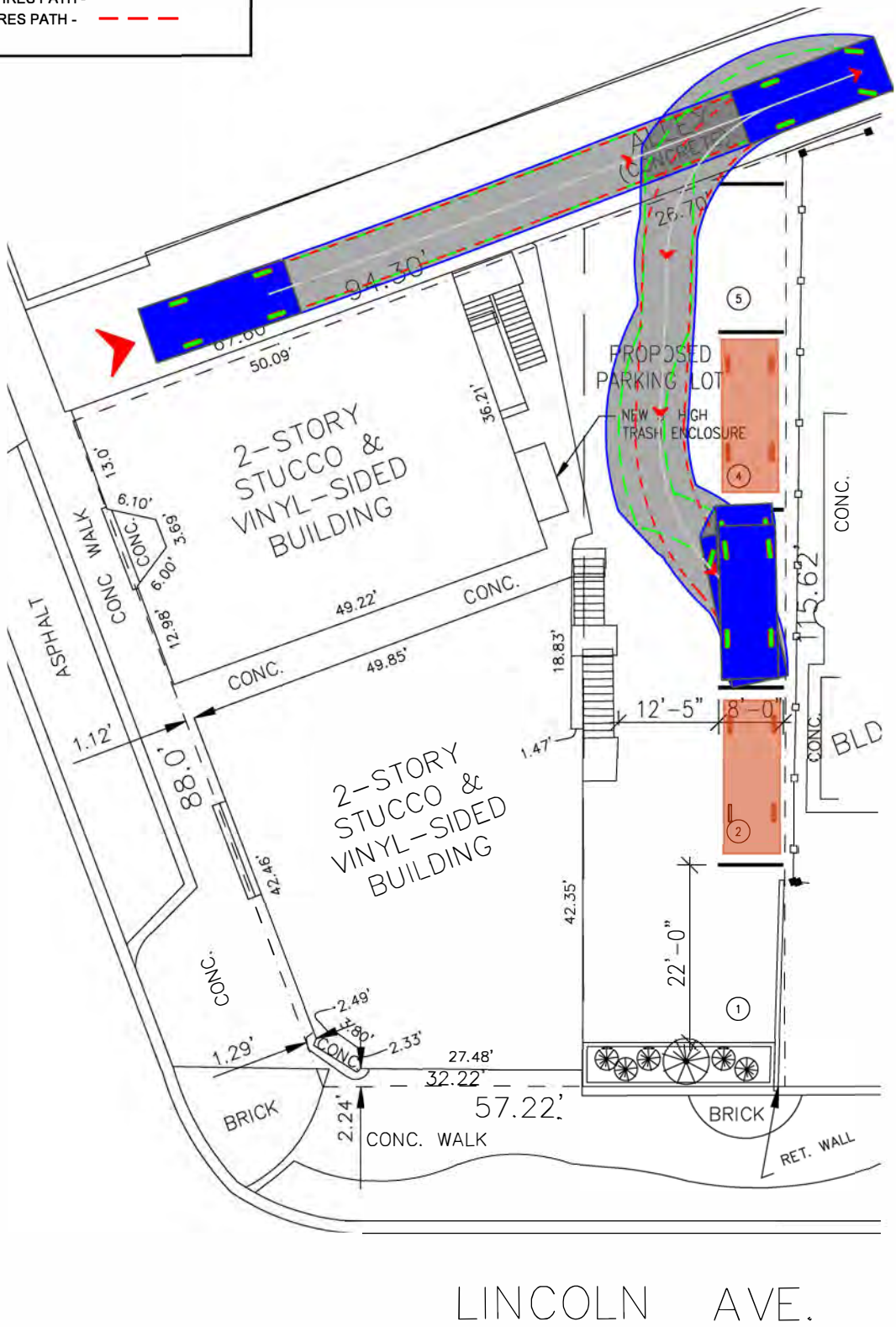


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

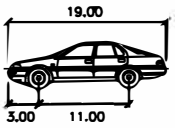
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 3	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: C1	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE



