VILLAGE OF MORTON GROVE

APPEARANCE COMMISSION

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

Tuesday, October 7, 2025 - 7:00 P.M.
AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES
September 2, 2025, Meeting of the Appearance Commission

III. PUBLIC MEETING

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)

CASE	**AC 25-15**
APPLICANT	Dr. Jeff Ruttencutter and Dr. Priscilla Chang
LOCATION	9147 Waukegan Road Morton Grove, Illinois 60053
PETITION	Request for approval of an Appearance Certificate to reface an existing pole sign that is nonconforming due to sign type, location, lack of landscape bed and inclusion of off premises signage

CASE	**AC 25-16**
APPLICANT	Madina Gardens LLC
LOCATION	6037 Lincoln Avenue Morton Grove, Illinois 60053
PETITION	Request for an Appearance Certificate and approval of site, landscape, and building plans with select waivers associated with PC 25-11, a request for approval of a Subdivision and Planned Unit Development to develop four (4) attached single-family dwellings and five (5) single-family dwellings

IV. OTHER BUSINESS None

V. CLOSE MEETING

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

MINUTES OF THE SEPTEMBER 2, 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:	Block, Dahlberg, Minx, Manno, Pietron, and Zimmer
Commissioners Absent:	Hedrick with notice
Village Staff Present:	Brandon Nolin, AICP, Community Development Administrator Anne Ryder Kirchner, Planner/Zoning Administrator
Trustees Present:	Minx and Thill

Chairperson Pietron proceeded to seek approval of the August 6, 2025 minutes.

Commissioners Dahlberg and Manno noted changes to the attendance.

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

Commissioner Block voting	aye
Commissioner Dahlberg voting	aye
Commissioner Minx voting	aye
Commissioner Manno voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Minutes approved (6-0)

Chairperson Pietron called for the case.

CASE: **AC 25-14**

APPLICANT: Tony S. Kalogerakos

LOCATION: 5926-28 Lincoln Avenue
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.

DRAFT

In Case AC 25-14, the owner of the building is proposing to paint the exterior of the subject property and garage a charcoal gray. The existing façade is an unpainted yellow brick that is original to the structure. The applicant is not changing any materials or colors on the remainder of the façade.

Due to this being the first color change proposal in the C/R district, Staff requested that the applicant seek approval from the Appearance Commission for the color change.

Mr. Kalogerakos said he recently purchased the building and wants to freshen the look by painting the building and garage a modern, charcoal grey color.

There was no public comment.

Commissioner Block moved to approve case AC 25-14, a request for approval of an Appearance Certificate for the exterior color change of the building. The motion was seconded by Commissioner Zimmer.

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

Motion passed 6-0.

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 and waivers to select sign requirements

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

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

The applicant has revised their application originally heard by the AC in June 2025. One wall sign has been reduced in size and another wall sign have been removed entirely from the application.

Modern Signs, Inc. presented their revised plans. The business is concerned that customers will not find the main entrance without signage near and/or above the doors. It was asked if a cabinet or box sign with 11-inch letters would be acceptable.

Ms. Kirchner noted that box signs are prohibited in our code. Mr. Nolin said Staff is happy to work with the applicant regarding a small address sign or window signage to show the entrance.

DRAFT

Chairman Pietron asked if the illuminated signs would adversely affect the adjacent Forest Preserve. The previous signs were illuminated and the distance across Oakton buffers the lighting.

There was no public comment.

Commissioner Block moved 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.

The motion was seconded by Commissioner Minx.

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

Motion passed 6-0.

CASE: **AC 25-12**

APPLICANT: 8500 MG, LLC

LOCATION: 8500-50 Lehigh Avenue
Morton Grove, Illinois 60053

PETITION: Request for approval of 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 and a portion of Chestnut Street right of way petitioned for vacation (PC 25-08) in Morton Grove, Illinois.

In the case of AC 25-12**,** 8500 MG LLC, is requesting the Appearance Commission's review and approval of plans for a 60-unit mixed-use development proposed under applications for Special Use and Subdivision (PC 25-07). The for the property commonly known as 8500-50 Lehigh Avenue. The subject property consists of 2.05 acres of Village-owned property across Lehigh Avenue from the Metra station. The project consists of 4 stories fronting Lehigh, a primary entrance on the south end of the site, and parking in the rear. The project includes a 4020-square-foot commercial space with an outdoor plaza/café space on the north end of the building. The ground floor residential portions of the building are screened with foundation plantings. The application includes two monument signs for the Moose property that would be located behind the proposed project. The applicant has been asked to discuss various

DRAFT

potential waivers needed including screening along the Forest Preserves property line, lighting, tree preservation, proposed façade materials, and façade transparency.

Joe Maschak of BSB Design described the site and building design. He noted the C/R district provides great design requirements leading to a street-sensitive mixed-use building with curb appeal for the "downtown" neighborhood.

The building reflects the warm tones of the brick and mullioned widows of the new train station. It is contemporary building with a historic downtown feel. Black balconies and bronze windows and doors add to the warm tone.

Mr. Maschak responded to all sections of the staff report, noting a waiver is not being asked for the monument signs, a waive may not be needed for the north landscape bed along Lehigh, and a fence screening the west parking lot from the Forest Preserve will be provided in place of landscaping.

He mentioned the future inclusion of a parking lane on Lehigh, similar to that at the Metro on Main project. The applicant will work with the Village at the time of Lehigh construction changes. Street tress may have to be removed and they would be placed elsewhere.

Chairman Pietron asked if all brick was considered for the façade. Samples of the brick and Hardie board were shown to the Commission. The Hardie board offers subtle shading and adds a bounce to the elevation. This is a classic style for the neighborhood. Chairman Pietron asked if this is what the market supports. This is not too contemporary and not blocky-looking, the design cues are taken from designers and the market.

Glass transparency was discussed. There are 3 apartments facing Lehigh that will have transparent glass with window treatments. Bird strike glass will be used.

The photometric plan is being re-done to comply with Village regulations and dark sky regulations.

Commissioner Block asked how many retail units are proposed. There will be 4,000 square feet available and it could be one or three units.

Trees are being removed due to undergrounding the wires along Lehigh and due to the parking lot and driveway to the south. The south trees are small diameter Catalpa trees that are not good specimens. The landscape plan provides new trees that comply with Village overall landscape requirements.

Mr. Nolin asked about possible parkway tree removals? They are proposing parkway trees and will work with the Village regarding Lehigh reconstruction.

Commissioner Zimmer asked if bollards would protect the outdoor dining area. It is a fire lane that needs to remain accessible. They will work with the tenant on outdoor usage and amenities such as planter boxes.

The building signage wall sign plan was presented and will comply.

There was no public comment.

Commissioner Minx moved to approve case AC 25-12, a request for approval of 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, with the following conditions of approval:

DRAFT

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.

DRAFT

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.

The motion was seconded by Commissioner Dahlberg.

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

Motion passed 6-0.

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

In the case of AC 25-13, the applicant is requesting an Appearance Certificate for site, building, and landscape plans for 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.

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. Landscaping is limited to screening of the proposed parking area a waiver is required for façade transparency. Sign application would be required for future tenants, but Staff recommend some initial conditions in keeping with the intent of the C/R district.

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 nor a representative for the applicant was present.

Commissioner Zimmer moved to continue case AC 25-13. The motion was seconded by Commissioner Block.

Commissioner Block voting aye
Commissioner Dahlberg voting aye

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

Motion passed 6-0.

Hearing no further business, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Manno. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:37 p.m.

Minutes by: Anne Ryder Kirchner

DRAFT

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).*

MORTON GROVE
Incredibly Close ✦ Amazingly Open

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..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

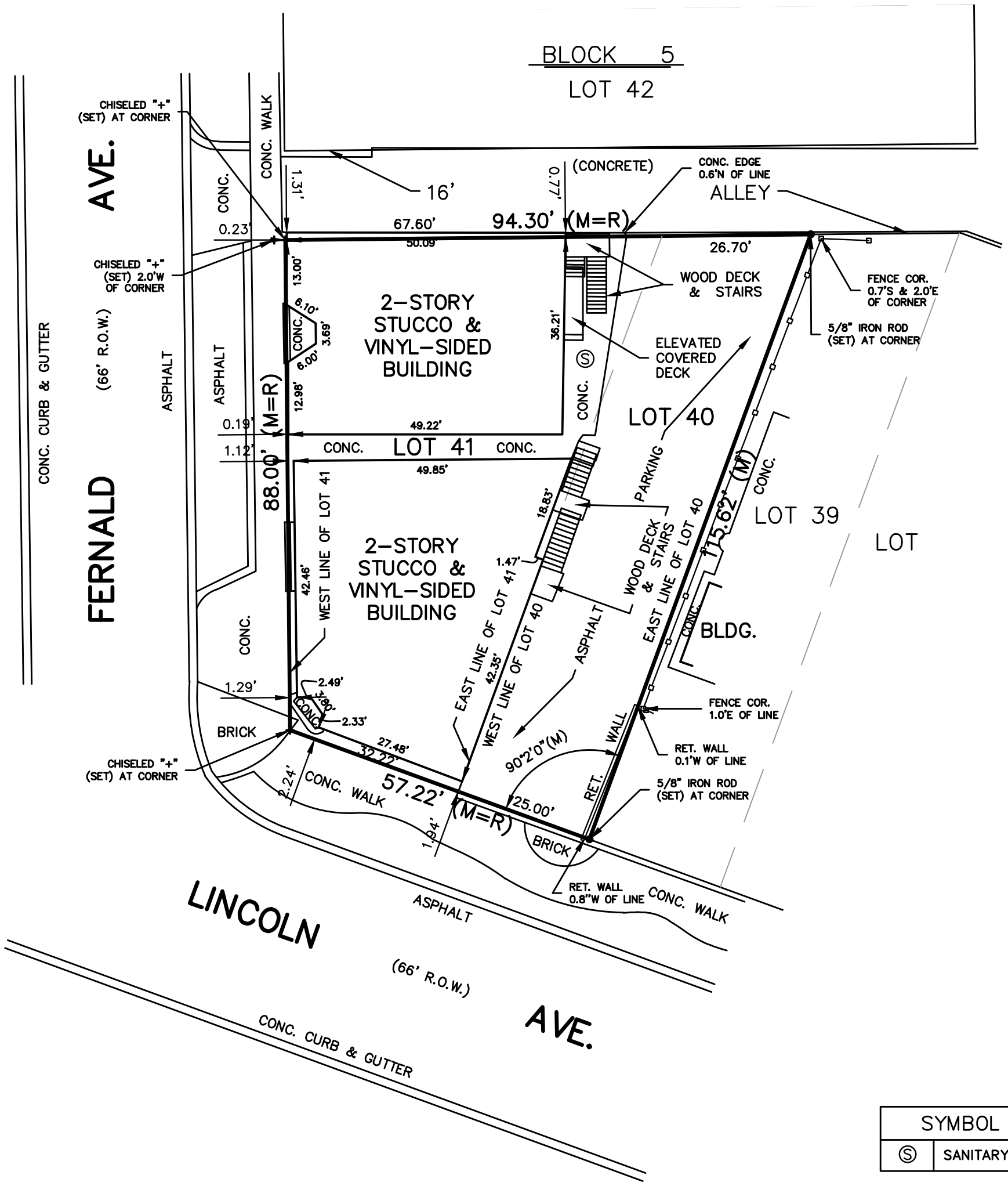
Accepted by:

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.

Norbert V. Lambert Jr.

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

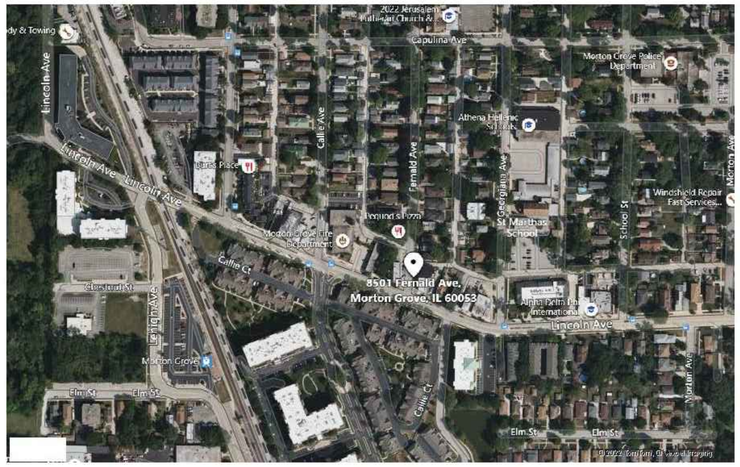
*ADDITIONAL PERMITS THAT MAY BE REQUIRED FOR TENANT BUILD OUT ARE TO BE SECURED BY TENANT PRIOR TO OCCUPANCY.

SHEET INDEX

G1.0	INDEX/ NOTES/ LOCATION MAP/ APPLICABLE CODES
G1.1	SITE IMPROVEMENTS
C1.0	ENERGY/ DESIGN LOADS/ NOTES
D1.0	DEMOLITION PLANS/ NOTES/ SCHEDULE
A1.0	PROPOSED PLANS/ NOTES/ SCHEDULES
A1.1	FRAMING PLANS
A2.2	FRAMING DETAILS/ NOTES
A2.1	PROPOSED ELEVATIONS BUILDING 1
A2.2	PROPOSED ELEVATIONS BUILDING 2
M1.0	MECHANICAL NOTES/ SCHEDULES
M2.0	MECHANICAL PLANS
E1.0	ELECTRICAL PLANS/ NOTES/ SCHEDULES
P1.0	PLUMBING DIAGRAMS/ NOTES/ SCHEDULES

1

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.

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

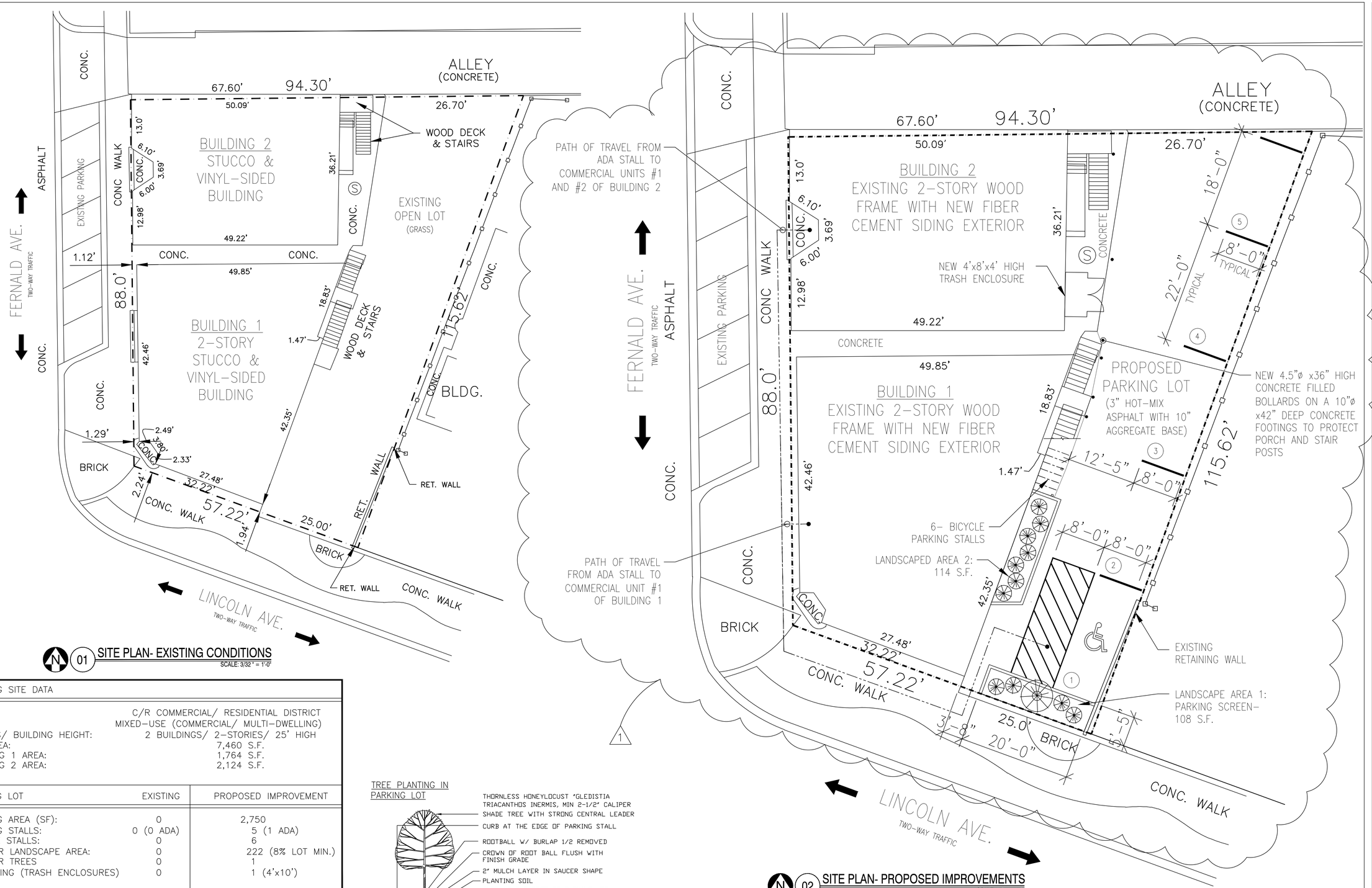
No.	ISSUANCE	Date
1	PERMIT REV.	12.15.22
–	PERMIT APP	09.21.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

DATE
12/15/2022

SHEET NUMBER
G1.1

SHEET TITLE
NOTES/ ENERGY/ DESIGN LOADS

1



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

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

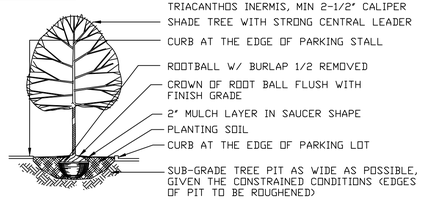
EXISTING SITE DATA	
ZONE:	C/R COMMERCIAL/ RESIDENTIAL DISTRICT
USE:	MIXED-USE (COMMERCIAL/ MULTI-DWELLING)
STORIES/ BUILDING HEIGHT:	2 BUILDINGS/ 2-STORIES/ 25' HIGH
LOT AREA:	7,460 S.F.
BUILDING 1 AREA:	1,764 S.F.
BUILDING 2 AREA:	2,124 S.F.

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')

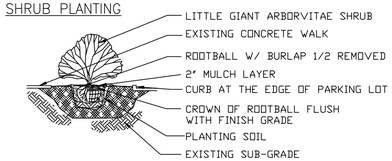
SYMBOLS LEGEND

- 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.
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

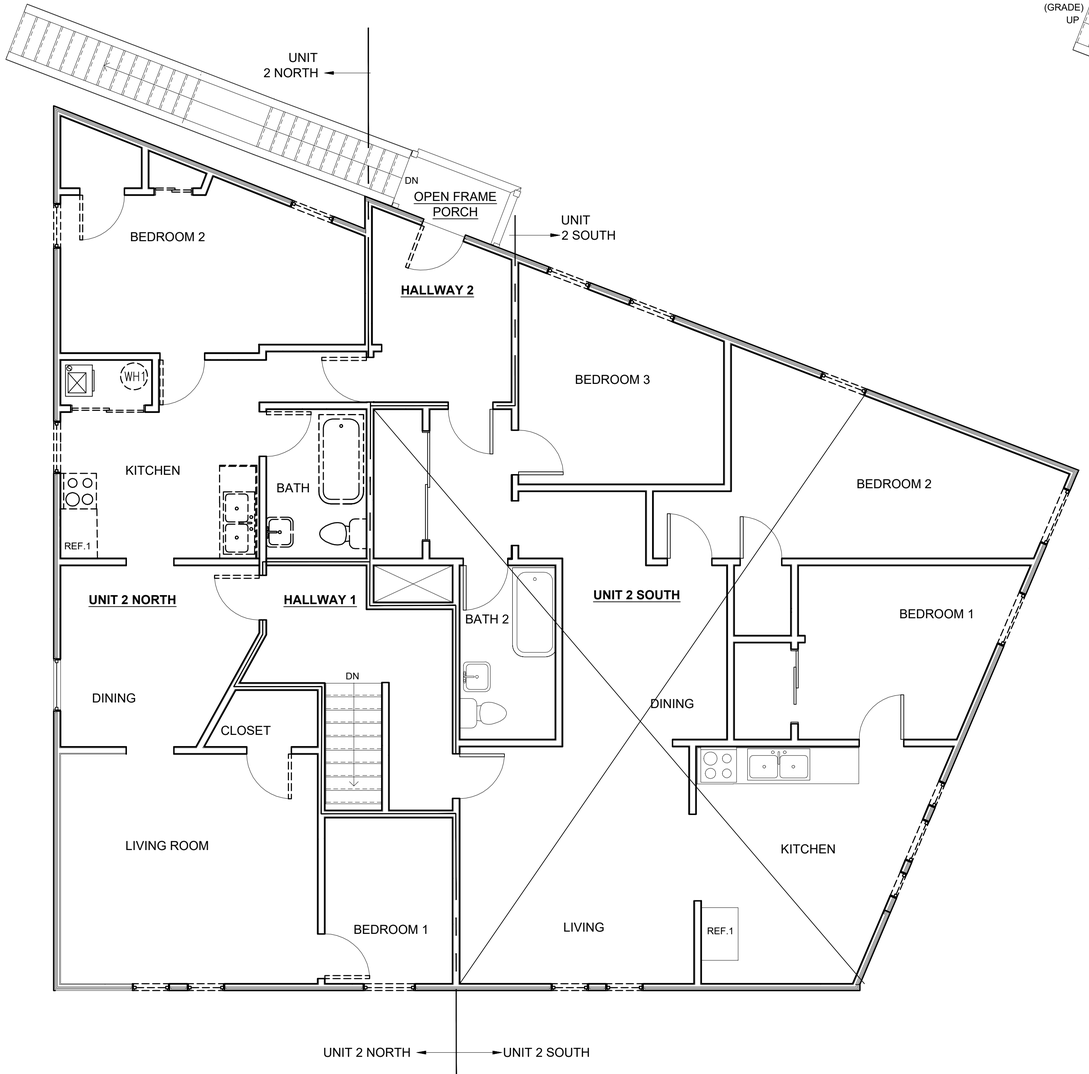
SHEET NUMBER
C1.0

SHEET TITLE
SITE IMPROVEMENTS

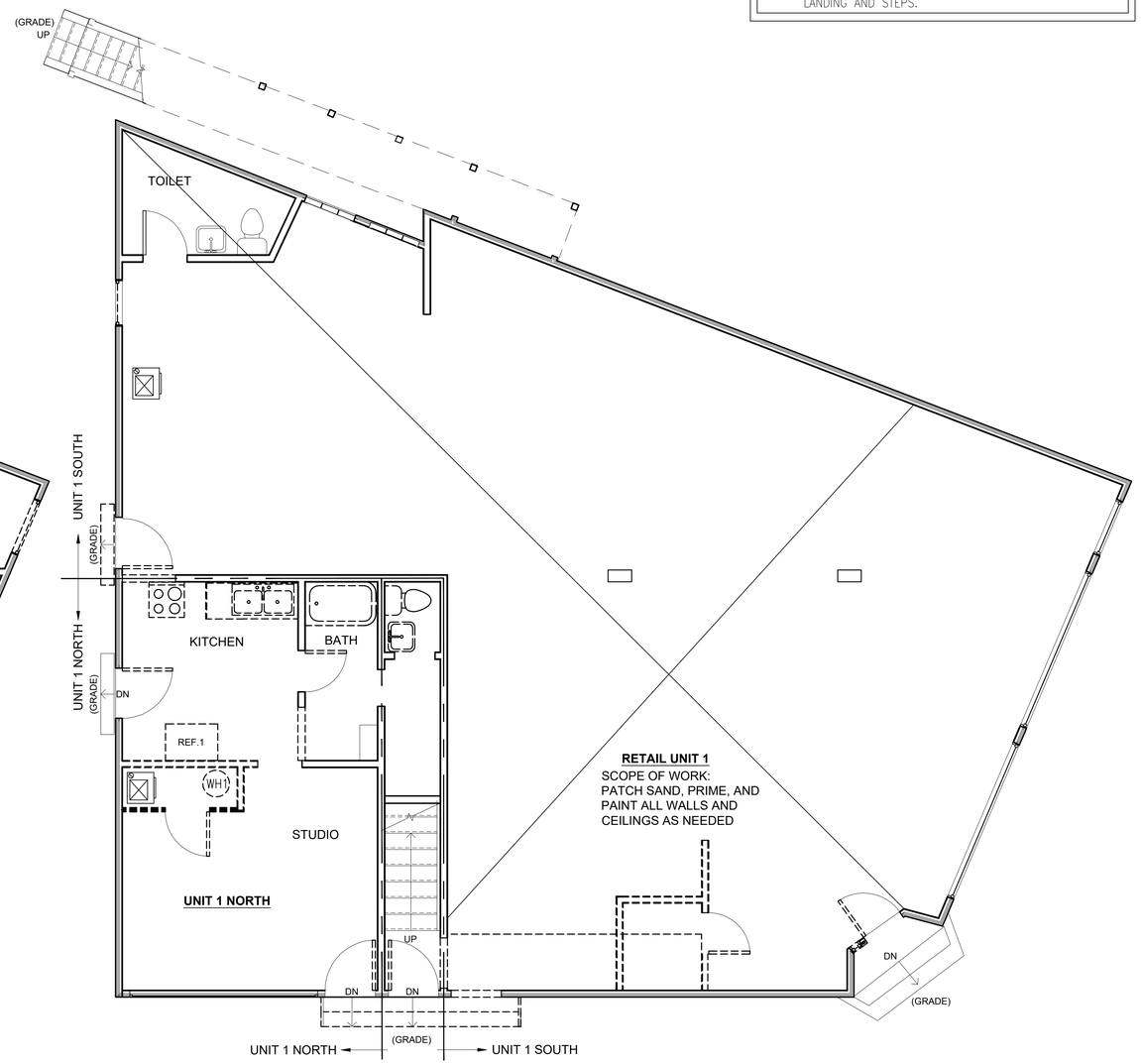
DEMOLITION SCHEDULE

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.



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



1 1ST FLOOR- EXISTING
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

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
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

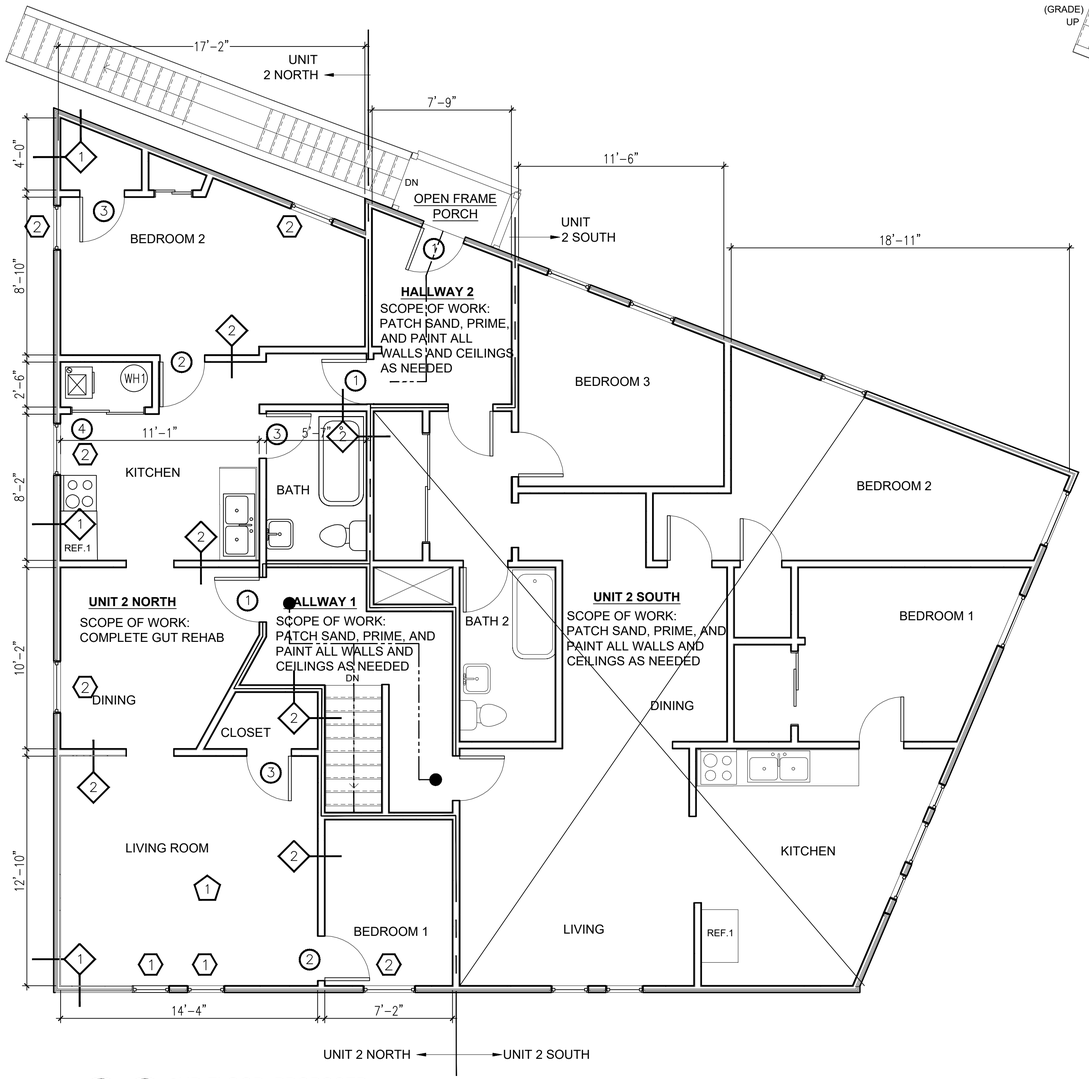
WALL SCHEDULE

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

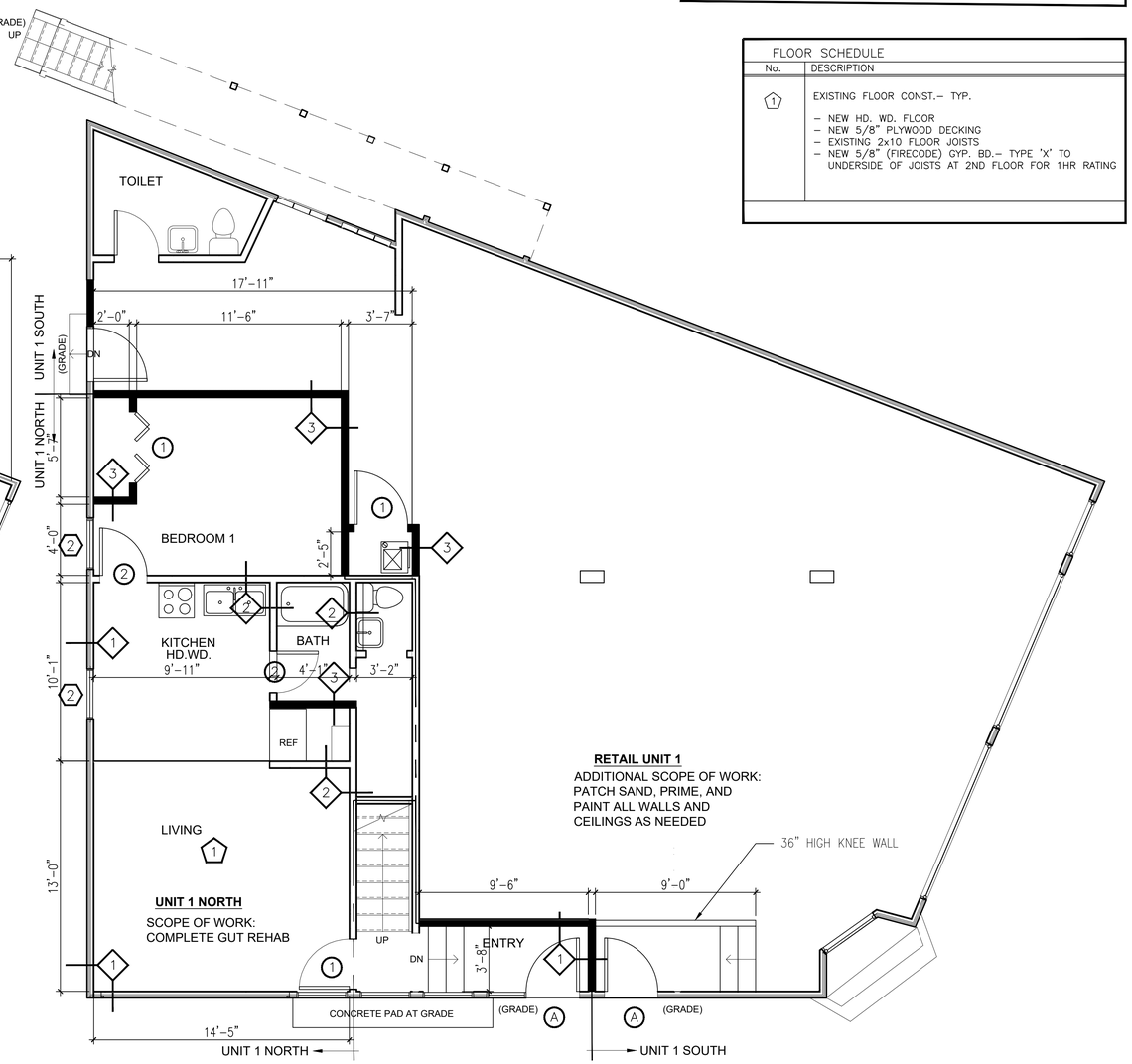
PATCH, SAND, PRIME AND PAINT ALL WALLS AND CEILINGS

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"

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

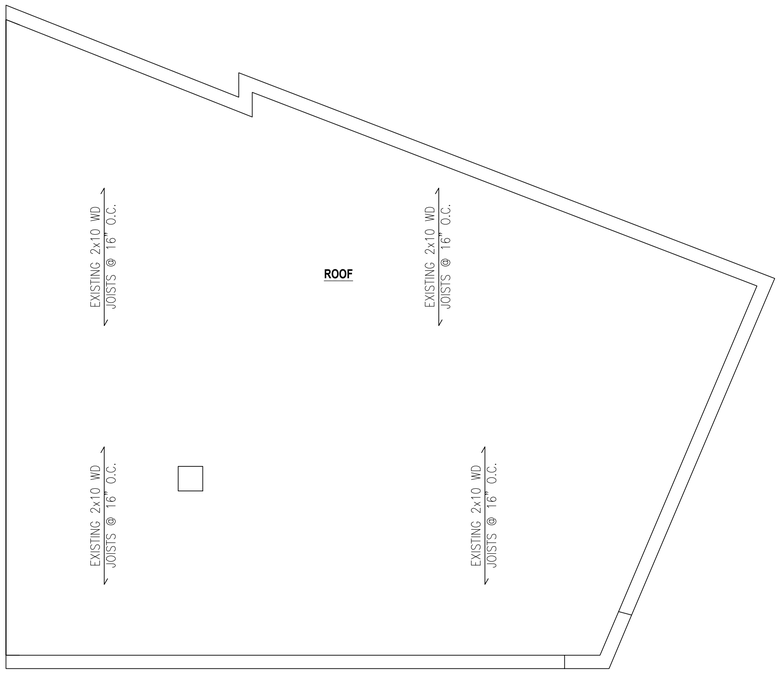
8501–05 N. FERNALD AVE./ 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

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

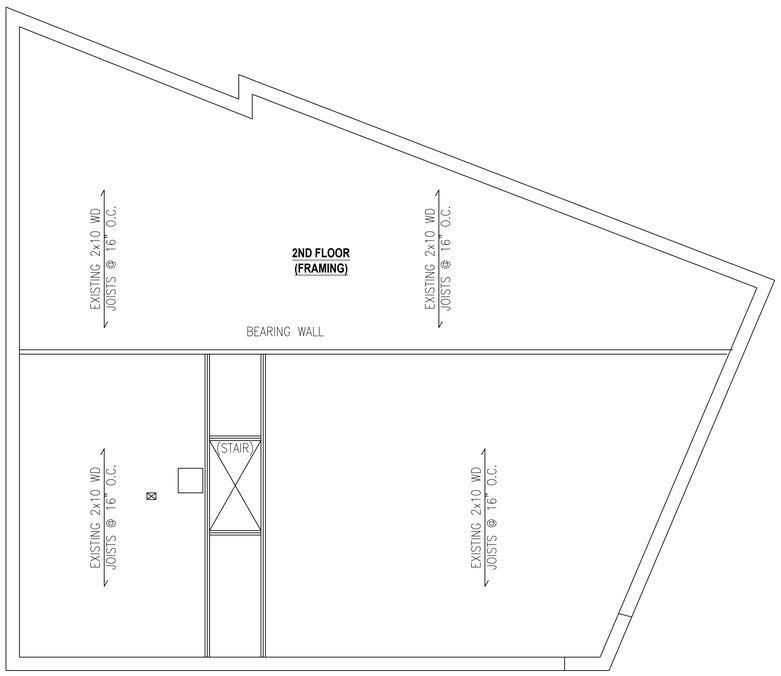
DATE
12/15/2022

SHEET NUMBER
A1.0

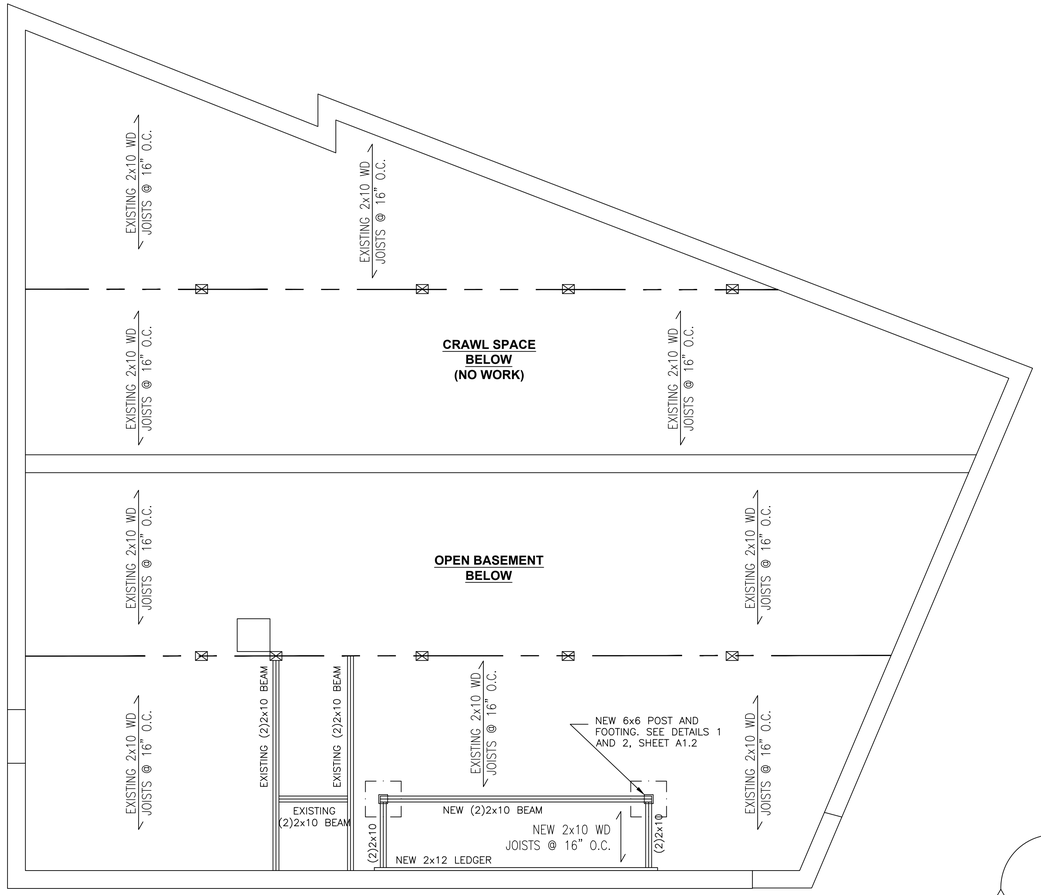
SHEET TITLE
PROPOSED PLANS/ NOTES/ SCHEDULES



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"

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
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.

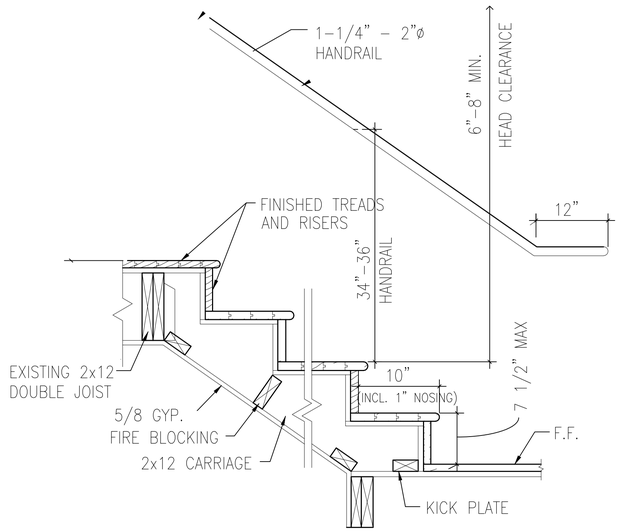
2. INSTALL STRUCTURAL PLYWOOD SHEATHING VERTICALLY NAILING UPPER AND LOWER SHEATHING INTO RIM BOARDS.

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.

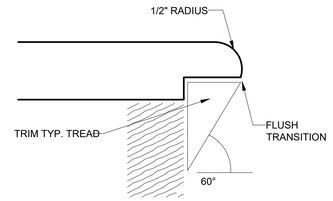
4. AT ALL PLYWOOD EDGES, NAIL PLYWOOD TO STUDS 2" O.C. STAGGERED WITH 8d COMMONS.

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.

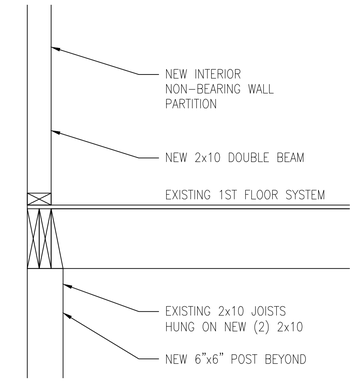


01 STAIR DETAIL 1
SCALE: N.T.S.

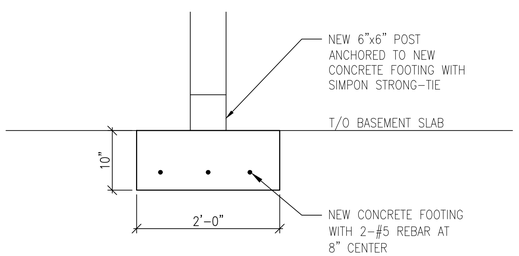


ADAAG ACCEPTABLE NOSING

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



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



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

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
A1.2

SHEET TITLE
FRAMING DETAILS

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.

