Village of Morton Grove

PLAN COMMISSION MEETING

Tuesday, October 21, 2025 - 7:00 P.M.
Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES: **September 30, 2025**

III. PUBLIC HEARINGS:

CASE: **PC 25-08 (Postponed to November 18, 2025)**

PETITION: ~~Requesting approval of a Plat of Vacation for a portion of Chestnut Street right of way located directly west of Lehigh Avenue right of way in Morton Grove, Illinois, and measuring approximately 0.53 acres, in accordance with Section 12-9-5 of the Morton Grove Municipal Code. The applicant is 8500 MG, LLC.~~

CASE: **PC 25-10**

PETITION: Requesting approval of a Special Use Permit for a Mixed Use Development in a C/R Commercial/Residential District (12-5-7:E) 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), landscaping requirements (12-11), and off-street parking (12-7-3:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois. The applicant is Johnnie Jiron.

CASE: **PC 25-11**

PETITION: Request for approval of a Preliminary Plat of Subdivision to create seven (7) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings, and a Planned Unit Development (PUD) with waivers to Sections 12-2-5, 12-2-6, 12-3-5, and 12-4-2 for lot width, floor area ratio, front yard, impervious lot and rear yard coverage, fencing, and driveway setback, waivers to Section 12-8-4 for lot standards, and waivers to Chapter 12-9 for accessway design, for the property commonly known as 6037 Lincoln Avenue in Morton Grove, Illinois. The applicant is Madina Homes, LLC.

IV. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, October 21, 2025, to bnolin@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Plan Commission.

MINUTES OF THE SEPTEMBER 30, 2025
MEETING OF THE MORTON GROVE PLAN COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, the meeting of the Plan Commission was called to order at 8:27 p.m. by Chairman Chris Kintner. Secretary Kirchner called the roll.

Commissioners Present:	Dorgan, Ingram, Hussaini, Mohr, Stein and Kintner
Commissioners Absent:	Liston with notice
Village Staff Present:	Brandon Nolin, AICP, Community Development Administrator; Anne Kirchner, Planner/Zoning Administrator and Secretary; Jim English, Manager of Building and Inspectional Services
Trustees Present:	Thill and White

Chairman Kintner described the procedures for the meeting. The Village will present the case and the Plan Commission may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the Plan Commission on the case. The Commission's decision is a recommendation to the Village Board. Chairman Kintner acknowledged there were 6 Commissioners present

A motion to approve the minutes of the September 16, 2025 meeting was made by Commissioner Dorgan and was seconded by Commissioner Hussaini.

Commissioner Dorgan	voting	aye
Commissioner Hussaini	voting	aye
Commissioner Ingram	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	abstain
Chairman Kintner	voting	aye

Motion passed (5-0).

CASE: PC 25-07

APPLICANT: Melissa and Matt Davito

LOCATION: 9230 Newcastle

PETITION: **Requesting a Special Use Permit per Section 12-2-5 for an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an accessory structure to exceed allowable rear yard coverage. The property is located in an R-2 Single-family Residence District.**

Mr. Nolin stated the applicants Matthew and Melissa Davito, are requesting a Special Use Permit to allow the construction of a new 960-square-foot detached garage and a new concrete driveway and patio at 9230 Newcastle

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Avenue. The proposed garage requires a special use permit as it is in excess of the maximum 750-square-feet permitted by right for accessory structures per Section 12-2-5:B.2.

The applicant has worked with Staff to substantially revise their initial application including agreeing to reduce the height of the garage, reduce the size of the concrete patio and driveway in the rear yard, and reduce the depth of the open-sided front porch so as to minimize the number of waivers needed. Other than a waiver for rear yard coverage, the application is compliant with development controls despite the large size of the proposed detached garage.

The maximum size regulation and special use requirement was put in place in 2023, to ensure that proposed structures could be considered on a case-by-case basis based on their unique characteristics and with consideration of their impact upon adjacent land use. At the time Staff reviewed codes in surrounding communities and recommended the maximum floor of 750 square feet so as to comfortably accommodate a typical three-car garage.

Chairman Kintner noted this is not a zoning case but a Special Use request. He asked if the front porch was part of the special Use. The porch is not, the hearing is for the garage and the small waiver for rear lot coverage.

Chairman Kintner asked how height is measured. Mr. Nolan explained mean height calculations.

The applicant, Melissa Davito, was sworn in. She explained that drainage in the rear yard and along the alley will be contained by a new French drain. They have no drainage issues with the current garage, the new garage will be 9 feet wider. The new garage will house a commercial work truck and cars, eliminating open parking pads in the rear yard and outdoor storage of equipment. The outdoor areas are to be updated for outside living, and will have less driveway and more grass area.

Commissioner Ingram asked if the work truck would enter the garage from the alley. The work truck will use the alley. The north portion of the garage will have 2 garage doors, one to the drive and one to the alley. Ms. Davito said almost all of their neighbors use the alley for their garage access.

Commissioner Stein asked about the attic usage.

The architect, Michael Tom, was sworn in. The attic area of the garage will be storage and under 7 feet in height. They are working on the size of the space as it will need to be modified for the roof height to comply at 15 feet.

Commissioner Stein asked if a work area would be in the garage, a 100-amp service seems excessive.

The service is 100 amp to provide enough service for a future electric heater and possible equipment drawing higher amps. Ms. Davito said it is not their intention do work related to her husband's job in the garage.

Commissioner Mohr asked about the current parking pad in the alley. The truck parks parallel to the alley in the area behind the garage. Discussion ensued regarding the pad and how the truck can fit in the area. He asked how adding a third garage bay would lessen traffic.

Discussion ensued regarding the 2 doors for the south bay of the garage. The door facing the yard is for esthetics and so the space can be used for entertaining.

Commissioner Mohr asked about the mean height relative to the inclusion of dormers and the size of the attic area.

Commissioner Hussaini asked if the Village regulates through-way garages. He further asked about the boat storage and the turning radius from the alley.

The Village allows through-way garages. The architect said he is working with the applicant on the boat and trailer storage, it will be in one of the north bays.

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Commissioner Dorgan asked if the garage could be used for any commercial uses, such as welding. Mr. English said he could not. Ms. Davito said there would be no commercial work in the garage. The 100 amp service may not be necessary and will be adjusted.