	FEET
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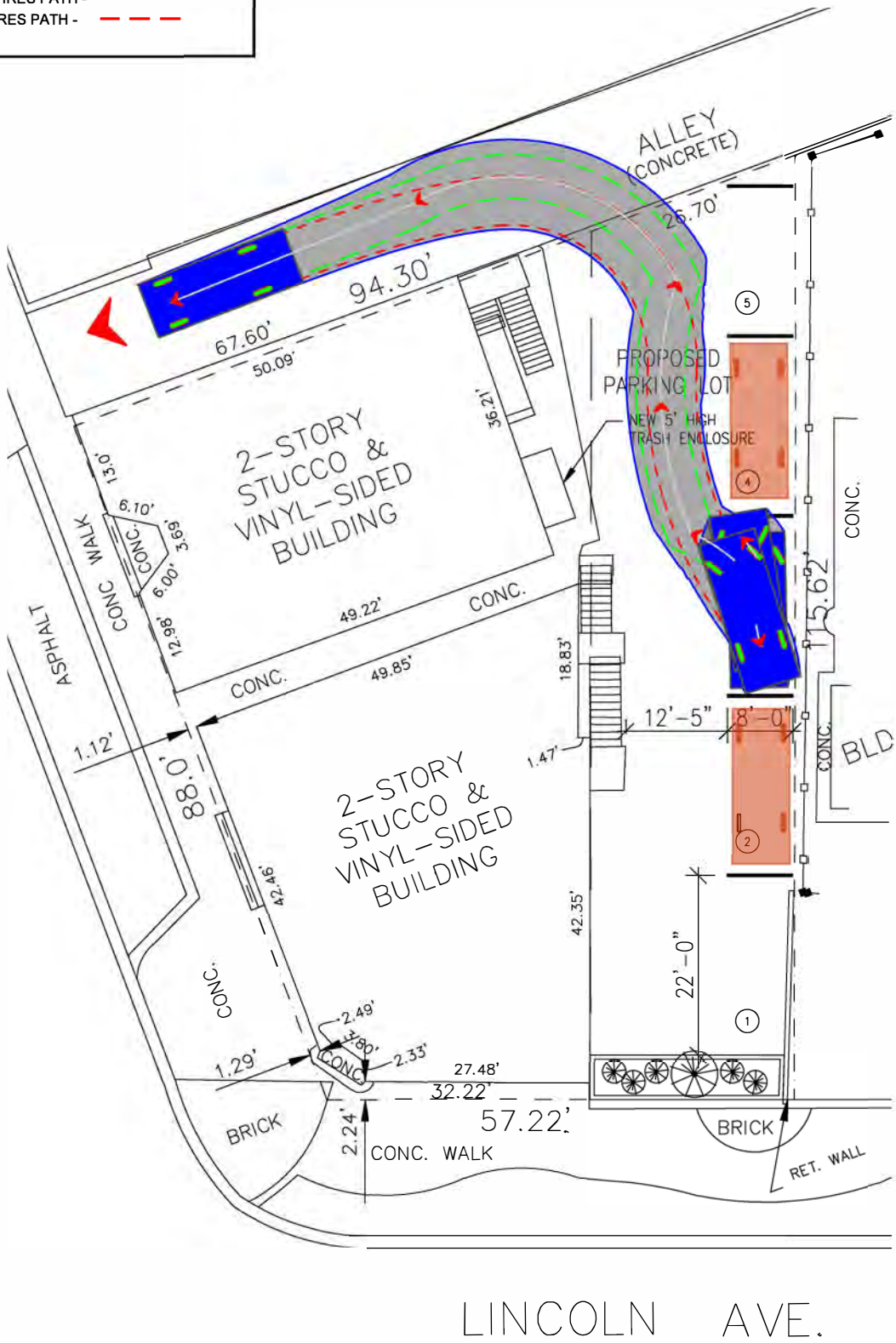
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

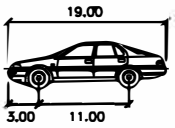
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 3	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: C2	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