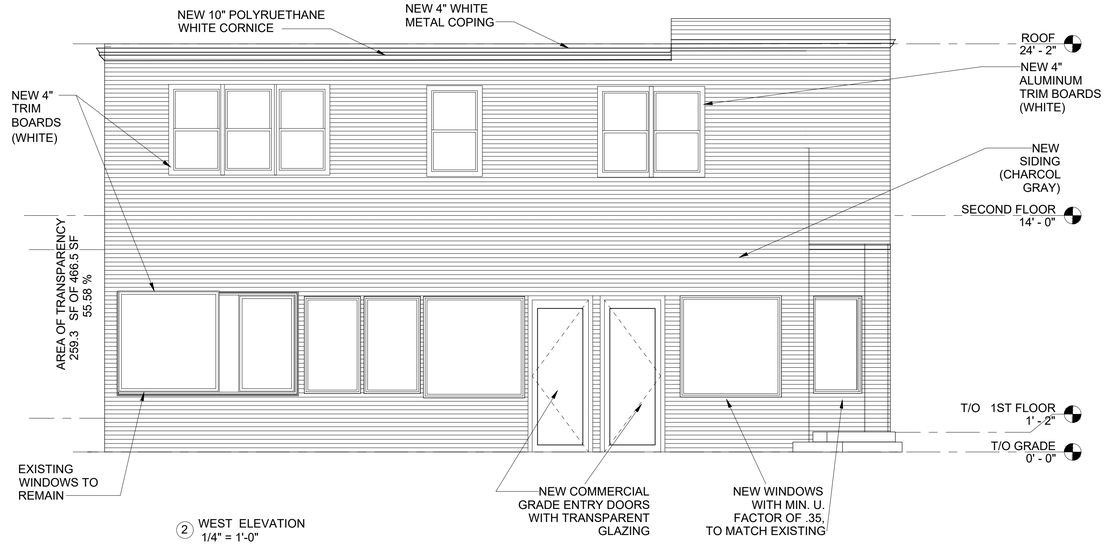
EXTERIOR SCOPE

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

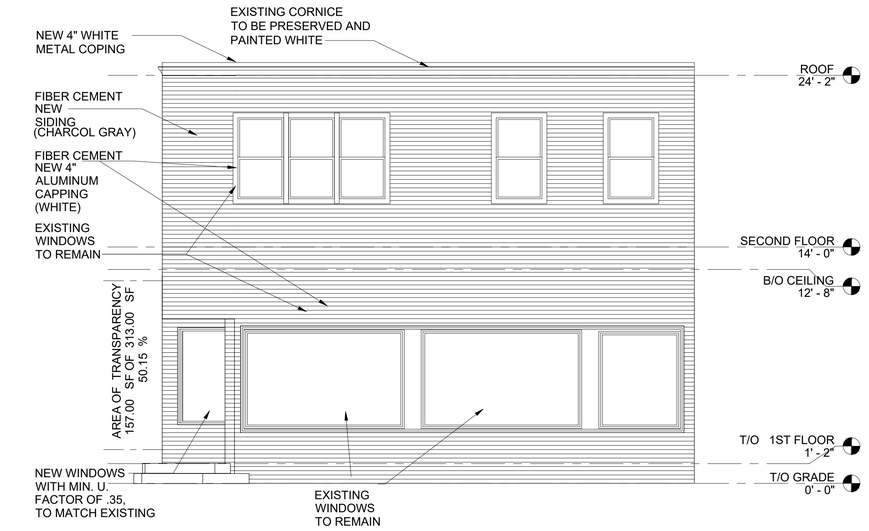
- REPLACE CRACKED WINDOW.
- REMOVE ALL DAMAGED STUCCO.

-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.



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"

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 ALL APPLICABLE, LOCAL CODES.

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

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

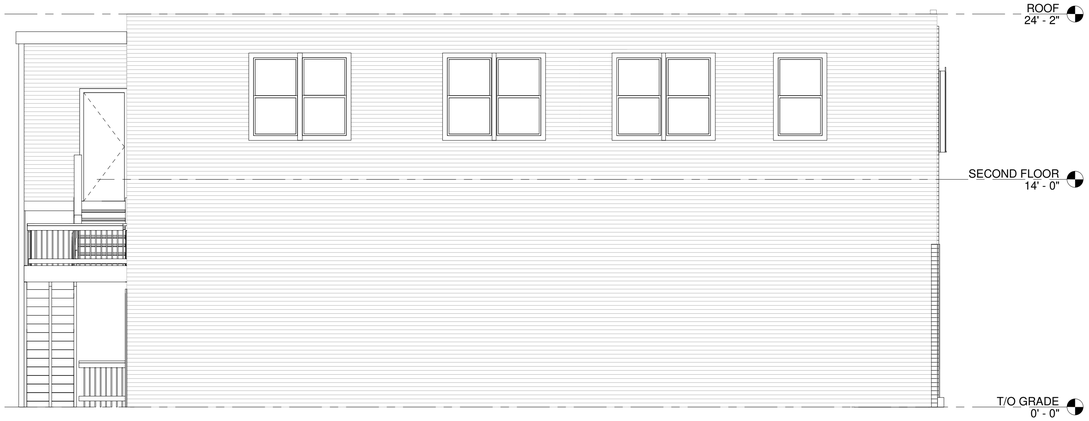
A2.1

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



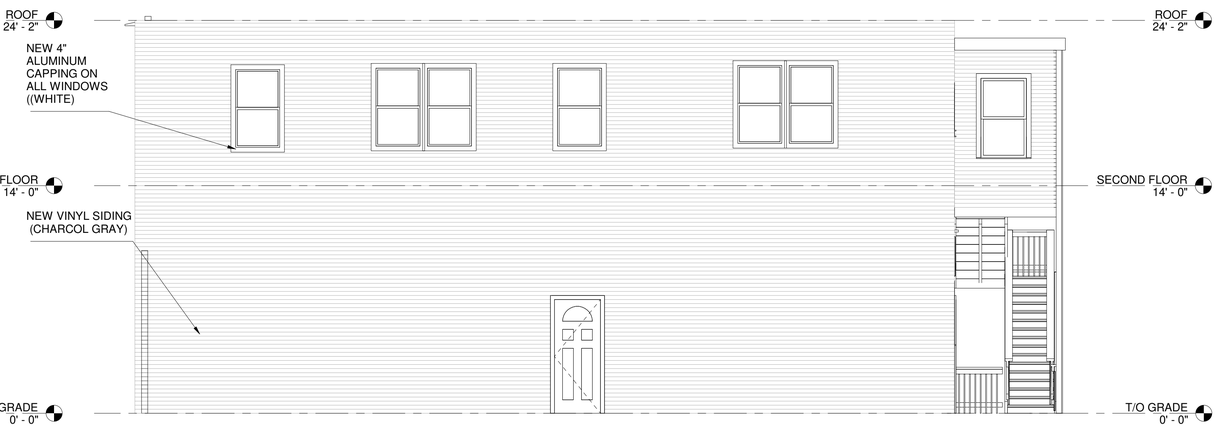
3 WEST ELEVATION
1/4" = 1'-0"



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



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



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

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

(312) 927-0735-C
(847) 864-9366

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

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

SIGNED DATE

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.

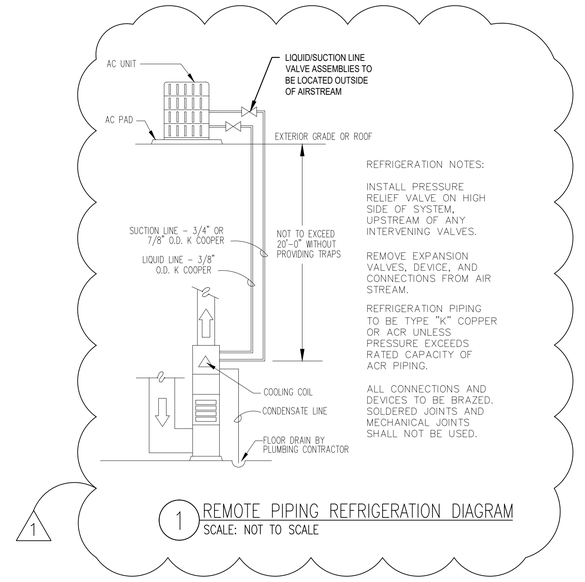
40. ALL GAS FLUES FOR HIGH EFFICIENCY FURNACES SHALL BE PVC AND EXTEND NOT LESS THAN 3'-0" ABOVE ROOF AND SHALL NOT HAVE A CROSS SECTIONAL AREA OF LESS THAN 4".

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 TYPE	REFRIGERANT WEIGHT		COMPRESSORS MFG	COMPRESSORS TYPE	COMPRESSORS MODEL	CAPACITY TONS	CAPACITY HP	COOLED (AIR/WATER)	LOCATION
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.
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
M1.0

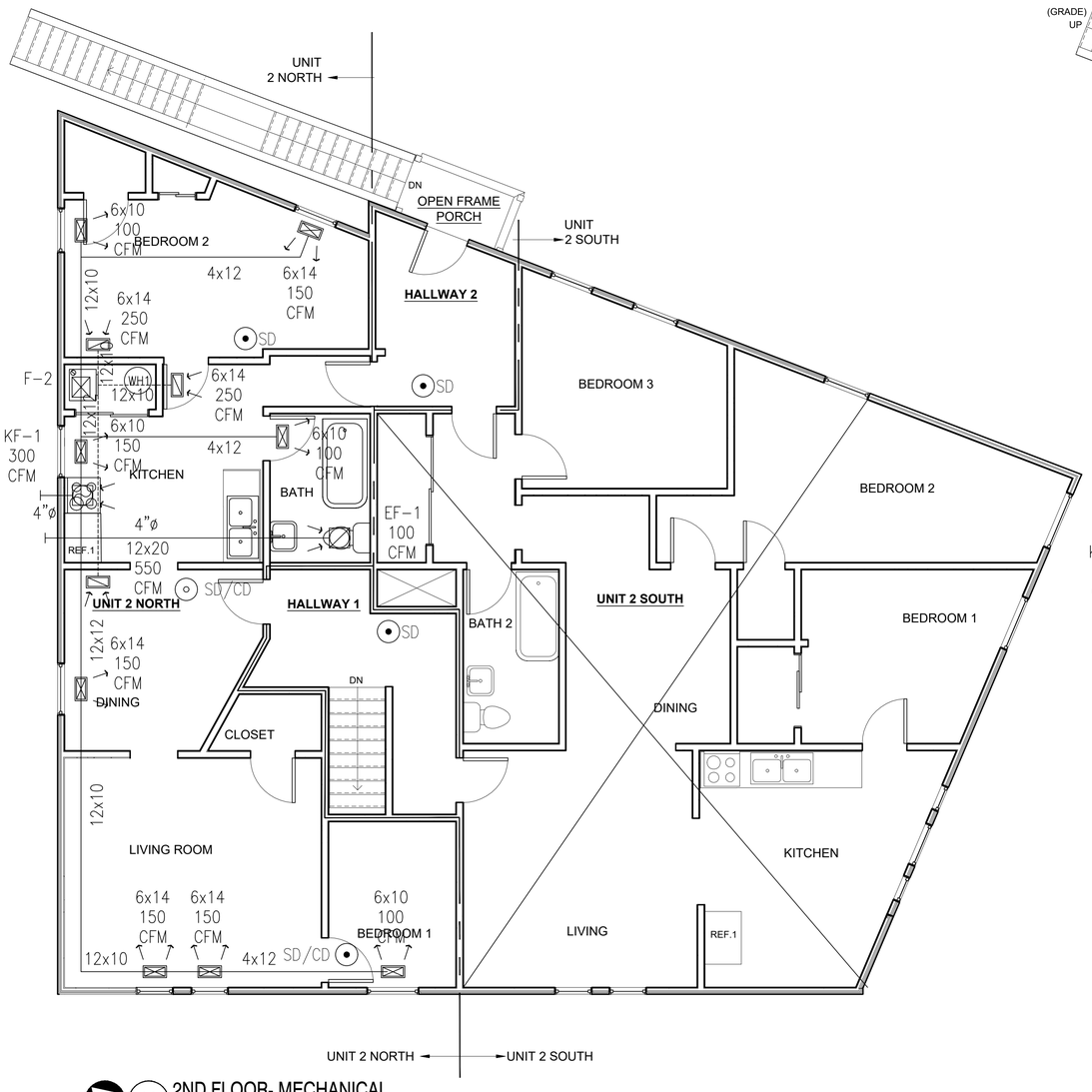
SHEET TITLE
MECHANICAL SCHEDULE/ NOTES/ DIAGRAMS

REGISTERS/DUCTS

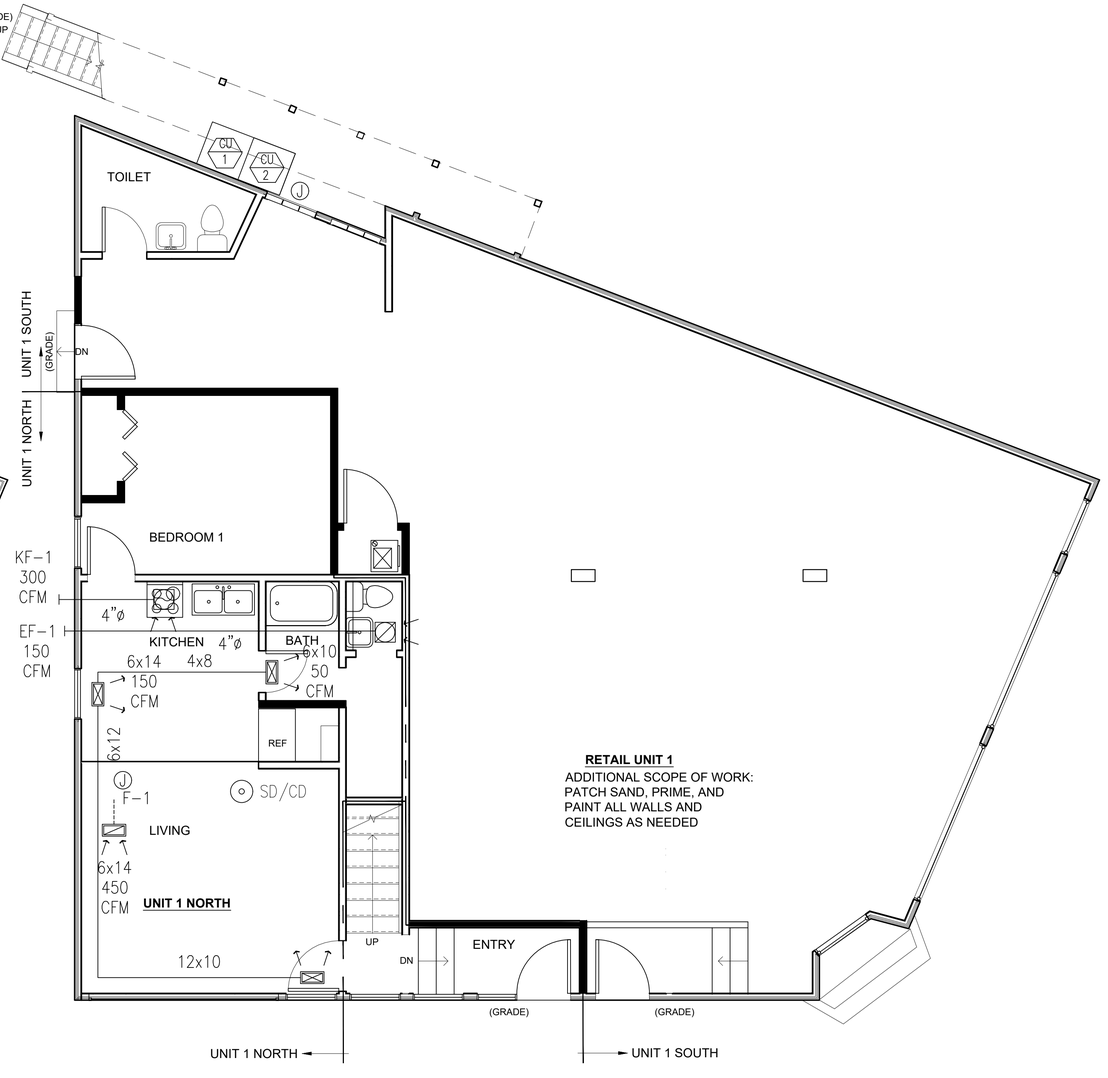
REGISTER SIZES:	DUCT SIZES:
50 CFM; 6"x10"	50 CFM; 4"X8"
75 CFM; 6"x10"	100 CFM; 4"X8"
100 CFM; 6"x10"	150 CFM; 4"X12"
125 CFM; 6"x10"	200 CFM; 6"X12"
150 CFM; 6"X14"	400 CFM; 12"x10"
200 CFM; 8"x14"	900 CFM; 12"x12"
250 CFM; 10'x14"	1300 CFM; 12"x14"
	1500 CFM; 12"x16"
	2000 CFM; 14"x16"

MECHANICAL

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



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



1 1ST FLOOR- MECHANICAL
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

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
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

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

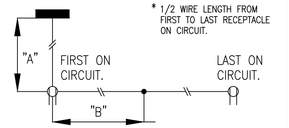
CONND V.A.	LOAD SERVED	CCT. AMP	CCT. No.	PHASE	PHASE	PHASE	CCT. No.	CCT. AMP	LOAD SERVED	CONND V.A.
600	GEN. LIGHTING	15	1	800			2	15	GEN. LIGHTING	200
3000	RECEPT.	20	3		6,500		4	20	RECEPT.	3500
1500	KF–1	20	5			2,500	6	20	EF–1	1000
			7				8			
			9				10			
			11				12			
			13				14			
			15				16			
			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.

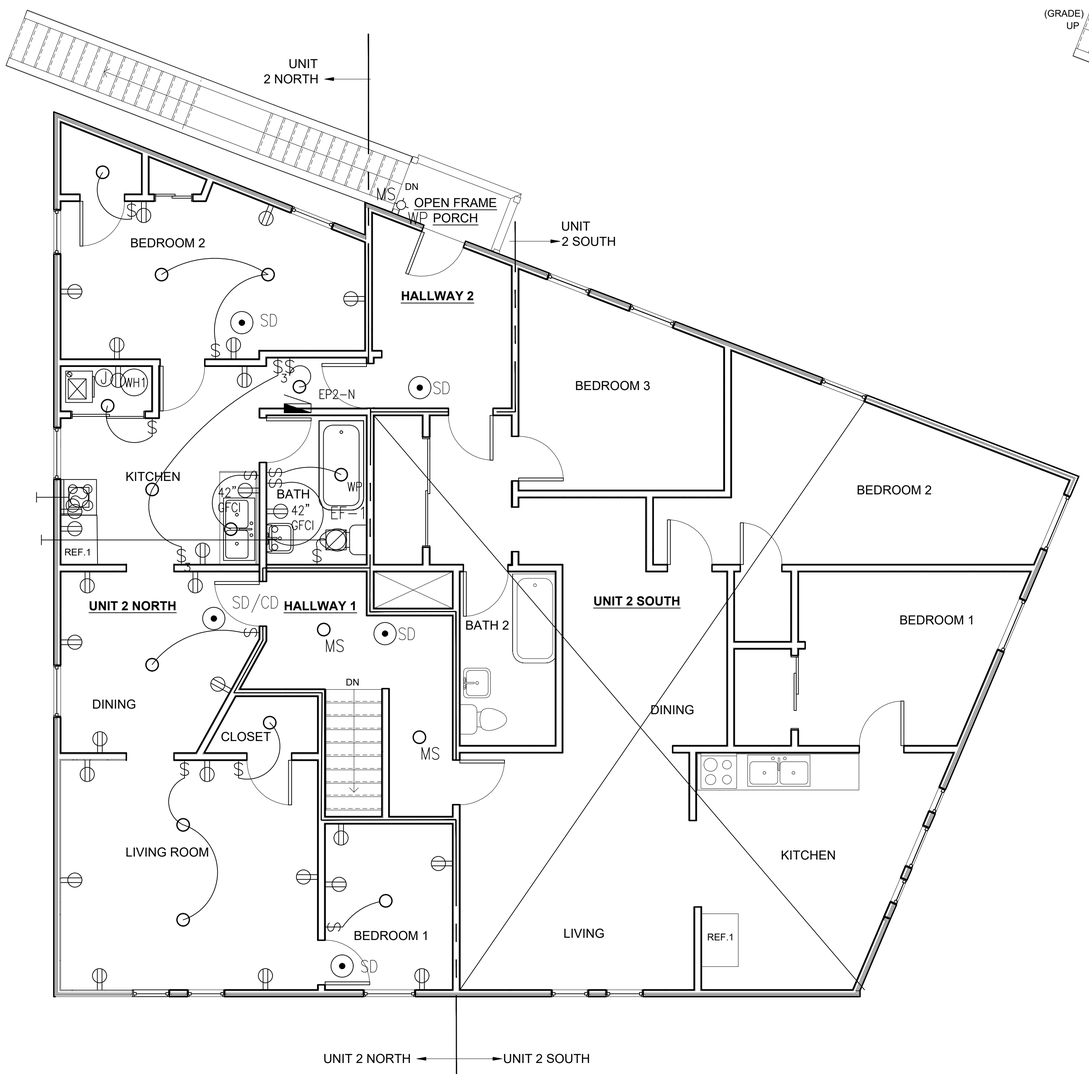
10. PROVIDE AND INSTALL ARC FAULT PROTECTED OUTLETS AT ALL BEDROOMS OUTLETS.

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

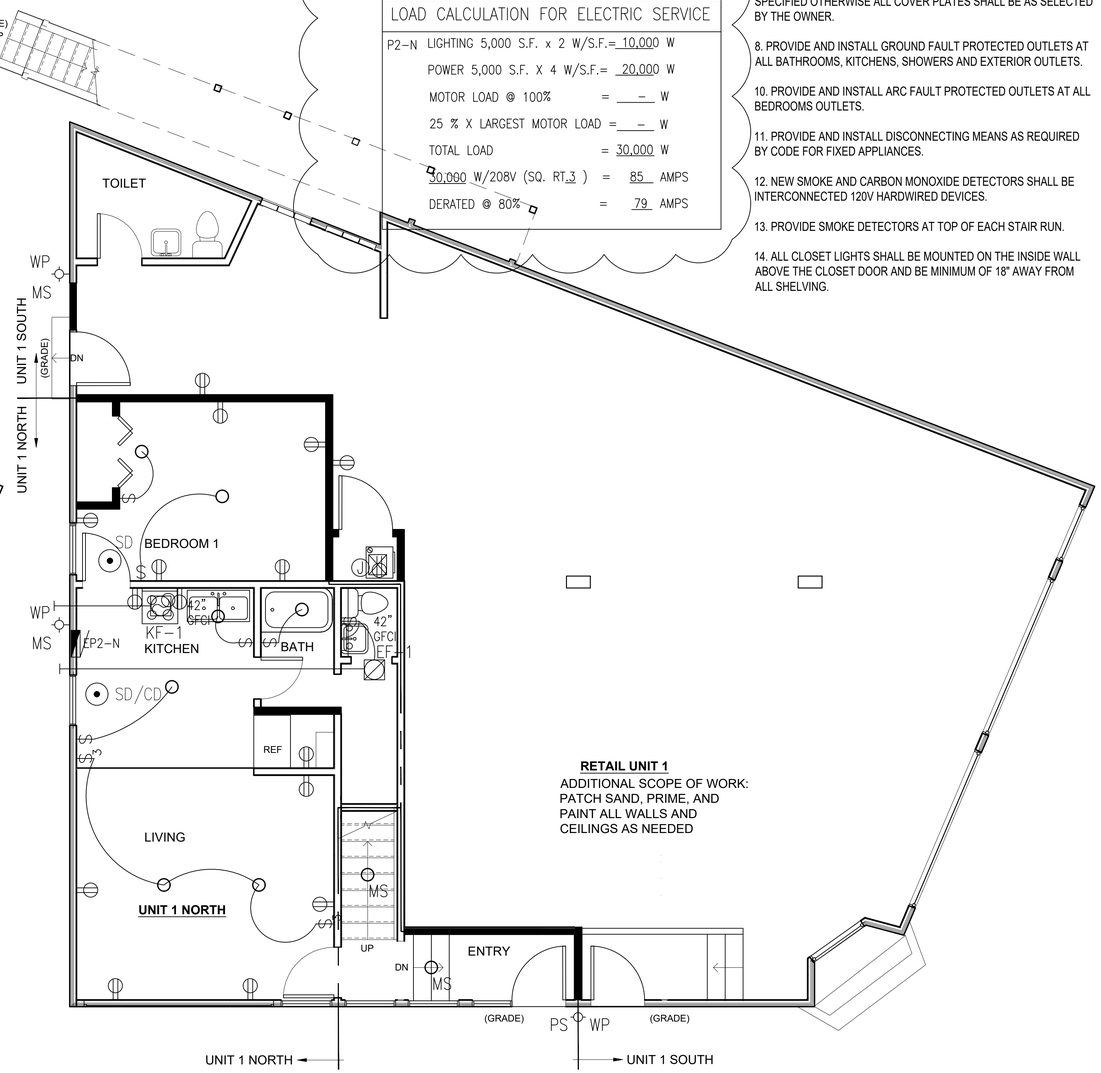
12. NEW SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 120V HARDWIRED DEVICES.

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.



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



01 1ST FLOOR- ELECTRICAL
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

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
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

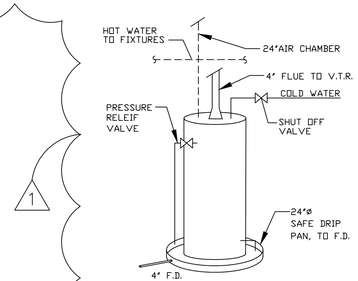
(2) WH– 40 GAL.– RHEEM

PLUMBING NOTES

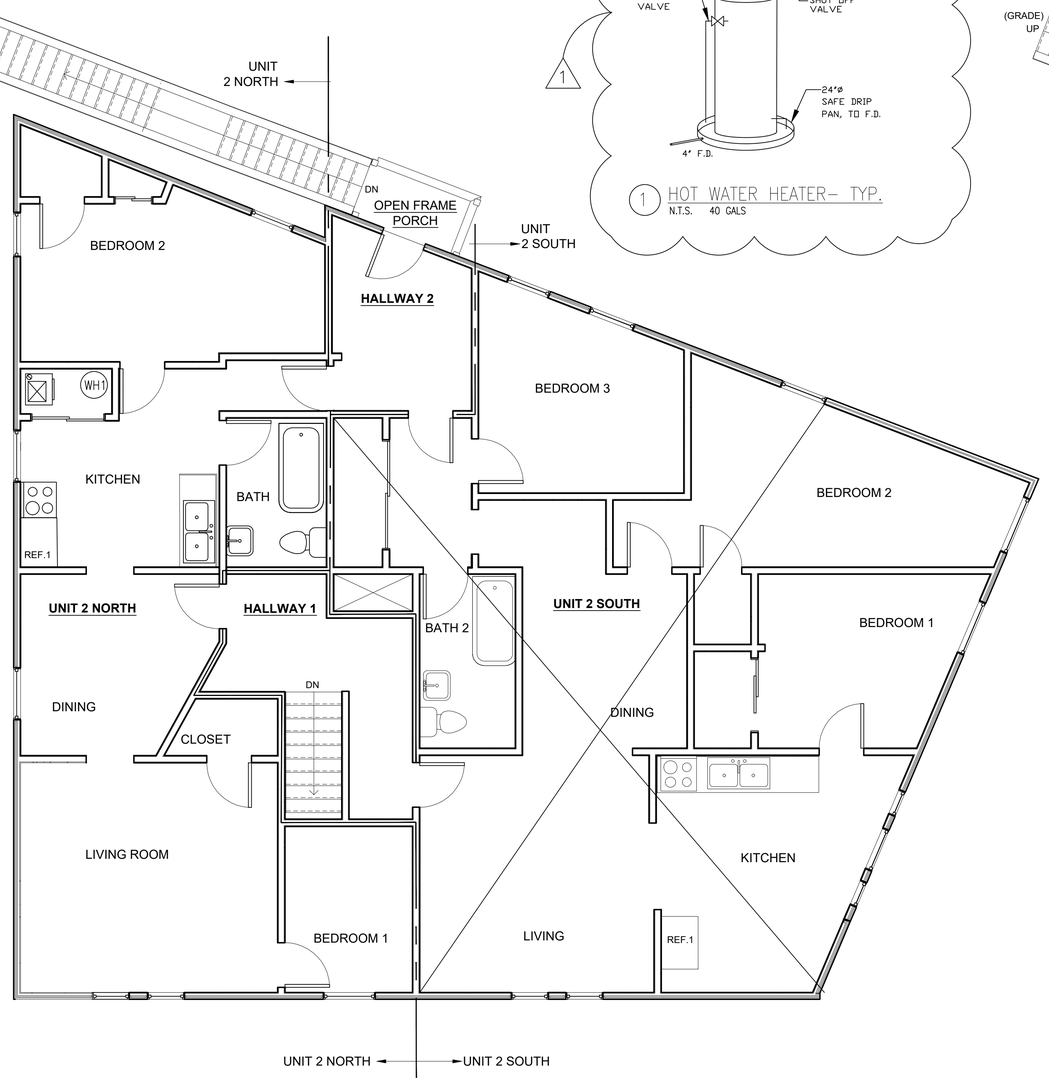
1. THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEM.
2. ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE AND NATIONAL CODES.
3. ALL PLUMBING PERMITS AND BONDS THAT ARE 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: 3–½ GALLON PER FLUSH MAXIMUM; SHOWERS, LAVS AND SINKS; 3 GALLON PER MINUTE FLOW CONTROL.
10. ALL FIXTURES TO HAVE VACUUM BREAKERS.

PLUMBING NOTES II

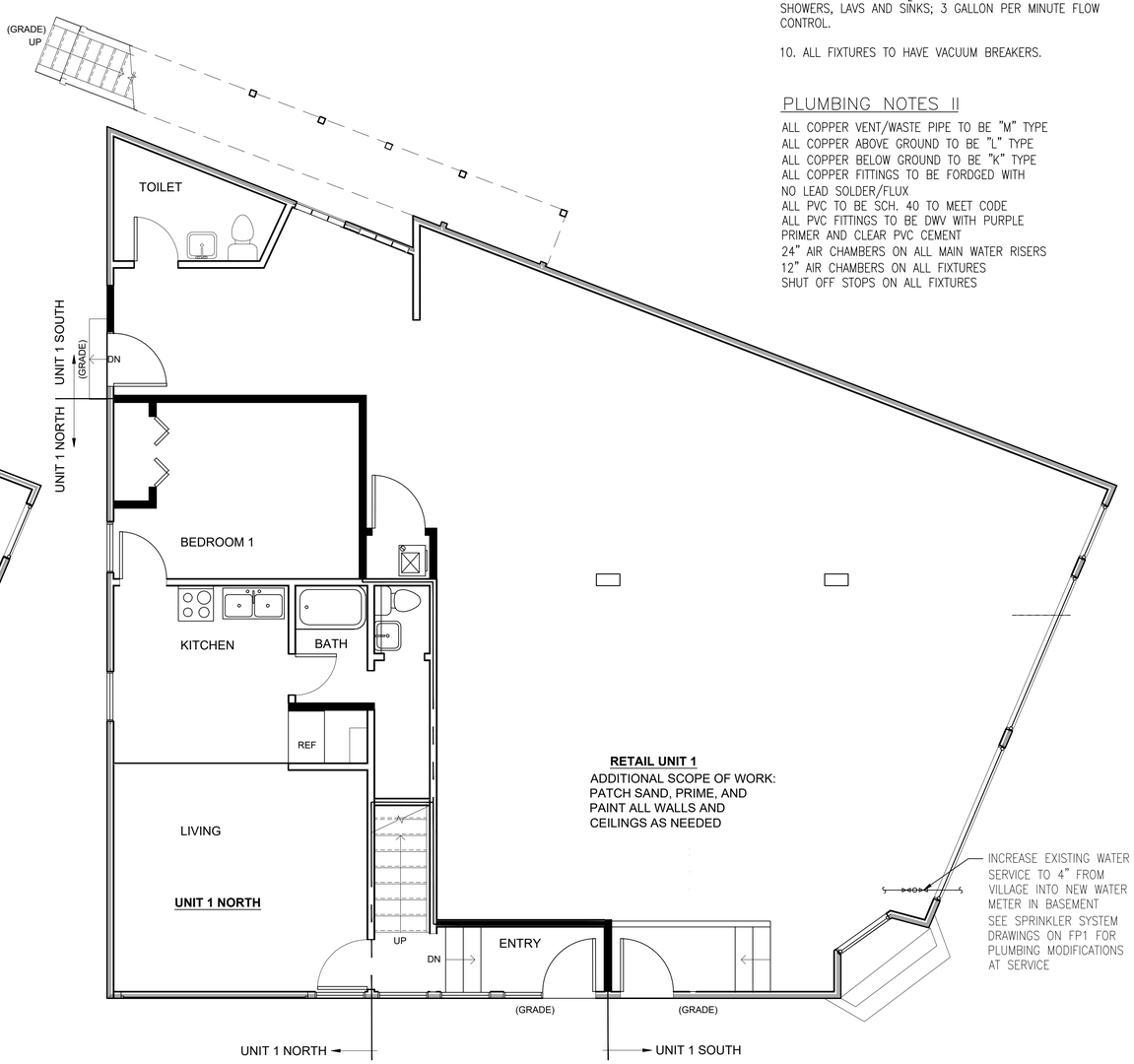
ALL COPPER VENT/WASTE PIPE TO BE "M" TYPE
ALL COPPER ABOVE GROUND TO BE "L" TYPE
ALL COPPER BELOW GROUND TO BE "K" TYPE
ALL COPPER FITTINGS TO BE FORDGED WITH NO LEAD SOLDER/FLUX
ALL PVC TO BE SCH. 40 TO MEET CODE
ALL PVC FITTINGS TO BE DWV WITH PURPLE PRIMER AND CLEAR PVC CEMENT
24" AIR CHAMBERS ON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

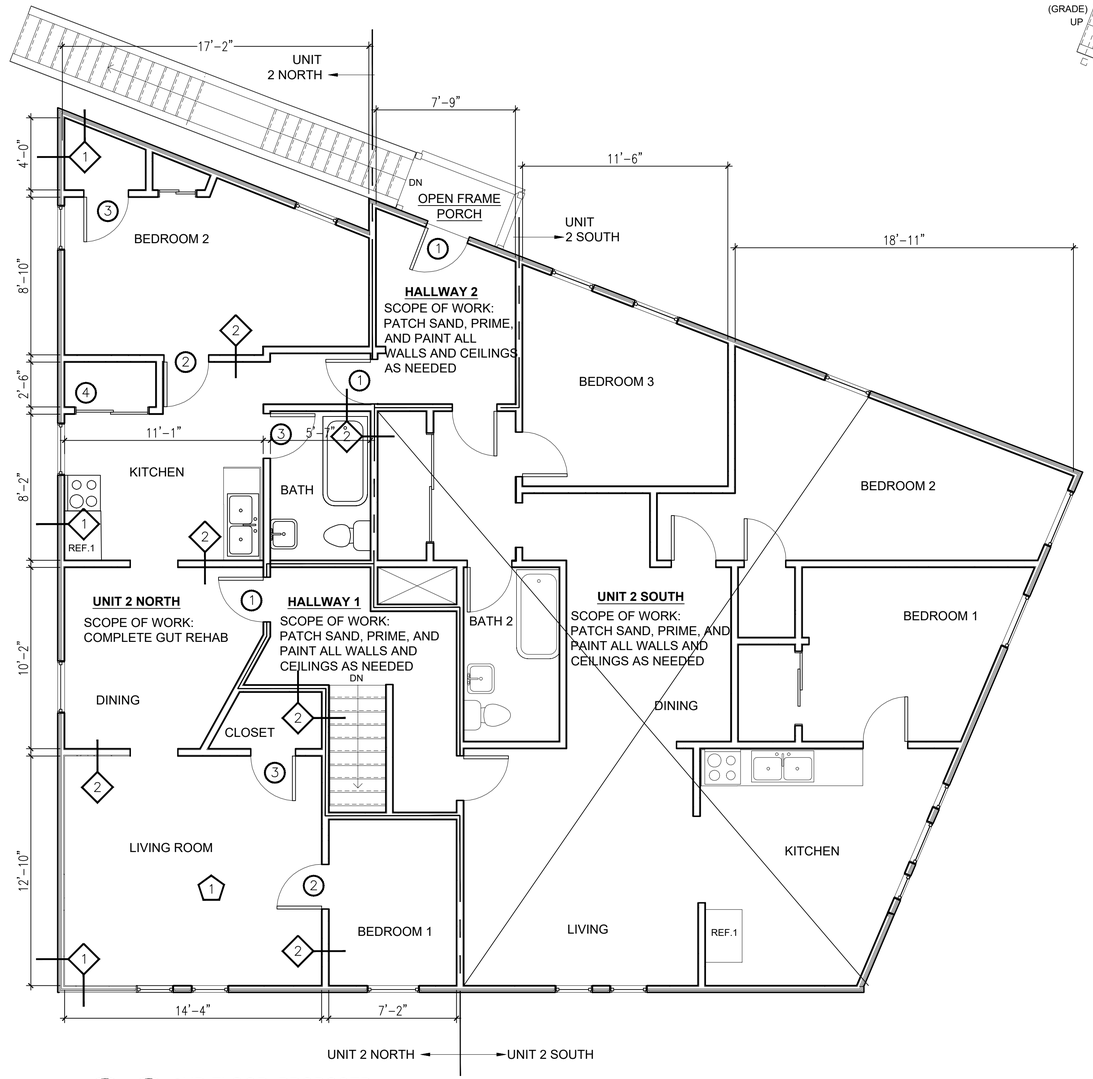
No.	QTY.		TYPE	SIZE W x H	LOCATION	REMARKS
1			HINGED	2'–10" X 6'–8"	ENTRY	V.I.F M.O.
2			HINGED	2'–8" X 6'–8"	BEDROOMS	V.I.F M.O.
3			HINGED	2'–6" X 6'–8"	BATHS/CL/LIN	V.I.F M.O.
4			HINGED	2'–0" X 6'–8"	CL	V.I.F M.O.
5			SLIDING	(2) 2'–6" X 6'–8"	CL	V.I.F M.O.
6			SLIDING	(2) 2'–0" X 6'–8"	CL	V.I.F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

WALL SCHEDULE

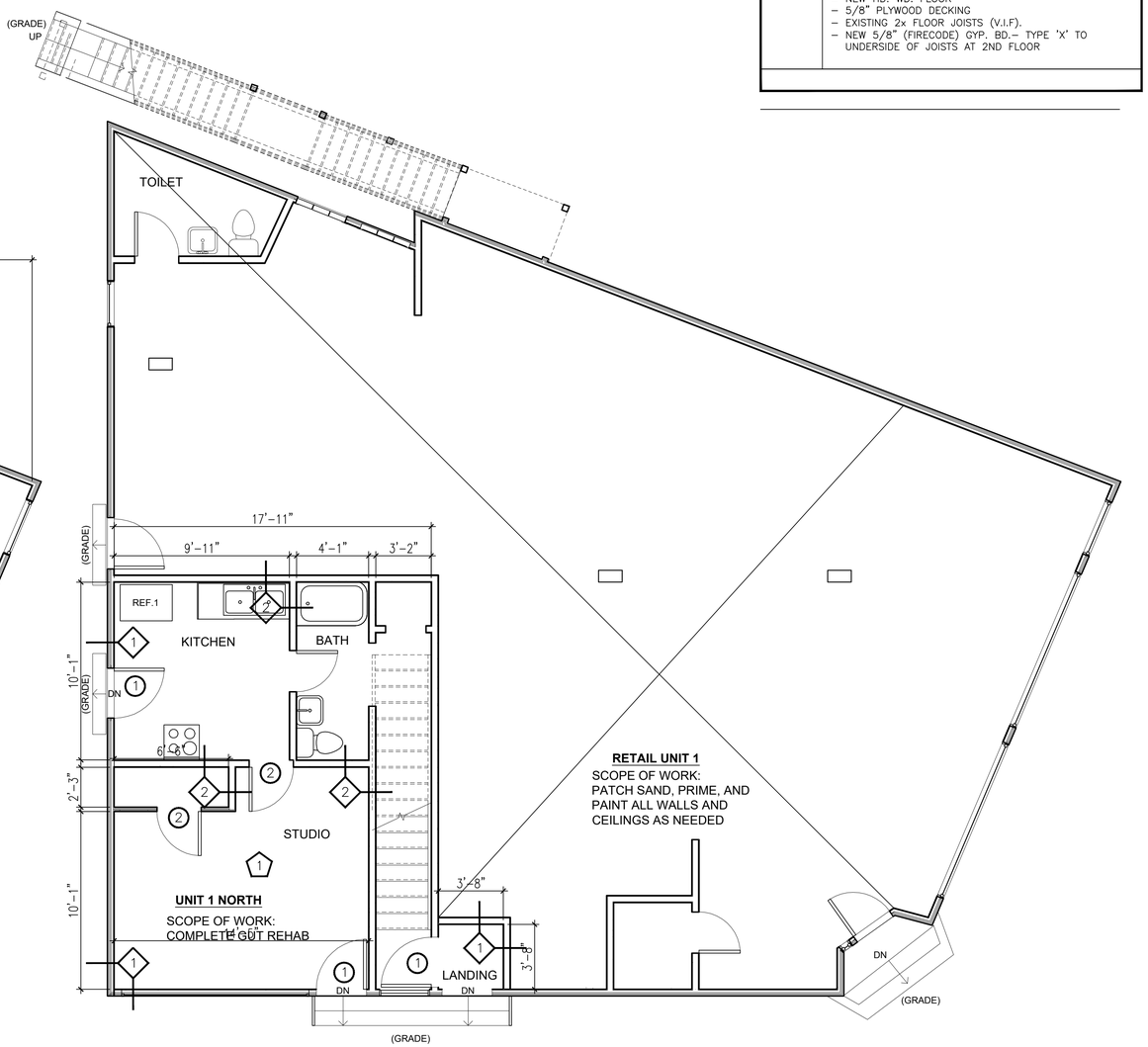
No.	DESCRIPTION
1	EXISTING EXTERIOR WALL CONST.– TYP. (1HR FIRE RATING) – NEW FIBER CEMENT SIDING – TYVEK VAPOR BARRIER – 5/8" EXTERIOR GYPSUM BOARD SHEATHING – EXISTING 2x4 WD STUDS @ 16" O.C. – R–15 BATT INSULATION, STAPLED TO STUDS – NEW 5/8" (FIRECODE) GYP. BD.– TYPE 'X' – PATCHED, SANDED, PRIMED, 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