Chairman Kintner asked for the height of the current garage, it's mean height is around 13.6 feet. The architect said the mean height of the new garage will be less than it's 15 feet peak.

Chairman Kintner asked if the distance between the garage and the principle structure the same as the current garage.

Mr. Tom said the alley is not in very good shape, so it is hard to tell where the alley ends and the applicant's property begins with regards to the truck parking in the apron. The current shed will be removed, and the trailer and truck are to be parked in garage.

Ms. Davito said they are removing the front sidewalk to further comply with lot coverage.

Mr. Nolan read two letters into the public record.

I strongly say no to this special use permit.
The current garage is big enough for the neighborhood and one even larger will be an eyesore.
Everyone should follow the same rules otherwise why have rules at all?

And ;

Good evening ,As a resident on Newcastle Ave, I'm writing to voice my opposition to the special use permits requested for 9230 Newcastle. Please see the points below:

1. This request includes exceptions to both existing allowable height and maximum allowable lot coverage. Not one but two "rules", that were set originally for good reason, looking to be pushed aside. If allowed, this gives the impression that established code and precedent are not important and can easily be changed just because you want something. How far can it be pushed, where does it end?

2. Yes this new structure may increase the value of their home some, however it is unlikely that it will increase it enough to counter the impact to the cost per square foot. If they sell in the future this will result in a likely lower cost per square foot value of this home, which then drives down value of comparables for the rest of the neighborhood. This poses a risk to local home values and impacts beyond just the immediate block.

3. The current home on the lot is already larger than most on the block. The existing garage structure is also large and very close to neighboring property. Filling the lot to its capacity with larger and taller structures will look "off", further detracting from the cozy, quaint look and feel of the neighborhood.

4. Immediate neighbors in all directions will likely lose any existing views of anything other than vinyl siding. When they look out their windows all they will see is house/garage. I'm sure when neighbors bought their homes it was with the expectation that was the largest structure that would be next to them, because that's how current code says it should be. Now they would be getting something they didn't sign up for.

Chairman Kintner reminded the Commissioners that this is a Special Use application. The zoning requirements were reviewed and noted that only a rear yard coverage variation is being sought for inexcess of 25 square feet.

Commissioner Ingram made a motion to approve case PC 25-09, a request for a Special Use Permit to allow an accessory structure greater than 750 square feet with variations from Sections 12-2-5 and 12-4-2 to allow an

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accessory structure that exceeds allowable lot coverage, at the property commonly known as 9230 Newcastle Avenue in Morton Grove, Illinois, subject to the following conditions:

1. The three-car garage and new concrete driveway shall be in the location with the plans submitted by the applicants in the Special Use Application received 09/08/2025.

2. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans and elevations for review and approval. 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 Special Use Permit.

3. The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of construction.

The motion was seconded by Commissioner Dorgan. Chairman Kintner called for the vote.

Commissioner Dorgan	voting	No
Commissioner Hussaini	voting	No
Commissioner Ingram	voting	Aye
Commissioner Mohr	voting	No
Commissioner Stein	voting	No
Chairman Kintner	voting	Aye

Motion did not pass (4-2)

There was no further business.

Commissioner Dorgan moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Mohr

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 9:02 p.m.

Minutes by: Anne Kirchner

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To: **Chairperson Kintner and Members of the Plan Commission**

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

Date: **October 16, 2025**

Re: **Plan Commission Case PC 25-10**
Request for approval of a Special Use Permit for a Mixed Use Development in a C/R Commercial/Residential District (12-5-7:E) 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), landscaping requirements (12-11), and off-street parking (12-7-3:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois. The applicant is Johnnie Jiron.

Public Notice

The Village of Morton Grove provided public notice for the October 21, 2025, Plan Commission public hearing for PC 25-10 in accordance with the Unified Development code. The *Morton Grove Champion* published a notice on October 2, 2012. The Village mailed letters on October 2, 2025, notifying surrounding property owners, and placed a public notice sign on the subject properties on October 2, 2025.

Application Summary

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).

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.



Subject Property as seen from Lincoln Avenue (LEFT) and from Fernald Avenue (RIGHT)

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.

Applying current development controls for mixed-use development in the C/R District, the subject property is nonconforming with respect to lot area (density), lot width, rear setback, number of structures on a zoning lot, and number of bedrooms per unit. A summary of existing and proposed compliance with applicable development controls is provided in the following table:

C/R District Dimensional Controls	Requirement	Existing	Proposed	Conformity
Lot Area (Density) (12-5-7:C)	Max. 24 dwelling units/ac	29.4 du/ac (5 du / 0.17 ac)	29.4 du/ac (5 du / 0.17 ac)	***Nonconforming – Waiver of 5.4 du/ac requested***
Lot Width (12-5-7:C)	Min. 60 ft.	57.22 ft.	57.22 ft.	***Nonconforming – Waiver of 2.78 ft. requested***
Front Setback (12-5-7:C)	Min. 0 ft., Max. 10 ft.	Lincoln: 1.94 ft. Fernald: 0.19 ft.	Lincoln: 1.94 ft. Fernald: 0.19 ft.	Compliant
Interior Side Setback (12-5-7:C)	Min. 5 ft. – 10 ft.	West: 25 ft. Separating:	West: 25 ft. Separating:	Compliant
Rear Setback (12-5-7:C)	Min. 10 ft.	0.77 ft.	0.77 ft.	***Nonconforming – Waiver of 9.23 ft. requested***
Building Height (12-5-7:C)	Max. 50 ft.	< 50 ft.	< 50 ft.	Compliant
Number of Structures (12-2-2)	Max. 1 (zoning lots < 1 ac in the C/R District)	2	2	***Nonconforming – Waiver of 1 structure requested***
Stairs (12-2-6:G)	Permitted encroachment in front yards, Max. 5 ft.	Max. encroachment < 5 ft.	Max. encroachment < 5 ft.	Compliant
Number of Bedrooms (12-5-7:D)	Min. 1 bedroom per unit	8505 Fernald: Studio apartment	8505 Fernald: Studio apartment	***Nonconforming – Waiver to allow 1 studio apartment***

Only building demolition or reconstruction would help address the above dimensional nonconformities. As the applicant is seeking legalization of the existing buildings in their current footprints and no change to the residential unit count, no dimensional nonconformities will be alleviated or eliminated by the requested Special Use Permit.