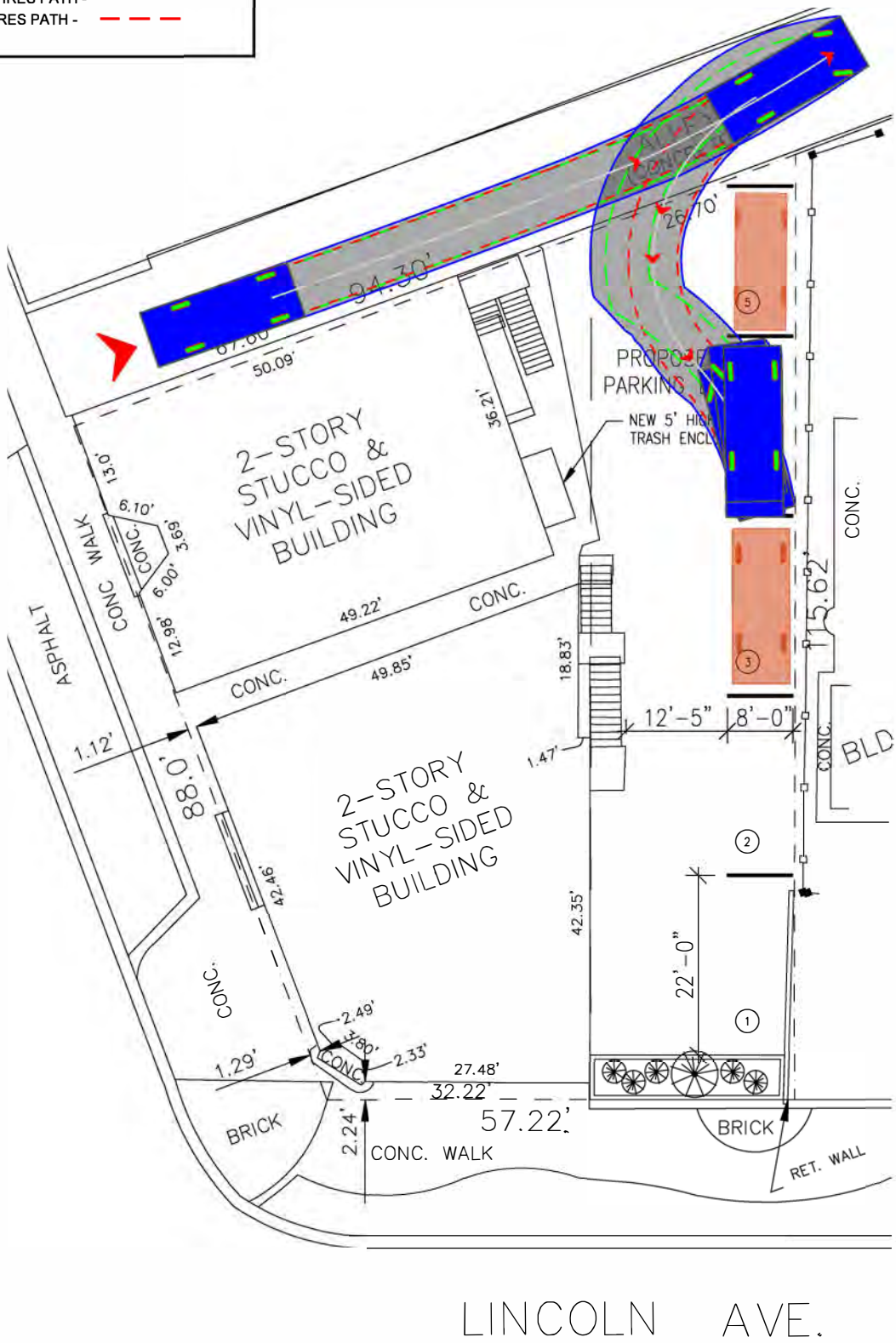


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

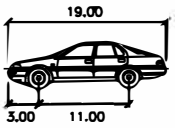
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 4	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: D1	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE



	FEET
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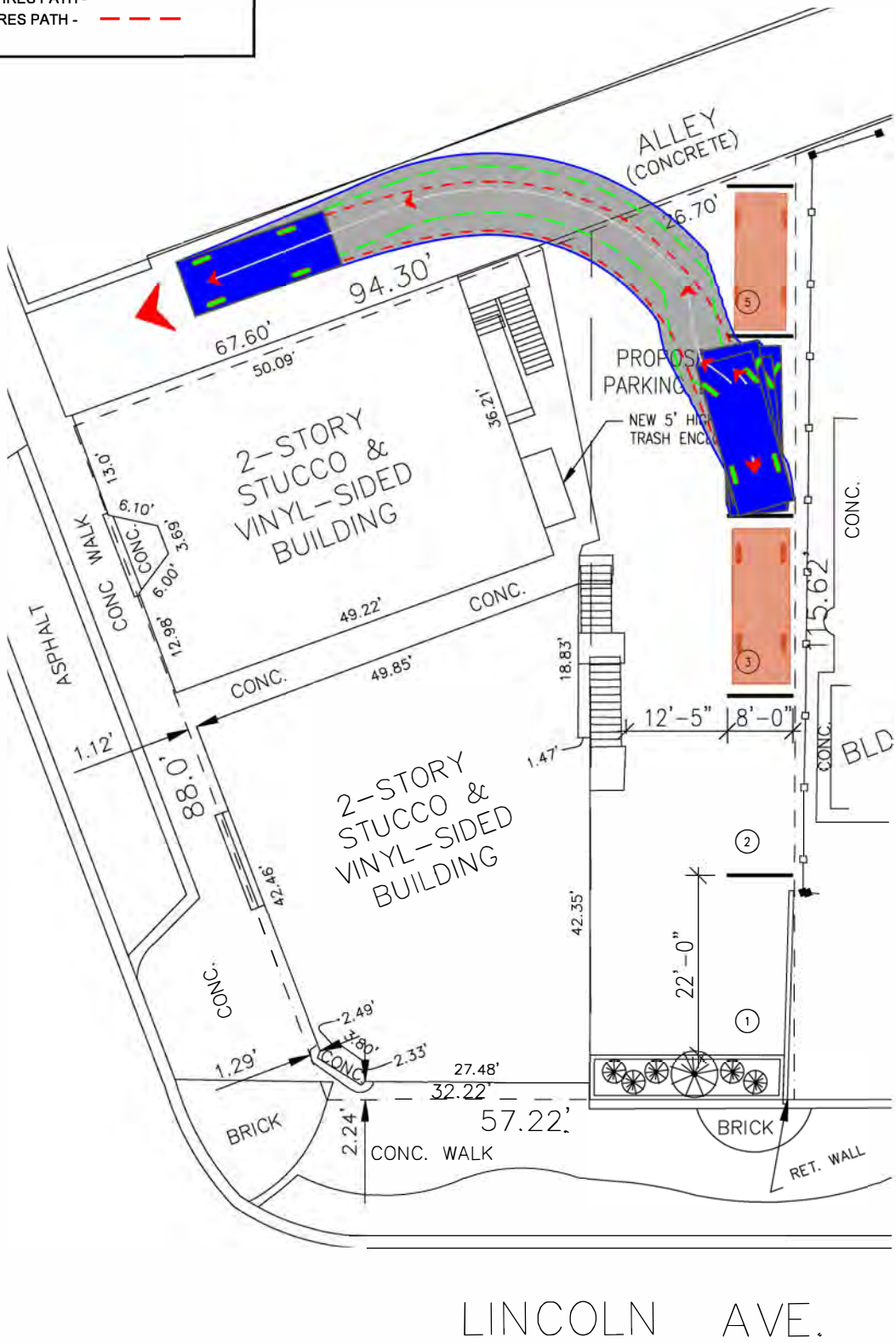
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

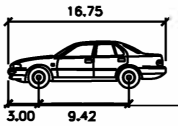
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 5	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: D2	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