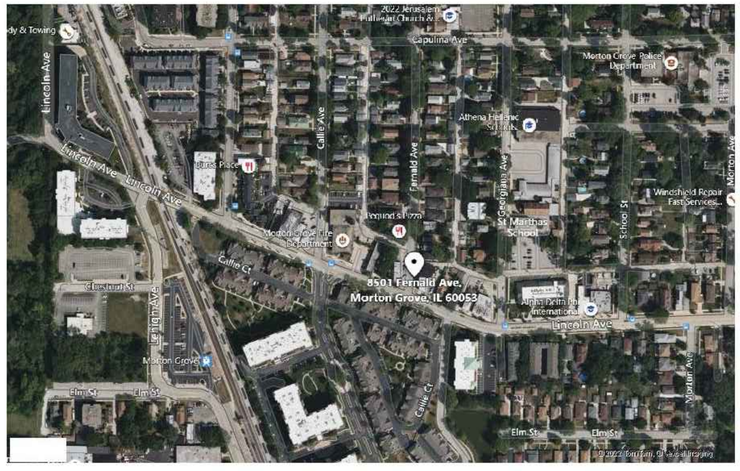
G1.0 INDEX/ NOTES/ LOCATION MAP/ APPLICABLE CODES

A1.0 BUILDING #2- SCOPE/ EXISTING PLANS/ DECK PLANS/ ADA RESTROOM/ WATER HEATER DETAILS

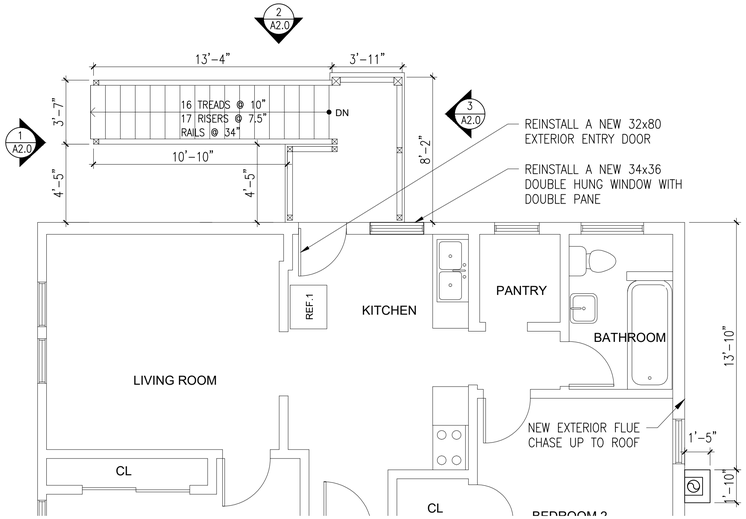
A2.0 BUILDING #2- PORCH ELEVATIONS

A3.0 BUILDING #2- PORCH DETAILS

LOCATION MAP

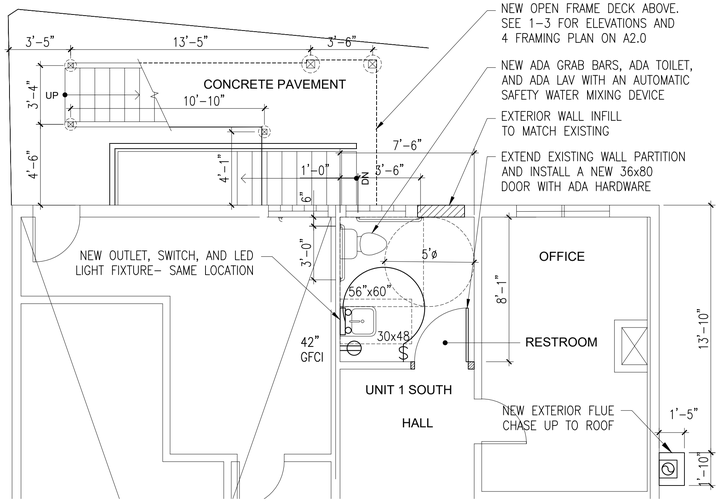

Capulina Ave
Lincoln Ave
Fernald Ave
Calle Ave
Morton Grove Police Department
Athena Hellenic School
Illinois Place
Antonio's Pizza
St Martha's School
Windshield Repair FastServices
Calle Ct
8501 Fernald Ave,
Morton Grove, IL 60053
Algonquin Lincoln International
Morton Grove
Elm St
Morton Ave
Dempster St
Mobil
Jewel-Osco
Menards
Target
Walgreens
Aldi
Dollar Tree
Chase Bank
Walmart
Home Depot
Costco Wholesale
Sam's Club
Lowe's Home Improvement
Best Buy
Kohl's
Petco
Ross
Michaels
Ulta Beauty
Old Navy
Marshalls
Pier 1 Imports
Bed Bath & Beyond
Barnes & Noble
Hobby Lobby
Panera Bread
Chipotle Mexican Grill
Starbucks
Portillo's
Buffalo Wild Wings
Olive Garden
Red Lobster
Outback Steakhouse
Texas Roadhouse
Cheesecake Factory
Five Guys
Culver's
Noodles & Company
Jersey Mike's Subs
Jimmy John's
Potbelly Sandwich Works
Panda Express
Wendy's
McDonald's
Taco Bell
Burger King
Dunkin'
Subway
Pizza Hut
Domino's Pizza
Papa John's Pizza
Little Caesars Pizza
Dairy Queen
Arby's
Jack in the Box
Sonic Drive-In
Popeyes Louisiana Kitchen
KFC
Chick-fil-A
Wingstop
Raising Cane's Chicken Fingers
Whataburger
In-N-Out Burger
Shake Shack
Five Below
Ollie's Bargain Outlet
Big Lots
Dollar General
Family Dollar
Tractor Supply Co.
Harbor Freight Tools
Menard's
Ace Hardware
True Value
Do it Best
Sherwin-Williams
Benjamin Moore
Behr
Glidden
Valspar
PPG Paints
Rust-Oleum
Krylon
Minwax
Varathane
Zinsser
Kilz
Bulls Eye
Gorilla Glue
Loctite
3M
Scotch
Duct Tape
Electrical Tape
Masking Tape
Painter's Tape
Sandpaper
Steel Wool
Wire Brush
Putty Knife
Paint Scraper
Paint Roller
Paint Tray
Paint Brush
Paint Sprayer
Drop Cloth
Plastic Sheeting
Tarp
Ladder
Step Stool
Scaffolding
Work Light
Extension Cord
Power Strip
Surge Protector
Voltage Tester
Multimeter
Wire Stripper
Wire Cutter
Crimping Tool
Pliers
Screwdriver
Hammer
Mallet
Chisel
Pry Bar
Nail Set
Tape Measure
Level
Square
Protractor
Compass
Pencil
Marker
Pen
Eraser
Sharpener
Notebook
Clipboard
Folder
Binder
Paper
Envelope
Stamp
Calculator
Ruler
Scale
Highlighter
Sticky Notes
Paper Clip
Binder Clip
Rubber Band
Stapler
Staple Remover
Hole Punch
Tape Dispenser
Scissors
Box Cutter
Utility Knife
Glue Stick
Liquid Glue
Rubber Cement
Spray Adhesive
Double-Sided Tape
Foam Tape
Velcro
Zip Ties
Twist Ties
Shipping Tape
Packing Tape
Bubble Wrap
Packing Peanuts
Cardboard Box
Mailing Tube
Shipping Envelope
Label
Barcode
QR Code
RFID Tag
Security Tag
Price Tag
Hang Tag
Gift Tag
Gift Card
Gift Wrap
Ribbon
Bow
Greeting Card
Invitation
Announcement
Postcard
Flyer
Brochure
Pamphlet
Booklet
Catalog
Magazine
Newspaper
Book
Textbook
Workbook
Journal
Diary
Planner
Calendar
Wall Calendar
Desk Calendar
Pocket Calendar
Keychain
Lanyard
Badge
Name Tag
Business Card
Letterhead
Envelope
Stamp
Return Address Label
Shipping

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"

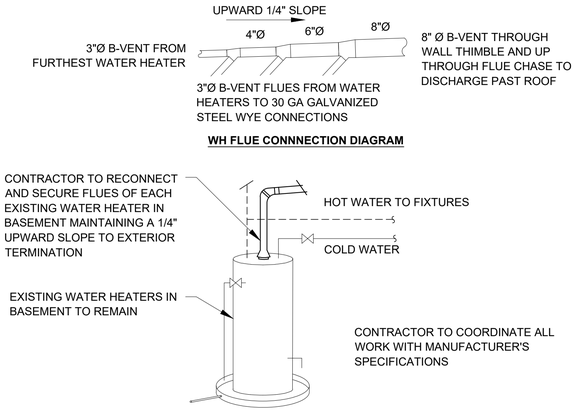
PROPOSED 1ST FLOOR SCOPE:
OWNER PROPOSES TO UPGRADE THE EXISTING RESTROOM IN THE SOUTH UNIT OF THE 1ST FLOOR TO COMPLY WITH ADA REQUIREMENTS BY REMOVING A PARTITION WITH DOOR, REMOVING AN EXTERIOR DOOR AND INFILLING THE OPENING, INSTALLING A NEW INTERIOR DOOR, INSTALLING NEW ADA PLUMBING FIXTURES, AND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



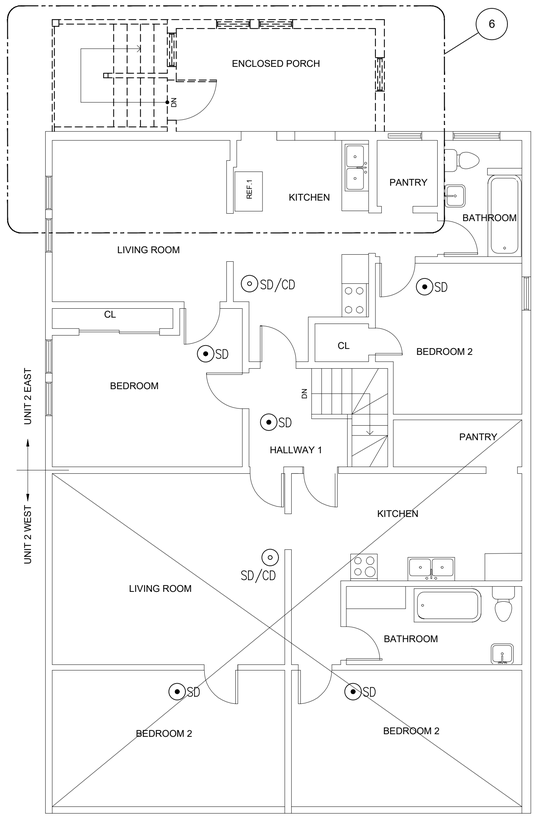
5 1ST FL- ADA RESTROOM UPGRADE/ STAIRS
BUILDING 2- RETAIL UNIT 1S
SCALE: 1/4"= 1'-0"

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.

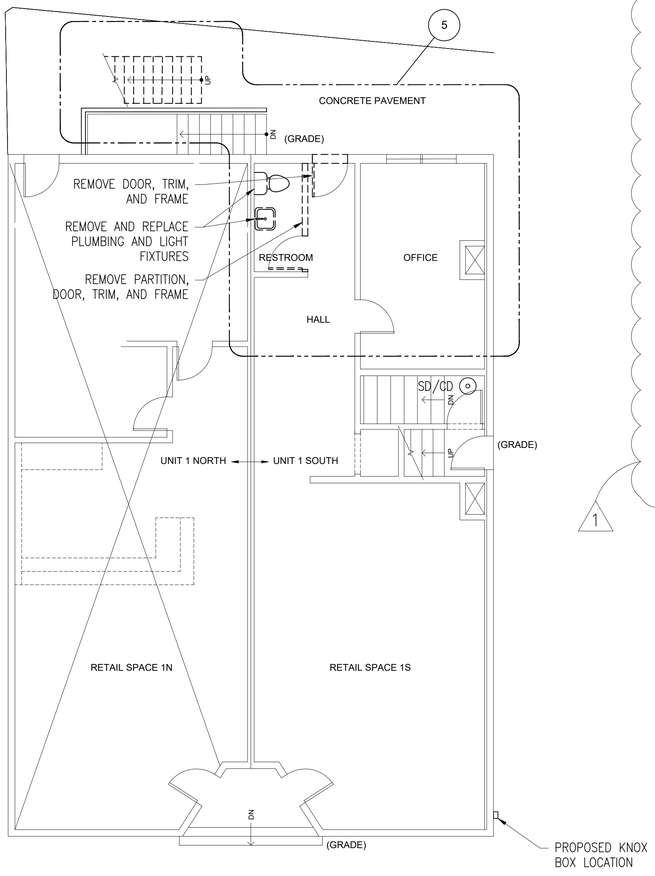
THE EXISTING ELECTRICAL SERVICE PANELS IN THE BASEMENT WILL BE TESTED, INSPECTED AND CERTIFIED BY A LICENSED/ REGISTERED ELECTRICIAN DUE TO THE DETERIORATED AND ANTIQUATED CONDITION OF THE EQUIPMENT. AN ADDITIONAL PERMIT APPLICATION WITH A ONE-LINE RISER DIAGRAM WILL BE PROVIDED FOR ANY ALTERATIONS OR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



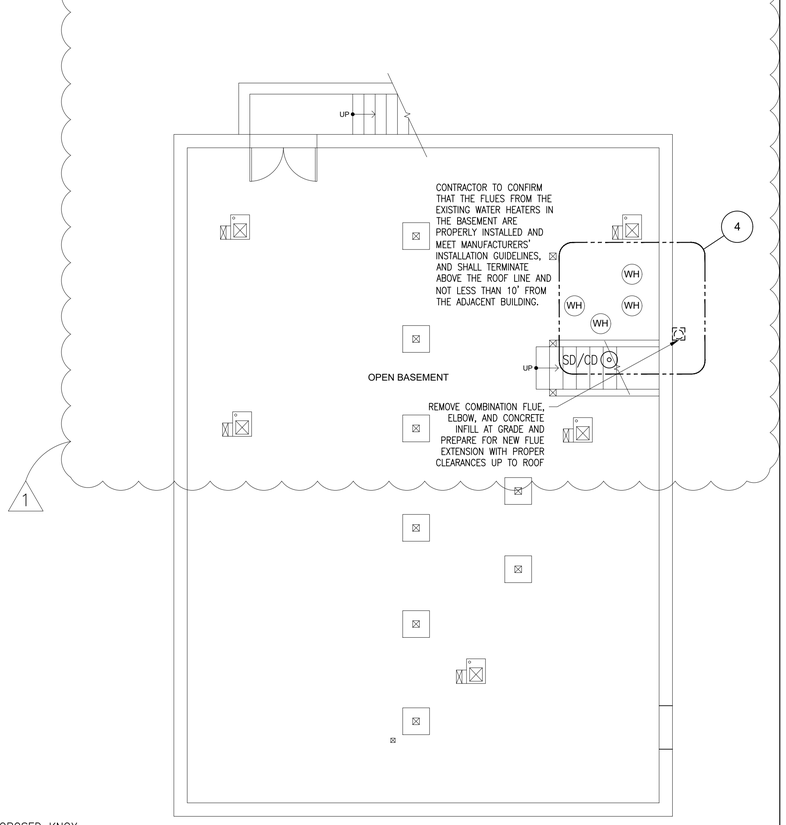
4 EXISTING WATER HEATERS- TYP. DIAGRAM
BUILDING 2
SCALE: NTS



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

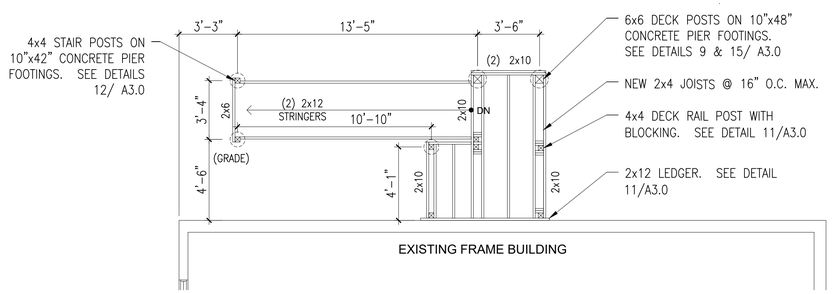
No.	ISSUANCE	Date
1	permit revisions	6.16.25
–	permit review	4.14.25

date: 6/23/2025

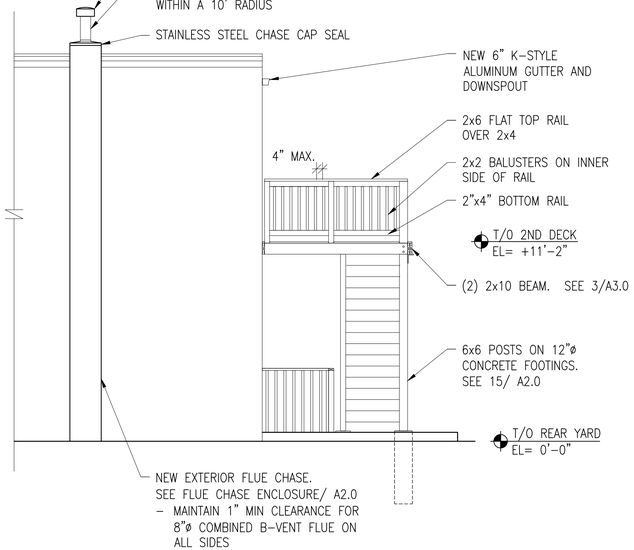
SCOPE/ EXISTING PLANS/ DECK PLANS/ ADA RESTROOM/ WATER HEATER DETAILS
sheet title

A1.0
sheet number

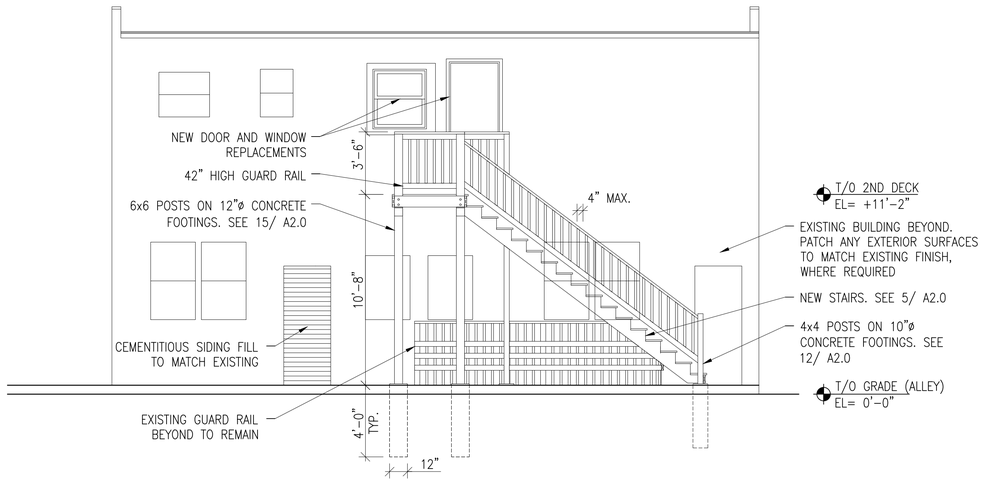
FLUE CHASE ENCLOSURE
DESCRIPTION
EXTERIOR WALL CONSTRUCTION – 2x4 FRAMED CHASE UP SIDE WALL (MIN. 3' ABOVE ROOF LINE) – R-8 INSULATION (1") – 1/2" CDX PLYWOOD (BOTH SIDES) – NEW FIBER CEMENT SIDING OVER TYVEC BUILDING WRAP, TO MATCH EXISTING FINISH (EXTERIOR SIDE) – 8"ø COMBINED B-VENT FLUE FROM WATER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



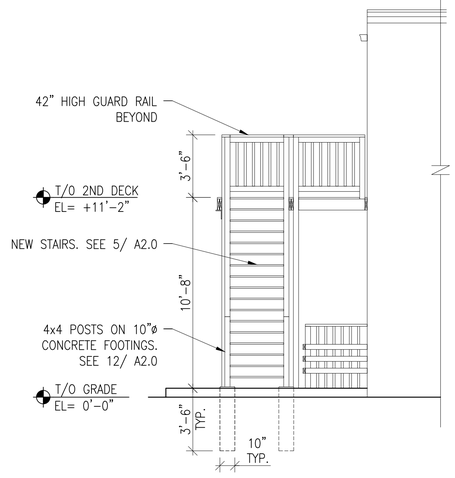
4 REAR OPEN FRAME DECK AND STAIRS PLAN
BUILDING 2
SCALE: 1/4"= 1'-0"



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"

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 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.

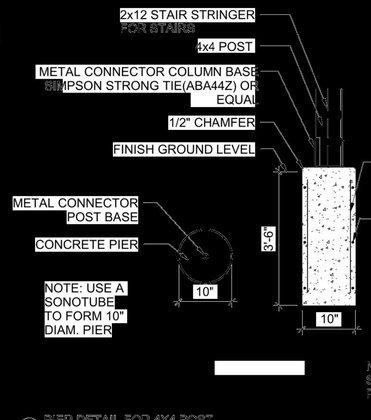
8. DESIGN LIVE LOADS:

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

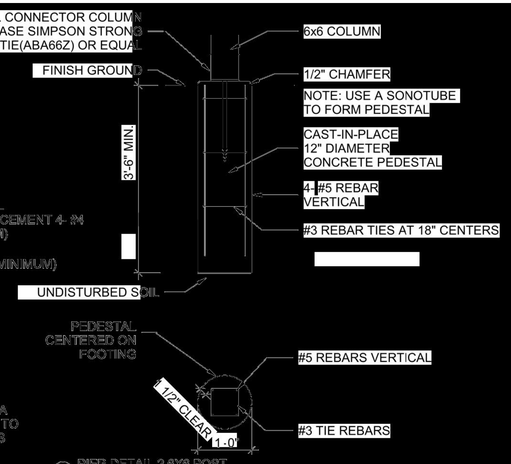
   MINIMUM DESIGN LOADS THRUST ON:
   HANDRAIL 50 LBS. PER SQ FT
   GUARDS 50 LBS. PER SQ FT
   OR A CONCENTRATED LOAD OF 200 LBS./FT

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.

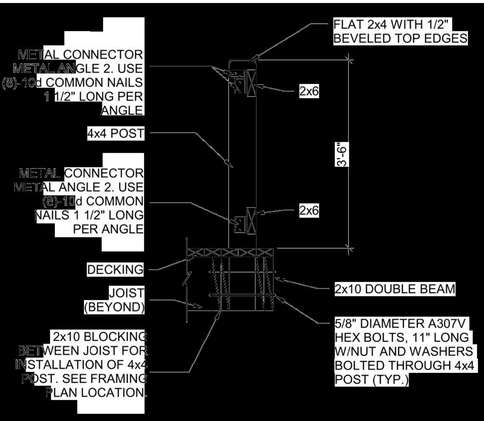
10. CONCRETE TO HAVE f'c=3,500 PSI W/5% TO 8% AIR ENTRAINMENT.



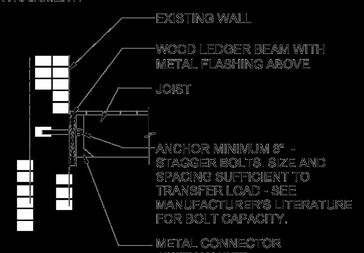
12 PIER DETAIL FOR 4X4 POST
3/4" = 1'-0"



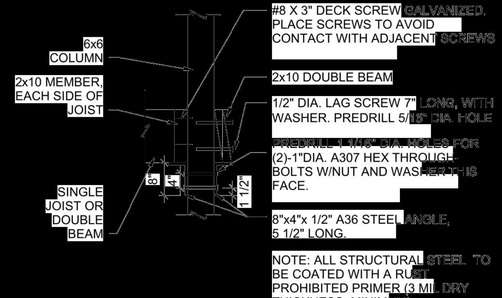
16 PIER DETAIL 2 6X6 POST
3/4" = 1'-0"



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

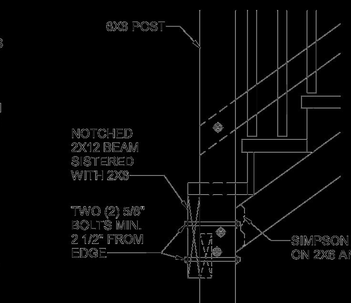


13 NOT USED
3/4" = 1'-0"

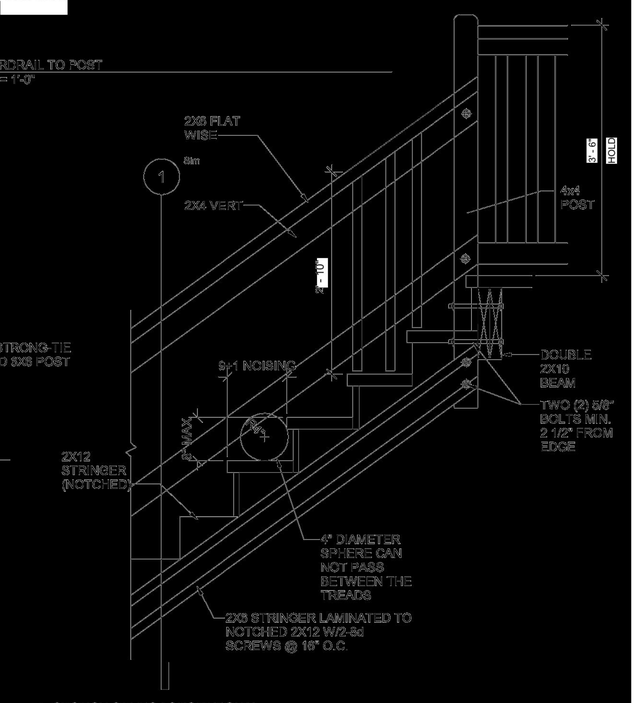


10 WALL TO LEDGER BEAM
3/4" = 1'-0"

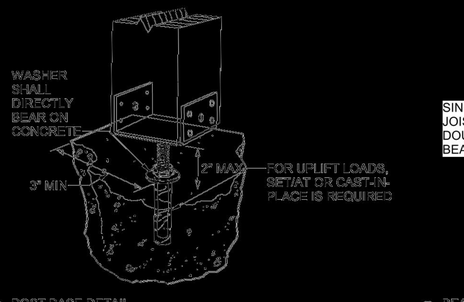
8 DECK TO POST CONNECTION
3/4" = 1'-0"



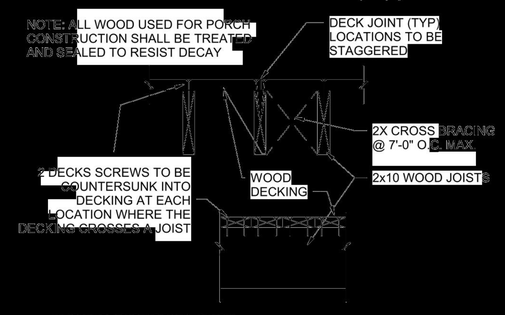
14 STRINGER TO POST DETAIL
1" = 1'-0"



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

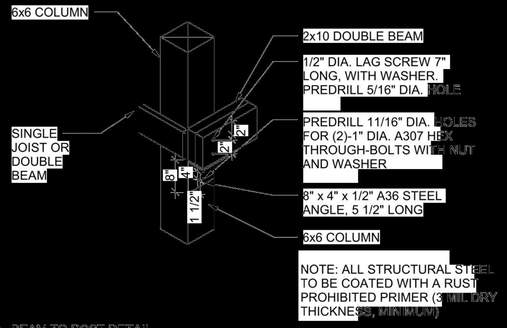


6 3/4" = 1'-0"



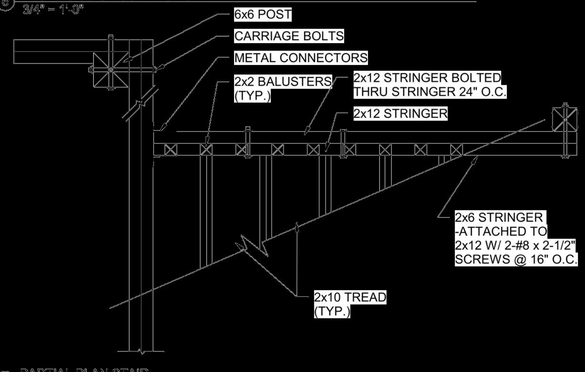
7 NOT USED
3/4" = 1'-0"

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

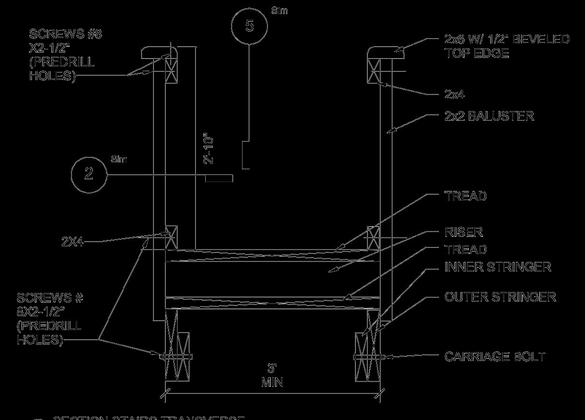


3 BEAM TO POST DETAIL
3/4" = 1'-0"

9 DECK TO JOIST CONNECTION
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

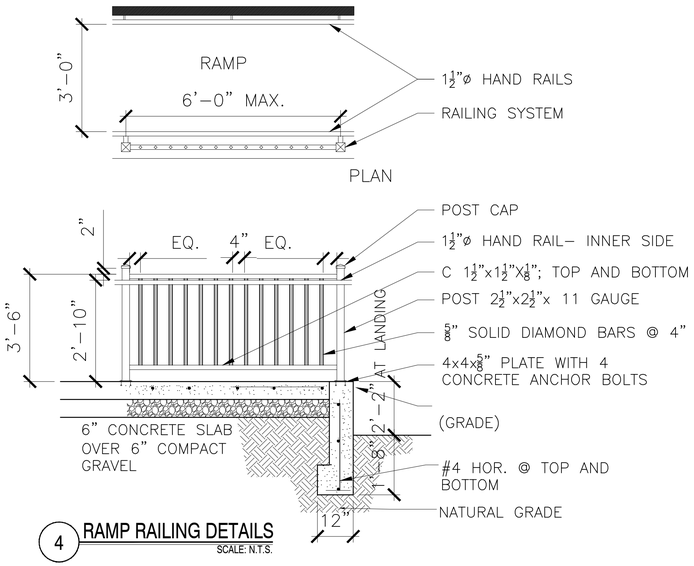
date: 6/23/2025

PORCH DETAILS

sheet title

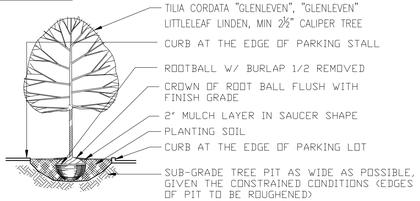
A3.0

sheet number

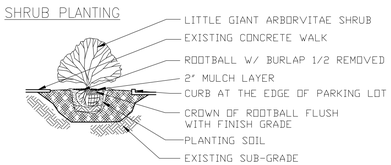


4 **RAMP RAILING DETAILS**
SCALE: N.T.S.

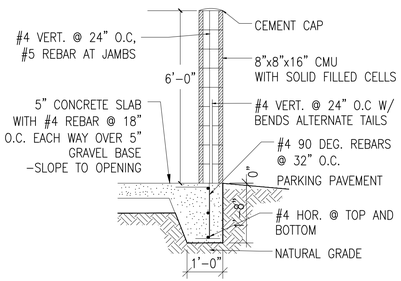
TREE PLANTING IN PARKING LOT



SHRUB PLANTING



2 **PLANTING DETAILS**
SCALE: N.T.S.



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

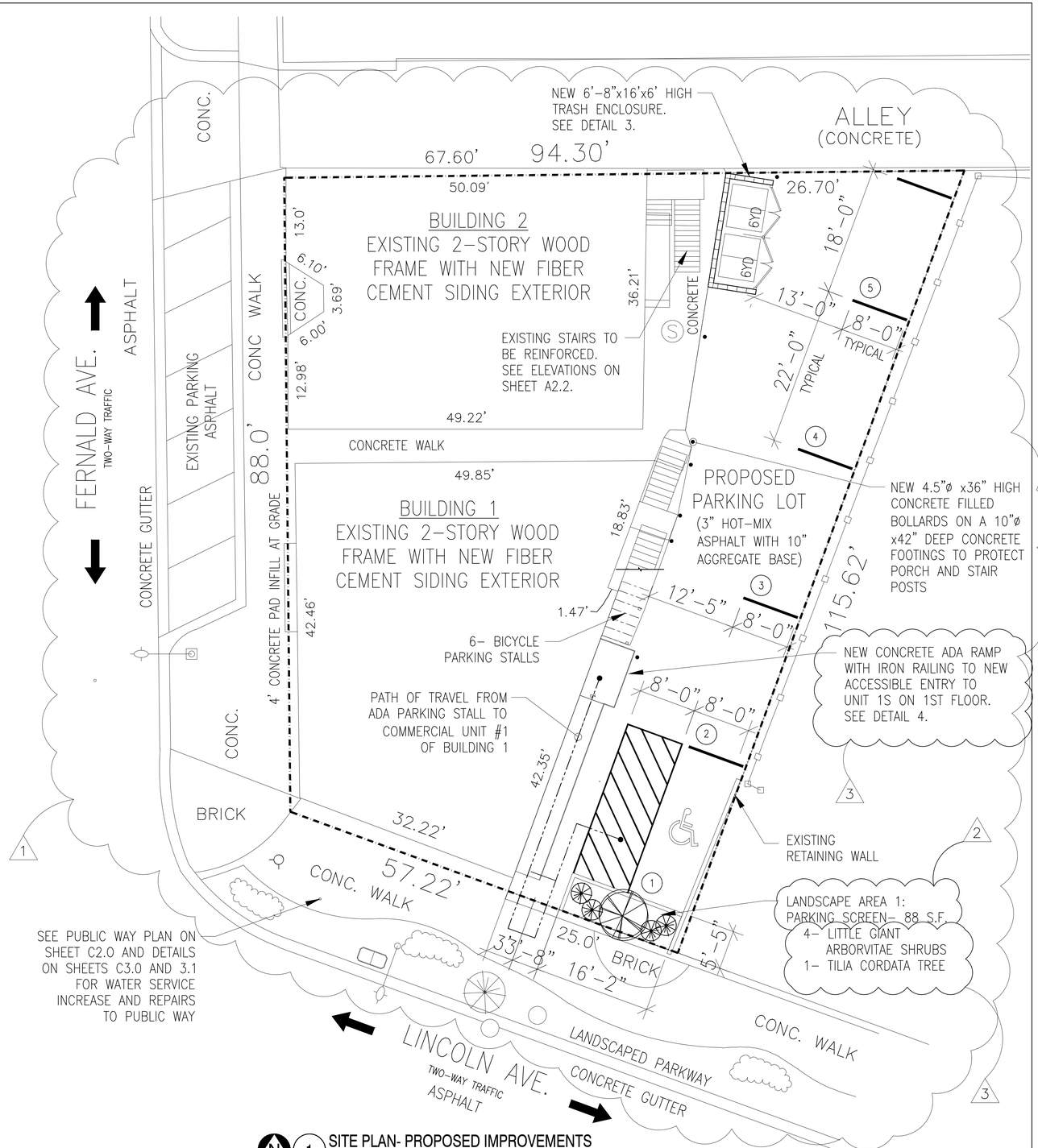
EXISTING SITE DATA

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

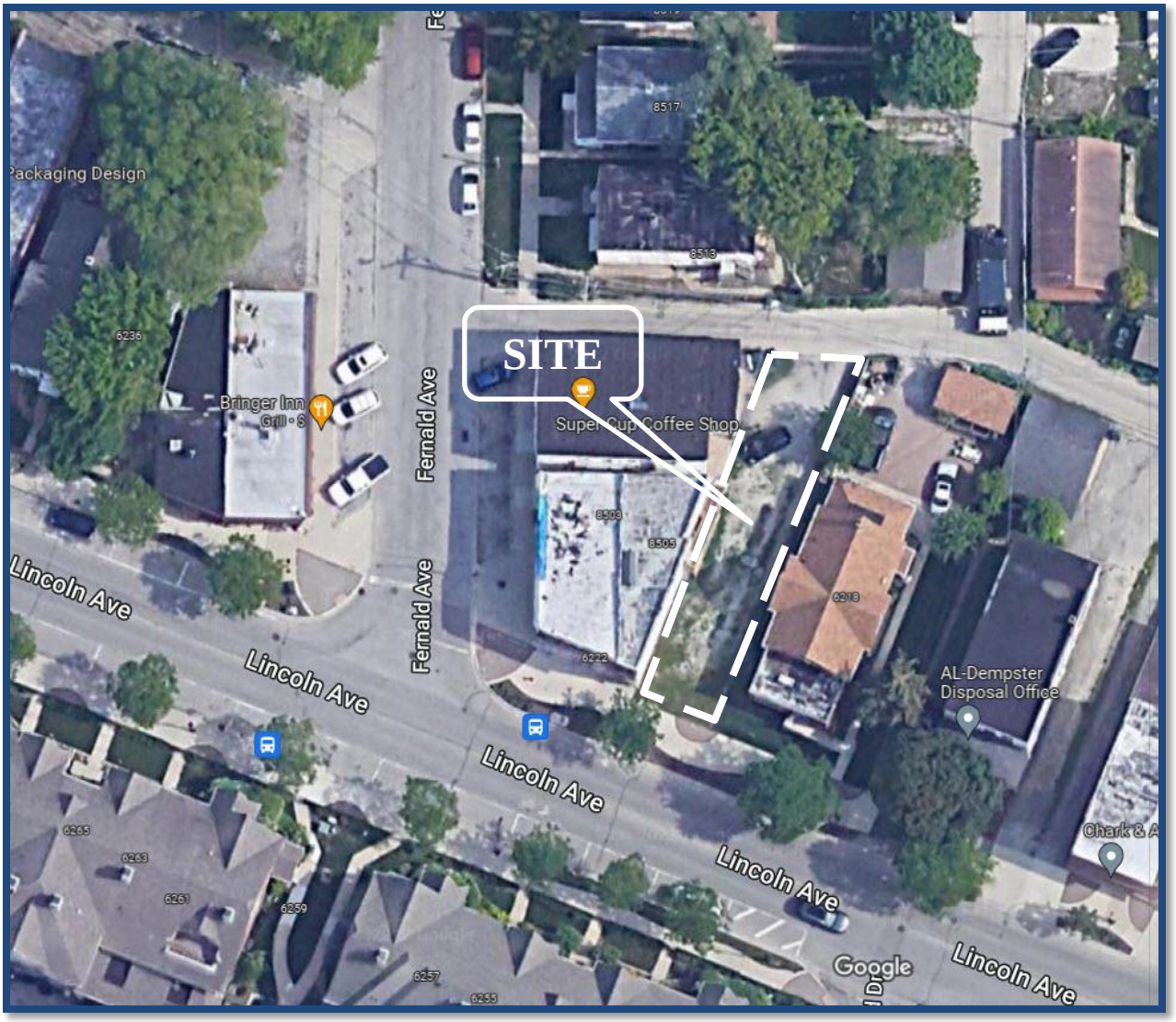
This memorandum summarizes the results of a traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona (KLOA, Inc.) for a proposed parking lot in Morton Grove, Illinois. The site is located at 8501-5 N. Fernald Avenue and is proposed to contain a five-space parking lot with access off 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.

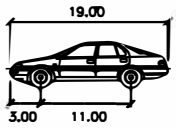
- Given the limited number of parking spaces, the proposed access off the alley will be adequate to serve the proposed parking lot.