Section 12-5-7:D requires that commercial uses shall be located on the ground floor facing the street with residential units above or behind the commercial space. Staff finds that the south building's ground-floor residential unit complies with this

standard when the building is considered as a standalone development. The residential unit is considered to be behind the dominant commercial unit, which fronts on Lincoln Avenue, even though it also faces a public street.

Off-Street Parking & Site Access

Per Section 12-7-3:B, all Special Use Permit applications must provide a traffic and parking impact study which details the traffic impact and the amount of parking necessary and its usage. For Special Uses, the off-street parking requirements set forth in Section 12-7-3:I are advisory only and the final parking required is decided by the Village Board based on the submitted study, any traffic and parking recommendation prepared by the Village staff, and the final recommendation of the Plan Commission. The applicant submitted a study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) which describes existing conditions, proposed parking lot use, and an evaluation of on-site access and circulation, but does not provide a parking demand analysis. ***The applicant is expected to discuss the development's parking demand at the Plan Commission meeting and discuss whether the development can be supported by the proposed on-site parking capacity in combination with available surrounding on-street parking, which is naturally subject to change.***

Currently, no conforming parking spaces are located on the subject property. Historically, the unimproved 25-foot-wide lot to the east of the principal structures has been used for occasional vehicle parking even though it is partially grassed and partially graveled. In 2022, the applicant was advised by staff to make every effort to provide on-site parking to help alleviate the parking nonconformity and reduce the development's impact on surrounding street parking. The applicant produced a parking lot plan for the lot to the east that includes 5 parallel parking spaces located along the east lot line. The parking lot stalls measure 8 feet in width by 22 feet in depth and the abutting drive aisle measures 12.42 feet at the narrowest point.

Section 12-7-3:J establishes minimum dimensional requirements for parallel parking stalls, which are 8.5 feet for width, 21 feet for depth, and 12 feet for drive aisle width. Staff notes that the 12-foot minimum drive aisle width is intended to support one-way traffic only. A typical two-way drive aisle measures 24 feet in width.

Due to the physical constraints of the parking lot, the applicant is proposing that vehicles back into the parking lot from the abutting alley and into the parallel parking spaces. This maneuvering allows the driver's door to open onto the drive aisle and presents the least amount of hazard to pedestrians and vehicles within the alley. A landscaping bed along the south lot line will provide separation between the parking lot and the Lincoln Avenue public sidewalk, so pedestrian activity within the parking lot will be limited to residents of the development. The applicant is proposing that each residential unit is provided with one on-site parking space.

Staff recommends that future occupancy is limited to uses requiring no more than one space per 250 square feet of gross floor area. Section 12-5-7:C adjusts the requirements for off-street parking for mixed-use developments in a C/R District to 75% of the sum of each use set forth by Chapter 7 or the amount required of the larger use. A minimum of one space must be reserved for each residential unit. A parking bonus of 15% for developments within a quarter mile of a municipal parking lot is also provided by Section 12-5-7:A.2.a. A municipal parking lot for public use is located just east of the Morton Grove Fire Station #4 at 6250 Lincoln Avenue, just over 200 feet from the subject property.

Control	Requirement	Existing	Proposed	Conformity
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**: 1.75 spaces/du = 9 spaces required **Commercial**: 12 spaces required 6222 Lincoln: Vacant (1,500 sf. x 1 space/250 sf.) – 6 spaces 8507 Fernald: Vacant (720 sf. x 1 space/250 sf.) – 3 spaces 8509: Vacant (720 sf. x 1 space/250 sf.) – 3 spaces **Subtotal**: 21 spaces required x 0.75 = 16 spaces **Total:** 16 spaces x 0.85 (TOD discount) = **14 spaces**	0 spaces	5 spaces	***Nonconforming – Waiver of 9 spaces requested***

Building Design
The exteriors of both north and south buildings are proposed to be refinished with a charcoal gray Hardie board siding which has been partially installed. New white aluminum capping has been installed around most windows and new commercial grade entry doors with transparent glazing have been installed at existing entry points along the street frontages. Some windows have also been replaced. A landscape bed measuring at least five feet in depth is proposed along the south Lincoln Avenue lot line.

At the October 7, 2025, meeting of the Appearance Commission, the applicant presented a site plan and building elevations. Commission members discussed the applicant's ability to develop the project within the allowable 18 month timeframe of a Special Use Permit.

The Appearance Commission voted (5-1) to approve an Appearance Certificate for the project with minimal discussion regarding the design.

Stormwater
The applicant is proposing to pave the unimproved 25-foot-wide lot to the east of the principal structures. As noted in the departmental comment form issued by the Village Engineer, stormwater detention will be required as part of a site improvement permit. Per Section 12-10-4:B, detention volume and release rates must be calculated in accordance with Metropolitan Water Reclamation District (MWRD) standards. The applicant was not asked to submit a stormwater detention plan because of the limited nature of the detention to be required and the possibility of the parking lot not being approved as presented. It is expected that the stormwater detention will be provided underground unless surface detention is a viable option.

Trash & Snow Removal
A new trash enclosure is proposed to the east of the north building. Staff does not expect that garbage trucks will be able to access the site, so trash receptacles will need to be moved to the alley on collection days. This is a recommended condition of Special Use Permit approval.

The submitted traffic and parking impact study and site plans do not identify a location for snow storage on the property. As such, a recommended condition of Special Use Permit approval is that the applicant maintains a contract for snow removal from the site for as long as the development is in existence or submits an equally effective plan for removal that does not interfere with on-site parking, such as a snow melting system, subject to review and approval by the Village Administrator.

Construction Schedule
The applicant is expected to discuss the proposed schedule for renovation. The fire event occurred nearly five years ago and the previous Special Use Permit expired without significant progress having been made in improving the subject property. The applicant has provided no information regarding the financing of the project or construction timeline. Staff is concerned by the 18-month time limit provided for Special Use Permits by Section 12-16-4:C.6.c, which reads as follows:

> *12-16-4:C.6.c.Time Limit for Special Use Permits: A permit for a special use shall be valid for a period no longer than eighteen (18) months from the date of issue unless a building permit is issued and construction is actually begun within that period and is thereafter actively pursued to completion, or a certificate of occupancy is obtained and a use commenced within that period.*

Staff recommends that a more stringent schedule for completion is included as a condition of Special Use Permit approval. Staff is supportive of the previous Special Use Permit requirement that construction commence within 120 days of ordinance adoption and construction be completed within 365 days of ordinance adoption.