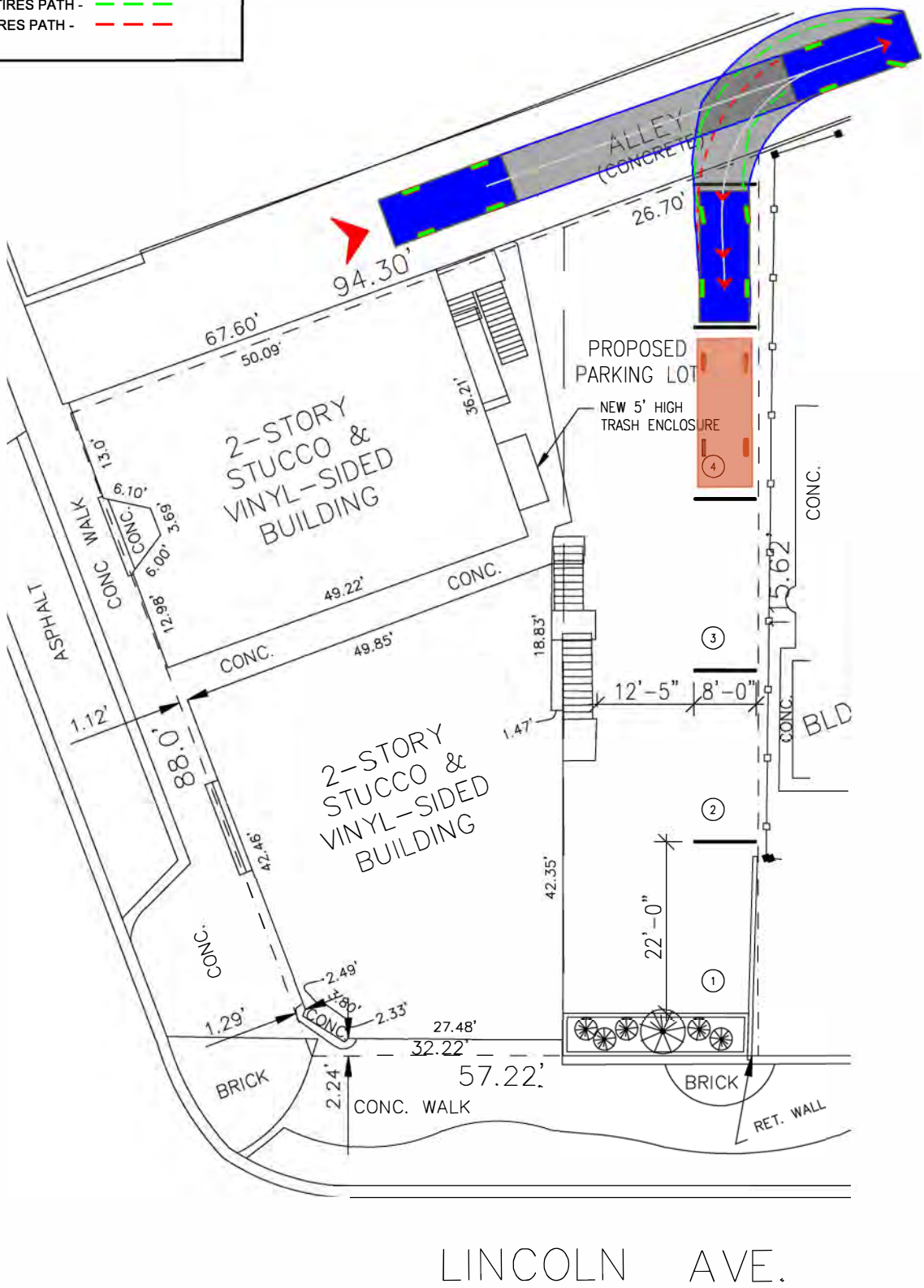


	FEET
WIDTH	: 6.33
TRACK	: 6.33
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 26.4

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

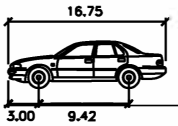
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 5	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: E1	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