- 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



	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

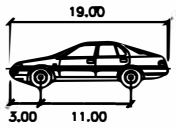
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 1	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: A1 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

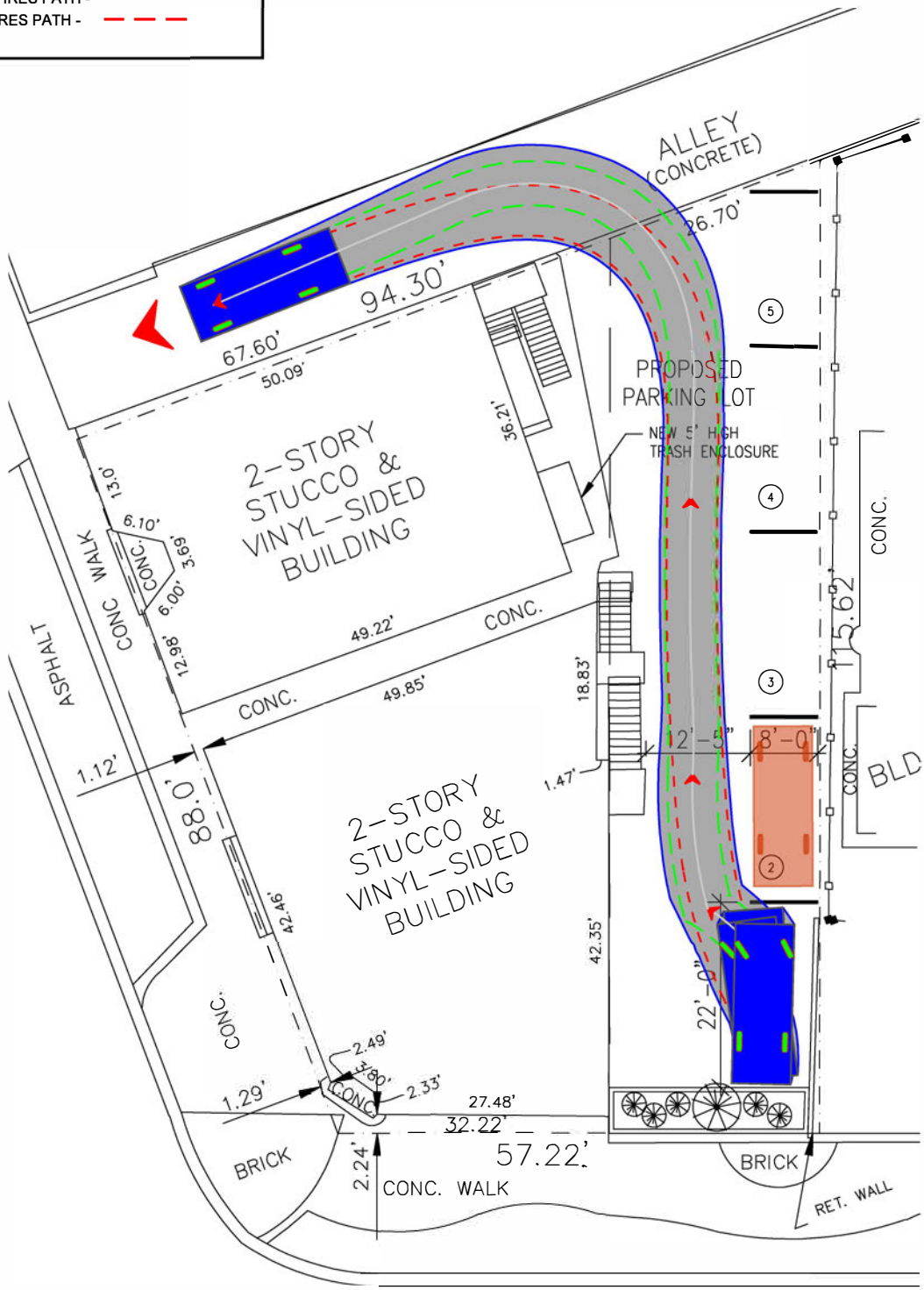


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

SCALE: 1" = 20'

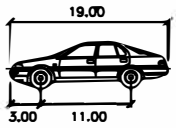


LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	**PASSENGER VEHICLE EXIT MANEUVER STALL 1**	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: A2

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 -

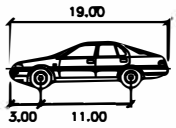
N

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 2	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: B1 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

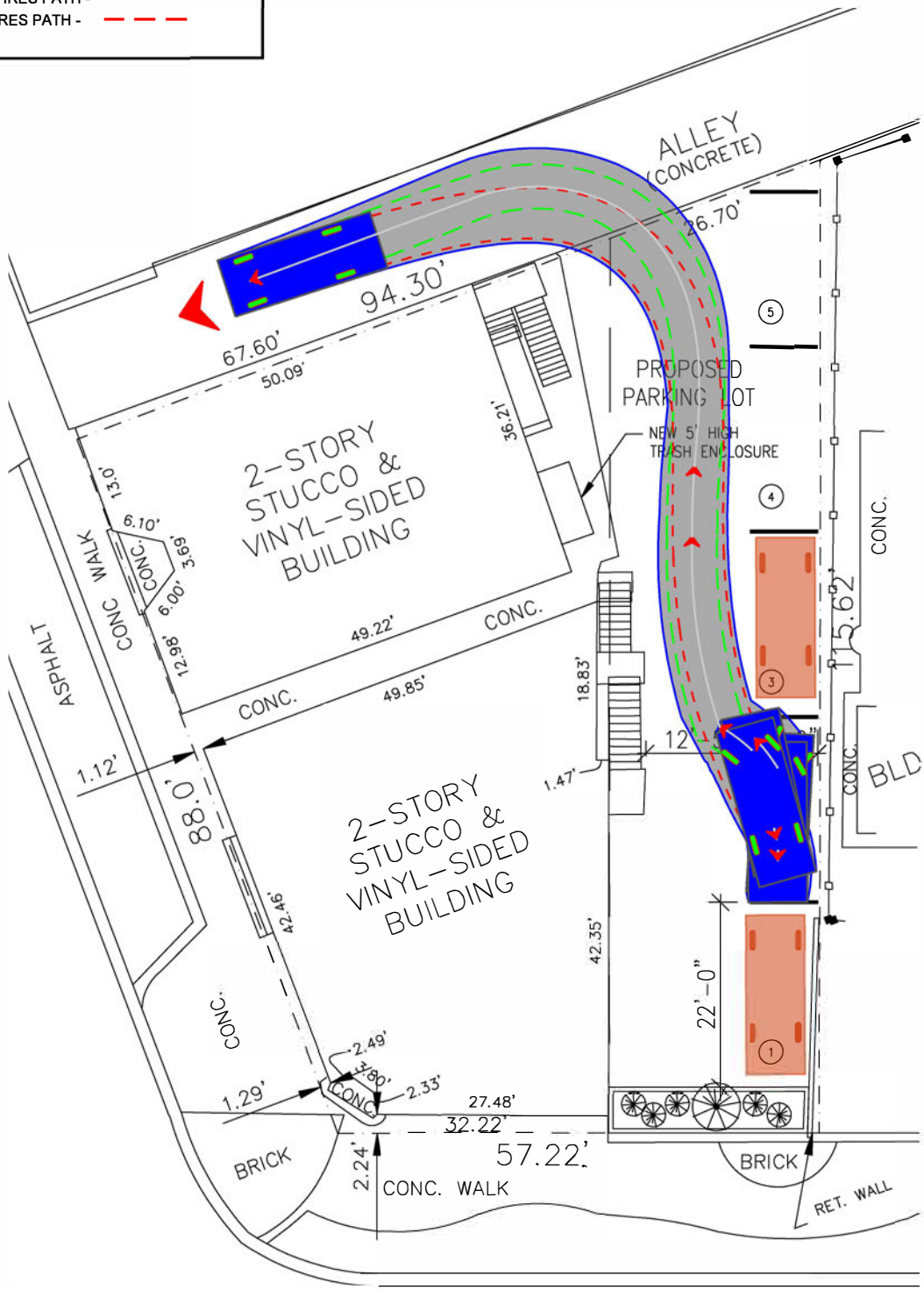


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

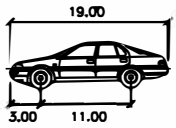
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 2	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: B2 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

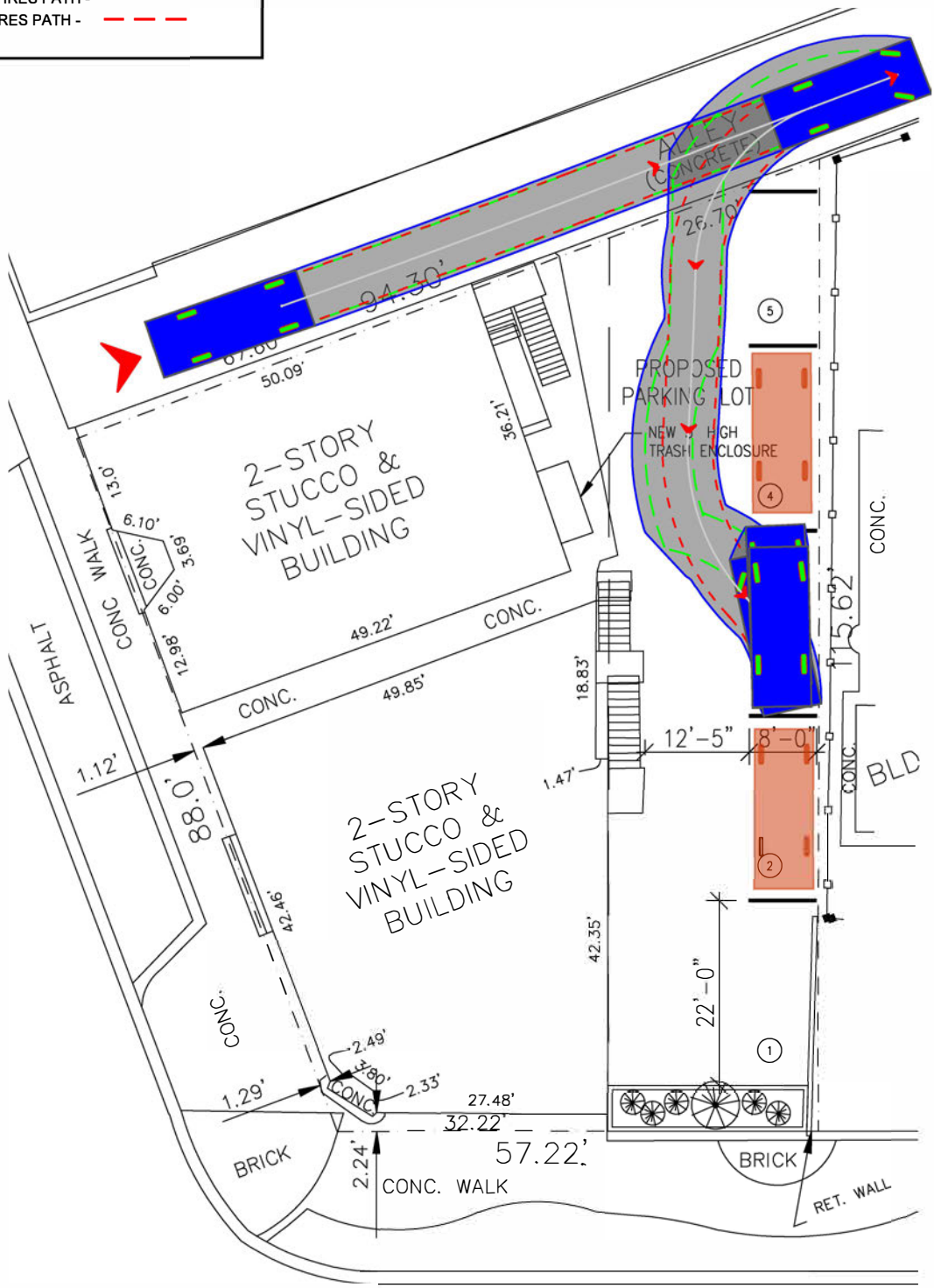


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

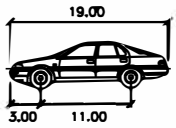
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 3	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: C1 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

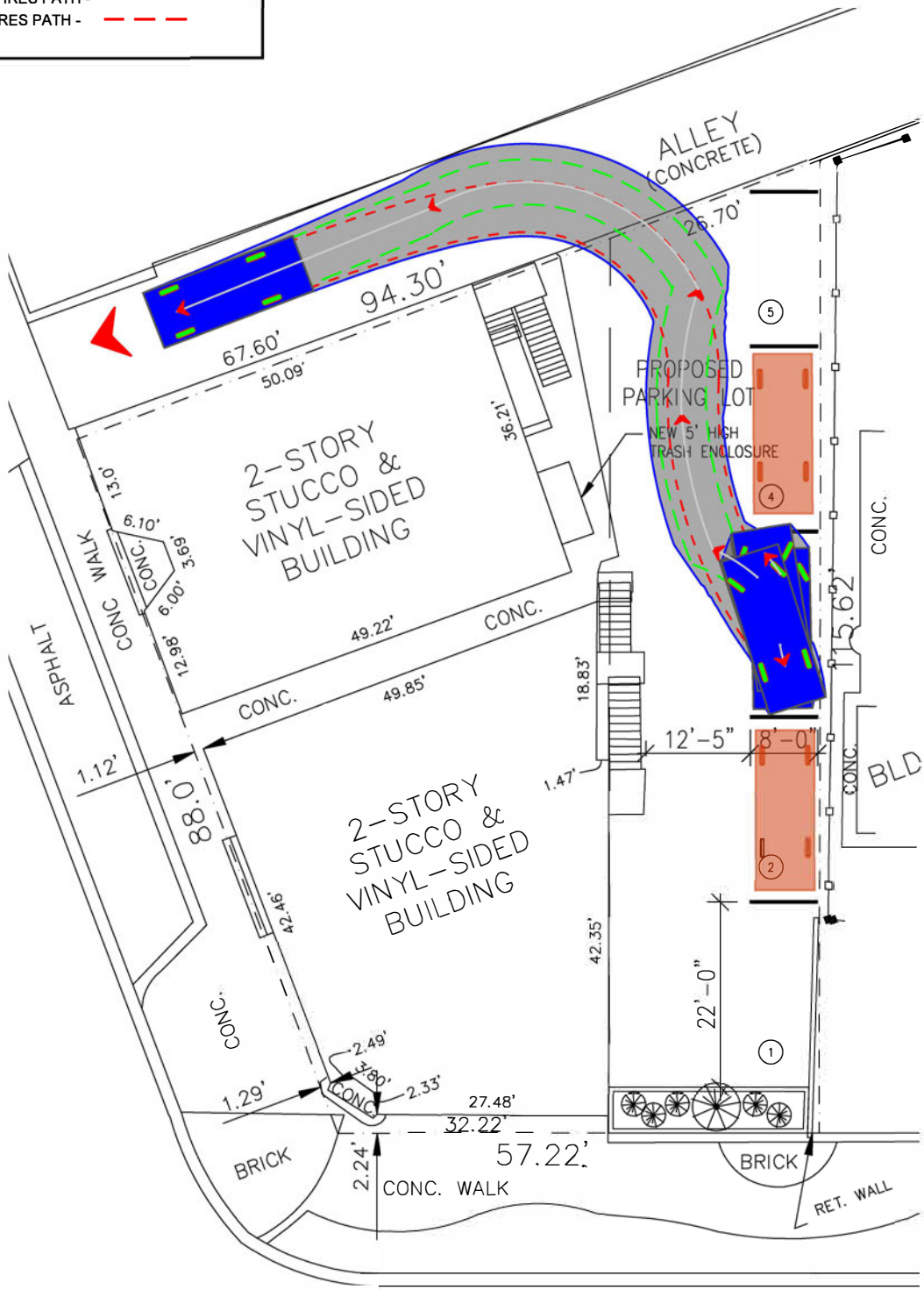


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

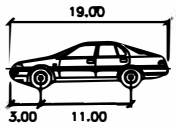
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	**PASSENGER VEHICLE EXIT MANEUVER STALL 3**	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: C2 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

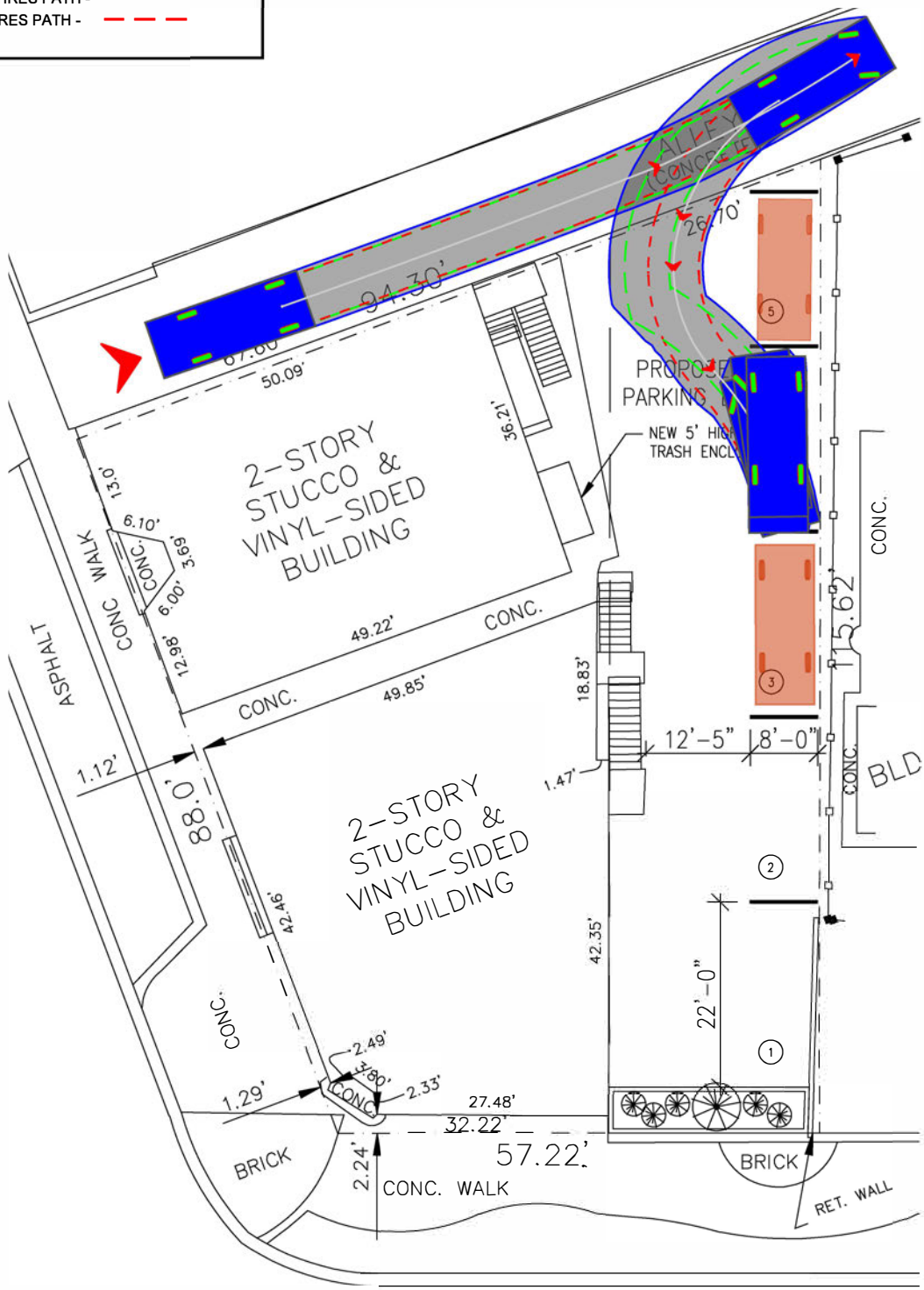


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

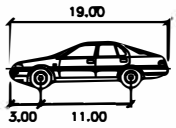
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 4	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: D1 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

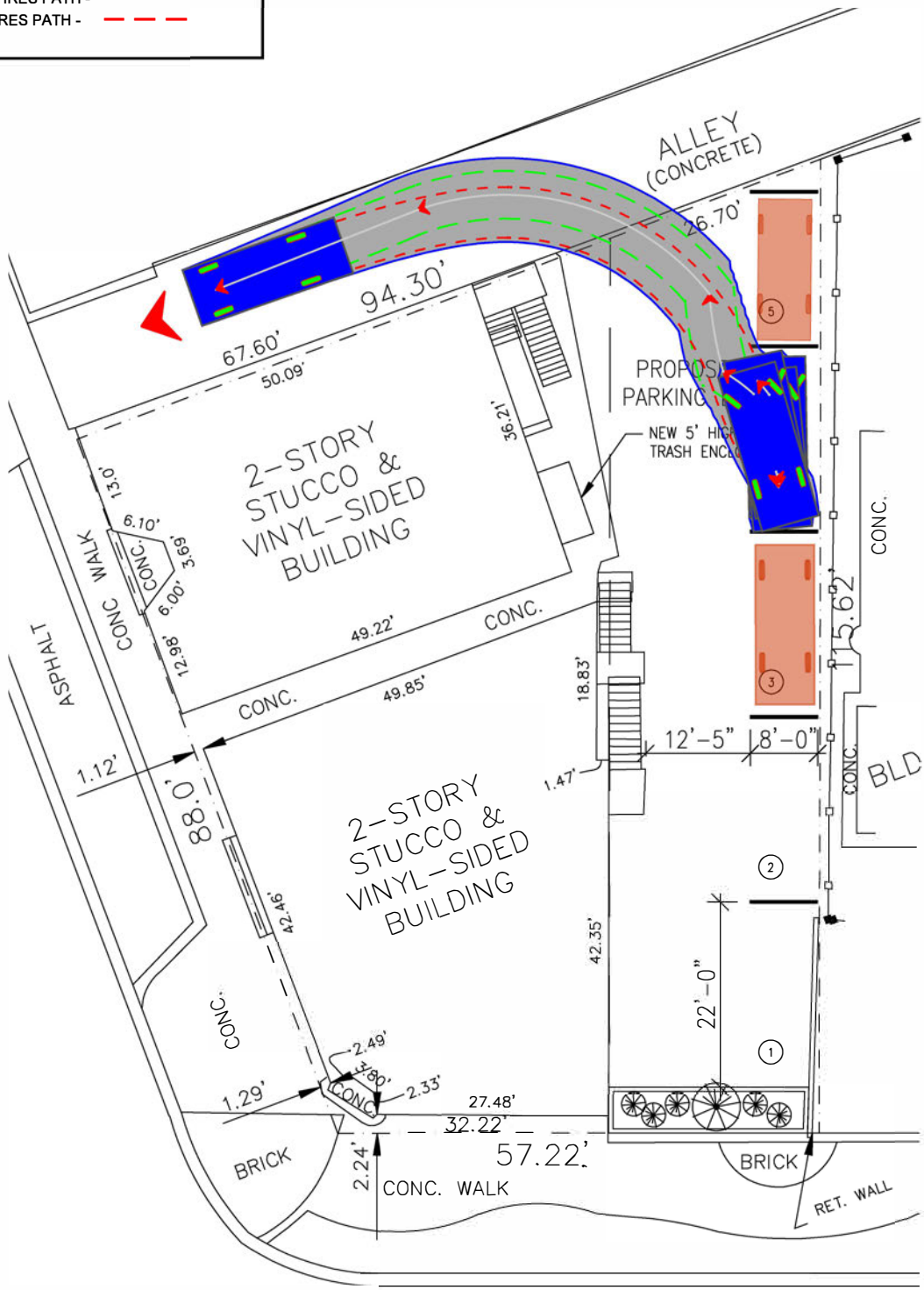


	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

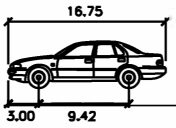
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	**PASSENGER VEHICLE EXIT MANEUVER STALL 5**	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: D2 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

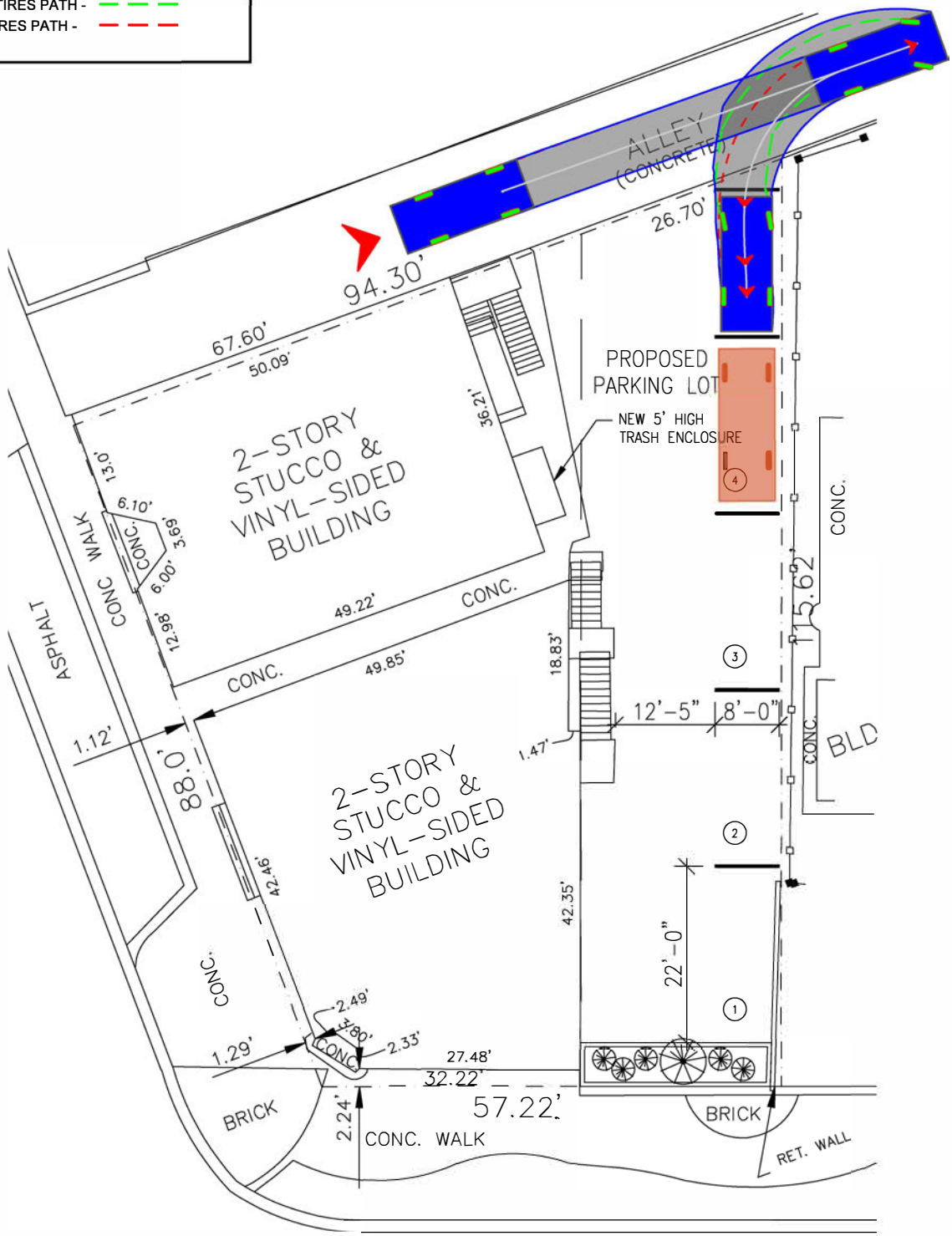


	FEET
WIDTH	: 6.33
TRACK	: 6.33
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 26.4

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

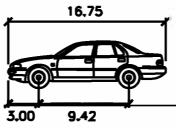
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE BACKING IN MANEUVER STALL 5	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: E1 KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

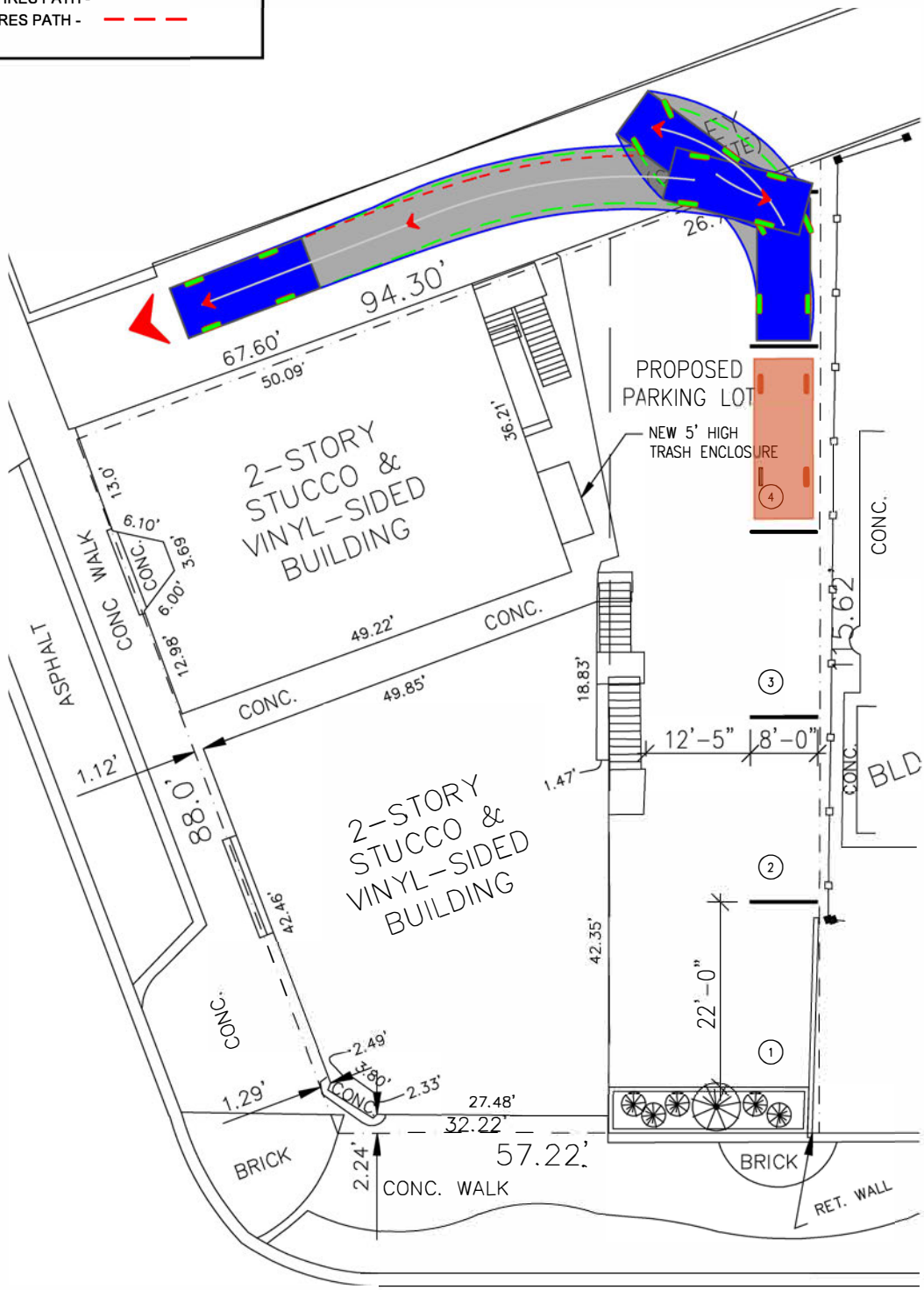


	FEET
WIDTH	: 6.33
TRACK	: 6.33
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 26.4

BODY OF VEHICLE -
FRONT TIRES PATH -
REAR TIRES PATH -

N

SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	**PASSENGER VEHICLE EXIT MANEUVER STALL 5**	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: E2 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: **September 30, 2025**

Re: **Appearance Commission Case AC 25-15**
Request for approval of an Appearance Certificate to reface an existing pole sign that is nonconforming due to sign type, location, lack of landscape bed and inclusion of off premises signage at the property commonly known as 9147 Waukegan Road in Morton Grove, Illinois (10-18-305-001-0000) pursuant to Chapter 10-10.

Project Overview

Dr. Jeff Ruttencutter and Dr. Priscilla Chang ("applicants") filed a complete application requesting the Appearance Commission's review and approval of an Appearance Certificate to reface an existing nonconforming pole sign at the property commonly known as 9147 Waukegan Road, which is located in a C-1 General Commercial District. The pole sign would include signs for both the subject property business as well as a business on an adjacent property.

The applicants are currently renovating the building at the subject property, which formerly operated as a bank, to operate a new dental clinic. The applicants received an Appearance Certificate for two wall signs related to the renovation in 2023 (AC 23-09) and had requested to remove the nonconforming pole sign at that time.

Subject Property

The subject property is located at the southeast corner of Waukegan Road and Church Street. The property has 243.5 linear feet of street frontage along abutting roadways. Properties to the south, north, and west are located in the C-1 General Commercial District and improved with commercial buildings. A R-2 Single Family Residence District abuts the property to the east, across a partially improved public alley.

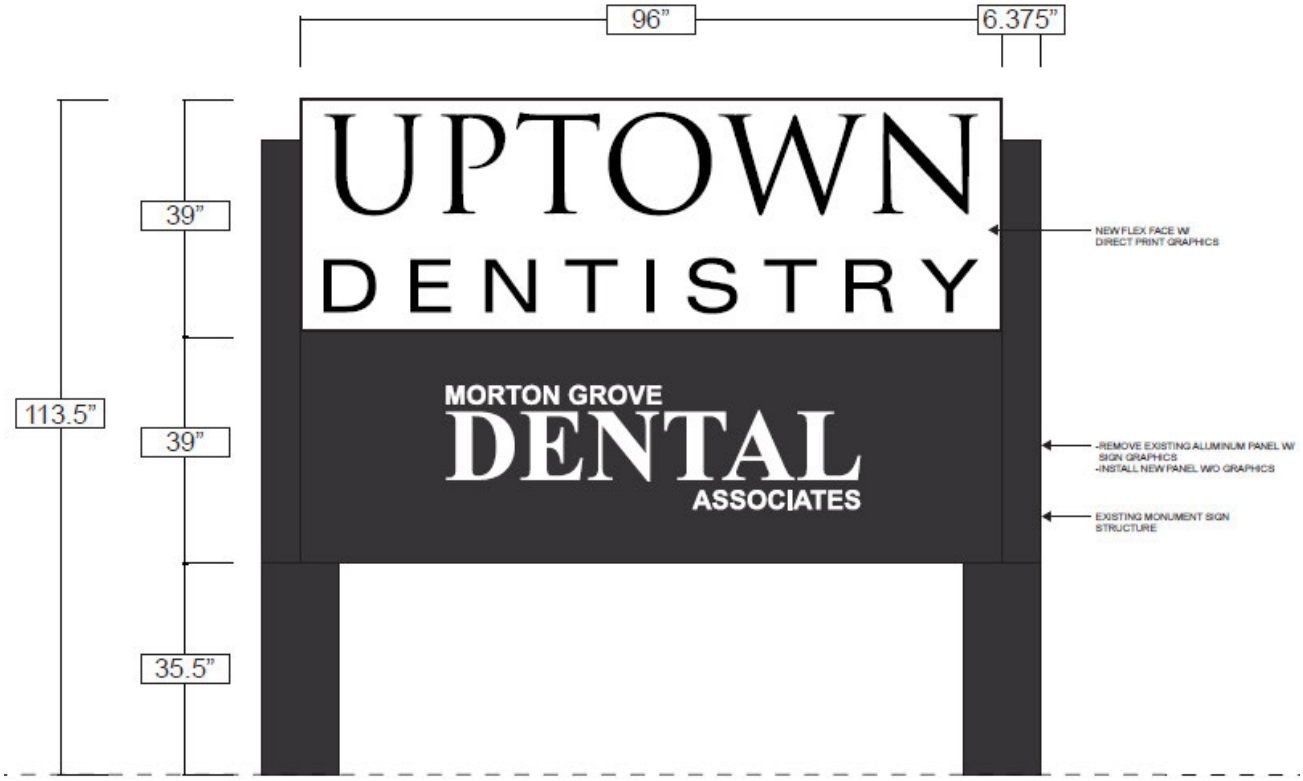


Subject Property Location

Application

The applicant is proposing to reface an existing pole sign on the subject property located along the Waukegan Road frontage within an existing parking lot island. Per Section 10-10-2, the proposed sign is defined as a pole sign since the combined width of the two supporting structural members is less than one-third (1/3) the width of the sign face, with air space between the ground and the sign face. Pole signs are a prohibited sign type and per Section 10-10-9, refacing an existing nonconforming pole sign requires approval by the Appearance Commission.

The sign also requires waivers for location as it will be located adjacent public right of way where a minimum setback of four feet, nine inches (4' 9") is required; and adjacent a side lot line where a minimum setback of eight feet (8') is required. A landscape bed is also not provided at the base of the sign.

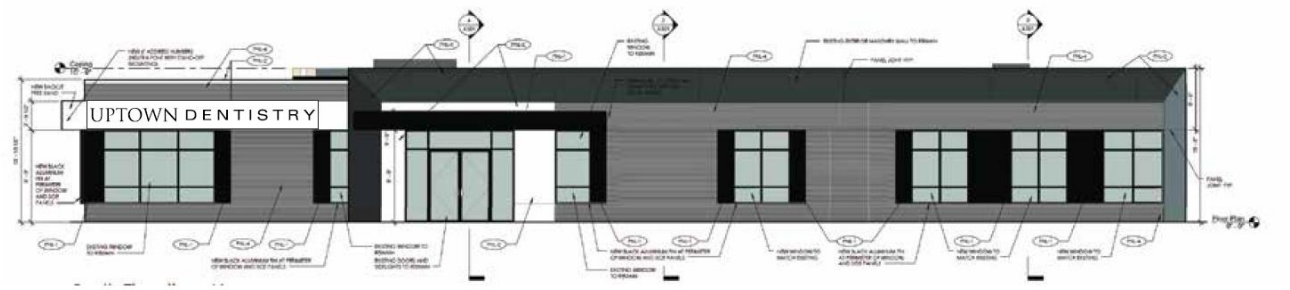


Proposed Sign Dimensions

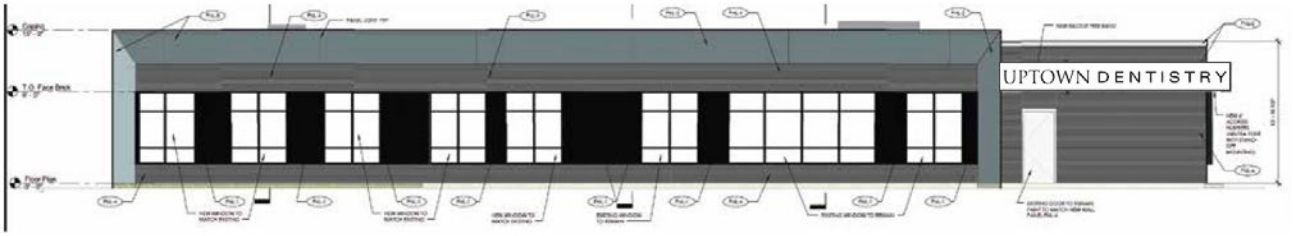
Prior Sign Approvals

The subject property is a former bank that is being remodeled as a dentist office. The applicant received an Appearance Certificate under case AC 23-09 wherein they received approval for two wall signs on the subject property as part of a renovation. At that time, the applicant did not wish to include the existing sign in their application and communicated intent to remove the nonconforming sign. Per comments made by the applicant's architect and included in the minutes for case AC 23-09, "*The new applicant does not wish to keep the pylon sign and will make that a landscaped area.*"

The applicant has indicated they have changed their mind regarding the need for an additional sign and the existing nonconforming sign previously planned for removal is now included in this request (AC 25-15).



Approved Sign on West Elevation (facing Waukegan Road)



Approved Sign on North Elevation (facing Church Street)

Off Premises Sign

The proposed sign would include advertising for the dentist office to be located on the subject property ("Uptown Dentistry") as well as an off premises sign for the dentist office on the adjacent property to the south at 9133 Waukegan Road ("Morton Grove Dental Associates"). Historically the pole sign has included a similar off premises sign for Morton Grove Dental Associates. Staff can find no previous approvals for an off premises sign at this location. The prohibition on off premises signs predates a sign code update from 2023 and was likely in place when the previous off premises sign at the subject property was installed.



Existing nonconforming sign with fades Morton Grove Dental Associates sign face (as seen from south on Waukegan Road)

Landscape Bed

The area east of the monument sign consists of parking lot with no perimeter landscaping, while the area to the south has been improved with a landscape bed. The applicant has not proposed enhancing the landscaping surrounding the sign base. Currently the sign base landscape area includes only groundcover. *Staff recommend requiring that the existing perimeter grass area incorporate a landscape bed surrounding the proposed sign and improved with shrubs a minimum of three feet (3') in height.*



Rendering of Proposed Sign

Application Summary

The Appearance Commission may approve waivers to the technical requirements of Chapter 10-10 Sign Regulations. For proposed signage, review shall be based on the standards established in Section 10-10-3:E.

As pole signs are a prohibited sign type, the Municipal Code does not have guidance specific to pole signs. Staff recommend that the regulations pertaining to ground monument signs and pylons signs be applied based on the proposed sign's similar characteristics and placement. The following table compares the proposed modified pole sign with the Village's monument and pylon sign requirements for the C-1 General Commercial District, per Chapter 10-10 of the Municipal Code:

SIGNAGE CONTROL	CODE REQUIREMENT	PROPOSED SIGN	WAIVER NEEDED
Off premises signs (10-10-5)	Off premises, billboard or outdoor advertising [are prohibited] including any sign which does not identify or directly relate to a business or establishment located on the premises, except for special event signs authorized by the Village administrator.	1 off premise sign for adjacent business (Morton Grove Dental Associates)	***Waiver to permit an off premises sign***
Max. sign quantity (10-10-7:G.2)	Max. 1 sign per 150 ft. street frontage	1 pole sign per 119 ft. street frontage	Compliant
Max. sign height (10-10-7:G.2)	The combined height of all signs shall not exceed ten feet (10') for each sign allowed with a maximum height of	9 ft. 5.5 in.	Compliant

	twenty five feet (25') for any one sign		
Max. sign area (10-10-7:G.2)	The combined sign face area shall not exceed fifty (50) square feet per each sign allowed	31.5 sq. ft. (Staff estimate)	Compliant
Monument and pylon sign location (10-10-7:G.6)	Min. greater of half height or 4 ft. from public ROW = Min. 4.75 ft. from ROW; Min. 8 ft. from side lot line	2.5 ft. from ROW; 6.5 ft from side lot line (Staff estimates)	***Waiver of 2.25 ft. to allow a setback of 2.5 ft. from public ROW; Waiver of 1.5 ft. to allow a setback of 6.5 ft. from side lot line***
Nonconforming existing signs (10-10-9)	[A nonconforming sign] shall be allowed to remain in place so long as it is maintained in good condition, so long as the text, logo or colors of the face of the sign is not changed, or the sign is not otherwise changed, altered, modified or reconstructed, and is not considered an abandoned sign by this code; otherwise unless approved by the appearance commission as part of its design review process.	Replacement of sign faces in a nonconforming pole sign.	***Waiver required to permit replacement of sign faces.***

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

- *Section 10-10-5* – A waiver to allow an off premises sign.
- *Section 10-10-7* – A waiver to allow a sign in a nonconforming location.
- *Section 10-10-9* – A waiver to allow sign face replace for a nonconforming sign type in a nonconforming location.

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 9147 Waukegan Road, staff recommends the following motion of approval:

Motion to approve Case AC 25-15, a request for replacement of a panel in a nonconforming pole sign at 9147 Waukegan Road in Morton Grove, Illinois.

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans for review and approval including required setback dimensions. Final plans must be deemed consistent with the approved plans as determined by the Community Development Administrator. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *The Applicant shall file a final landscape plan for review and approval by the Community Development Administrator prior to issuance of a sign permit that demonstrates the landscape bed will be planted or maintained with shrubs at least three feet (3') in height at planting. The plan may also include perennials, turf, or other live ground cover in accordance with Section 10-10-7:G.5.*
3. *All landscaping shall be continually maintained in accordance with the approved* landscape plan and all planting areas shall be kept free of weeds and debris.

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 25-15 Date Application Filed: 09/12/2025

APPLICANT INFORMATION

Applicant Name: Dr. Jeff Ruttencutter & Dr. Priscilla Chang

Applicant Address: 845 Wagner Rd

Applicant City / State / Zip Code: Glenview, IL 60025

Applicant Phone: [redacted] Mobil / Other: [redacted]

Applicant Email: [redacted]

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

Applicant Signature:

PROPERTY INFORMATION

Common Address of Property: 9147 Waukegan Rd, Morton Grove, IL 60053

Property Identification Number (PIN): 10-18-305-001-0000

Zoning District: C-1 Property's Current Use: planned dental practice

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

1. Applicant is requesting Appearance Commission approval for the following:
Building sign designs and variance for monument sign.

2. Provide detailed information to explain the reason for the request (attach additional sheets as necessary):
We are seeking approval for our building sign designs and a sign variation approval to modify and reuse an existing monument sign. The existing monument was originally installed in collaboration with Dr. Pete Galdoni of the neighboring business at 9133 Waukegan Rd. They would like to maintain their joint signage, and we propose to reuse and update the existing structure. A more detailed explanation is attached.

Request for Sign Variance – Detailed Explanation

We respectfully request a variance to allow the continued use of the existing freestanding box sign at 9147 Waukegan Rd, which includes an off-premises panel for the neighboring business to the south (Morton Grove Dental Associates). While the current sign is considered nonconforming under the updated sign ordinance, it has served as an important fixture for both business locations as well as the surrounding community for many years. We would like to remodel the upper portion of the existing sign to represent our business, replace the lower panel that is showing signs of wear with a new one similar in size and design for the off-premises location, and install a landscaped bed to surround the sign base and extend two feet (2') in each direction with shrubs at least three feet (3') in height at planting.

Hardships and Practical Considerations

1. **Visibility Challenges**
   The off-premises business is set significantly back from the street, making it difficult for customers to locate without the benefit of the existing sign. Visibility of both businesses from the roadway is already limited by landscaping, tree coverage, and building positions, with the off-premises business further impacted by an elevated parking lot. While north and south elevation signs are planned for the 9147 Waukegan building, their visibility to drivers is reduced by trees and the angle of approach. The existing freestanding sign provides the excellent visibility necessary for both businesses to function competitively.

2. **Financial Burden**
   The off-premises business has already invested substantial funds into the current sign structure. Demolishing a functional and established sign would create a financial hardship in terms of replacement cost and the loss of marketing value already established through the existing sign's long-term presence. Constructing a replacement sign, if even feasible on this site, would also involve additional costs including fabrication, installation, and potential loss of a parking space, placing undue burden on the property.

3. **Neighboring Business Hardship**
   The sign does not serve only one party. It supports neighboring the neighboring business as well. Removal of the off-premises signage would create a hardship for this business by eliminating a long-standing and effective means of identification and customer direction that they rely on to remain viable in a competitive market.