Commission Review
Appearance Commission
On October 7, 2025, the Appearance Commission reviewed Case PC 25-10. At the conclusion of the discussion, the Appearance Commission recommended approval (5-1) of the application with recommended conditions. The Staff Report to the Appearance Commission has been included as "**Attachment A**."

The chairperson of the Traffic Safety Commission waived the requirement for review.

Departmental Review

The proposed project was reviewed by several department representatives with the Fire Department and Department of Public Works providing comments (see "**Attachment B**").

- **Building Department:** Submit for review 5 full sets of architectural plans for both buildings based on the currently adopted codes and amendments.

- **Fire Department:** No comments at this time.

- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer noted that plans will need to be updated with a current licensed design professional stamp. The Village Engineer also noted that if water service replacement is required, that improvement will to be added to the site improvement plans and carried through the permit application including a required right of way permit.

Standards for Review

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

1. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village.
2. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets within the Village.
3. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the Village.
4. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.
5. Section 12-16-4:C.5 of the Unified Development Code establishes Standards for Special Uses, which are intended to be used for evaluating Special Use Permit requests. The Standards are as follows:

12-16-4:C.5. Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance to Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.
8.

The applicant should be prepared to discuss how the project meets the above standards at the Plan Commission public hearing.

Recommendation

If the Plan Commission moves to recommend approval of this application, staff suggests the following motion and conditions: Motion to recommend approval of Case PC 25-10, a request for approval of a Special Use Permit to legalize and authorize the renovation of a nonconforming mixed-use development in a C/R Commercial/Residential District (12-5-7:E) at 6222 Lincoln Avenue and 8503-09 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois, with variations to density (12-5- 7:C), 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), and off-street parking (12-7-3:I, 12-5-7:C), subject to the following conditions:

1. *Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated October 16, 2025, whether by strict or alternative compliance, subject to the Village Engineer's final approval.*
2. *Prior to the issuance of a certificate of occupancy, the applicant shall submit a signage plan that includes parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.*
3. *The applicant shall commence construction within 120 days of approval of the ordinance granting this request for a Special Use Permit, and construction shall be complete within 365 days of approval of the same ordinance. The construction start date or completion of construction may be extended upon the applicant's submittal of documentation requesting extensions and as reviewed and approved by the Village Administrator.*
4. *The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.*
5. *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.*
6. *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.*
7. *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.*
8. *Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin).*
9. *The applicant shall maintain a contract for snow removal from the site for as long as the development is in existence or shall submit an equally effective plan for removal that does not interfere with on-site parking, subject to review and approval by the Village Administrator.*
10. *(Any other conditions recommended by the Plan Commission)*

Attachments

- **Attachment A** – Staff Report to the Appearance Commission for PC 25-10, prepared by Brandon Nolin, AICP, Community Development Administrator, dated September 30, 2025
- **Attachment B** – Plan Review Comment Forms for PC 25-10, Various Department Heads
- **Attachment C** – Final Plans and Supporting Documents for PC 25-10

Attachment A

Staff Report to the Appearance Commission for PC 25-10
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated September 30, 2025

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).*

Attachment B

Plan Review Comment Forms for PC 25-10

Various Department Heads

REVIEWING: **BUILDING** **FIRE** POLICE **PUBLIC WORKS/ENGINEERING** **TSC**

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 8/15/2025

CASE NUMBER: PC 25-10

APPLICATION: Request for approval of a Special Use Permit for a Mixed Use Development in a C/R Commercial/Residential District (12-5-7:E) 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), landscaping requirements (12-11), and off-street parking (12-7-3:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, August 29, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

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1. **Submit for review 5 full sets of architectural plans for both buildings based on the currently adopted codes and amendments.**
2. **Existing lead water service is required to be replaced, and existing sanitary sewer will need to be inspected for water tightness.**

These comments accurately represent existing Village regulations or policies.

Name (please print): Jim English

Signed:

Date: 10/16/2025

REVIEWING: **BUILDING** **FIRE** POLICE **PUBLIC WORKS/ENGINEERING** **TSC**

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 8/15/2025

CASE NUMBER: PC 25-10

APPLICATION: Request for approval of a Special Use Permit for a Mixed Use Development in a C/R Commercial/Residential District (12-5-7:E) 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), landscaping requirements (12-11), and off-street parking (12-7-3:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, August 29, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

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1. **The entire structure (Buildings 1 & 2) is required to be fully sprinkled.**
2. **The entire structure (Buildings 1 & 2) is required to be fully protected by an automatic full detection and notification fire alarm system that sends signals to, and is monitored by, the Fire Department Dispatch Center.**
3. **The structure is required to be equipped with a Fire Department Knox Box to enable emergency access.**

These comments accurately represent existing Village regulations or policies.

Name (please print): Rick Dobrowski, Morton Grove Fire Prevention Officer

Signed: Rick Dobrowski

Date: 10/16/2025

REVIEWING: **BUILDING** **FIRE** POLICE **PUBLIC WORKS/ENGINEERING** **TSC**

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 09/08/2025

CASE NUMBER: PC 25-10

APPLICATION: Request for approval of a Special Use Permit for a Mixed Use Development in a C/R Commercial/Residential District (12-5-7:E) 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), landscaping requirements (12-11), and off-street parking (12-7-3:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, Sept. 26, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