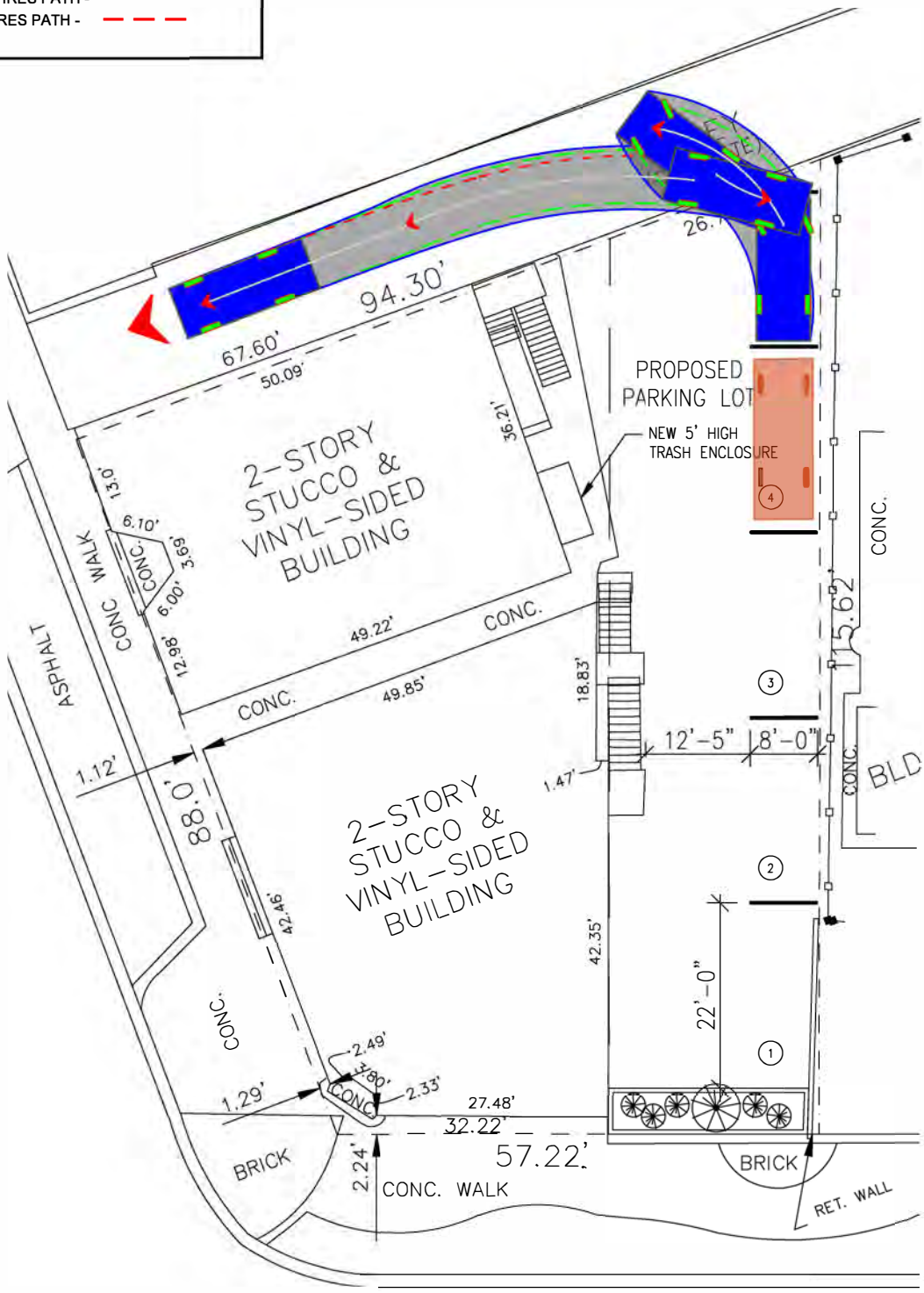


	FEET
WIDTH	: 6.33
TRACK	: 6.33
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 26.4

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 5	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: E2	CHECKED: LA REV:	KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: August 26, 2025

Re: Appearance Commission Case AC 25-14
Request for an Appearance Certificate to allow an exterior color change for an apartment building in a commercial district at the property commonly known as 5926-28 Lincoln Avenue (PIN 10-20-217-032-0000) in Morton Grove, Illinois, all within a C/R Commercial Residential District, pursuant to Section 12-12-1:C.2. The applicant is Tony S. Kalogerakos, owner of the subject property.

Project Overview

Tony S. Kalogerakos ("applicant") submitted a complete application and commercial design workbook to the Department of Community and Economic Development requesting approval of an Appearance Certificate to change the exterior color of the residential building and garage located at 5926-28 Lincoln Avenue ("subject property"), in accordance with Section 12-12-1:C.2 of the Unified Development Code.