4. **Established Business Presence**
   The sign has become an integral part of the businesses' identity and presence in the area. Customers and community members alike associate the sign with the location. To remove or significantly alter it would disrupt that established recognition, causing confusion and potentially harming business continuity.

5. **Functional, Safe, and Compatible Structure**
   The existing structure is safe, functional, and well maintained. Demolishing it would

serve no practical benefit to the public, while imposing unnecessary costs and hardships on both businesses.

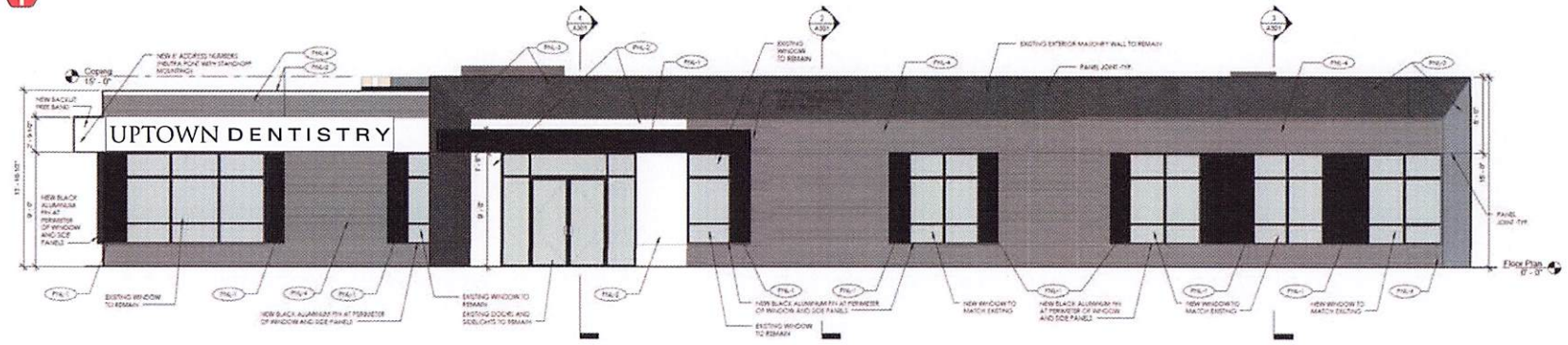
Conclusion

Granting this variance will preserve a long-standing, functional, and effective sign that is critical to business visibility, minimizes unnecessary financial and operational hardship, and maintains continuity for both properties. Demolition and reconstruction would provide no tangible public benefit, while creating measurable losses.

We respectfully ask for approval of this variance so that the existing sign may remain in place and continue serving the businesses and community effectively.

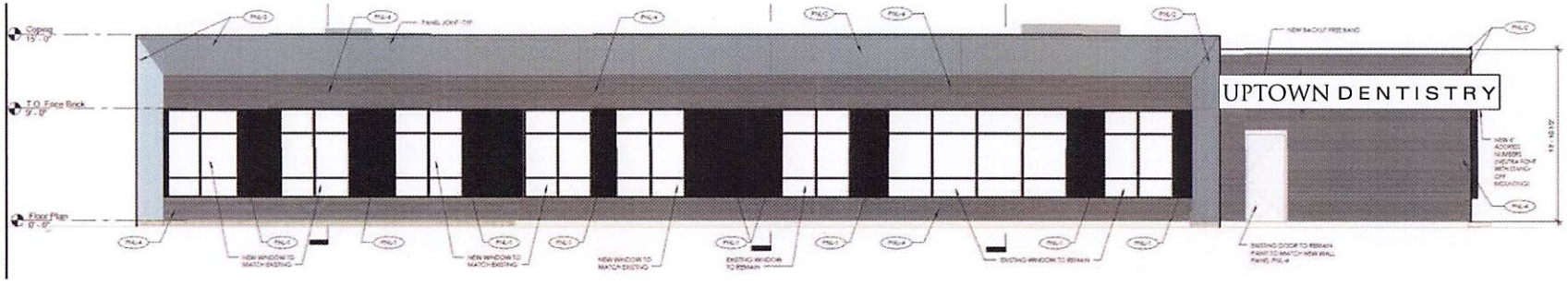
SOUTH/PRIMARY

SIGN 1



NORTH/SECONDARY

SIGN 2



ATTENTION

-CONFIRM FASCIA COLOR
-FIELD VERIFY FASCIA SIZE FOR PANEL MOUNT
-DETERMINE NEW LOCATION FOR ADDRESS

*The rendering depicts the approximate size and color. Final product may vary.

your **image** is our **priority**.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE:	06/16/2025
	Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP:	JD
DESIGNER:	NP
DESIGN TIME:	N/A
R1:	00/00/00
R2:	00/00/00
R3:	00/00/00
R4:	00/00/00
R5:	00/00/00

DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL

PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"
SACALE: N.T.S.

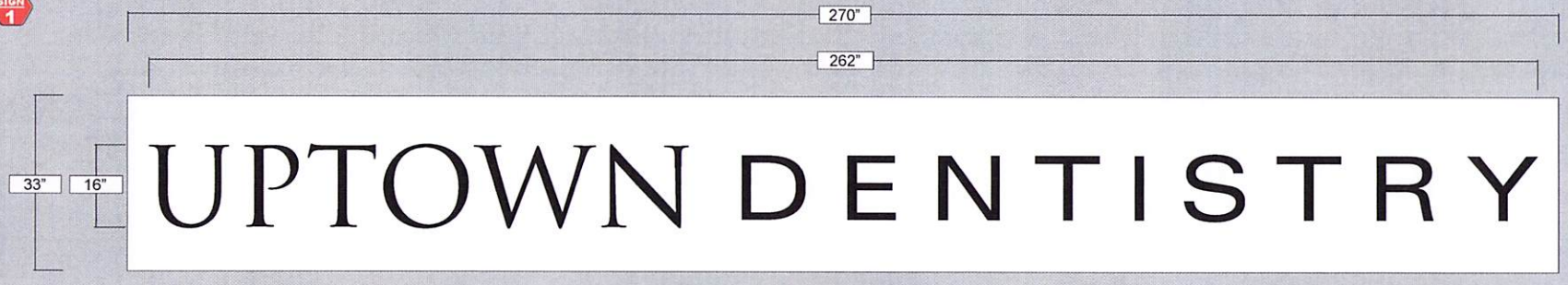
CHANNEL LETTERS

RENDERING

SHEET
1 OF 5

SOUTH/PRIMARY

SIGN 1



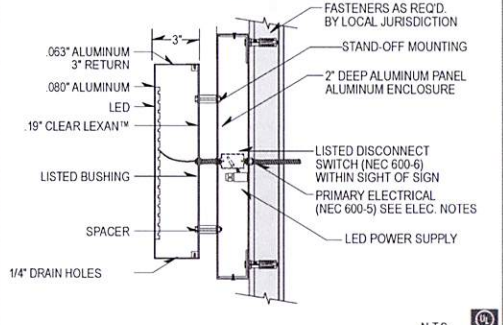
COLOR SCHEDULE

LETTERS	PANEL
BLACK	MATCH FASCIA/EXACT COLOR TBD

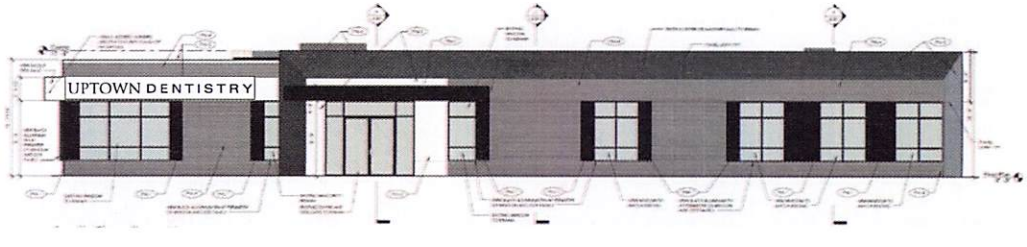
SPECIFICATIONS

-**QUANTITY:** (1) SET OF HALO LIT CHANNEL LETTERS ON PANEL
-**ILLUMINATION:** WHITE LED
-**FACES:** N/A
-**CANS:** ALUMINUM
-**TRIMCAP:** N/A
-**MOUNTING:** CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
-**LETTER DIMENSIONS:** 262" x 16"
-**TOTAL SQUARE FEET:** 29.11 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO EXISTING POWER
-**UL LISTED:** YES

CHANNEL LETTER/PANEL - TYPICAL SECTION - HALO-LIT LED



PROPOSED



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

ATTENTION

-CONFIRM FASCIA COLOR
-FIELD VERIFY FASCIA SIZE FOR PANEL MOUNT
-DETERMINE NEW LOCATION FOR ADDRESS

*The rendering depicts the approximate size and color. Final product may vary.

your image is our priority.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE: 06/16/2025
Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1: 00/00/00
R2: 00/00/00
R3: 00/00/00
R4: 00/00/00
R5: 00/00/00
DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL
PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"
SACALE: N.T.S.

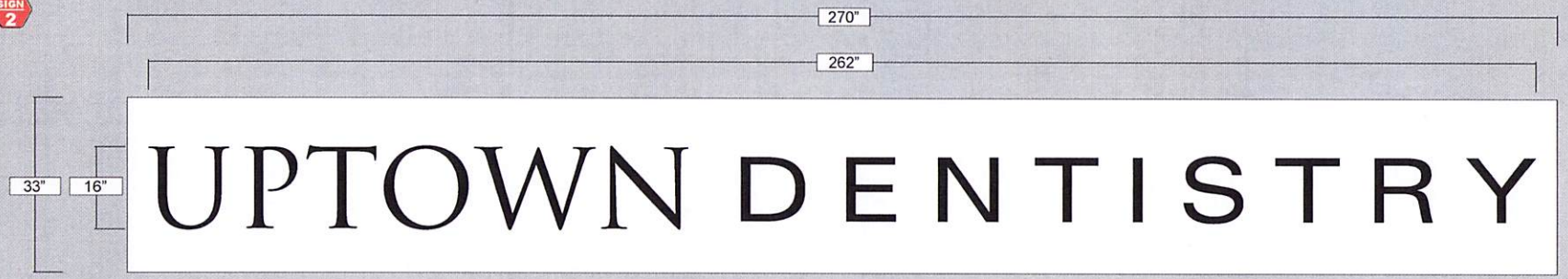
CHANNEL LETTERS

DETAIL

SHEET 2 OF 5

NORTH/SECONDARY

SIGN 2



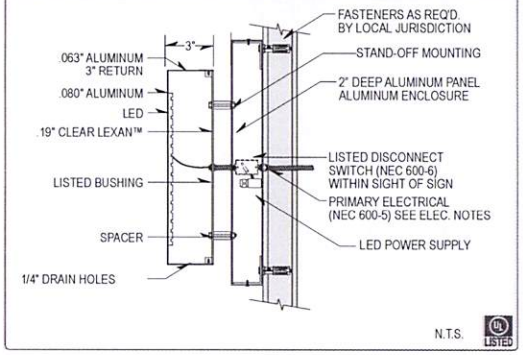
COLOR SCHEDULE

LETTERS	PANEL
BLACK	MATCH FASCIA/EXACT COLOR TBD

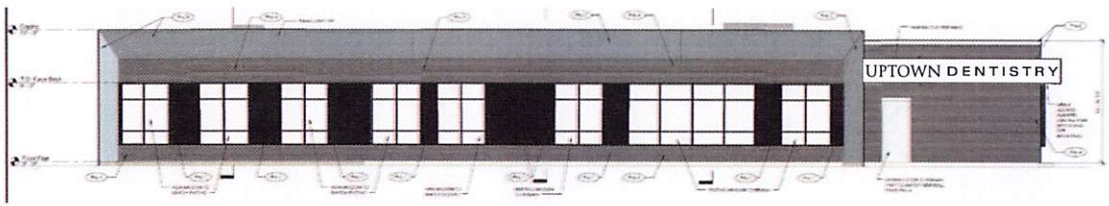
SPECIFICATIONS

-**QUANTITY:** (1) SET OF HALO LIT CHANNEL LETTERS ON PANEL
-**ILLUMINATION:** WHITE LED
-**FACES:** N/A
-**CANS:** ALUMINUM
-**TRIMCAP:** N/A
-**MOUNTING:** CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
-**LETTER DIMENSIONS:** 262" x 16"
-**TOTAL SQUARE FEET:** 29.11 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO EXISTING POWER
-**UL LISTED:** YES

CHANNEL LETTER/PANLE - TYPICAL SECTION - HALO-LIT LED



PROPOSED



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: **1.** A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

ATTENTION

-CONFIRM FASCIA COLOR
-FIELD VERIFY FASCIA SIZE FOR PANEL MOUNT
-DETERMINE NEW LOCATION FOR ADDRESS

*The rendering depicts the approximate size and color. Final product may vary.

your **image** is our **priority**.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE:	06/16/2025
	Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP:	JD
DESIGNER:	NP
DESIGN TIME:	N/A
R1:	00/00/00
R2:	00/00/00
R3:	00/00/00
R4:	00/00/00
R5:	00/00/00
DESIGN STATUS:	☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED ☐ APPROVED
SIGN:	
DATE:	
MUNICIPALITY:	MORTON GROVE, IL
PERMIT STATUS:	☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED ☐ APPROVED
PRINT SIZE:	■ 11"x17" ☐ 8.5"x11"
SACALE:	N.T.S.

CHANNEL LETTERS

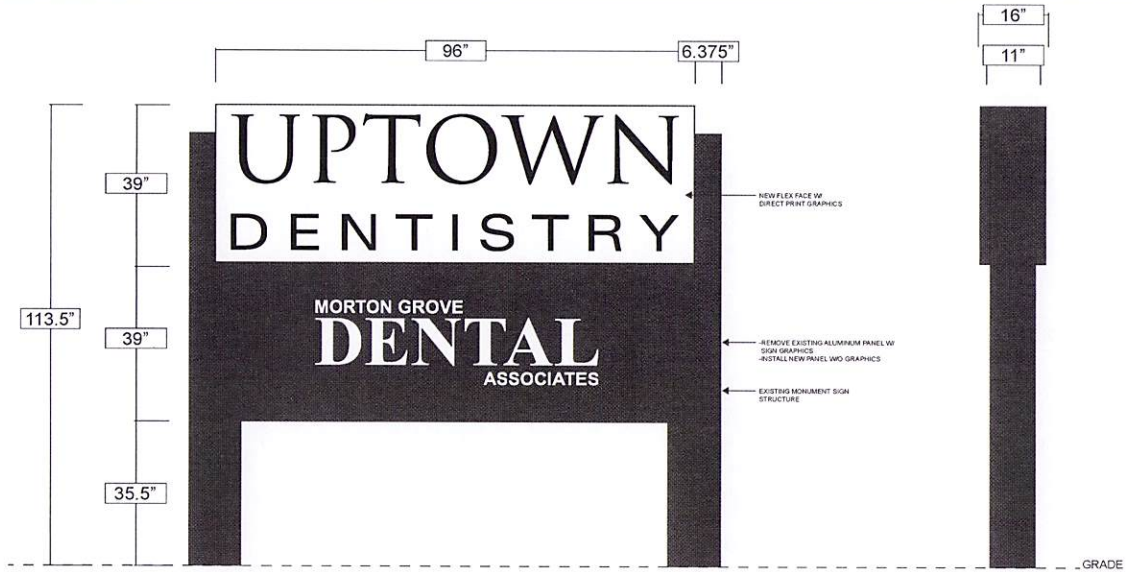
DETAIL

SHEET 3 OF 5

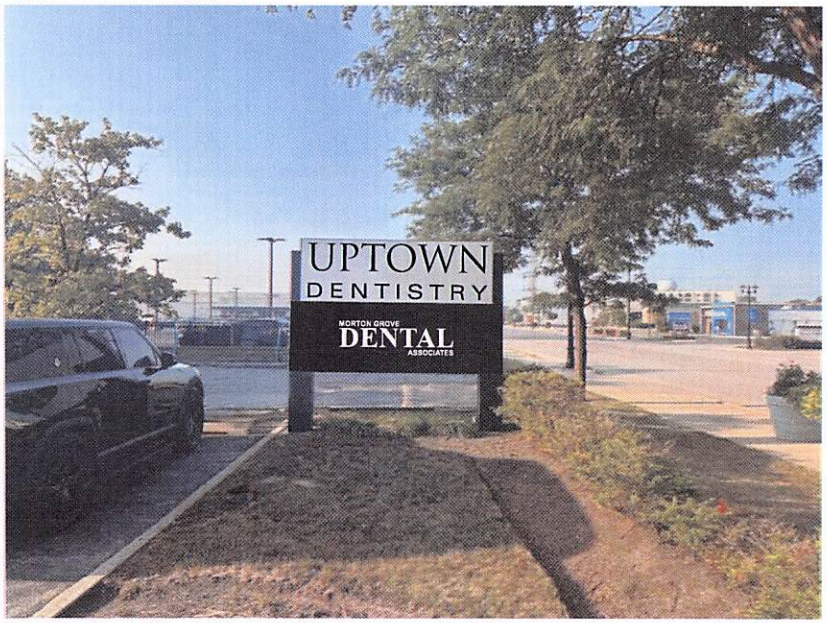
MONUMENT SIGN

SIGN 3





PROPOSED



ATTENTION

-USE EXISTING SIGN STRUCTURE, FABRICATE AND INSTALL NEW INSERTS ONLY

*The rendering depicts the approximate size and color. Final product may vary.

your **image** is our **priority**.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN
DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE:	06/16/2025
	Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP:	JD
DESIGNER:	NP
DESIGN TIME:	N/A
R1:	00/00/00
R2:	00/00/00
R3:	00/00/00
R4:	00/00/00
R5:	00/00/00

DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: MORTON GROVE, IL

PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

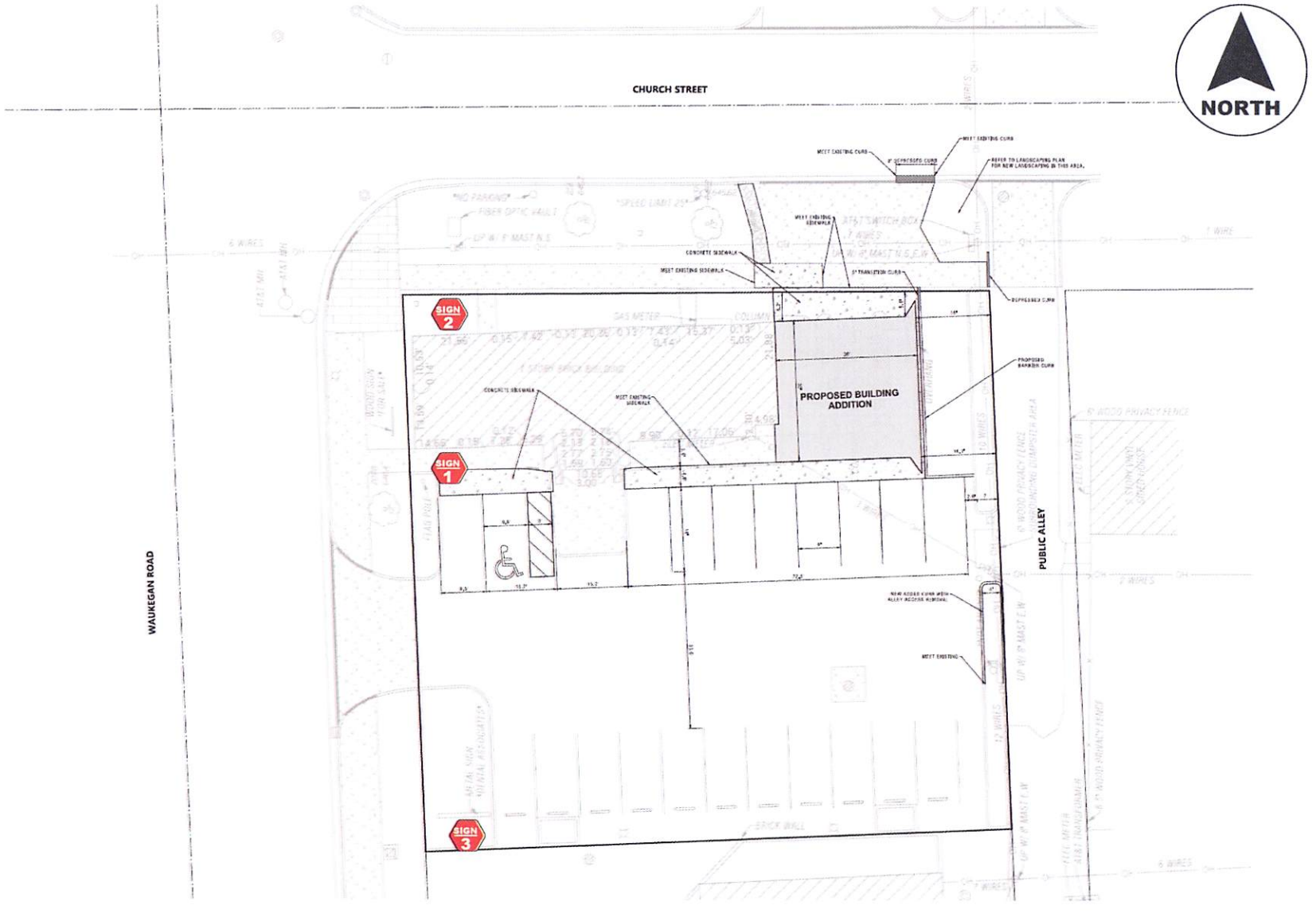
PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"

SACALE: N.T.S.

MONUMENT SIGN

RENDERING

SHEET
4 OF 5



*The rendering depicts the approximate size and color. Final product may vary.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

your **image** is our **priority**.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gall Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE:	06/16/2025
	Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP:	JD
DESIGNER:	NP
DESIGN TIME:	N/A
R1:	00/00/00
R2:	00/00/00
R3:	00/00/00
R4:	00/00/00
R5:	00/00/00

DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL

PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"

SACALE: N.T.S.

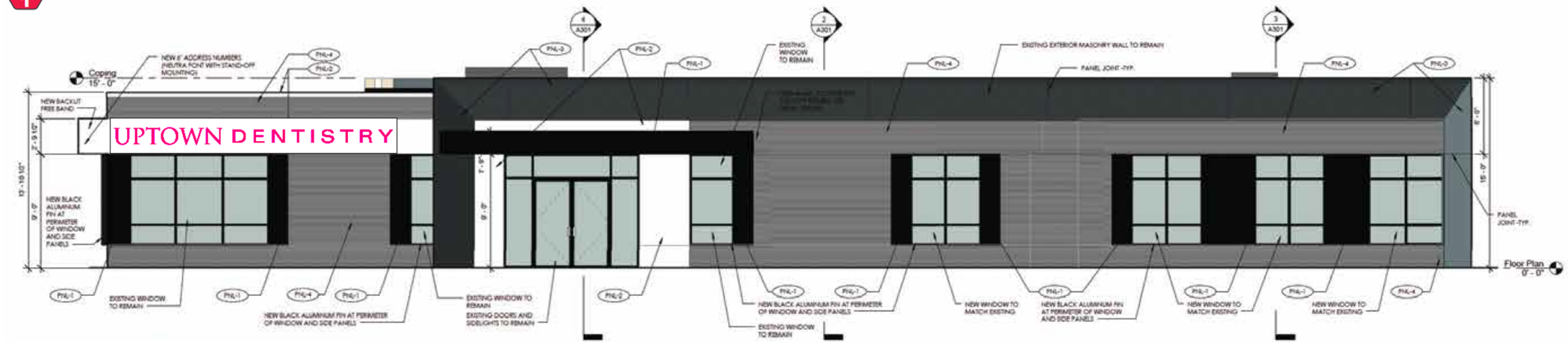
CHANNEL LETTERS

SITE PLAN

SHEET
5 OF 5

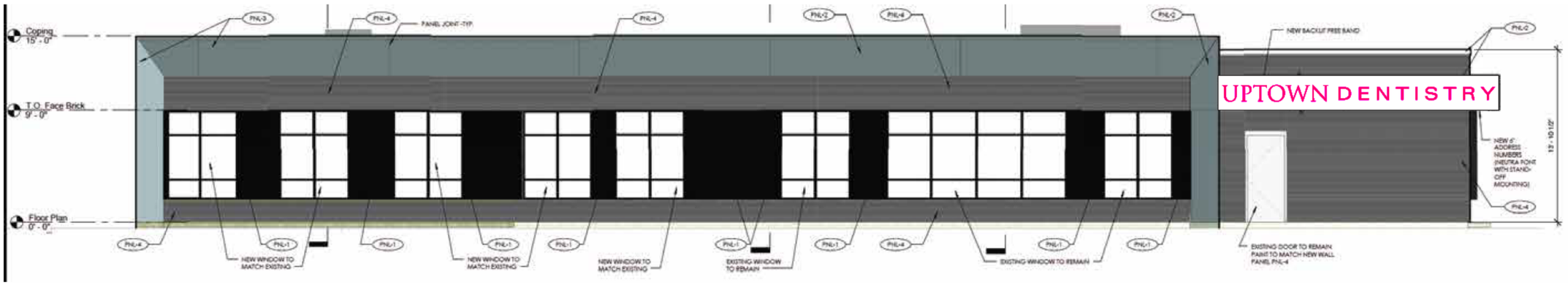
SOUTH/PRIMARY

SIGN 1



NORTH/SECONDARY

SIGN 2



ATTENTION

-CONFIRM FASCIA COLOR
-FIELD VERIFY FASCIA SIZE FOR PANEL MOUNT
-DETERMINE NEW LOCATION FOR ADDRESS

your **image** is our **priority.**

*The rendering depicts the approximate size and color. Final product may vary.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE: 06/16/2025
Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1: 00/00/00
R2: 00/00/00
R3: 00/00/00
R4: 00/00/00
R5: 00/00/00
DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL
PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"
SACALE: N.T.S.

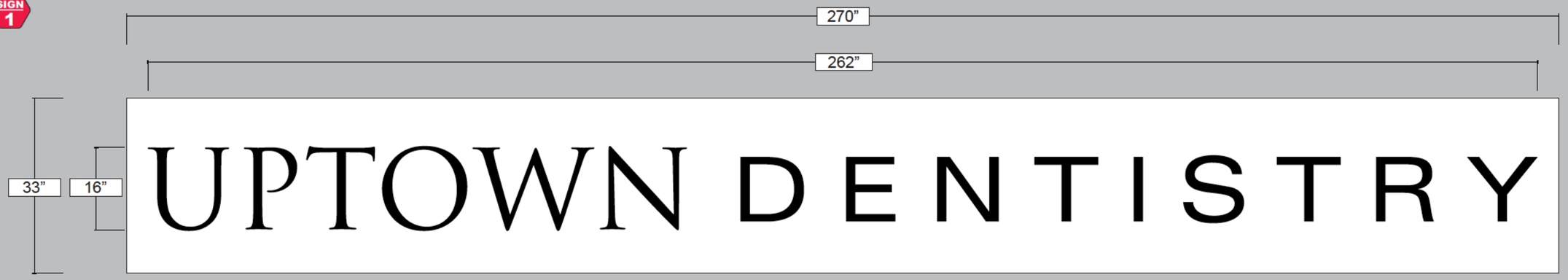
CHANNEL LETTERS

RENDERING

SHEET
1 OF 5

SOUTH/PRIMARY

SIGN 1



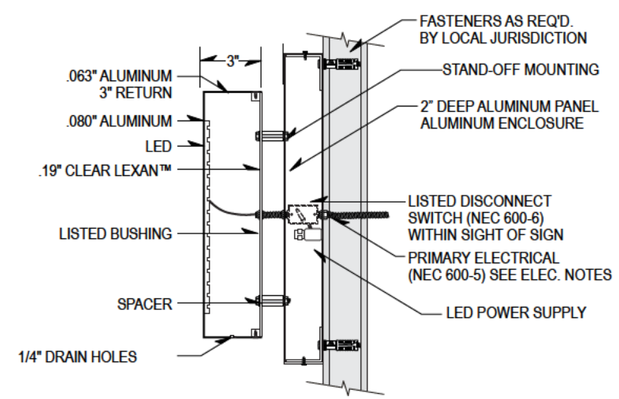
COLOR SCHEDULE

LETTERS	PANEL
BLACK	MATCH FASCIA/EXACT COLOR TBD

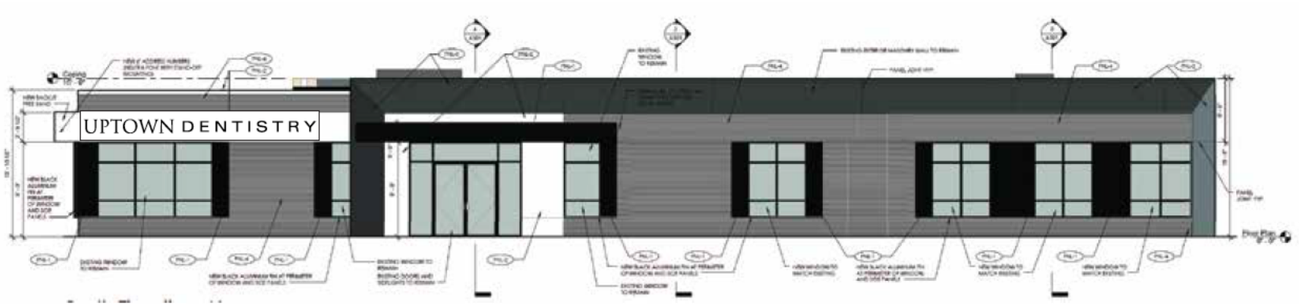
SPECIFICATIONS

-**QUANTITY:** (1) SET OF HALO LIT CHANNEL LETTERS ON PANEL
-**ILLUMINATION:** WHITE LED
-**FACES:** N/A
-**CANS:** ALUMINUM
-**TRIMCAP:** N/A
-**MOUNTING:** CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
-**LETTER DIMENSIONS:** 262” x 16”
-**TOTAL SQUARE FEET:** 29.11 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO EXISTING POWER
-**UL LISTED:** YES

CHANNEL LETTER/PANEL - TYPICAL SECTION - HALO-LIT LED



PROPOSED



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: **1.** A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

ATTENTION

-CONFIRM FASCIA COLOR
-FIELD VERIFY FASCIA SIZE FOR PANEL MOUNT
-DETERMINE NEW LOCATION FOR ADDRESS

your **image** is our **priority.**

*The rendering depicts the approximate size and color. Final product may vary.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE: 06/16/2025
Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1: 00/00/00
R2: 00/00/00
R3: 00/00/00
R4: 00/00/00
R5: 00/00/00
DESIGN STATUS:
☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED
SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL
PERMIT STATUS:
☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED
PRINT SIZE: ■ 11”x17” ☐ 8.5”x11”
SACALE: N.T.S.

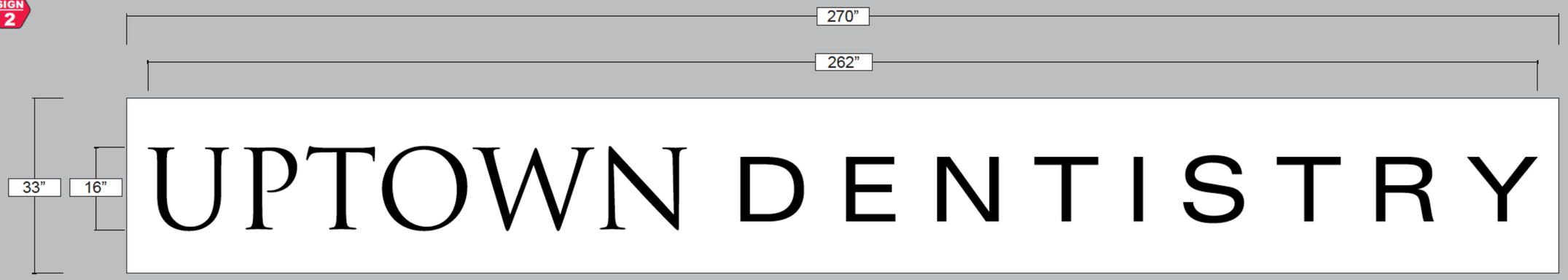
CHANNEL LETTERS

DETAIL

SHEET
2 OF 5

NORTH/SECONDARY

SIGN 2



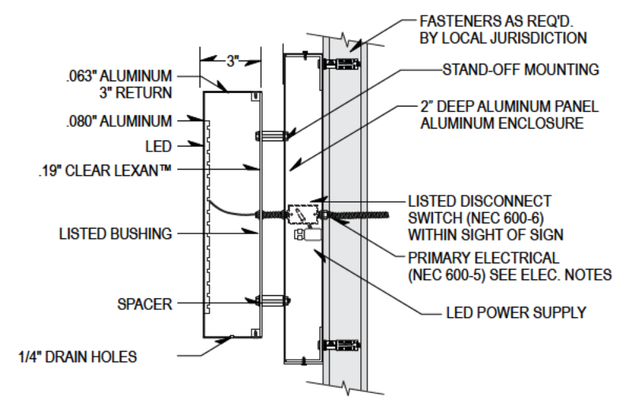
COLOR SCHEDULE

LETTERS	PANEL
BLACK	MATCH FASCIA/EXACT COLOR TBD

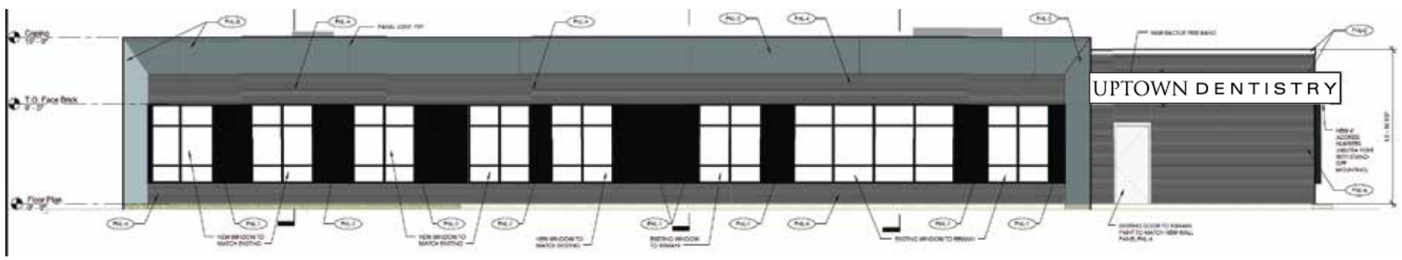
SPECIFICATIONS

-**QUANTITY:** (1) SET OF HALO LIT CHANNEL LETTERS ON PANEL
-**ILLUMINATION:** WHITE LED
-**FACES:** N/A
-**CANS:** ALUMINUM
-**TRIMCAP:** N/A
-**MOUNTING:** CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
-**LETTER DIMENSIONS:** 262” x 16”
-**TOTAL SQUARE FEET:** 29.11 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO EXISTING POWER
-**UL LISTED:** YES

CHANNEL LETTER/PANLE - TYPICAL SECTION - HALO-LIT LED



PROPOSED



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: **1.** A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

ATTENTION

-CONFIRM FASCIA COLOR
-FIELD VERIFY FASCIA SIZE FOR PANEL MOUNT
-DETERMINE NEW LOCATION FOR ADDRESS

*The rendering depicts the approximate size and color. Final product may vary.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE: 06/16/2025
Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1: 00/00/00
R2: 00/00/00
R3: 00/00/00
R4: 00/00/00
R5: 00/00/00
DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL
PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11”x17” ☐ 8.5”x11”
SACALE: N.T.S.

CHANNEL LETTERS

DETAIL

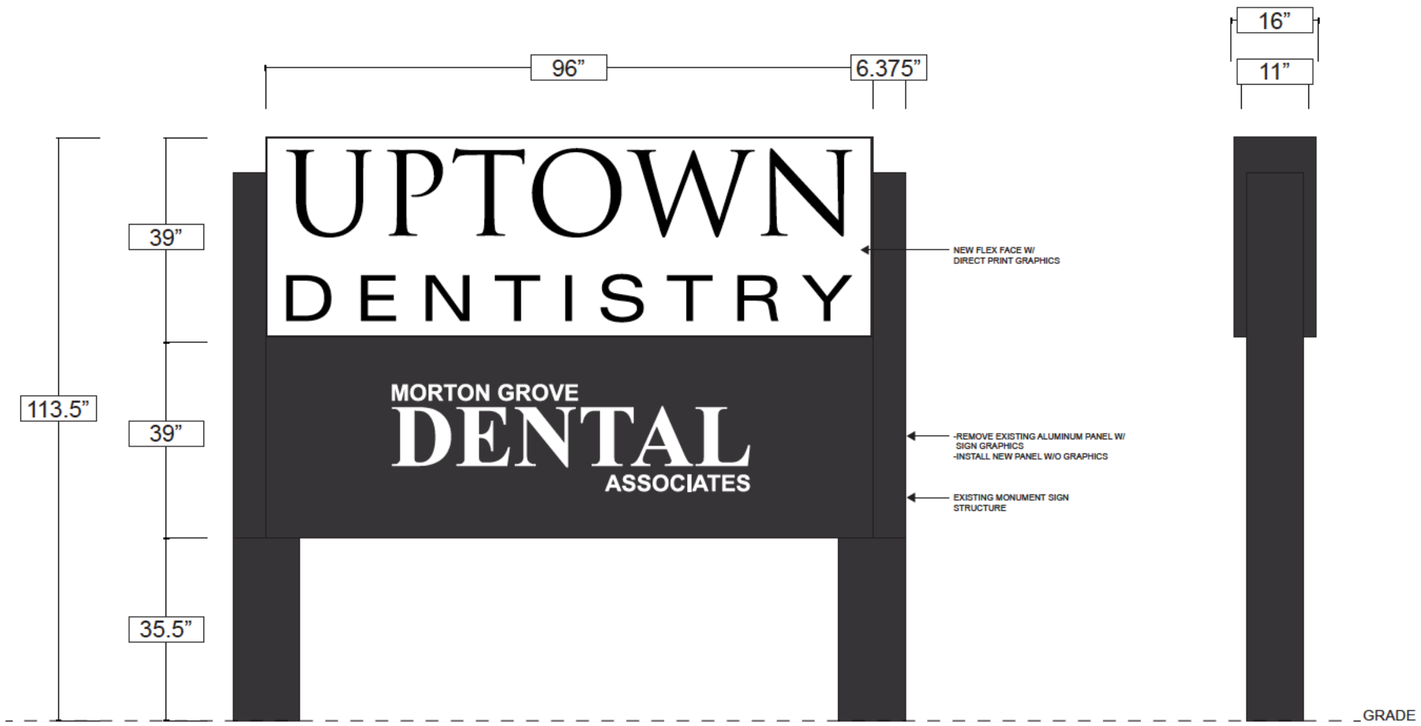
SHEET
3 OF 5

your image is our priority.

MONUMENT SIGN

SIGN 3





PROPOSED



*The rendering depicts the approximate size and color. Final product may vary.

ATTENTION

-USE EXISTING SIGN STRUCTURE, FABRICATE AND INSTALL NEW INSERTS ONLY

your **image** is our **priority**.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY

207 Gail Ct. S.
Prospect Heights, IL 60070

info@signs3.com
signs3.com

847.222.0505

CLIENT

UPTOWN
DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE: 06/16/2025

Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1: 00/00/00

R2: 00/00/00

R3: 00/00/00

R4: 00/00/00

R5: 00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: MORTON GROVE, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11”x17” ☐ 8.5”x11”

SACALE: N.T.S.

MONUMENT SIGN

RENDERING

SHEET
4 OF 5

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.



*The rendering depicts the approximate size and color. Final product may vary.

your **image** is our **priority**.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signs Signs Signs, Inc. Artwork is exclusive property of Signs Signs Signs, Inc.

SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

UPTOWN DENTISTRY
9147 WAUKEGAN RD.
MORTON GROVE, IL 60053

PROJECT

DATE: 06/16/2025
Uptown Dentistry 9147 Waukegan Morton Grove 04142025.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1: 00/00/00
R2: 00/00/00
R3: 00/00/00
R4: 00/00/00
R5: 00/00/00
DESIGN STATUS:
- [ ] REVISE & RESUBMIT
- [ ] APPROVED AS NOTED
- [ ] APPROVED

SIGN:
DATE:
MUNICIPALITY: MORTON GROVE, IL
PERMIT STATUS:
- [ ] REVISE & RESUBMIT
- [ ] APPROVED AS NOTED
- [ ] APPROVED

PRINT SIZE: [x] 11"x17" [ ] 8.5"x11"
SACALE: N.T.S.

CHANNEL LETTERS

SITE PLAN

SHEET
5 OF 5

To: **Chairperson Pietron and Members of the Appearance Commission**

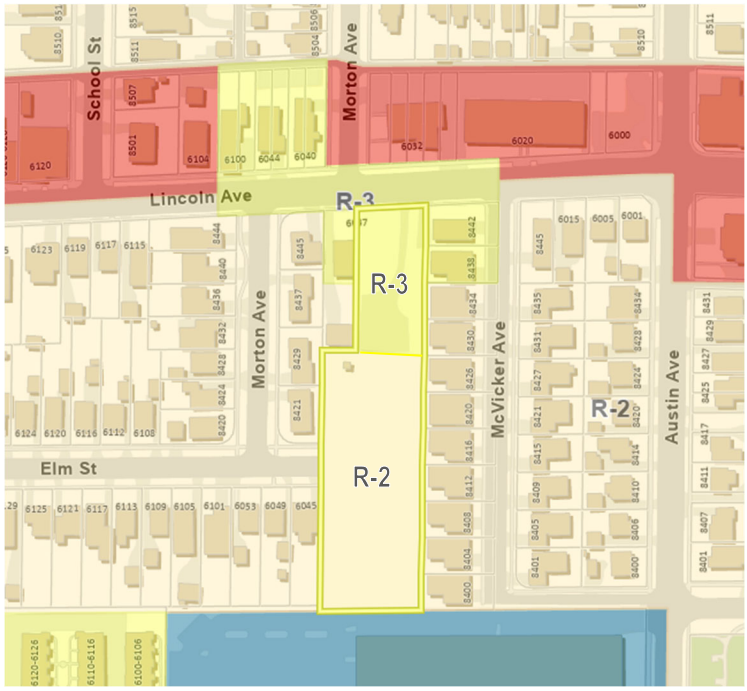
From: **Brandon Nolin, AICP, Community Development Administrator**

Date: **May 26, 2020**

Re: **Appearance Commission Case AC 25-16**
Request for an Appearance Certificate and approval of site, landscape, and building plans with select waivers associated with PC 25-11, a request for approval of a Subdivision and Planned Unit Development to develop four (4) attached single-family dwellings and five (5) single-family dwellings, for the property commonly known as 6037 Lincoln Avenue (10-20-122-076-0000) in Morton Grove, Illinois.

Project Overview

Tibu Builders ("Applicant"), on behalf of Madina Gardens, LLC ("Owner"), submitted a complete application for Subdivision and Planned Unit Development to the Department of Community and Economic Development requesting approval of a subdivision of 6037 Lincoln Avenue ("subject property") and development four (4) attached single-family dwellings and five (5) single-family dwellings. Pursuant to Section 12-16-4:A.2, Appearance Commission review is required for all Planned Unit Development applications.