1. **A hard surface for the parking lot with perimeter curb will be required for a site improvement permit.**
2. **The plan indicates the parallel parking space is 8 feet wide and the driveway is 12'-5" wide. The Municipal Code requires parallel parking spaces to be 8'-6" wide and the driveway to be 12' wide. It is not likely Engineering staff would be supportive of approving a new parking lot at a new facility with two-way circulation. Although not explicitly stated in the Municipal Code, one-way circulation would be needed for this driveway width, but two-way operation is planned. Driveways on single family residential properties of this width generally operate safely as two-way because of the level of control of the property. As the driveway lengths get longer and as the ability, familiarity, and cooperation of drivers diversifies, the operational safety should be anticipated to decrease.**
3. **Garbage collection maneuvers have not been evaluated for the proposed new trash enclosure. It is anticipated that garbage truck maneuvers onto the property would be difficult. Rolling the garbage containers to the alley for collection should be a condition of development.**
4. **The Public Works Department considers snow removal to be a noteworthy issue to be addressed because it could have the effect of further constricting a constricted site.**
5. **The Traffic Study recommends assigned parking spaces and reversing from the alley into parking spaces on the property. The Municipal Code does not explicitly prohibit or encourage this, so some judgement is needed. Reversing into parking spaces should be considered a voluntary compliance issue because it is not part of a broad requirement for any driver within Morton Grove, Cook County, or Illinois. Public Works staff considers lengthy reversing maneuvers to be a potential safety hazard to pedestrians, parked vehicles, moving vehicles, and fixed objects. All of those factors are present in close proximity to the vehicle accessing the parking area.**
6. **Stormwater detention will be required for a site improvement permit. This requirement is mentioned for the benefit of the applicant only because there are items that are lacking from the application identified in the comments above that will have a cost associated with the development..**

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:

Date: 10/16/2025

Attachment C

Final Plans and Supporting Documents for PC 25-10

1. *Special Use Application, submitted by Johnnie Jiron, received August 11, 2025*
2. *Owner Authorization, submitted by Johnnie Jiron, dated August 6, 2025*
3. *Plat of Survey, prepared by Polena Engineering, LLC, dated December 1, 2021*
4. *Site Improvement Plans and Elevations, prepared by HWR Inc., dated December 15, 2022*
5. *Open Building Violations, prepared by Atlantis Architects, dated June 16, 2025*
6. *Landscape Plan, prepared by HWR Inc., dated December 15, 2022*
7. *Summary Traffic and Parking Evaluation Proposed Parking Lot, prepared by Kenig, Lindgren, O'Hara, Aboona (KLOA, Inc., dated May 16, 2022*

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

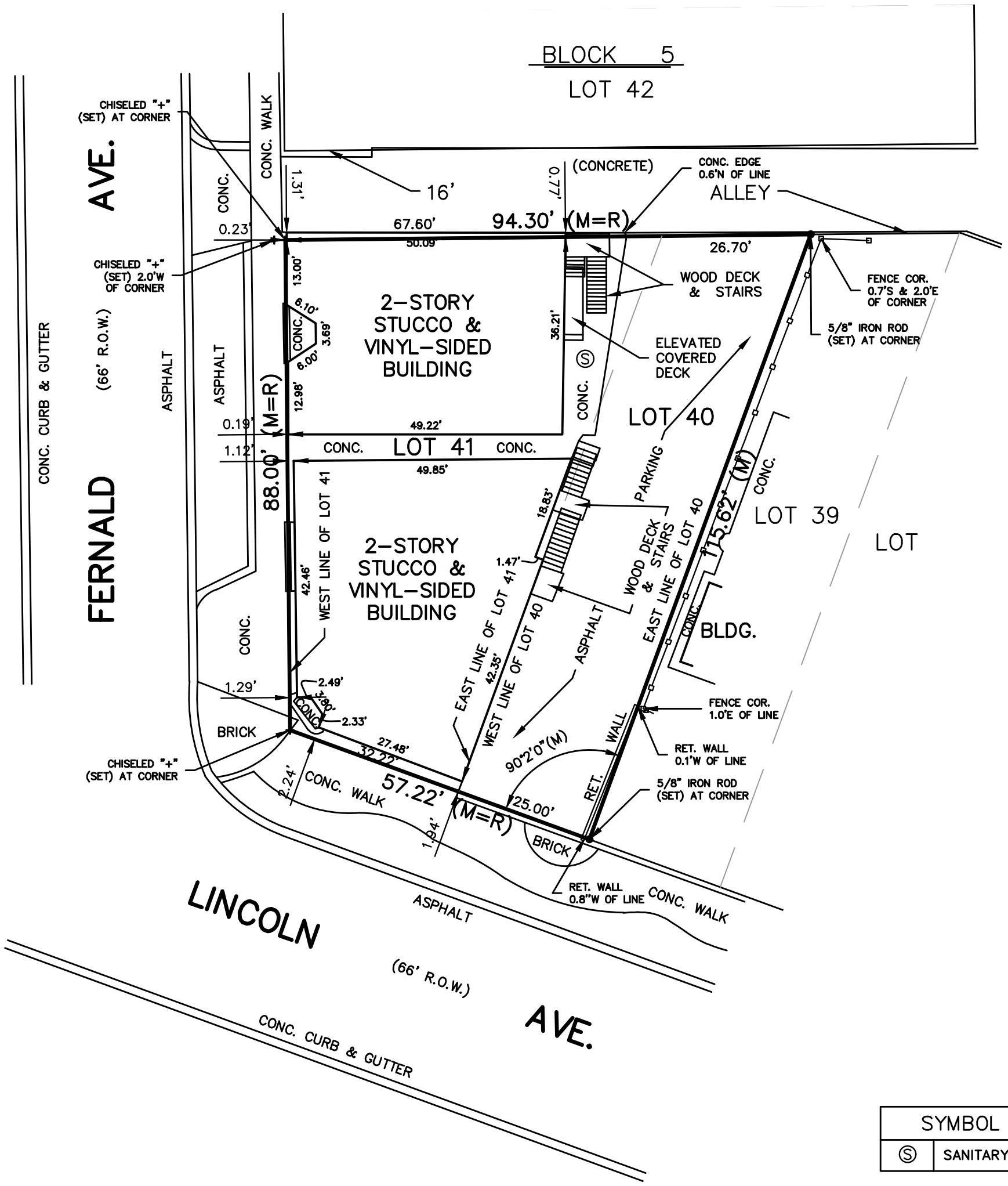
Accepted by:

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

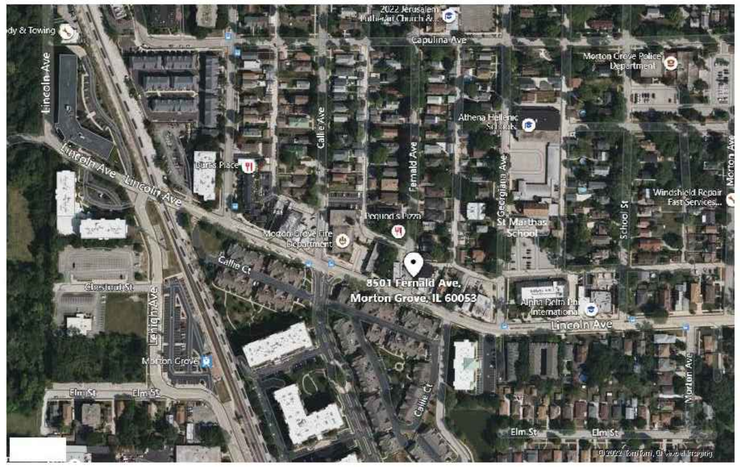
*ADDITIONAL PERMITS THAT MAY BE REQUIRED FOR TENANT BUILD OUT ARE TO BE SECURED BY TENANT PRIOR TO OCCUPANCY.