The subject property is located on the northwest corner of Lincoln and Mason Avenues. The subject property is zoned within the C/R Commercial Residential district and is surrounded by other residential and commercial properties in the C/R district to the east, south, and west. Properties to the north across an alley are zoned R-2 Single-family Residence District and improved with single-family homes.

Subject Property Location Map

Façade Color Change

The applicant is proposing to paint the exterior of the subject property and garage a charcoal gray. The existing façade is an unpainted orange brick that is original to the structure. The applicant is not changing any materials or colors on the remainder of the façade. Given the scrutiny surrounding other façade color changes along Lincoln Avenue, Staff requested that the applicant seek approval from the Appearance Commission for the color change.

Photos of Subject Property (5926-28 Lincoln Avenue) and adjacent building (5940 Lincoln Avenue)

Rendering of Proposed Paint Color

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, an Appearance Certificate is required prior to changing the exterior color of any building located in a commercial district, if that color is deemed not to be compatible by the building commissioner and/or his/her designee.

Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D.) established in the Code are as follows:

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

1. Evaluation Standards:
   a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
   b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
   c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
   d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
   a. Standards: Appearance standards as set forth in this chapter.
   b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
   c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
   d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
   e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
   f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
   g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
   h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate to allow the change to the exterior color at the property commonly known as 5926-28 Lincoln Avenue in Morton Grove, Illinois, staff recommends the following condition of approval:

1) *Upon completion of the exterior painting, the owner/applicant shall provide the Village with images of the façade to confirm that work was completed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such exterior painting is 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 return the façade to the previous unpainted condition or file an application for an amendment to the Appearance Certificate.*

MORTON GROVE
Incredibly Close ✤ Amazingly Open

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

Commercial Design Workbook

The Village of Morton Grove continuously works to preserve and improve the appearance of the community. Chapter 12-12, "Design Standards," of the Morton Grove Unified Development Code (Title 12) was adopted to enhance the appearance of all properties in the Village as they relate to their surroundings and the community. **Section 12-12-1:C.2 requires the owners of buildings in commercial zoning districts seeking to change their building's exterior color or material to submit a design workbook demonstrating how the exterior modification is compatible with the existing neighborhood. Any project deemed by Village staff not to be compatible must be sent to the Appearance Commission for review.**

The Commercial Design Workbook was developed to help property owners, builders, and developers maintain the exterior of a commercial building in a manner that respects the context in which it is located, including the neighborhood, block, adjacent buildings, and site, and enhances the overall appearance of the property and the commercial corridor. Upon review of the Commercial Design Workbook by Village staff, the applicant may be required to appear before the Appearance Commission to request approval of the proposed exterior plans. In this case, staff will notify the applicant as soon as possible, provide the Appearance Commission Application, and guide the applicant through the process of review.

Please answer all of the questions in the workbook to the best of your ability. Some questions may be more easily answered with the assistance of a design professional, such as an architect, developer, or landscape architect. We encourage you to seek assistance if necessary.

EVALUATION STANDARDS

Pursuant to Section 12-12-1:D.1 of the Unified Development Code, the following standards must be used when evaluating a design submission:

1. **Property Values:** Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
2. **Inappropriateness:** A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
3. **Similarity/Dissimilarity:** A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
4. **Safety:** A building whose design or color might, due to the building's location, be distracting to vehicular traffic may be deemed a safety hazard.

PROJECT SUMMARY

Address of Project	5926-28 Lincoln	Project Type	☑ Paint color change ☐ Material color change ☐ Other: _____
Zoning District	C/R		
Business/Org. Name	Kalogerakos Family Properties		
Applicant Name	Tony S. Kalogerakos	Building Occupancy	☑ Occupied ☐ Unoccupied
Applicant Address	7330 N. Cicero, Lincolnwood, IL 60712	Project Description	Restain/Paint Yellow Bricks
Applicant Phone	[redacted]		
Applicant Email	[redacted]	Applicant Signature	

STAFF USE ONLY

Commission Review	☐ Required ☐ Not Required	Staff Approval	