Subject Property Location Map

Subject Property

The subject property, commonly known as 6037 Lincoln Avenue, measures 67,989 square feet (1.56 acres) in land area and is currently vacant. The northern portion of the subject property fronting Lincoln Avenue is zoned R-3 General Residence District as are two single-family properties to the east and the single-family property to the west. The southern portion of the subject property is zoned R-2 Single-family Residence. Properties to the east and west are also zoned R-2 and improved with single-family homes. The property to the south is zoned M-2 General Manufacturing and is improved with an industrial building.

Project Overview

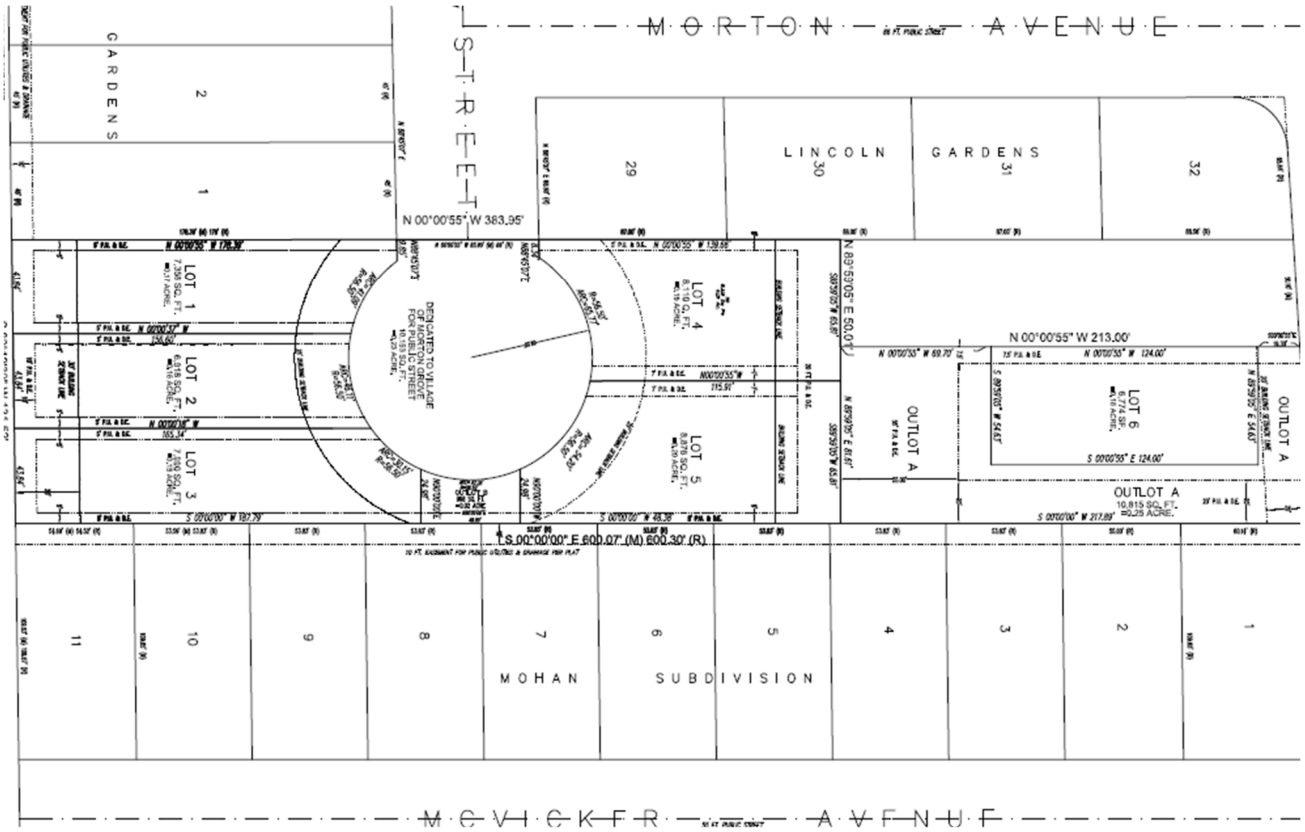
The applicant is proposing the subdivision of the subject property into seven (7) lots with proposed uses as follows:

- **Lots 1-5**: Five (5) single-family dwellings
- **Lot 6**: Four (4) attached single-family dwellings (townhomes) to be sold as condominiums
- **Outlot A**: Shared stormwater facilities, guest parking and access drive serving townhomes

In 2020, a similar development was proposed and entitled under case PC 20-07 (Ord. 20-18). A map amendment was also approved under PC 20-06 that aligned the extent of the R-3 General Residence District boundary with the location of the approved townhome and common area lots. While the approved planned unit development has expired due to lack of building activity, the map amendment was implemented and does not expire.

The proposed Lot 6 and Outlot A are located entirely within the R-3 General Residence District and attached single-family development is a Permitted Use. Lots 1-5 are currently located and will continue to be located within the R-2 Single Family Residence District, within which attached single-family dwellings are prohibited.

The four (4) proposed townhomes will be accessed by a driveway connecting to Lincoln Avenue to the north and the five (5) single-family residences will be accessed by an extension of Elm Street, which will terminate in a cul-de-sac within the development site. The proposed cul-de-sac and abutting sidewalk are to be constructed by the developer and dedicated as public right-of-way.



Proposed Plat of Subdivision

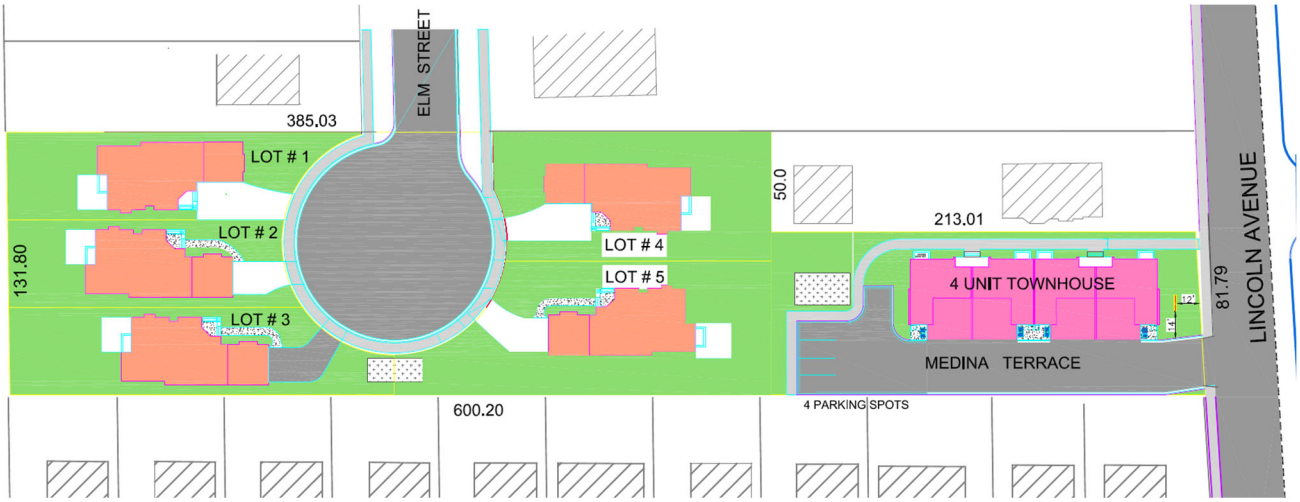
The applicant is requesting the following waivers from the dimensional requirements of the Unified Development Code to permit the development as presented:

Lot 6 + Outlot A (4 Townhomes)

- Waiver to allow a 20-foot front yard (minimum 25 feet)
- Waiver to allow a floor area ratio (FAR) of 0.652 (maximum 0.6)
- Waiver to allow impervious lot coverage of 73.7% (maximum 65%)
- Waiver to allow impervious rear yard coverage of 51.84% (maximum 50%)

Lots 1-5 (5 Single-family Residences)

- Waiver to allow a lot width of 43.87 feet (minimum 50 feet)
- Waiver to allow a zero-foot driveway setback on Lot 1 (minimum 3 feet)



Proposed Site Plan

Review of the Appearance Certificate Application

In accordance with the above requirements, the Applicant filed an Appearance Certificate Application for the proposed development project. The Applicant is designing and constructing the four (4) proposed townhomes and has provided complete architectural, landscape, and signage plans for this portion of the development for the Commission's review and approval. However, the five (5) single-family lots are to be sold independently, with final architectural and landscaping designs to be determined by future buyers. To ensure the future single-family residences are designed to be compatible with the surrounding neighborhood, staff recommends that the Appearance Commission include a condition of approval in its issuance of an Appearance Certificate in the case of AC 25-16.

In the case of AC 25-16, the Appearance Commission may forward comments on the general appearance and compatibility of the overall development. However, the Appearance Certificate issued in the case of AC 25-16 will only approve the building and landscape plans for the townhome portion of the development as discussed below.

Landscape Plan

The Applicant submitted a landscape plan for the overall development site. However, landscape details are generally omitted for Lots 1 through 5, which will be improved with five (5) detached single-family residences. As such, the requested Appearance Certificate in the case of AC 25-16 will only approve the landscape plan for the townhome development site (Lot 6 and Outlot A) and the landscape area located directly east of the proposed cul-de-sac, located within Lots 3 and 5, which serves to screen the paved cul-de-sac from adjacent property. As discussed, final landscape plans shall be presented to the Appearance Commission for approval prior to the issuance of any Building Permit for single-family residential development on Lots 1 through 5.

The following table compares the proposed landscape plan with the Village's landscaping requirements, which are established in Chapter 12-11 of the Unified Development Code:

Landscaping Controls	Code Requirement	Proposed – Lot 6/Outlot A	Waiver Request
Minimum landscaping requirement (Sec. 12-11-2:B.1.e)	Foundation plantings: Landscape bed measuring no less than three feet (3') in depth; Min. 50% coverage of the landscape bed; Installed across min. 50% of the length of the façade; No less than eighteen inches (18") in height at the time of planting.	Sodding proposed within front yard (Lincoln Avenue); Foundation plantings occupying approx. 80-90% of façade length incl. 11 shrubs and 1 decorative evergreen (White Fir); No notes regarding landscape bed dimensions	Compliant (pending confirmation of minimum landscape bed width)

Trees in required yard abutting a street (Sec. 12-11-2:B.2)	One (1) tree shall be planted or preserved on private property per required yard abutting a street unless inadequate space is available, as determined by the building commissioner. Every reasonable effort must be made to retain existing trees in all development.	1 tree (Red Oak) proposed within required front yard; 2.5" dia.	Compliant
Trees in adjacent public rights-of-way (Sec. 12-11-2:B.5)	The placement of trees in public parkways, areas or rights of way adjacent to private property is required where they do not exist already. Trees shall have a DBH, of not less than two and one-half inches (2.5"), and shall be spaced not more than forty feet (40') apart.	No trees proposed within 49.76 linear ft. of adjacent Lincoln Avenue right-of-way due to insufficient parkway width	***Waiver of 1 tree requested***
Landscaping adjacent to other properties (Sec. 12-11-3:B.2)	Buffer yard min. 5 ft. width with landscape screening min. 5 ft. height + 1 tree per 40 linear ft. Landscaping not required if area is screened by intervening buildings or structures	6-ft. vinyl fencing proposed along lot lines of adjacent properties, landscaping not required	Compliant
Screening (12-11-4)	Trash areas shall be screened with permitted types of screening with a minimum height of 5 ft.	5.17 ft. masonry wall proposed to screen trash areas	Compliant

As shown in the table on the previous page, the proposed landscape plan for the townhome development site requires the following waivers to the following Sections of the Code:

- **Section 12-11-2:B.5** – Applicant requests a waiver of 1 tree to allow zero tree plantings within the adjacent public right-of-way, due to insufficient parkway width.

Due to the extremely narrow width of parkway located within the stretch of Lincoln Avenue abutting the subject property, staff supports the requested waiver to allow zero trees to be planted within the adjacent public right-of-way.

Tree Preservation
The Applicant submitted a tree preservation and removal plan for the overall development site. The plan indicates that, in total, 22 existing trees are to be preserved in perpetuity and zero (0) trees are to be removed. Numerous trees were removed from the subject property by the previous owner. Given the current condition of the property, the proposed development meets Village requirements for tree preservation.

Plant Selection
Staff is concerned with the use of burning bush as a landscape planting across the development site. Per the Morton Arboretum, "Burning bush is a popular large shrub common in yards and gardens throughout North America. This Asian shrub is invasive and should not be planted. It is known for its bright red fall color. It has invasive traits that enable it to spread aggressively. This shrub is under observation and may be listed on official invasive species lists in the near future." Staff has included a recommended condition of approval for consideration by the Appearance Commission in its issuance of an Appearance Certificate in the case of AC 25-16.

Development Design

BK Architect designed the townhome development on Lot 7 and Outlot A. Attached garages are provided on the ground-level and accessed from the east, while the townhomes' front entries face west. The contemporary townhomes feature a gabled roof with varied roof pitches. Along the east elevation, a stepback above the first floor garages reduces the building's bulk. Along the north and west elevations, projections, cutouts, and variations in material break up the building's mass and add visual interest.



East Elevation



West Elevation

Proposed exterior finishes include:

- Brick veneer in Summerset (red)
- Hardie plank horizontal siding in Pearl Gray
- Hardie panel vertical siding Evening Blue
- Windows in dark brown cladding
- Asphalt shingles in Royal Slate
- Gutters, fascia, and soffit in light gray

A conforming 6-foot vinyl privacy fence is proposed along the east, south, and west lot lines of the townhome development site. The fence is proposed to feature brown posts and light gray panels.



Townhome Development Rendering (viewed from Northeast)

Building-mounted and ground-mounted luminaires are proposed throughout Lot 6 and Outlot A to provide safe and appropriate exterior lighting for outdoor areas. The proposed luminaires are of a modern design fitting with the overall townhome development style.

The applicant is expected to provide additional information to the Appearance Commission describing the durability and maintenance of the proposed materials.



Proposed Ground Mounted Luminaire

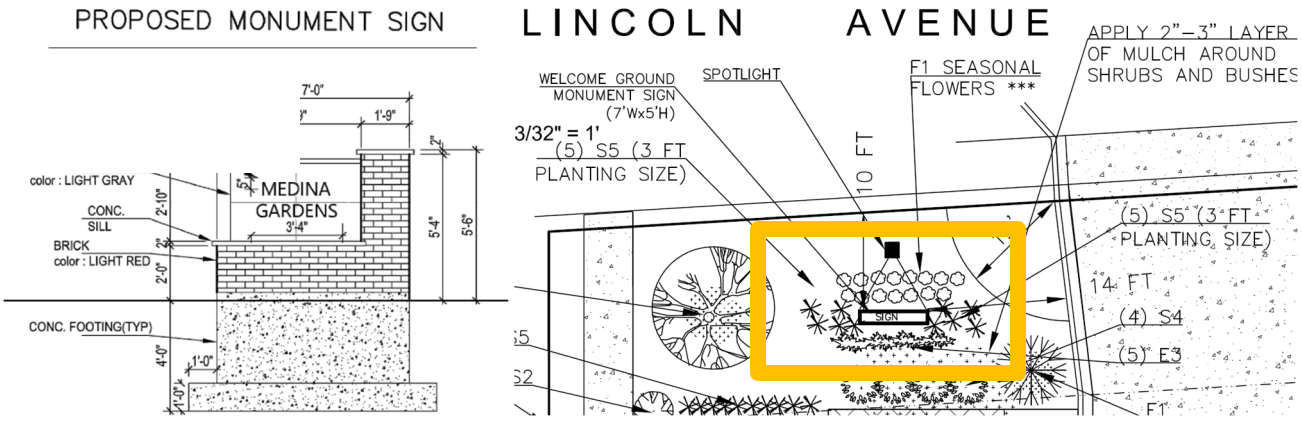


Townhome Development Materials Palette

Final architectural plans and exterior materials for Lots 1 through 5 will be submitted to the Appearance Commission for review and approval as the lots are developed by their future buyers. However, the final single-family residence designs and material palettes are expected to be compatible with the townhome development design.

Signage

A monument sign measuring 7 feet in width by 5.5 feet in height is proposed in a location 10 feet from the lot line abutting Lincoln Avenue. The sign is located within a landscaped bed that extends at least 2 feet from the base on all sides, as required by Village Code. The proposed signage complies with all requirements of Chapter 10-10 and requires no waivers from the Appearance Commission.





Proposed sign elevation (Upper Left), Sign Landscape Plan (Upper Right), and Sign Rendering

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 associated with PC 25-11, a request for approval of Subdivision to develop four (4) attached single-family dwellings and five (5) single-family dwellings, for the property commonly known as 6037 Lincoln Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

1) *Prior to filing any Building Permit Application for the development of Lots 1 through 5, final elevations, materials, and a landscape plan must be reviewed and approved by the Appearance Commission.*

2) *Prior to filing any Building Permit Application, the Applicant must submit a revised landscape plan for Lot 6, Outlot A, and the landscape buffer screening the cul-de-sac paved ground surface area that replaces all "burning bush" plantings with a desirable species similar in height and character, subject to staff review and approval.*

3) *Prior to filing any Building Permit Application for the development of Lot 6 and Outlot A, the Owner/Applicant shall provide the Village with final landscape plans, 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 Land Use Planner and Chairperson of the Appearance Commission. 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.*

Docusign Envelope ID: E66E912F-09E4-441F-B2B0-FBBF21D53646

PLANNED UNIT DEVELOPMENT 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 25-11 Date Application Filed: Sept. 8, 2025

APPLICANT INFORMATION

Applicant Name: Sebastian Tibu
Applicant Organization: Tibu Builders
Applicant Address: 821 Harms Rd
Applicant City / State / Zip Code: Glenview IL, 60025
Applicant Phone:
Applicant Email:
Applicant Relationship to Property Owner: Contractor
Applicant Signature: Sebastian Tibu

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Madina Homes LLC
Owner Address: 9125 W Emerson St
Owner City / State / Zip Code: Des Plaines IL 60016
Owner Phone:
Owner Email:
Owner Signature: Signed by: Ashraf Memon F10F55EDBD5B4FA...

PROPERTY INFORMATION

Common Address of Property: 6037 Lincoln Ave, Morton Grove, IL 60053
Property Identification Number (PIN): 10-20-122-076-0000
Property Square Footage: 67,994 SQ. FT. - 1.56 ACRE.
Legal Description (attach as necessary): Attached
Property Zoning District: R-2 & R-3

APPLICATION INFORMATION

Purpose of Planned Unit Development (attach as necessary): The goal of Medina Gardens is to bring improvement to the surrounding neighborhood by building off it. This will be done in three phases. Phase one will be to develope the three lots on the south side of Elm St. Once those are complete phase two will be developing the two lots on the north side of Elm St. This will complete the south half of the property. Phase three will be developing the townhouses on the north half of the property. South of Lincoln Ave.

Docusign Envelope ID: E66E912F-09E4-441F-B2B0-FBBF21D53646

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENT

Provide responses to the nine (9) Standards for Planned Unit Development as listed in Section 12-6-4 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The PUD Standards are as follows:

a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan.

Medina Gardens follows Village of Morton grove building code. All developement to be done by the standards of the Village of Morton Grove.

b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village.

This developement brings new opportunities and is designed to buld on the existing neighborhood. This includes a new way to turn around if you turn into the dead end at Elm St. Medina Terrace includes a designated turn around area for emergency vehicles.

c. Impact on Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.

Medina Gardens aims to improve the adjoining properties by focusing on landscape and functionality. This will be done by finishing Elm St with a culd-a-sac. This area will be designed to improve landscaping conditions currently present. This is also the case for medina terrace off of lincoln street. With the landscaping being the main focus of design. We aim to improve current conditions on this lot.

d. Drives, Parking and Circulation: Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.

Medina Terrace off Lincoln Avenue is designed in such a way to provide clear flow. It includes parking spaces in the rear along with a designated turning area. This will help keep everything moving forward with no interruption. This is also the case for the culd-a-sac off Elm St. With designated parking spaces to minimize car density on the street.

e. Impact on Public Facilities: The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.

Medina Gardens was designed around existing untilities. Aiming for minimal distruption to surrounding areas.

Docusign Envelope ID: E66E912F-09E4-441F-B2B0-FBBF21D53646

f. Adequate Buffering and Landscaping: Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.

All surrounding area of townhomes to be fenced in with a gate to the underground storm detention. Plantings to go along west side of the lot. Entrances to be lined with plantings with trees spread out around the property. On the south side of the property each lot to have landscaping based on each individual house design.

g. Integrated Design: The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.

Medina Gardens takes advantage of the already existing roads and drives and builds upon them. The main culd-a-sac at the end of Elm St builds off the existing road in a seamless transition. The center of the culd-a-sac will be lanscaped. The parking spaces are placed behind that center to cover the parking as best as possible. Storm detention is placed on the center of the property in a location accessable to both sides of the property.

h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.

Medina Gardens aims to improve on the surrounding neighborhood bringing new developement to the area.

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

The south culd-a-sac is created by building off of the Elm St road that is currently a dead end. This will open up the end of the street creating a large open area while giving cars a way to turn around. The sidewalk and road continues off the existing sidewalk and road. Medina Terrace will also have a side walk from the north (Lincoln Ave) that continues to the south side of the townhomes.

Docusign Envelope ID: E66E912F-09E4-441F-B2B0-FBBF21D53646

Property Information

Legal Description:

PART OF LOT 4 OF NICHOLAS HAUPT HEIR'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1909 AS DOCUMENT NO. 4344476,

EXCEPT FROM SAID PART OF LOT 4 THE FOLLOWING TWO PARCELS:

1.) BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LINCOLN A VENUE AND THE WEST LINE OF LOT 4; THENCE SOUTH ON THE WEST LINE 210 FEET; THENCE EAST 50 FEET ON A LINE PERPENDICULAR TO THE WEST LINE; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 4 TO THE SOUTHERLY LINE OF LINCOLN A VENUE; THENCE WEST ON SAID SOUTHERLY LINE OF LINCOLN
A VENUE TO THE POINT OF BEGINNING,

2.) THAT PART OF SAID LOT WHICH LIES NORTH OF THE SOUTH LINE OF LINCOLN A VENUE ALL IN NICHOLAS HAUPT HEIR'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 8 1/2 FEET AND THAT PART OF THE WEST 264 FEET LYING SOUTH OF THE CENTER OF ROAD SITUATED IN THE TOWNSHIP OF NILES, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6037 LINCOLN A VENUE, MORTON GROVE, IL.

NORTH
SCALE : 1 INCH = 30 FEET

A. P. SURVEYING COMPANY, P.C.
LAND – SURVEYORS
LICENSE No. 184-03309
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
2121 PARKVIEW COURT,WILMETTE, IL. 60091
TEL: (847) 853-9364; FAX: (847) 853-9391
E-MAIL: apsurveying @ yahoo.com

ORDER NUMBER: 20-8162-P1
DATE: July 12, 2020.

PRELIMINARY PLAT OF MEDINA GARDENS SUBDIVISION

PART OF LOT 4 OF NICHOLAS HAUPT HEIR'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1909 AS DOCUMENT NO. 4344476,
EXCEPT FROM SAID PART OF LOT 4 THE FOLLOWING TWO PARCELS:

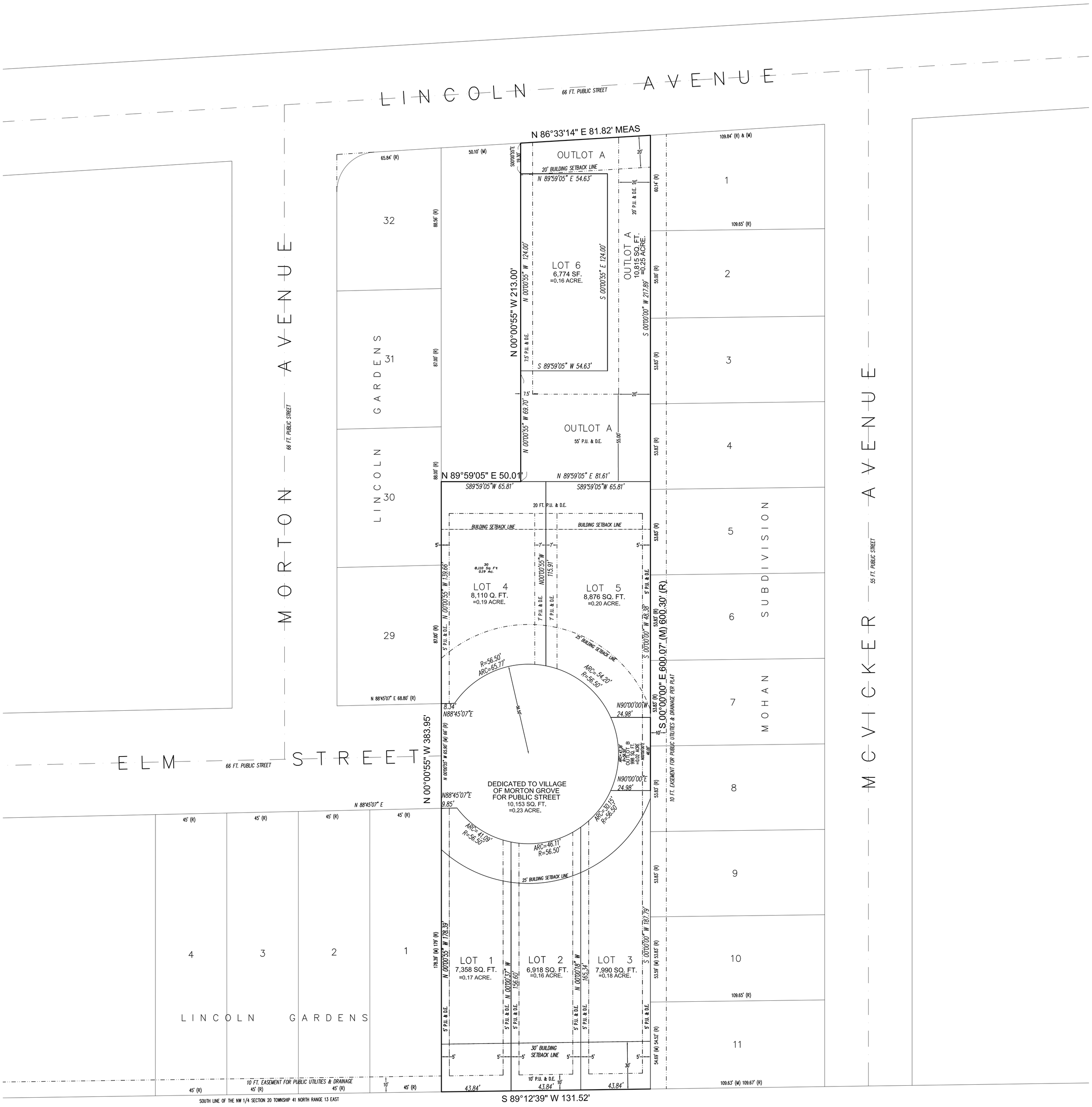
1.) BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LINCOLN AVENUE AND THE WEST LINE OF LOT 4; THENCE SOUTH ON THE WEST LINE 210 FEET; THENCE EAST 50 FEET ON A LINE PERPENDICULAR TO THE WEST LINE; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 4 TO THE SOUTHERLY LINE OF LINCOLN AVENUE; THENCE WEST ON SAID SOUTHERLY LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING,

2.) THAT PART OF SAID LOT WHICH LIES NORTH OF THE SOUTH LINE OF LINCOLN AVENUE ALL IN NICHOLAS HAUPT HEIR'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 8 1/2 FEET AND THAT PART OF THE WEST 264 FEET LYING SOUTH OF THE CENTER OF ROAD SITUATED IN THE TOWNSHIP OF NILES, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6037 LINCOLN AVENUE, MORTON GROVE, IL.

P.I.N.: 10-20-122-076-0000

TOTAL NET AREA : 67,994 SQ. FT. = 1.56 ACRE.



LOT NO.	AREA SQ. FT.
LOT 1	7,358
LOT 2	6,918
LOT 3	7,990
LOT 4	8,110
LOT 5	8,876
LOT 6	6,774
R.O.W.	10,153
OUTLOT A	10,815
OUTLOT B	998
TOTAL	67,994

NOTES:

1) OUTLOT A TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
2) OUTLOT B TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
3) P. U. & D. E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT.
4) FIELD WORK PERFORMED JULY 12, 2020.

REVISIONS

NO.	DATE	DESCRIPTION

NORTH
SCALE : 1 INCH = 30 FEET

MEDINA GARDENS SUBDIVISION

A. P. SURVEYING COMPANY, P.C.
LAND — SURVEYORS
LICENSE No. 184-03309
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
2121 PARKVIEW COURT,WILMETTE, IL. 60091
TEL: (847) 853-9364; FAX: (847) 853-9391
E-MAIL: apsurveying @ yahoo.com
ORDER NUMBER: 20-8162-P2
DATE: July 12, 2020.

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

MEDINA GARDENS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 70, HIGH SCHOOL DISTRICT 219, AND JUNIOR COLLEGE DISTRICT 535.

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20___.

BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

HEREBY CERTIFY THAT
_____
_____
_____

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20___.

_____ PRINTED NAME

_____ SIGNATURE & SEAL

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK,

THIS _____ DAY OF _____, 20___.

SIGNED: _____ COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE _____

SIGNED: _____ RECORDER OF DEEDS

DESIGN STANDARDS AND ZONING COMPLIANCE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR FOR THE VILLAGE OF MORTON GROVE, HEREBY APPROVE THIS PLAT OF SUBDIVISION FOR COMPLIANCE WITH THE DESIGN STANDARDS ESTABLISHED IN THE SUBDIVISION REGULATIONS AND CONFIRM THAT THE LOTS MEET THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENTS FOR THE UNDERLYING R-2 AND R-3 ZONING DISTRICTS.

DATED THIS _____ DAY OF _____ , 20___.

SIGNED: _____ COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IN ACCORDANCE WITH (RESOLUTION/ ORDINANCE) NO. _____,

THIS PLAT WAS HEREBY ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, ILLINOIS, AT A MEETING HELD ON

THIS_____DAY OF _____ , 20___.

BY: _____ PRESIDENT

ATTEST: _____ CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

THE_____DAY OF _____, 20___.

BY: _____ CHAIRPERSON

ATTEST: _____SECRETARY

VILLAGE FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

BY: _____ VILLAGE FINANCE DIRECTOR

DATE: _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

THIS_____DAY OF _____ , 20___.

BY: _____ VILLAGE ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

BY: _____ OWNER

BY: _____ ILLINOIS PROFESSIONAL ENGINEER NO. _____.

EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY,

AT&T TELEPHONE COMPANY,

COMCAST CABLE COMMUNICATION, INC.,

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

THE VILLAGE OF MORTON GROVE

COLLECTIVELY THE "GRANTEE",

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATER MAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSED. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUT LOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA THE TERM COMMON AREA OR AREAS AND COMMON ELEMENTS INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT

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

MUNICIPAL AND UTILITY EASEMENT PROVISION CERTIFICATES:

PLAT AND EASEMENT PROVISIONS SHOWN ON THIS PLAT APPROVED BY:

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____

THIS_____DAY_____ OF, 20___.

PRINTED NAME: _____ TITLE: _____

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

APPROVED BY: _____

THIS_____DAY_____ OF, 20___.

PRINTED NAME: _____ TITLE: _____

COMCAST CABLE COMMUNICATION, INC.

APPROVED BY: _____

THIS_____DAY_____ OF, 20___.

PRINTED NAME: _____ TITLE: _____

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____

THIS_____DAY_____ OF, 20___.

PRINTED NAME: _____ TITLE: _____

VILLAGE OF MORTON GROVE, ILLINOIS

APPROVED BY: _____

THIS_____DAY_____ OF, 20___.

PRINTED NAME: _____ TITLE: _____

PREPARED BY:

APSURVEYING COMPANY, PC.
2121 PARKVIEW COURT,
WILMETTE, ILLINOIS. 60091
TEL: 847-853-9364
FAX: 847-853-9391
E-MAIL: APSURVEYING@YAHOO.COM

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

_____
_____
_____

MAIL PLAT TO:

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

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JACK A. ZLOTEK, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3186, DO HEREBY AUTHORIZE THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, OR MEDINA GARDENS, LLC. OR ITS AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED: _____ DATE: _____

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

PART OF LOT 4 OF NICHOLAS HAUPT HEIR'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1909 AS DOCUMENT NO. 4344476, EXCEPT FROM SAID PART OF LOT 4 THE FOLLOWING TWO PARCELS:

1) BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LINCOLN AVENUE AND THE WEST LINE OF LOT 4; THENCE SOUTH ON THE WEST LINE 210 FEET; THENCE EAST 50 FEET ON A LINE PERPENDICULAR TO THE WEST LINE; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 4 TO THE SOUTHERLY LINE OF LINCOLN AVENUE; THENCE WEST ON SAID SOUTHERLY LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING,

2) THAT PART OF SAID LOT WHICH LIES NORTH OF THE SOUTH LINE OF LINCOLN AVENUE ALL IN NICHOLAS HAUPT HEIR'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 8 1/2 FEET AND THAT PART OF THE WEST 264 FEET LYING SOUTH OF THE CENTER OF ROAD SITUATED IN THE TOWNSHIP OF NILES, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6037 LINCOLN AVENUE, MORTON GROVE, IL.
P.I.N.: 10-20-122-076-0000

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED.

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

I FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO.17031C0242J, DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

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

SIGNED IN WIMETTE, ILLINOIS, DATE: _____

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3186

EXPIRATION DATE: NOVEMBER 30, 2020

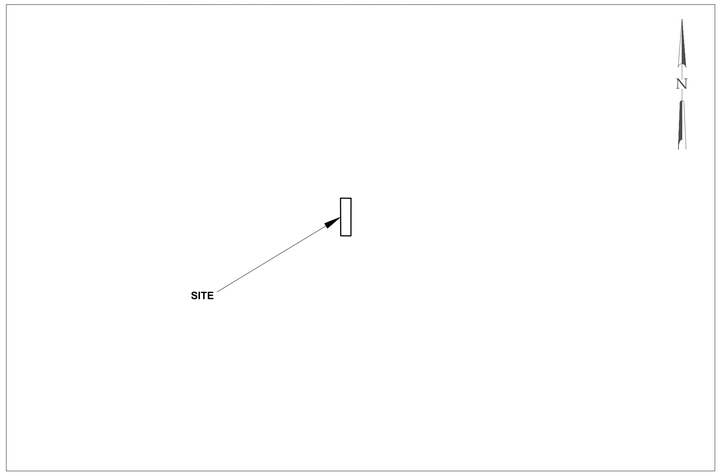
BENCHMARK INFO
SITE BENCHMARK IS LOCATED ON EAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF LANDWEHR ROAD AND DORIANN DRIVE. ELEVATION = 684.21 (NAVD 88)

MEDINA GARDENS PLANNED DEVELOPMENT
SITE IMPROVEMENT PLAN
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

SECTION: 20
TOWNSHIP: 42N
RANGE: 12E

PIN 10-20-122-076-0000

SITE LOCATION MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY
3. DEMOLITION PLAN & TREE PRESERVATION PLAN
4. PHASE – I –SOIL EROSION, SEDIMENTATION CONTROL & DEMOLITION PLAN
5. PHASE – II –SOIL EROSION & SEDIMENTATION CONTROL PLAN
6. SWPPP
7. PROPOSED GRADING PLAN – OVERALL SITE
7A. PROPERTY LINE CROSS SECTIONS
8. PROPOSED GRADING PLAN – NORTH AREA
9. PROPOSED GRADING PLAN – SOUTH AREA
10. PROPOSED UTILITIES & DRAINAGE PLAN – OVERALL SITE
11. PROPOSED UTILITIES & DRAINAGE PLAN – NORTH AREA
12. PROPOSED UTILITIES & DRAINAGE PLAN – SOUTH AREA
13. PROPOSED WATER MAIN PROFILE
13A PROPOSED SANITARY MAIN PROFILE
14. GEOMETRIC PLAN – OVERALL SITE
15. GEOMETRIC PLAN – NORTH AREA
16. GEOMETRIC PLAN – MIDDLE AREA
17. GEOMETRIC PLAN – SOUTH AREA
18. CONSTRUCTION NOTES
19. STANDARD DETAILS
20. STANDARD DETAILS – CONTINUED
21. TRIBUTARY AREA EXHIBIT
22. DRAINAGE AREA EXHIBIT

PROJECT NARRATIVE

GENERAL: PROPOSED 9 UNIT SUBDIVISION DEVELOPMENT CONSISTS OF 5 LOTS WITH 1 HOUSE EACH AND 1 LOT WITH A TOWNHOUSE DEVELOPMENT WITH 4 UNITS. EACH BUILDING WILL HAVE A GARAGE DRIVEWAY. STORMWATER MANAGEMENT IS PROPOSED FOR THE SITE WITH AN UNDERGROUND DETENTION TANK.

AREA SUMMARY:
TOTAL AREA OF SITE: 1.561 ACRES
DISTURBED AREA OF SITE: 1.561 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN OR WETLANDS ON OR WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THE EXISTING OFF SITE LOTS TO THE EAST & WEST DRAIN TOWARDS SUBJECT SITE. TOTAL AREA 0.701 ACRES.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN SEPARATE SEWER AREA.

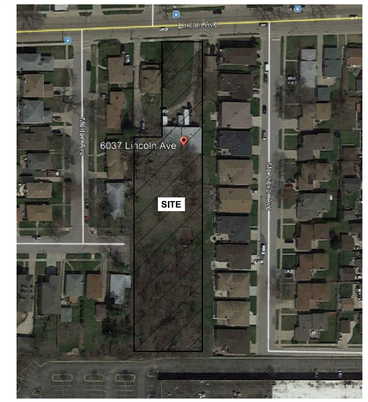
DETENTION/VOLUME CONTROL FACILITY: DETENTION IS PER VILLAGE OF MORTON GROVE REQUIREMENT AND VOLUME CONTROL (AREA>0.5AC.) IS PER MWRD REQUIREMENTS.

SANITARY SEWERS: A SANITARY SEWER MAIN IS PROPOSED WHICH WILL CONNECT TO THE EXISTING SANITARY MAIN LOCATED IN ELM STREET. EACH TOWNHOUSE/SFR HAS SEPARATE SERVICE CONNECTION TO THE NEW SANITARY MAIN. (SERVICES TO BE BUILT ONLY OBTAINING BUILDING PERMITS FOR INDIVIDUAL BUILDINGS)

WATER MAINS:
8" WATER MAIN IS PROPOSED WHICH WILL LOOP THE WATER MAIN FROM LINCOLN AVE. TO ELM STREET. 1–1/2" COPPER WATER SERVICES WILL BE INSTALLED FOR THE INDIVIDUAL LOTS AND TOWNHOUSE UNITS. (SERVICES TO BE BUILT ONLY OBTAINING BUILDING PERMITS FOR INDIVIDUAL BUILDINGS)

SOILS/INFILTRATION RATE: SILTY CLAY

AERIAL MAP



1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT–OF–WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

Ssing or
le: C.V.