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


8501 Fernald Ave.
Morton Grove, IL 60053
Lincoln Ave
Capulina Ave
Fernald Ave
Callie Ave
Elm St
Morton Grove Police Department
Athena Hellenic School
St Matthias School
Windshield Repair Fast Services
Morton Grove
Elm St
Elm St
Lincoln Ave
Lincoln Ave
Callie Ct
Callie Ct
Dempster St
Dempster St
Lincoln Ave
Lincoln Ave
Capulina Ave
Fernald Ave
Callie Ave
Georgiana Ave
Virginia Ave
School St
Morton Ave
Elm St
Elm St
Callie Ct
Morton Ave
Lincoln Ave
Lincoln Ave

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

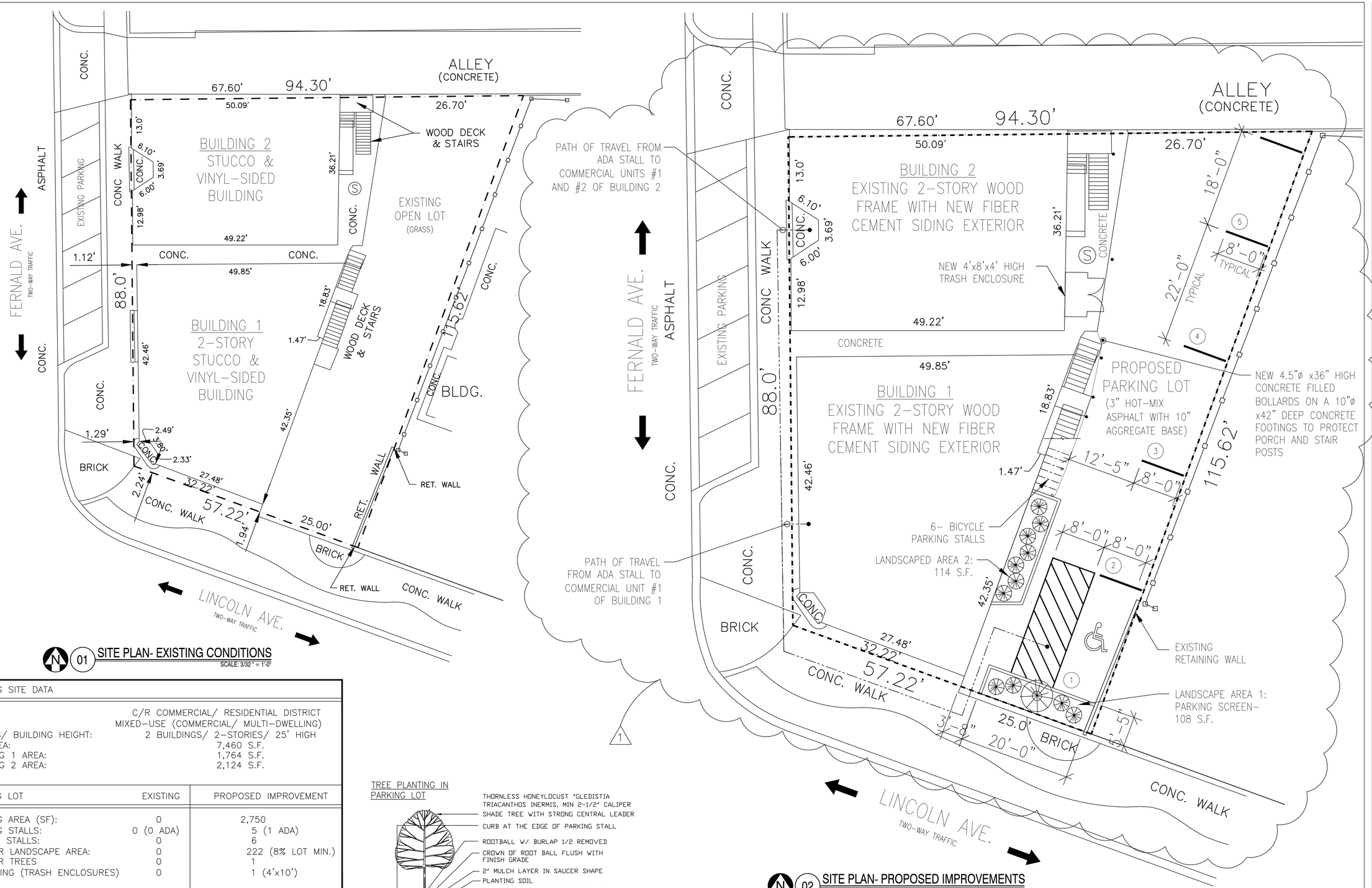
No.	ISSUANCE	Date
1	PERMIT REV.	12.15.22
–	PERMIT APP	09.21.22
–	ZONING	01.31.22
–	OWNER REV	12.13.22

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"

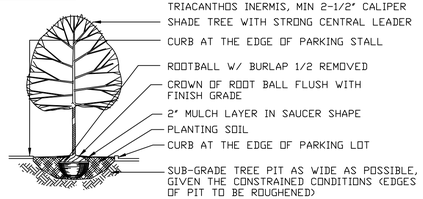
EXISTING SITE DATA	
ZONE:	C/R COMMERCIAL/ RESIDENTIAL DISTRICT
USE:	MIXED-USE (COMMERCIAL/ MULTI-DWELLING)
STORIES/ BUILDING HEIGHT:	2 BUILDINGS/ 2-STORIES/ 25' HIGH
LOT AREA:	7,460 S.F.
BUILDING 1 AREA:	1,764 S.F.
BUILDING 2 AREA:	2,124 S.F.

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')

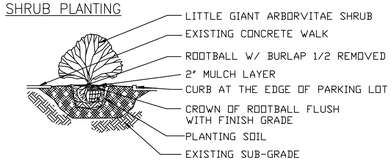
SYMBOLS LEGEND

- 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

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P.O. BOX 5571
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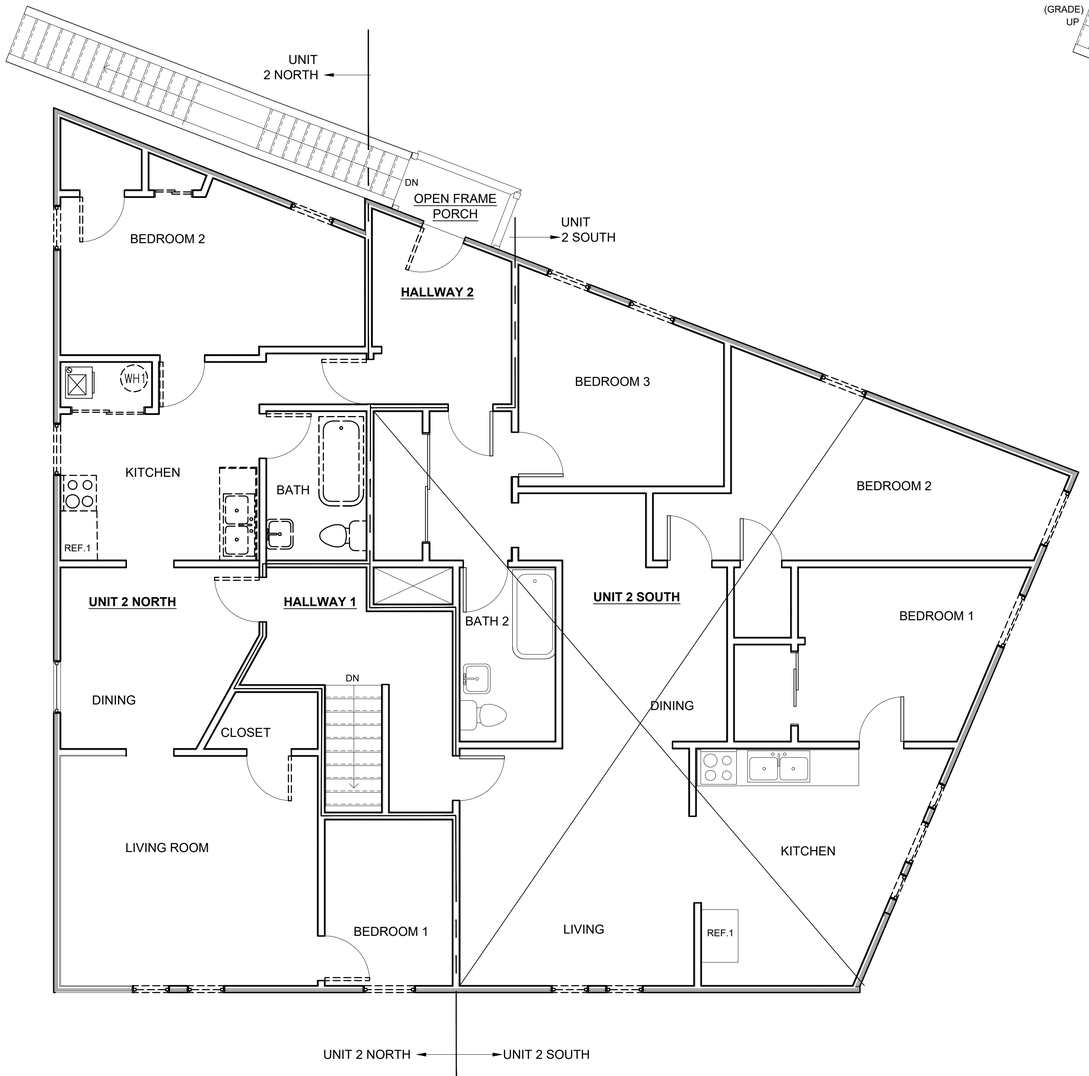
SHEET NUMBER
C1.0