ENGINEER

7.7.25
DATE

ABHIJIT VEER 062-067076 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-25

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
MOUNTABLE CURB BOTTOM OF GUTTER		M/C XXX.XX B/C XXX.XX
TREE		
CONTOUR LINES		

NOTE

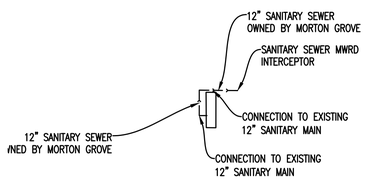
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

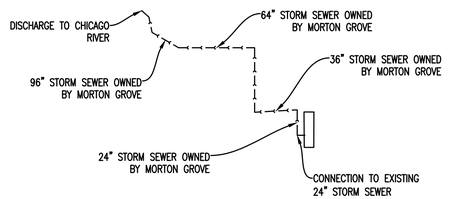
Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892–0123

FOR LOCATION OF TRAFFIC SIGNAL EQUIPTMENT WITHIN THE COUNTY RIGHT–OF–WAY CALL 312–603–1730



SANITARY SEWER ROUTE MAP



STORM SEWER ROUTE MAP

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.			
ENGINEER:	M. BALOW			
TECHNICIAN:				

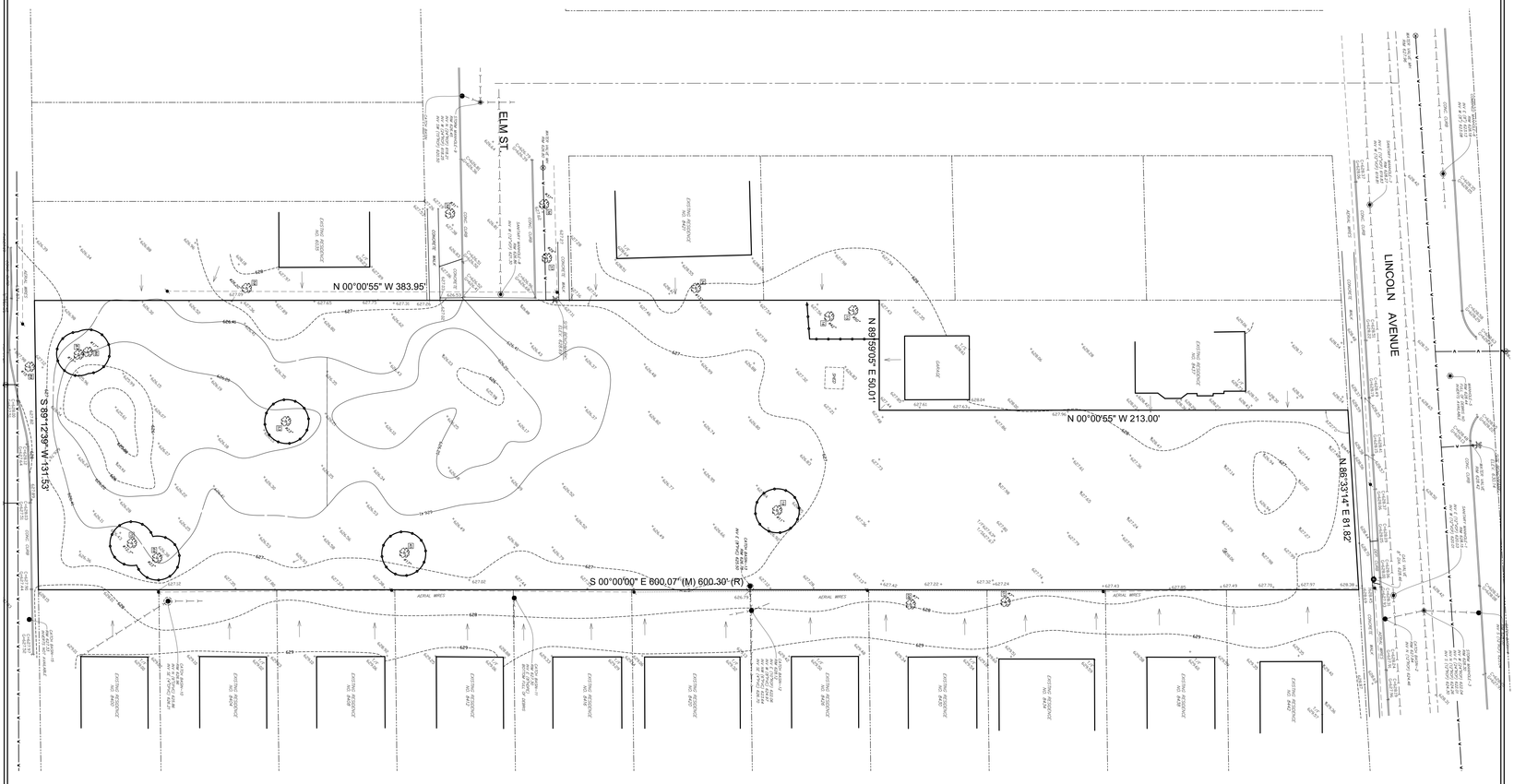
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
boono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
1 OF -



N

EXISTING TOPOGRAPHY

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068

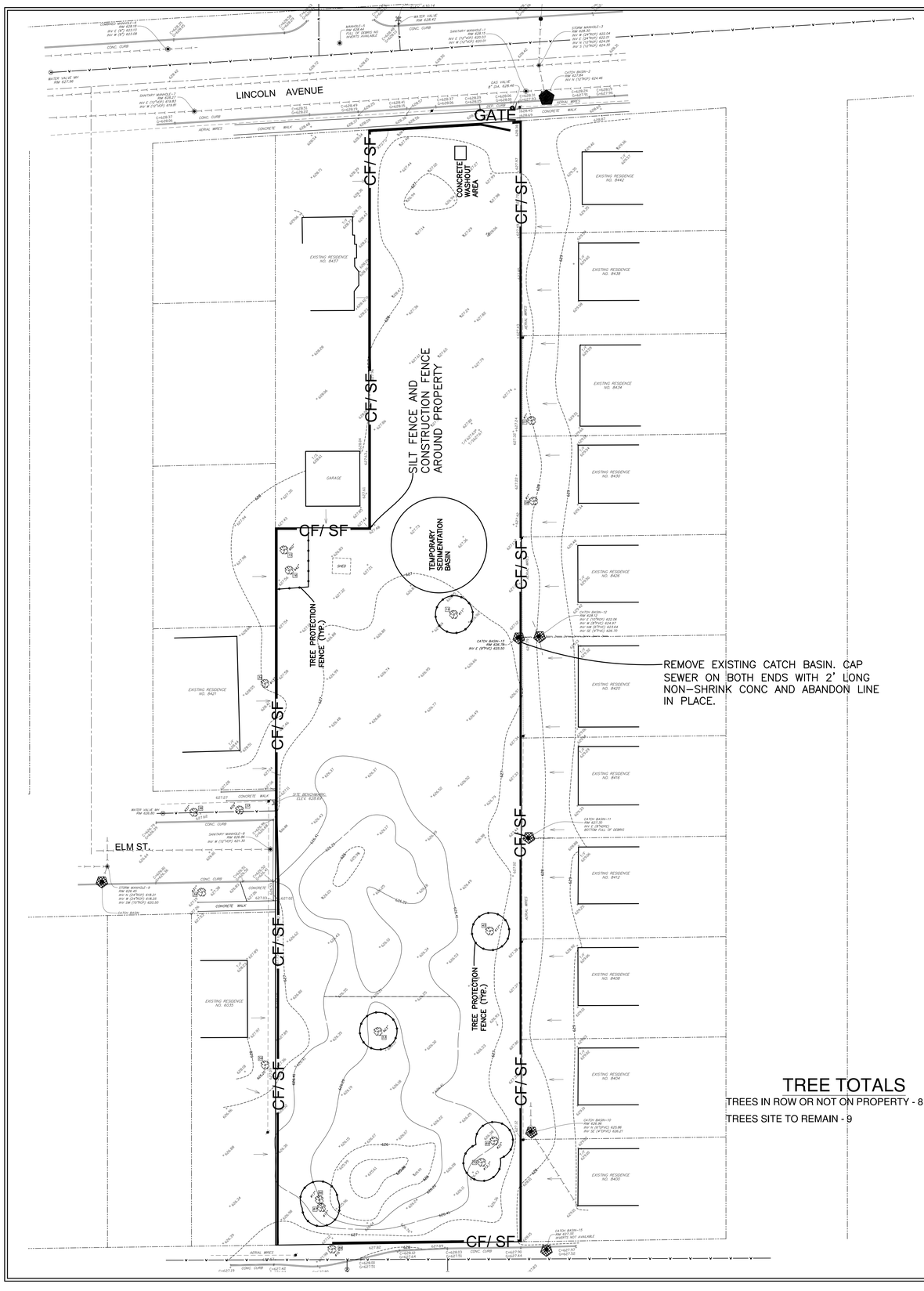
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.	2	REVISIONS TO TREES	09-09-2025
ENGINEER:	M. BALOW			
TECHNICIAN:				

COPYRIGHT:
THIS PLAN AND SURVEY IS THE PROPERTY OF BONO CONSULTING, INC. AND SHALL NOT BE REPRODUCED, MODIFIED OR RELIED FURTHER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0"

SHEET NUMBER
2 OF 1



TREE TOTALS

TREES IN ROW OR NOT ON PROPERTY - 8

TREES SITE TO REMAIN - 9

Action	Removal Reason	Tag	Common Name	Scientific Name	Size	Cond.	Form	Notes
Keep		7	Buckeye	*Aesculus glabra*	7	2	4	Pruned for utilities.
Keep		8	Buckeye	*Aesculus glabra*	7	2	4	Pruned for utilities.
Keep		15	Cottonwood	*Populus deltoides*	50	4	3	
Keep		16	Cottonwood	*Populus deltoides*	42	4	4	Dieback.
Keep		19	Black Cherry	*Prunus serotina*	11	3	3	
Keep		34	Douglas Fir	*Pseudotsuga menziesii*	13	3	4	Pruned for utilities.
Keep		36	Silver Maple	*Acer saccharinum*	37	4	3	Trunk scars.
Keep		37	Silver Maple	*Acer saccharinum*	29	4	3	Trunk scars.
Keep		39	Silver Maple	*Acer saccharinum*	31	4	4	Dieback.
Keep		45	Silver Maple	*Acer saccharinum*	17	2	3	
Keep		53	Red Oak	*Quercus rubra*	23	3	3	
Keep		59	Silver Maple	*Acer saccharinum*	26,20	4	4	Trunk decay, dieback.
Keep		69	Mulberry	*Morus alba*	23	4	4	
Keep		70	Mulberry	*Morus alba*	12,7	4	4	
Keep		86	American Elm	*Ulmus americana*	17	4	4	Dieback.
Keep		87	Boxelder	*Acer negundo*	17	4	4	Dieback.
Keep		89	Mulberry	*Morus alba*	15	3	4	
								Tree Condition: A visual assessment and rating of the overall health and vigor of the tree, as follows:
								1 – Excellent
								2 - Very Good
								3 – Good
								4 – Below Average
								5 - Poor
								6 - Dead
								Tree Form: A visual assessment and rating of the form of the tree, as follows:
								1 – Excellent
								2 - Very Good
								3 – Good
								4 – Below Average
								5 - Poor
								6 - Dead
								Prepared by: David Coulter, Osage Inc. **ISA Certified Arborist #IL-0094 (Exp. 12/31/22)**

N

DATE	ISSUE	REVISIONS
07-07-2005	1	ISSUE FOR PERMIT
09-09-2005	2	REVISIONS TO TREES

PROJECT STAFF

PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

DEMOLITION PLAN AND TREE PRESERVATION PLAN

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

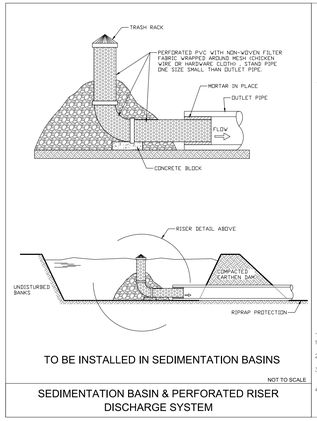
PROJECT NUMBER: 17239

START DATE: JUN. 10, 2017

GRAPHIC SCALE
30 0 30

SCALE: 1"=30'-0

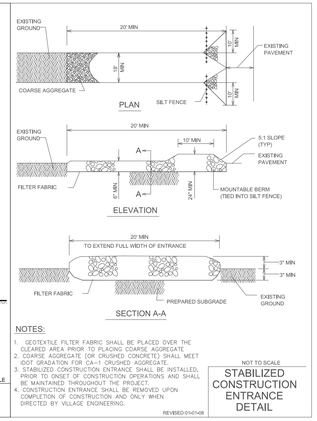
SHEET NUMBER
3 OF -



TO BE INSTALLED IN SEDIMENTATION BASINS

NOT TO SCALE

SEDIMENTATION BASIN & PERFORATED RISER DISCHARGE SYSTEM



NOTES:

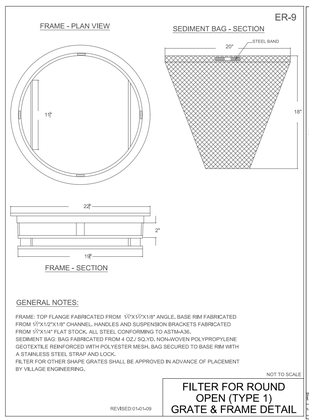
1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED 01-01-08

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

ER-9

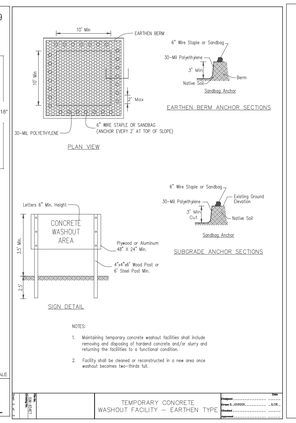


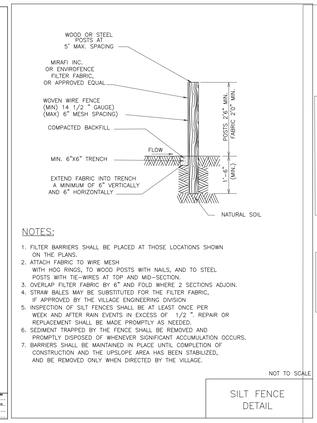
GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM 1"X1/2"X1/8" ANGLE, BASE RIM FABRICATED FROM 1"X1/2"X1/8" CHANNEL, HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1"X1/4" FLAT STOCK. ALL STEEL CONFORMING TO ASTM A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./ SQ.YD. NONWOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.
FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

NOT TO SCALE

FILTER FOR ROUND OPEN (TYPE 1) GRATE & FRAME DETAIL





NOTES:

1. FILTER BARRIERS SHALL BE PLACED AT THOSE LOCATIONS SHOWN ON THE PLANS.
2. ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP FILTER FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. STRAW BALES MAY BE SUBSTITUTED FOR THE FILTER FABRIC, IF APPROVED BY THE VILLAGE ENGINEERING DIVISION
5. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SEDIMENT TRAPPED BY THE FENCE SHALL BE REMOVED AND PROMPTLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
7. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

NOT TO SCALE

SILT FENCE DETAIL

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE I

1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE LINCOLN AVE. FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
6. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

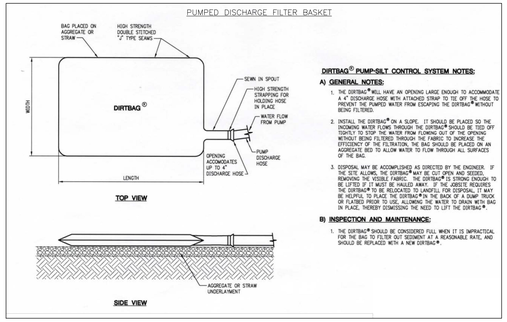
7. PERFORM MASS GRADING.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.

PHASE II

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, DETENTION SYSTEMS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
3. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

PUMPED DISCHARGE FILTER BASKET



DIRTBAG© PUMP-SILT CONTROL SYSTEM NOTES:

A) GENERAL NOTES:

1. THE DIRTBAG® WILL HAVE AN OPENING LARGE ENOUGH TO ACCOMMODATE A 4" DISCHARGE HOSE WITH ATTACHED STRAP TO TIE OFF THE HOSE TO PREVENT THE PUMPED WATER FROM ESCAPING THE DIRTBAG® WITHOUT BEING FILTERED.
2. INSTALL THE DIRTBAG® ON A SLOPE. IT SHOULD BE PLACED SO THE INCOMING WATER FLOWS THROUGH THE DIRTBAG® SHOULD BE TIED OFF TIGHTLY TO STOP THE WATER FROM FLOWING OUT OF THE OPENING WITHOUT BEING FILTERED. TO ENSURE THE MAXIMUM FLOW RATE AND EFFICIENCY OF THE FILTRATION, THE BAG SHOULD BE PLACED ON AN AGGREGATE BED TO ALLOW WATER TO FLOW THROUGH ALL SURFACES OF THE BAG.
3. DISPOSAL MAY BE ACCOMPLISHED AS DIRECTED BY THE ENGINEER. IF THE SITE ALLOWS, THE DIRTBAG® MAY BE CUT OPEN AND SEEDED, REMOVING THE VISIBLE FABRIC. THE DIRTBAG® IS STRONG ENOUGH TO BE LIFTED IF IT MUST BE HAULED AWAY. IF THE JOBSITE REQUIRES THE DIRTBAG® TO BE RELOCATED TO LANDFILL FOR DISPOSAL, IT MAY BE HELPFUL TO PLACE THE DIRTBAG® IN THE BACK OF A DUMP TRUCK OR FLATBED PRIOR TO USE, ALLOWING THE WATER TO DRAIN WITH BAG IN PLACE, THEREBY DOMISHING THE NEED TO LIFT THE DIRTBAG®.

B) INSPECTION AND MAINTENANCE:

1. THE DIRTBAG® SHOULD BE CONSIDERED FULL WHEN IT IS IMPRACTICAL FOR THE BAG TO FILTER OUT SEDIMENT AT A REASONABLE RATE, AND SHOULD BE REPLACED WITH A NEW DIRTBAG®.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE –2022

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
TEMPORARY CONSTRUCTION EXITS																									
TEMPORARY CONTROL MEASURES																									
SEDIMENT CONTROL BASINS																									
STRIP & STOCKPILE TOPSOIL																									
ROUGH GRADE																									
STORM FACILITIES																									
SITE CONSTRUCTION																									
PERMANENT CONTROL STRUCTURES																									
FOUNDATION / BUILDING CONSTRUCTION																									
FINISH GRADING																									
LANDSCAPING/SEED/FINAL STABILIZATION																									

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

SEEDING INFORMATION

CONTRACTOR TO SEED ALL DISTURBED AREA.

TURF GRASS SEED MIX:

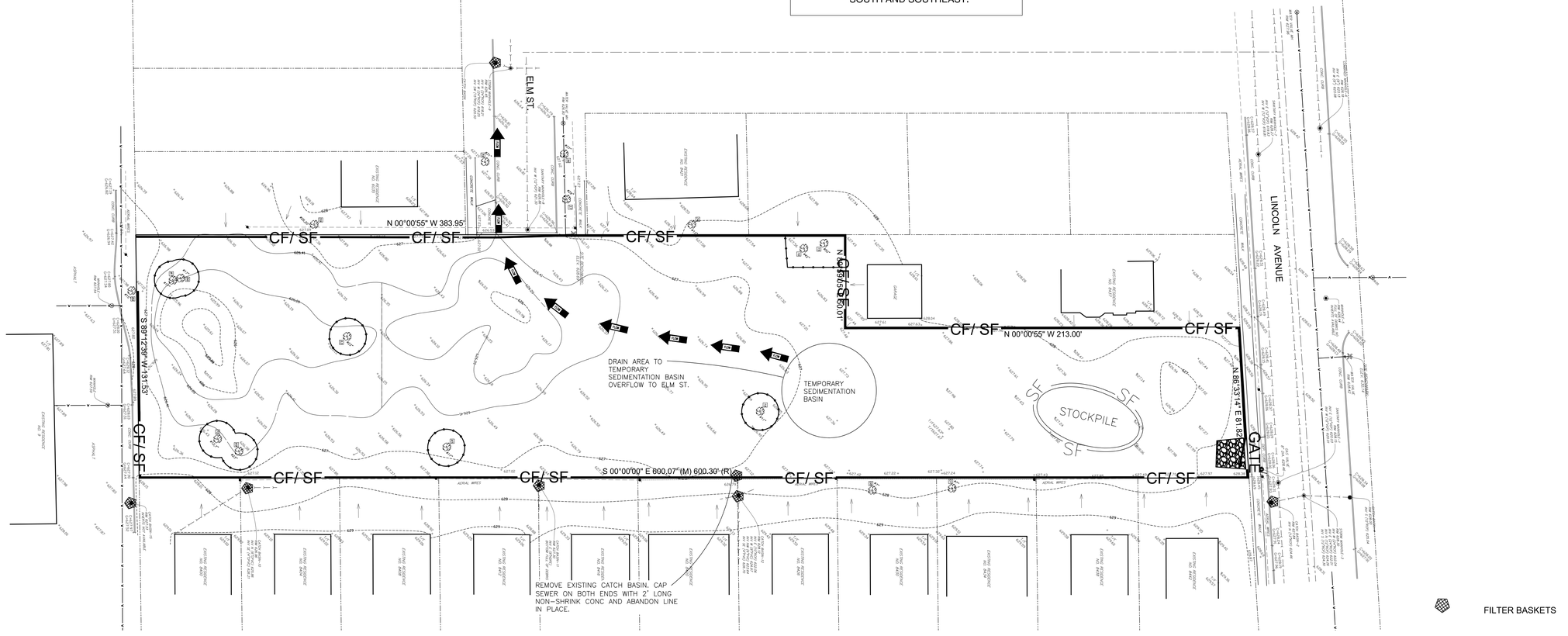
FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

Temporary Seeding, Species, Rates, & Dates

		Seeding Dates											
Species	lbs./Acre	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Oats	90												
Cereal Rye	90												
Winter Wheat	90												
Winter Mulch	25												

FLOW INTO THE SITE MUST BE ALLOWED FROM THE BORDERING PROPERTIES TO THE SOUTH AND SOUTHEAST.

-SILT FENCE SHOULD REMAIN AROUND NON-ACCESS POINTS UNTIL FINAL LANDSCAPING.
-DEWATERING TRENCHES TO BE ROUTED THROUGH SEDIMENTATION BASIN. IF SEDIMENTATION BASIN HAS BEEN REMOVED THEN DEWATERING TO BE ROUTED THROUGH FILTRATION BAG.



FILTER BASKETS

DATE	ISSUE	REVISIONS
07-07-2005		
09-09-2005	1	ISSUE FOR PERMIT
	2	REVISIONS TO TREES

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER:
TECHNICIAN: M. BALOW

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

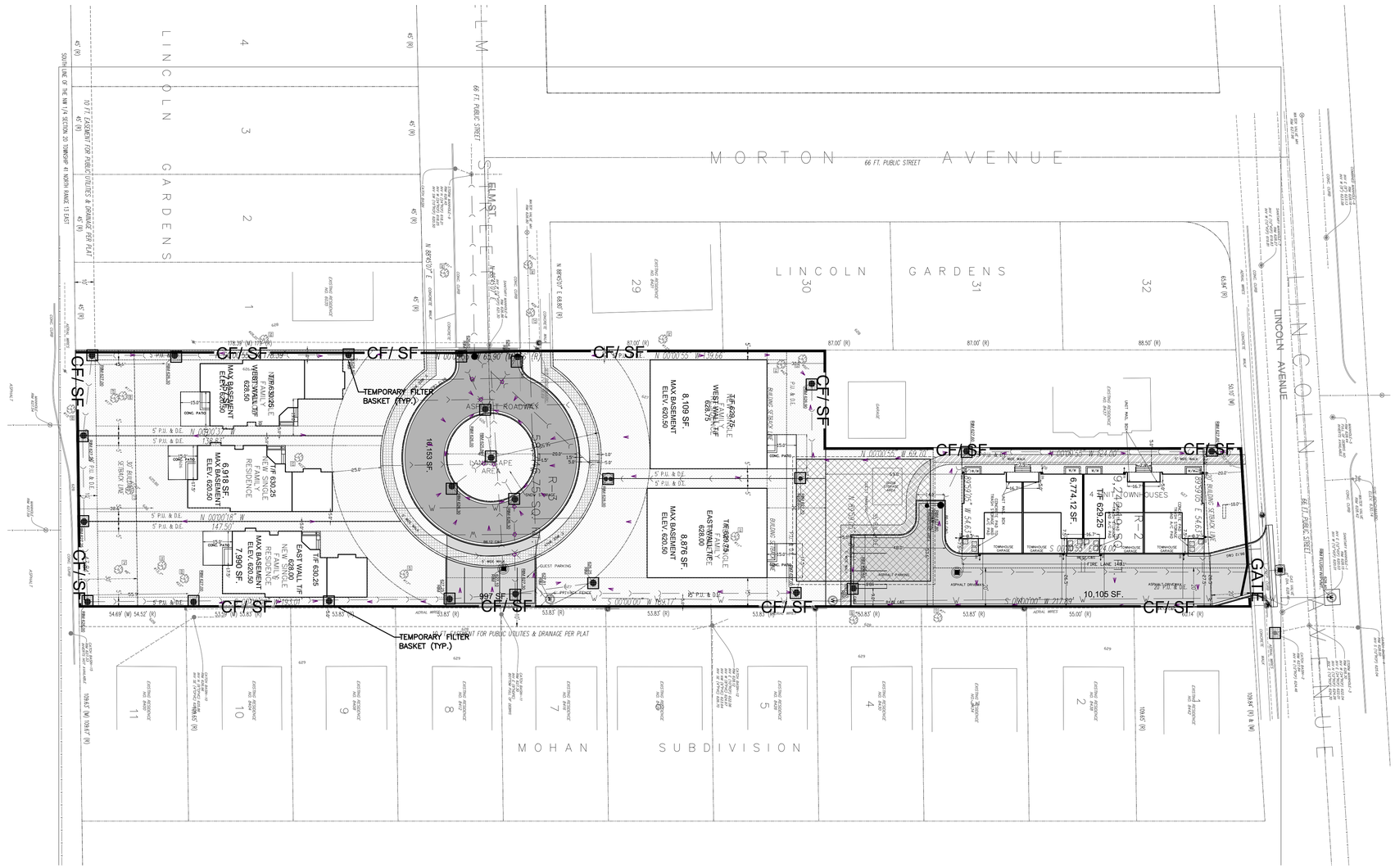
PHASE - I -SOIL EROSION, SEDIMENTATION CONTROL, & DEMOLITION PLAN

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
4 OF -



-SILT FENCE SHOULD REMAIN AROUND NON-ACCESS POINTS UNTIL FINAL LANDSCAPING.
-DEWATERING TRENCHES TO BE ROUTED THROUGH SEDIMENTATION BASIN. IF SEDIMENTATION BASIN HAS BEEN REMOVED THEN DEWATERING TO BE ROUTED THROUGH FILTRATION BAG.

LEGEND:

- FILTER BASKETS
- BIODEGRADABLE EROSION CONTROL FABRIC
- CF/ SF — CONSTRUCTION FENCE & SILT FENCE

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.			
ENGINEER:	M. BALOW			
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
5 OF -

STORMWATER POLLUTION PREVENTION PLAN

A COPY OF THIS PLAN, ALONG WITH ALL INSPECTION REPORTS, WILL BE KEPT AT THE SITE AT ALL TIMES.
THE PERMITEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THE PERMIT COVERAGE EXPIRES OR IS TERMINATED.

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
MEDINA GARDENS PLANNED DEVELOPMENT SITE IMPROVEMENT PLAN
6021–37 LINCOLN MORTON GROVE, COOK COUNTY, IL

PROJECT DESCRIPTION:
5 SINGLE FAMILY HOUSES AND 4 TOWNHOUSES TO BE CONSTRUCTED ON MOSTLY VACANT LAND.

TOTAL SITE AREA = 1.561 ACRES

TOTAL AREA DISTURBED = 1.561 ACRES

RUNOFF COEFFICIENT OF SITE AFTER CONSTRUCTION = 86.06

SOILS: SILTY CLAY LOAM,

RECEIVING WATERS: NORTH BRANCH OF CHICAGO RIVER

EXISTING SITE CONDITIONS: VACANT LAND WITH BRUSH

ADJACENT/OFFSITE AREAS: NORTH SIDE OF THE SITE IS A STREET; SOUTH, EAST, AND WEST SIDE OF THE SITE ARE SINGLE FAMILY RESIDENCES.

REFER TO IMPROVEMENT PLANS FOR PROPOSED TOWNHOUSE DEVELOPMENT FOR ADDITIONAL SITE INFORMATION.

EROSION AND SEDIMENT CONTROLS

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED TOWNHOUSE DEVELOPMENT, AND THIS SWPPP.

STABILIZATION PRACTICES:

EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE
TEMPORARY SEEDING AND MULCHING SHALL OCCUR WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY LAND DISTURBING ACTIVITIES.
EROSION CONTROL BLANKETS SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE SEEDING OF SLOPES 6:1 OR GREATER.

STRUCTURAL PRACTICES:

INLET FILTERS SHALL BE INSTALLED IN EXISTING DRAINAGE STRUCTURES PRIOR TO ANY GROUND DISTURBING ACTIVITIES.
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF PROPOSED GRADES AT THE ENTRANCE LOCATION.

STORM WATER MANAGEMENT

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED TOWNHOUSE DEVELOPMENT AND THE STORMWATER MANAGEMENT CALCULATIONS FOR ADDITIONAL INFORMATION

RUNOFF:
THE SITE DRAINS TO THE STORM SEWER LOCATED ON ELM ST.

VELOCITY DISSIPATION
THE WATER IS BEING RELEASED FROM THE SYSTEM THROUGH A VORTEX RESTRICTOR.

WASTE DISPOSAL

ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN PERMITTED DISPOSAL FACILITIES. THE PROJECT SITE WILL BE KEPT CLEAR OF ALL HUMAN AND CONSTRUCTION DEBRIS. NO BUILDING MATERIALS, GAS OR OIL SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. A SECURELY LIDDED DUMPSTER WILL BE PROVIDED FOR STANDARD SOLID WASTE.

HAZARDOUS WASTE WILL BE DISPOSED OF AS SPECIFIED BY THE VILLAGE OF MORTON GROVE, THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, OR THE MANUFACTURER OF THE MATERIAL, WHICH EVER IS STRICTER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL HAZARDOUS WASTE PRODUCED AS A PART OF THIS CONSTRUCTION PROJECT.

SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS AND DRAINED AS SPECIFIED BY THE VILLAGE OF MORTON GROVE.

ANY SPILLED OIL, GAS, OR OTHER CONSTRUCTION MATERIAL WILL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOIL WILL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.

A SINGLE CONCRETE WASHOUT AREA WILL BE DESIGNATED BY THE CONTRACTOR FOR USE DURING THE DURATION OF THE PROJECT. THE WASHOUT AREA WILL BE DUG OUT OR BERMED UP TO CONTAIN ALL WASHOUT MATERIAL. ALL AFFECTED SOILS AND CONCRETE SPOILS WILL BE REMOVED FROM THE SITE UPON COMPLETION OF THE CONCRETE PLACEMENT ACTIVITIES.

OTHER REQUIREMENTS

THE VILLAGE OF MORTON GROVE SUBDIVISION REGULATIONS WILL GOVERN ALL EROSION CONTROL AND STORMWATER MANAGEMENT OPERATIONS.

IF ANY SITE AREA IS TO REMAIN DISTURBED FOR OVER 14 DAYS THEN 7 DAYS AFTER THE LAST DISTURBANCE THE CONTRACTOR MUST INITIATE STABILIZATION MEASURES.

NO FUEL OR OIL WILL BE STORED ON–SITE WITHOUT PROPER CONTAINMENT AND WRITTEN PERMISSION FROM THE VILLAGE OF MORTON GROVE.

THE CONTRACTOR WILL PREVENT OFF–SITE TRACKING OF SEDIMENTS. IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT, FURTHER MEASURES MUST BE IMPLEMENTED. ANY SEDIMENT LEFT ON THE PUBLIC ROADWAY WILL BE CLEANED OFF EVERY NIGHT.

DUST CONTROL, IF DEEMED NECESSARY BY THE VILLAGE ENGINEER, WILL BE DONE BY MEANS OF A WATER TRUCK SPRAYING WATER ON THE SURFACE OF THE SITE.

NON–STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON–STORMWATER DISCHARGES WILL OCCUR FROM THIS SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER MAIN AND FIRE HYDRANT FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- UNCONTAMINATED GROUND AND SURFACE WATER FROM DEWATERING EXCAVATIONS AND DETENTION BASINS
- DUST CONTROL WATER

ALL NON–STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING PARKING LOT.

MEDINA GARDENS PLANNED DEVELOPMENT DEMOLITION AND RECONSTRUCTION SCHEDULE OF CONSTRUCTION

1. INSTALL SILT FENCE AND EROSION CONTROL MEASURES.
2. CONSTRUCT IMPROVEMENTS.
3. COMPLETE RESTORATION.
4. REMOVE TEMPORARY EROSION CONTROL MEASURES.

UTILITY NOTES

a. CARE IS TO BE TAKEN SO AS NOT TO DAMAGE ANY OF THE EXISTING TRAFFIC SIGNAL CONDUITS, FIBER CABLES, AND EQUIPMENT. IF ANY OF THE TRAFFIC SIGNAL CONDUITS, CABLES, AND/OR EQUIPMENT IS DAMAGED, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE CONDUITS, CABLES, AND/OR EQUIPMENT AT NO COST TO THE VILLAGE.

MAINTENANCE AND INSPECTION PROCEDURES

THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD AND EFFECTIVE OPERATING CONDITIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REGULAR INSPECTIONS REQUIRED BY THE NPDES GENERAL PERMIT #2 INCLUDING RECORDING AND KEEPING A RECORD OF EACH INSPECTION. THIS PROCESS WILL CONTINUE UNTIL FINAL STABILIZATION IS ACHIEVED AND A NOTICE OF TERMINATION IS RECEIVED BY THE OWNER. INSPECTIONS WILL BE PERFORMED AND RECORDED BY QUALIFIED INDIVIDUALS TRAINED BY THE GENERAL CONTRACTOR AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

BASED ON THE RESULTS OF THE INSPECTIONS, MODIFICATIONS NECESSARY SHALL BE IMPLEMENTED WITHIN 7 DAYS OF THE INSPECTION.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. ANY NECESSARY REPAIRS WILL BE INITIATED IMMEDIATELY.

SEDIMENT BUILDUP WILL BE REMOVED FROM SILT FENCES WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FABRIC.

SEDIMENT BUILDUP WILL BE REMOVED FROM OTHER EROSION CONTROLS AS NEEDED TO MAINTAIN STORMWATER FLOW THROUGH THE SITE AND AVOID SEDIMENT FROM BYPASSING THE EROSION CONTROLS.

EROSION CONTROL MEASURES WILL BE REPAIRED, MAINTAINED, OR INCREASED AT THE DIRECTION OF THE LOCAL SOIL AND WATER CONSERVATION DISTRICT, THE VILLAGE OF MORTON GROVE OR THE PARK DISTRICT'S ENGINEER.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. THE REPORT SHALL SUMMARIZE THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN TO SOLVE ANY PROBLEMS OBSERVED. THE INSPECTION REPORT SHALL BE SIGNED BY A QUALIFIED INDIVIDUAL PER NPDES GENERAL PERMIT NO. 2.

INSPECTION REPORTS SHALL BE RETAINED AS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS AFTER FINAL STABILIZATION AND A NOTICE OF DISCONTINUATION HAS BEEN SUBMITTED TO THE DEPARTMENT.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

_____
COMPANY NAME

_____
COMPANY ADDRESS

_____
COMPANY PHONE NUMBER

_____
PRINTED NAME AND TITLE

_____
SIGNATURE

_____
DATE

_____
SUB–CONTRACTOR #1

_____
SUB–CONTRACTORS RESPONSIBILITY

_____
COMPANY NAME

_____
COMPANY ADDRESS

_____
COMPANY PHONE NUMBER

_____
PRINTED NAME AND TITLE

_____
SIGNATURE

_____
DATE

USE ADDITIONAL SHEETS FOR ADDITIONAL SUB–CONTRACTORS.
EACH SHEET WILL HAVE THE PROJECT NAME AND LOCATION AS DESCRIBED IN THE SITE DESCRIPTION ON THIS SHEET.
EACH ADDITIONAL SUB–CONTRACTOR WILL PROVIDE THEIR RESPONSIBILITY, COMPANY NAME, ADDRESS AND PHONE NUMBER, PRINTED NAME AND TITLE, SIGNATURE AND DATE.
THIS INFORMATION WILL BE KEPT WITH THIS PLAN.

OWNERS'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION.

_____
COMPANY NAME

_____
COMPANY ADDRESS

_____
COMPANY PHONE NUMBER

_____
PRINTED NAME AND TITLE

_____
SIGNATURE

_____
DATE

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.			
ENGINEER:	M. BALOW			
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

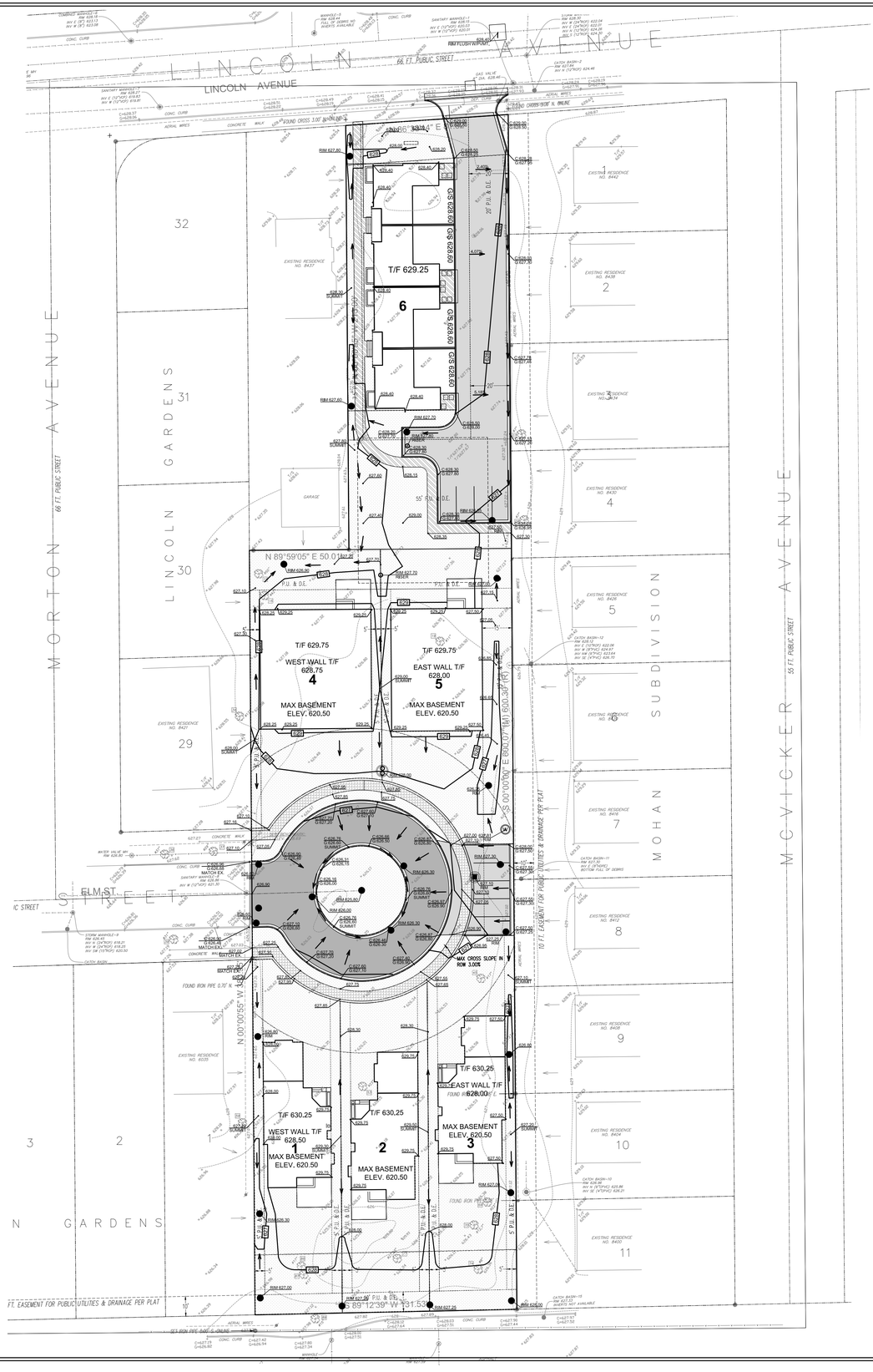
SWPPP

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
6 OF -



Medina Gardens Mass Balance Summary	
Total Volume of Borrow For Finshed Grade	8,335.7 Cu Yd
Town House Foundation Excavation:	4,592.0 Cu Yd
Detention Vault Excavation:	4,497.4 Cu Yd
2 North Lot SFR Foundation Excavation:	3,850.7 Cu Yd
3 South Lot SFR Foundation Excavation:	3,300.0 Cu Yd
Total	16,240.1 Cu Yd

PER MUNICIPAL CODE 12-8-1, NO BUILDING PERMIT SHALL BE ISSUED BY THE VILLAGE UNTIL THE SITE IMPROVEMENTS ARE APPROVED BY THE VILLAGE ENGINEER.

SITE MUST BE GRADED TO MAINTAIN OR LOWER ELEVATIONS AT THE PROPERTY LINE TO ACCEPT TRIBUTARY FLOW FROM UPSTREAM PROPERTIES. ADJUSTMENTS MAY BE NEEDED BASED ON FIELD CONDITIONS.

N

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: E. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER: A. VEER P.E.			
ENGINEER: M. BALOW			
TECHNICIAN:			

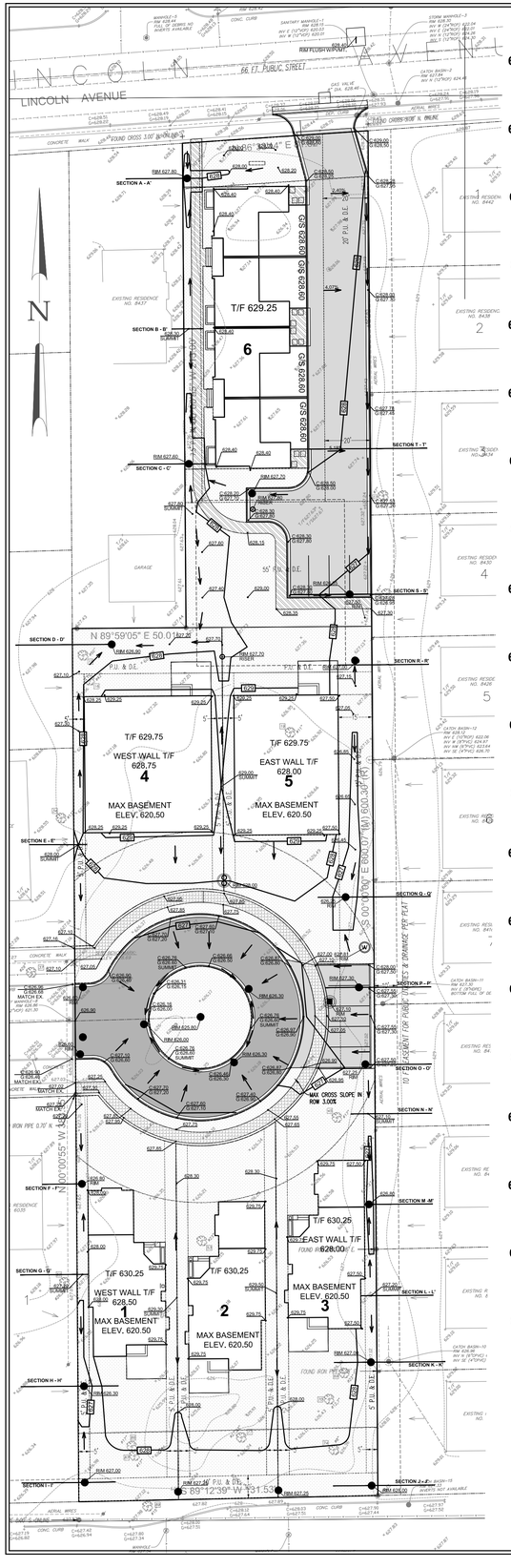
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

GRADING PLAN - OVERALL PLAN

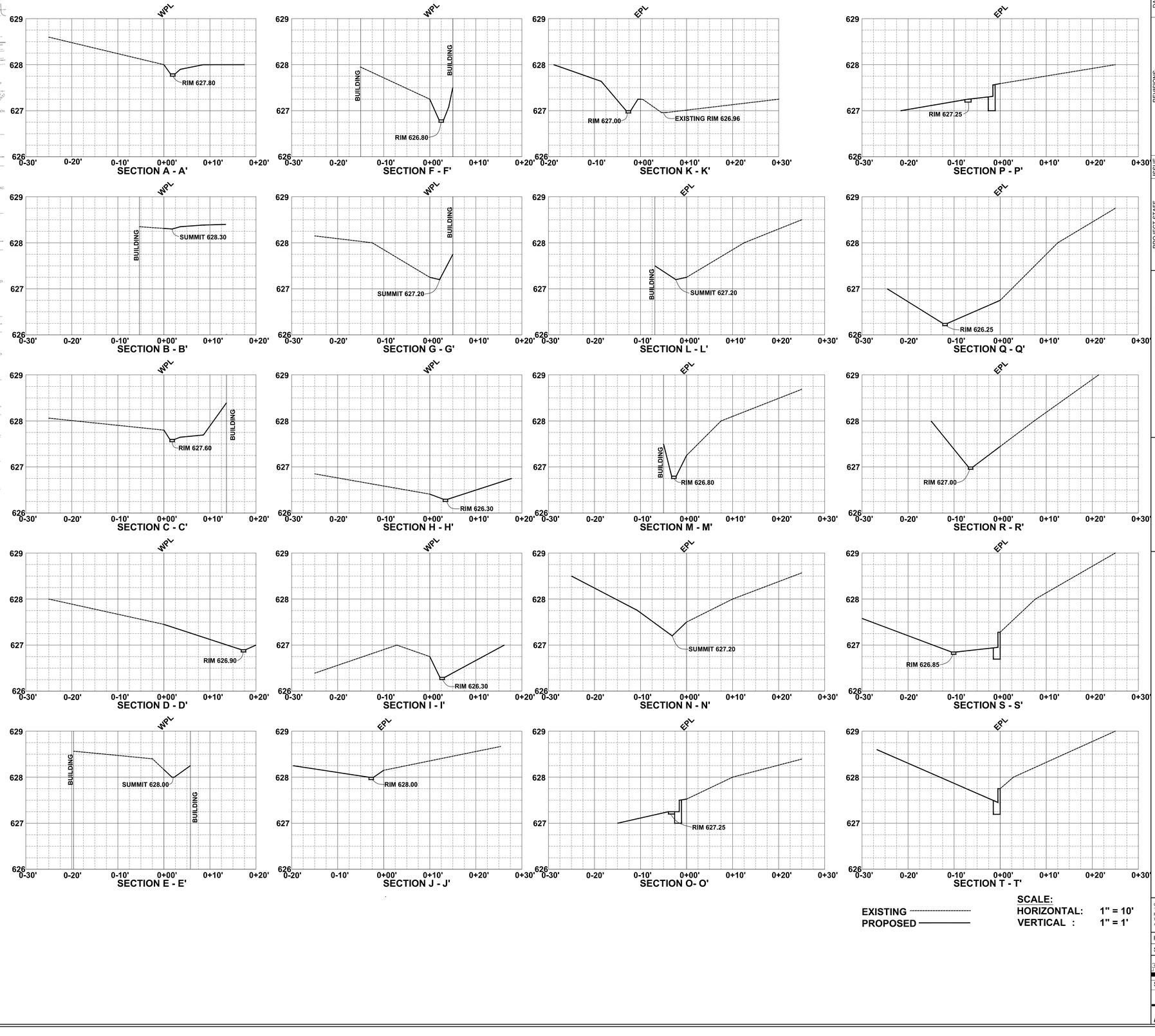
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0"
SHEET NUMBER
7 OF -



SWALE CROSS-SECTION



EXISTING ----------
PROPOSED ——————

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL : 1" = 1'

ISSUE	DATE
1 ISSUE FOR PERMIT	07-07-2025

REVISIONS

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

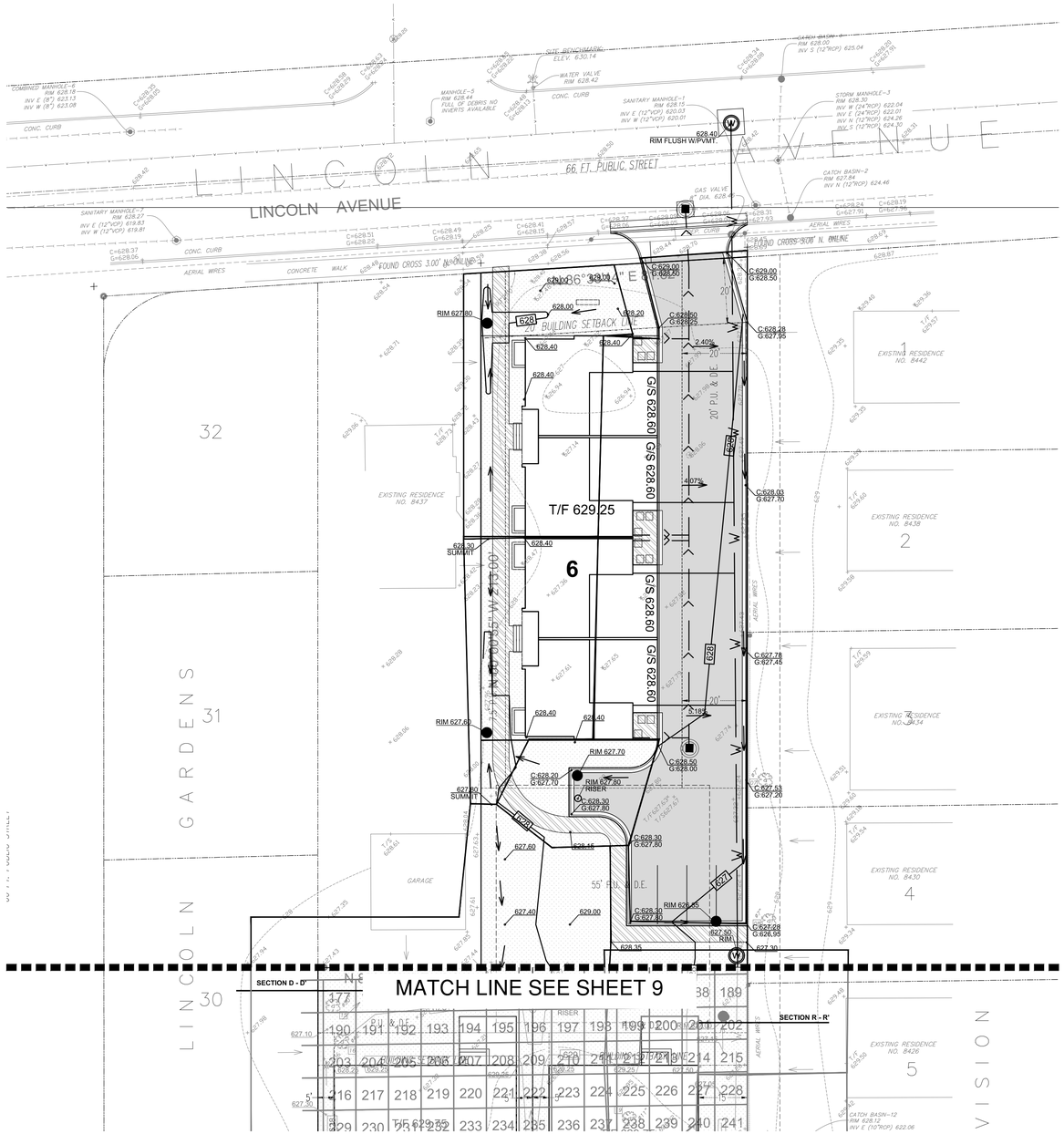
PROPERTY LINE CROSS SECTIONS

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
7A OF -



N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.			
ENGINEER:	M. BALOW			
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED GRADING PLAN
NORTH AREA
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239

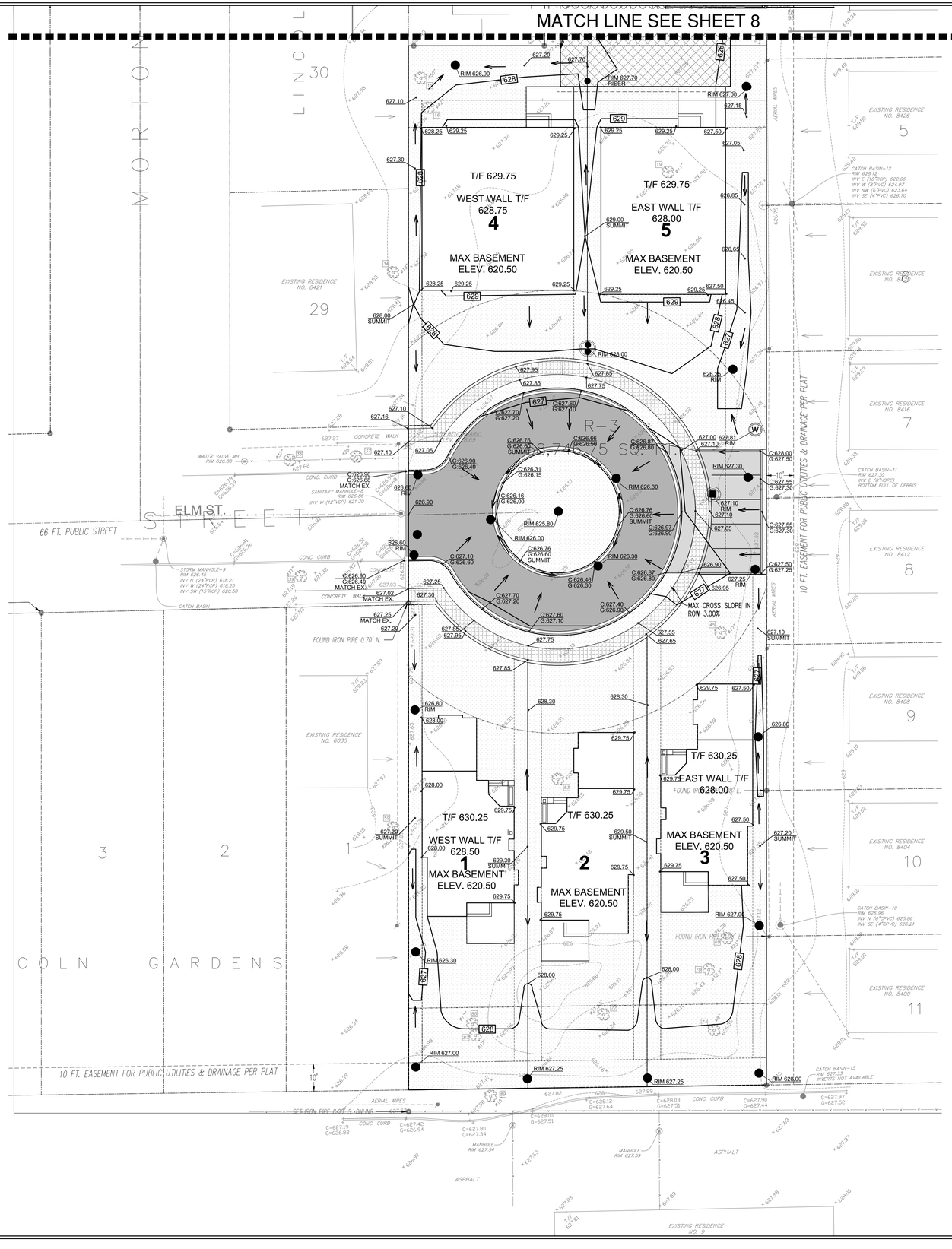
START DATE: JUN. 10, 2017

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0

SHEET NUMBER
8 OF -

MATCH LINE SEE SHEET 8



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.			
ENGINEER:	M. BALOW			
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

PROPOSED GRADING PLAN
SOUTH AREA
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
9 OF -

EXPECATED FLOW FOR AREA TRIBUTARY TO CB ST-02
8175 SF X 12.34 X .95 = 2.20 CFS

BONO CONSULTING INC.	JOB:	17239
	DESIGNED:	MB
	DATE:	4/19/2021

CIVIL ENGINEERS 1018 Busse Hwy. Park Ridge

PROJECT:	Medina Gardens
SUBJECT:	Inlet Capacity for CB ST-02

Low point inlet capacity

Weir Flow	Transitional Flow	Orifice Flow
$Q_w = 3.3P(h)^{1.5}$	$Q_t = .8(sqrt(Q_w Q_o))$	$Q_o = 0.6A(sqrt(2gh))$

P = Feet perimeter
h = Head in feet

A = Free open area of grate in sq. ft.
g = 32.2 ft/sec/sec
h = Head in feet

Inlet Capacity is the minimum of the three flows

Grate = Neenah R-2504 w/Grate G
Feet Perimeter (P) = 6 From Neenah catalog
Free Open Area (A) = 1.3 From Neenah catalog

Head (h)	Weir Flow	Transitional Flow	Orifice Flow	Inlet Capacity
0.1	0.63	0.89	1.98	0.63
0.2	1.77	1.78	2.80	1.77
0.3	**3.25**	**2.67**	**3.43**	**2.67**
0.4	5.01	3.56	3.96	3.56
0.5	7.00	4.45	4.43	4.43
0.6	9.20	5.34	4.85	4.85
0.7	11.60	6.23	5.24	5.24
0.75	12.86	6.68	5.42	5.42
0.8	14.17	7.12	5.60	5.60
0.9	16.91	8.02	5.94	5.94
1	19.80	8.91	6.26	6.26

0.3' OF MAXIMUM PONDING OVER INLET HGL 27.15

BEST MANAGEMENT PRACTICES

Impervious Area (Disturbed) 41,376 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements	1"	Rainfall
Volume Control Storage Required	3,448	Cu. Ft.

VOLUME CONTROL PROVIDED

Due to shallow seasonl groundwater table volume control will be provded in oversize detention vault.

STORM WATER MANAGEMENT SUMMARY:

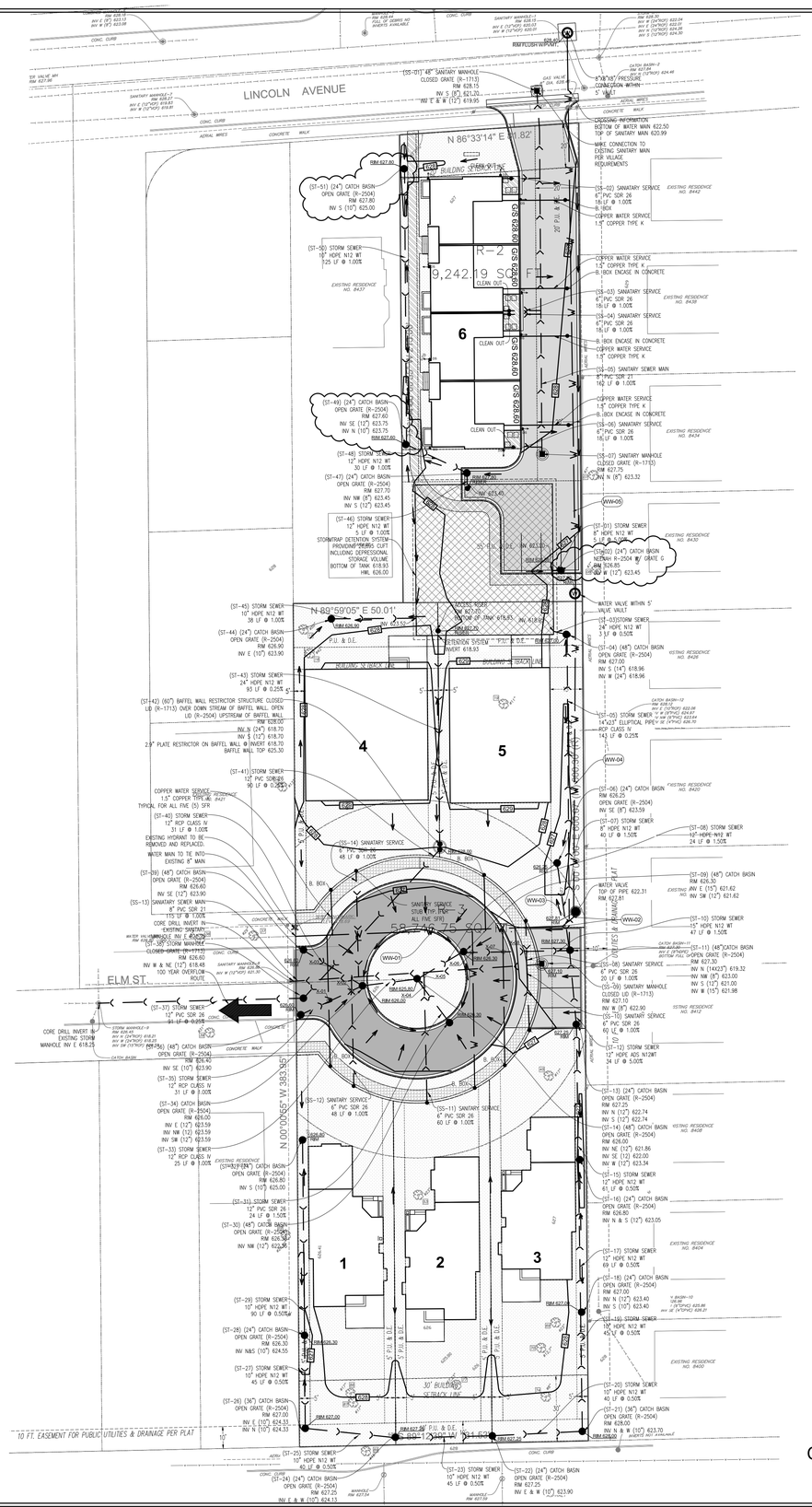
EXISTING DEPRESSIONS STORAGE AREA UP TO ELEV. 626.41 -	4,703 CU FT
REQUIRED DETENTION PER VILLAGE OF MORTON GROVE -	16,323CU FT
VOLUME CONTROL PER MWRD -	3,448 CU FT
TOTAL STORAGE REQUIRED -	24,474 CU FT
STORAGE PROVIDED	26,695 CU FT

StormTrap

September 18, 2020
Page 1 of 1

Medina Gardens Subdivision, Morton Grove, IL
STAGE STORAGE BREAKDOWN
7.00 SingleTrap
26695.24 (C.F.)

Storage	Type I QTY	Type II QTY	Type III QTY	Type IV QTY	Type VII QTY	Type 71 QTY	Type 72 QTY	Type 73 QTY	Type 74 QTY	SPIV 1 QTY	Total Units
	15	5	11	5	0	0	0	0	0	0	36
0.25	451.79	145.76	246.32	109.54	0.00	0.00	0.00	0.00	0.00	0.00	953.40
0.50	903.58	291.51	492.64	219.08	0.00	0.00	0.00	0.00	0.00	0.00	1,906.80
0.75	1,355.37	437.27	738.95	328.62	0.00	0.00	0.00	0.00	0.00	0.00	2,860.20
1.00	1,807.16	583.02	985.27	438.16	0.00	0.00	0.00	0.00	0.00	0.00	3,813.61
1.25	2,258.95	728.78	1,231.59	547.70	0.00	0.00	0.00	0.00	0.00	0.00	4,767.01
1.50	2,710.74	874.53	1,477.91	657.24	0.00	0.00	0.00	0.00	0.00	0.00	5,720.41
1.75	3,162.53	1,020.29	1,724.22	766.78	0.00	0.00	0.00	0.00	0.00	0.00	6,673.81
2.00	3,614.31	1,166.04	1,970.54	876.31	0.00	0.00	0.00	0.00	0.00	0.00	7,627.21
2.25	4,066.10	1,311.80	2,216.86	985.85	0.00	0.00	0.00	0.00	0.00	0.00	8,580.61
2.50	4,517.89	1,457.55	2,463.18	1,095.39	0.00	0.00	0.00	0.00	0.00	0.00	9,534.01
2.75	4,969.68	1,603.31	2,709.49	1,204.93	0.00	0.00	0.00	0.00	0.00	0.00	10,487.42
3.00	5,421.47	1,749.06	2,955.81	1,314.47	0.00	0.00	0.00	0.00	0.00	0.00	11,440.82
3.25	5,873.26	1,894.82	3,202.13	1,424.01	0.00	0.00	0.00	0.00	0.00	0.00	12,394.22
3.50	6,325.05	2,040.58	3,448.45	1,533.55	0.00	0.00	0.00	0.00	0.00	0.00	13,347.62
3.75	6,776.84	2,186.33	3,694.76	1,643.09	0.00	0.00	0.00	0.00	0.00	0.00	14,301.02
4.00	7,228.63	2,332.09	3,941.08	1,752.63	0.00	0.00	0.00	0.00	0.00	0.00	15,254.42
4.25	7,680.42	2,477.84	4,187.40	1,862.17	0.00	0.00	0.00	0.00	0.00	0.00	16,207.82
4.50	8,132.21	2,623.60	4,433.72	1,971.71	0.00	0.00	0.00	0.00	0.00	0.00	17,161.23
4.75	8,584.00	2,769.35	4,680.03	2,081.25	0.00	0.00	0.00	0.00	0.00	0.00	18,114.63
5.00	9,035.79	2,915.11	4,926.35	2,190.79	0.00	0.00	0.00	0.00	0.00	0.00	19,068.03
5.25	9,487.58	3,060.86	5,172.67	2,300.33	0.00	0.00	0.00	0.00	0.00	0.00	20,021.43
5.50	9,939.36	3,206.62	5,418.99	2,409.86	0.00	0.00	0.00	0.00	0.00	0.00	20,974.83
5.68	10,260.64	3,310.27	5,594.14	2,487.76	0.00	0.00	0.00	0.00	0.00	0.00	21,652.81
5.75	10,391.15	3,352.37	5,665.30	2,519.40	0.00	0.00	0.00	0.00	0.00	0.00	21,928.23
6.00	10,842.94	3,498.13	5,911.62	2,628.94	0.00	0.00	0.00	0.00	0.00	0.00	22,881.63
6.25	11,294.73	3,643.88	6,157.94	2,738.48	0.00	0.00	0.00	0.00	0.00	0.00	23,835.04
6.50	11,746.52	3,789.64	6,404.26	2,848.02	0.00	0.00	0.00	0.00	0.00	0.00	24,788.44
6.75	12,198.31	3,935.39	6,650.57	2,957.56	0.00	0.00	0.00	0.00	0.00	0.00	25,741.84
7.00	12,650.10	4,081.15	6,896.89	3,067.10	0.00	0.00	0.00	0.00	0.00	0.00	26,695.24
7.25	13,101.89	4,226.91	7,143.21	3,176.64	0.00	0.00	0.00	0.00	0.00	0.00	N/A
7.50	13,553.68	4,372.66	7,389.53	3,286.18	0.00	0.00	0.00	0.00	0.00	0.00	N/A
7.75	14,005.47	4,518.42	7,635.84	3,395.72	0.00	0.00	0.00	0.00	0.00	0.00	N/A
8.00	14,457.26	4,664.17	7,882.16	3,505.26	0.00	0.00	0.00	0.00	0.00	0.00	N/A
8.25	14,909.05	4,809.93	8,128.48	3,614.80	0.00	0.00	0.00	0.00	0.00	0.00	N/A
8.50	15,360.84	4,955.68	8,374.80	3,724.34	0.00	0.00	0.00	0.00	0.00	0.00	N/A
8.75	15,812.63	5,101.44	8,621.11	3,833.88	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9.00	16,264.41	5,247.19	8,867.43	3,943.41	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9.25	16,716.20	5,392.95	9,113.75	4,052.95	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9.50	17,167.99	5,538.70	9,360.07	4,162.49	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9.75	17,619.78	5,684.46	9,606.38	4,272.03	0.00	0.00	0.00	0.00	0.00	0.00	N/A
10.00	18,071.57	5,830.21	9,852.70	4,381.57	0.00	0.00	0.00	0.00	0.00	0.00	N/A



WW-## WATER MAIN SCHEDULE

WW-01
8" WATER MAIN
DIP CLASS 52
TOP OF PIPE 5.5' DEEP
121 LF

WW-02
8" 45° BEND
WITH THRUST BLOCK

WW-03
8" WATER MAIN
DIP CLASS 52
TOP OF PIPE 5.5' DEEP
10 LF

WW-04
8" WATER MAIN
DIP CLASS 52
TOP OF PIPE 5.5' DEEP
147 LF

WW-05
8" WATER MAIN
DIP CLASS 52
TOP OF PIPE 5.5' DEEP
255 LF

UTILITY CROSSING SCHEDULE

X-01
INVERT OF STORM (10") 623.80
TOP OF WATER (1-1/2"): 621.10

X-02
INVERT OF STORM (10"): 623.65
TOP OF SANITARY (6"): 622.86

X-03
INVERT OF STORM (10"): 623.77
TOP OF STORM (12"): 619.52

X-04
INVERT OF SANITARY (6"): 623.55
TOP OF STORM (12"): 623.03

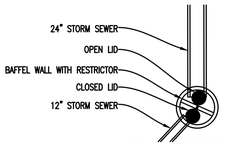
X-05
INVERT OF SANITARY (6"): 623.36
TOP OF STORM (12"): 621.86

X-06
INVERT OF STORM (15"): 621.57
TOP OF WATER (1-1/2"): 620.06*

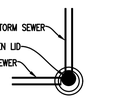
X-07
INVERT OF STORM (15"): 621.36
TOP OF WATER (1-1/2"): 619.86*

X-08
INVERT OF SANITARY (6"): 623.79
TOP OF STORM (15"): 622.45

*WATER SERVICE TO RUN 18" BELOW STORM SEWER PER IEPA REQUIREMENTS



ST-42 60" RESTRICTOR STRUCTURE SIZE EXHIBIT



ST-21 & 26 - 36" CATCH BASIN SIZE EXHIBIT

COORDINATE WITH PUBLIC WORKS TO VERIFY UTILITY DISCONNECTS

PROVIDE STAKES AT UTILITY STUBS

PROPOSED UTILITY STUBS CANNOT BE CONSTRUCTED IF THERE IS NO BUILDING PERMIT FOR THE INDIVIDUAL BUILDING

N

DATE	REVISIONS	ISSUE
07-07-2025	ISSUE FOR PERMIT	1

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

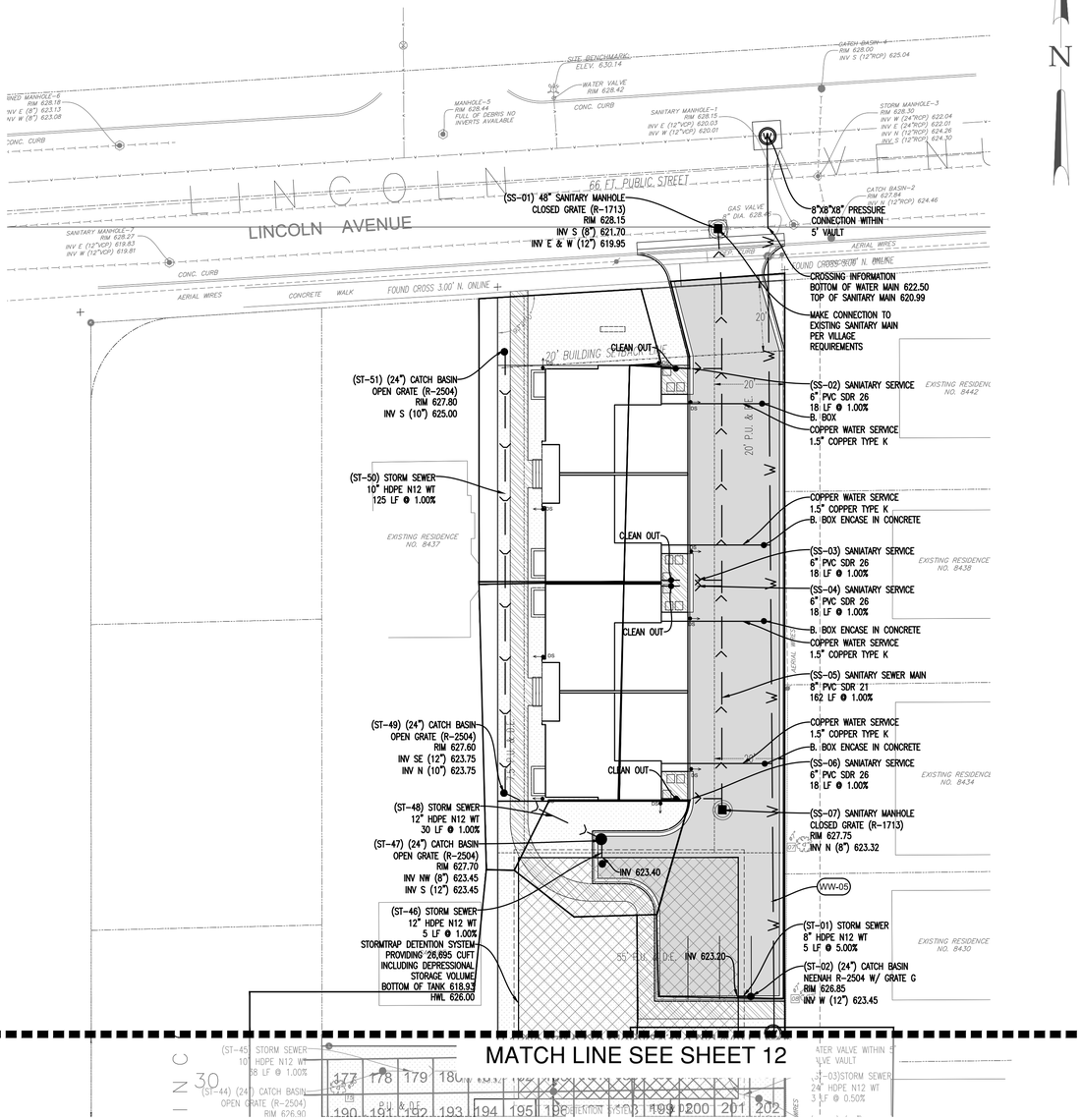
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED UTILITY & DRAINAGE PLAN
OVERALL SITE
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
10 OF -



PROPOSED UTILITY STUBS CANNOT BE CONSTRUCTED IF THERE IS NO BUILDING PERMIT FOR THE INDIVIDUAL BUILDING

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	ISSUE FOR PERMIT	07-07-2025
ENGINEER:	A. VEER P.E.			
ENGINEER:	M. BALOW			
TECHNICIAN:				

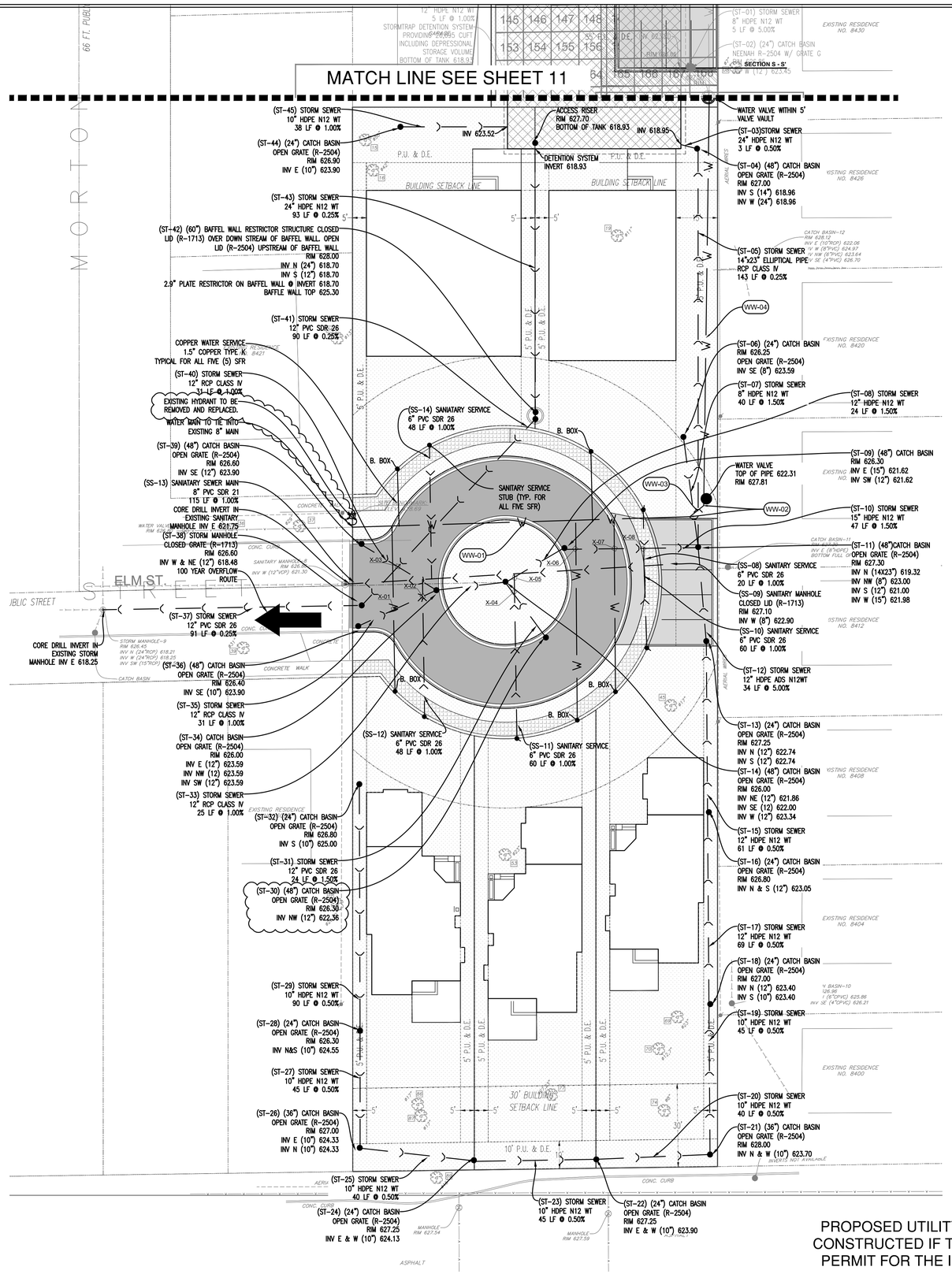
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED UTILITY& DRAINAGE PLAN
NORTH AREA
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
11 OF -



PROPOSED UTILITY STUBS CANNOT BE CONSTRUCTED IF THERE IS NO BUILDING PERMIT FOR THE INDIVIDUAL BUILDING

DATE	ISSUE	REVISIONS
07-07-2025	1	ISSUE FOR PERMIT

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

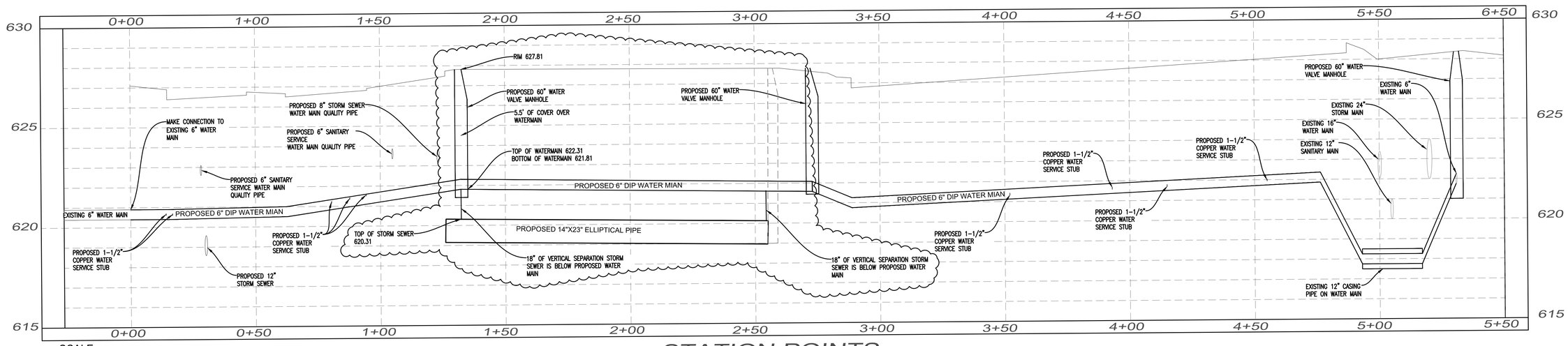
PROPOSED UTILITY & DRAINAGE PLAN
SOUTH AREA
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
12 OF -

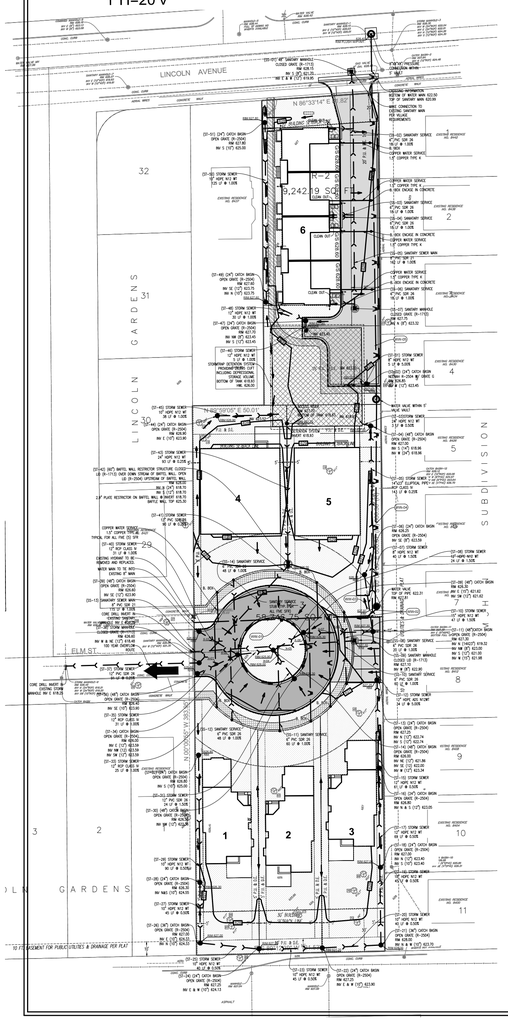
WATER MAIN PROFILE



STATION POINTS

ELEVATIONS

SCALE:
1"V=2.5'V
1"H=20'V



BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
boono@bonoconsulting.com

DATE	REVISIONS	ISSUE
07-07-2025	ISSUE FOR PERMIT	1

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

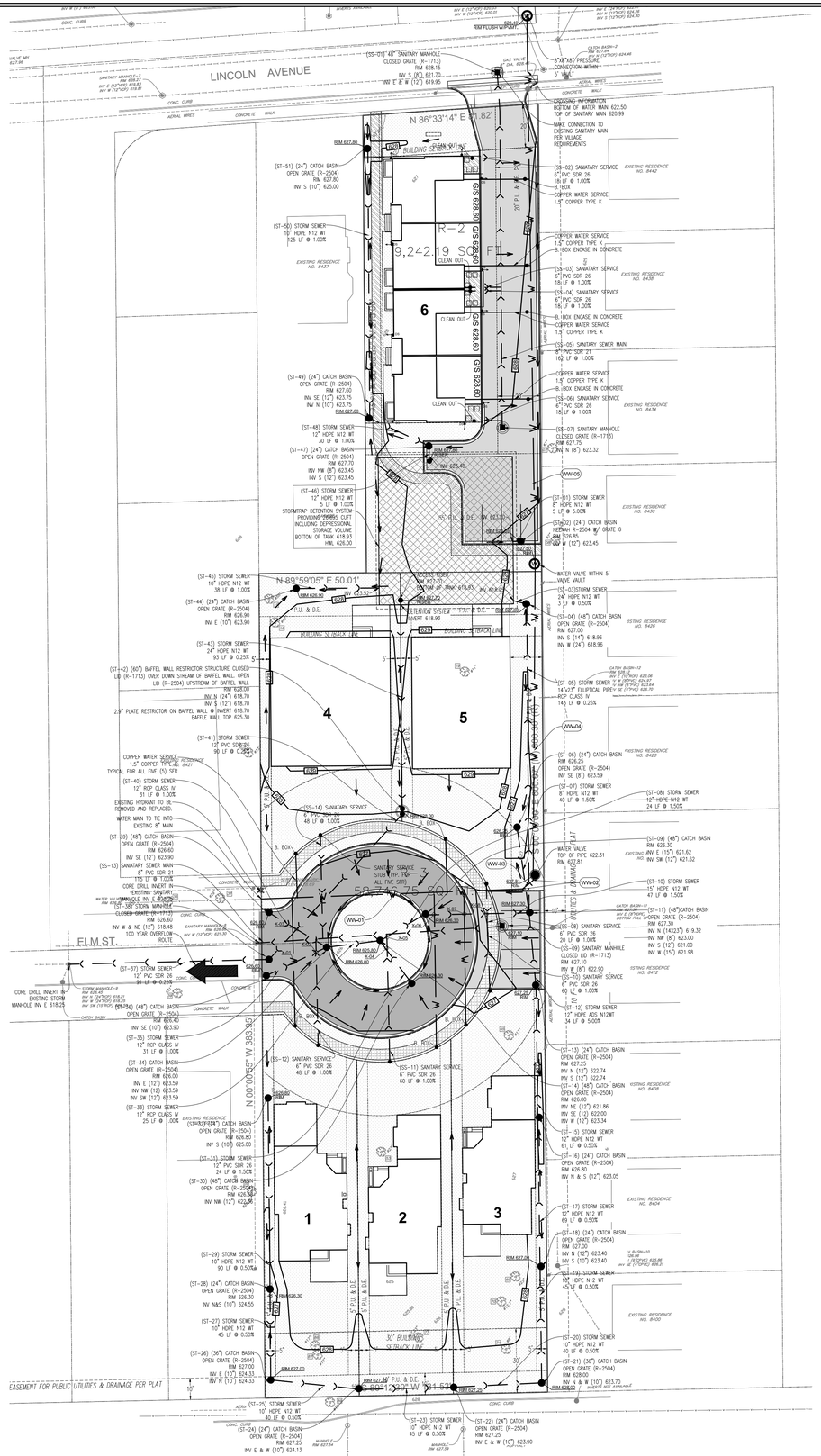
PROPOSED WATER MAIN PROFILE

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

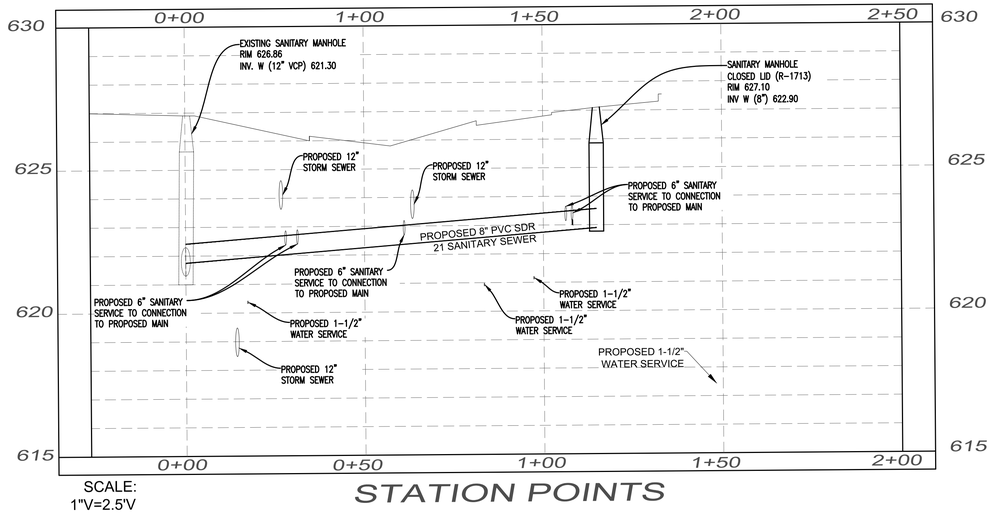
COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
13 OF -

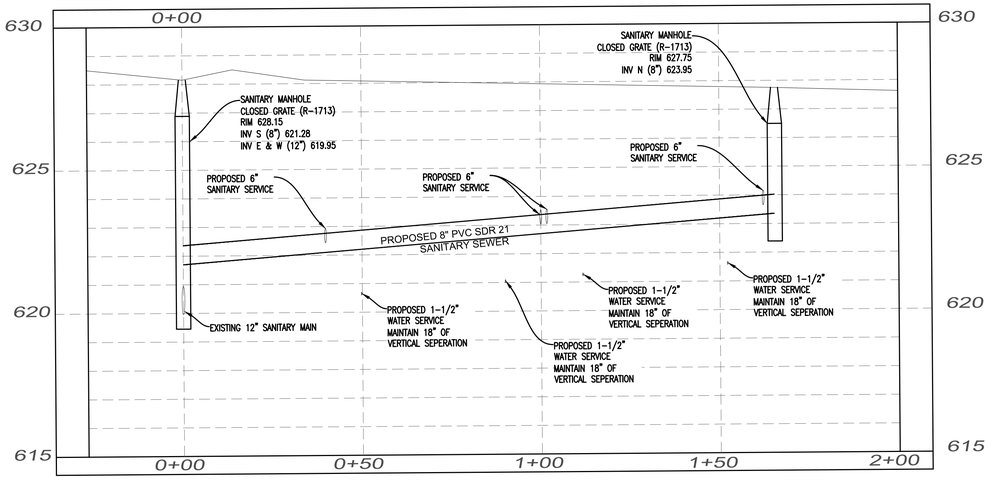


SANITARY MAIN PROFILE



SCALE:
1"V=2.5'V
1"H=20'V

SANITARY MAIN PROFILE



SCALE:
1"V=2.5'V
1"H=20'V

DATE	REVISIONS	ISSUE
07-07-2025	ISSUE FOR PERMIT	1

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: M. BALOW
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED SANITARY PROFILES OVERALL SITE

MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
13B OF -