SHEET TITLE
SITE IMPROVEMENTS

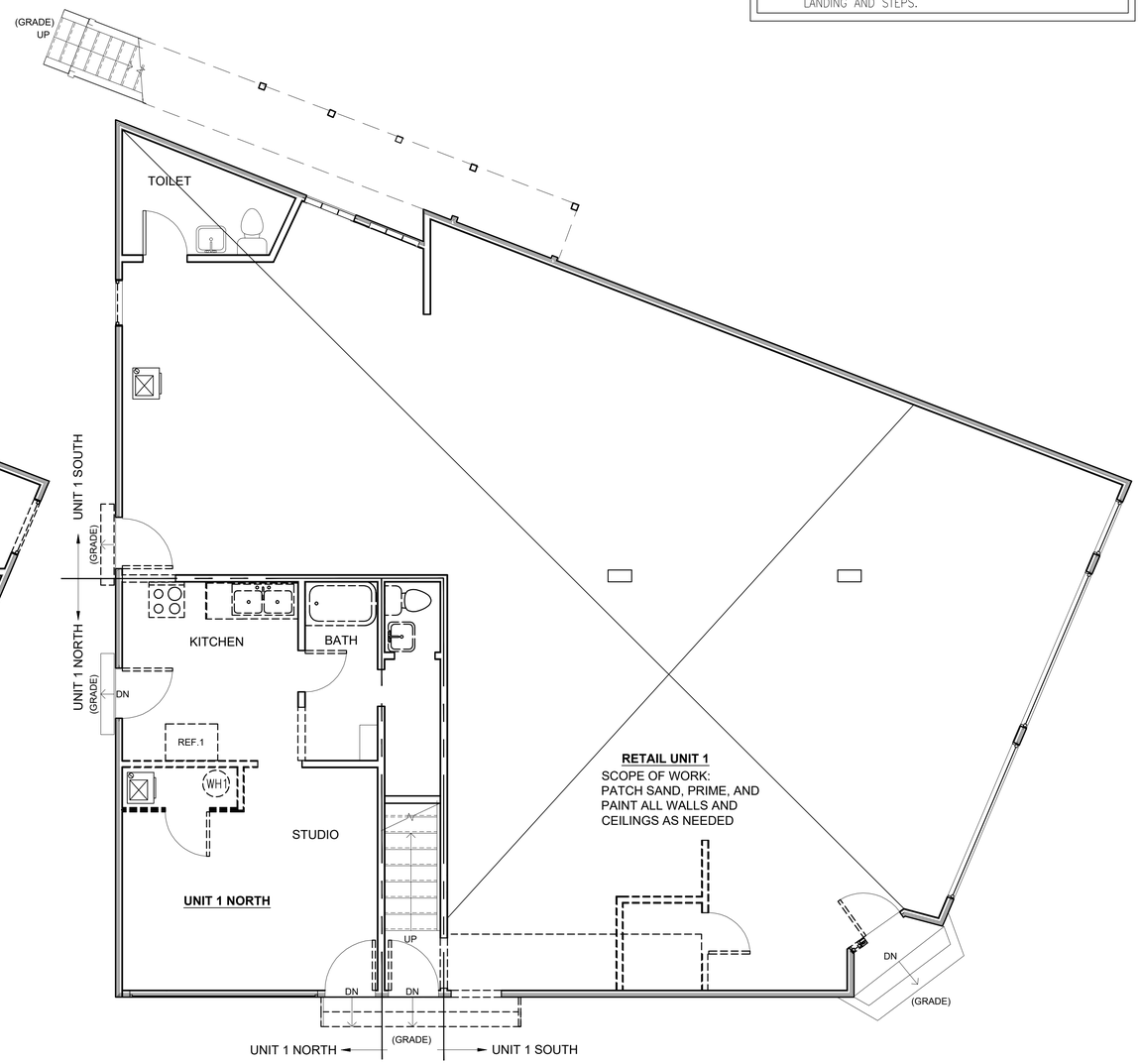
DEMOLITION SCHEDULE

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"



01 1ST FLOOR- EXISTING
SCALE: 1/4" = 1'-0"

HWR INC.
P.O. BOX 5571
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(312) 927-0735

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

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

SIGNED

12.15.2022
DATE

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

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

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

DATE
12/15/2022

SHEET NUMBER
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

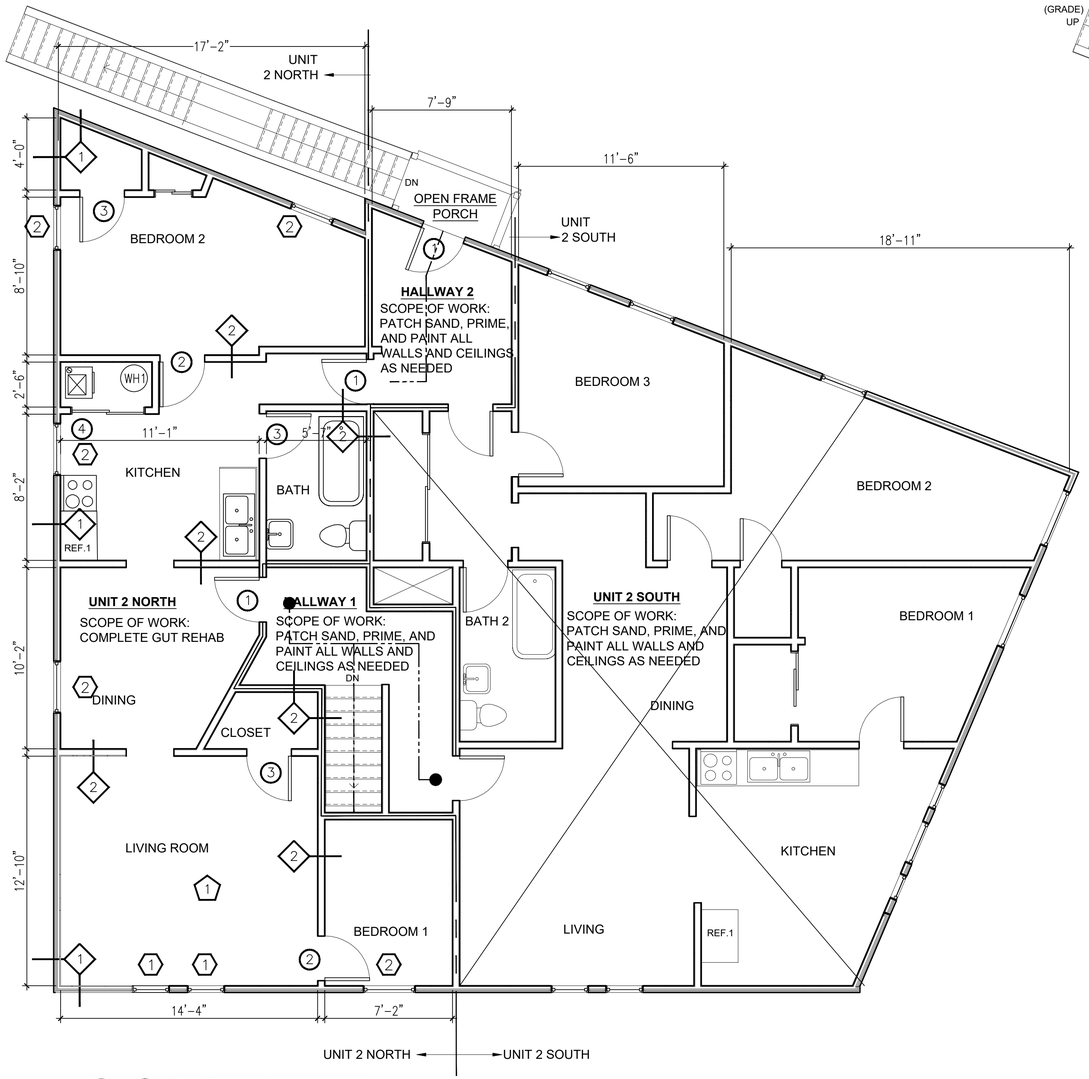
WALL SCHEDULE

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

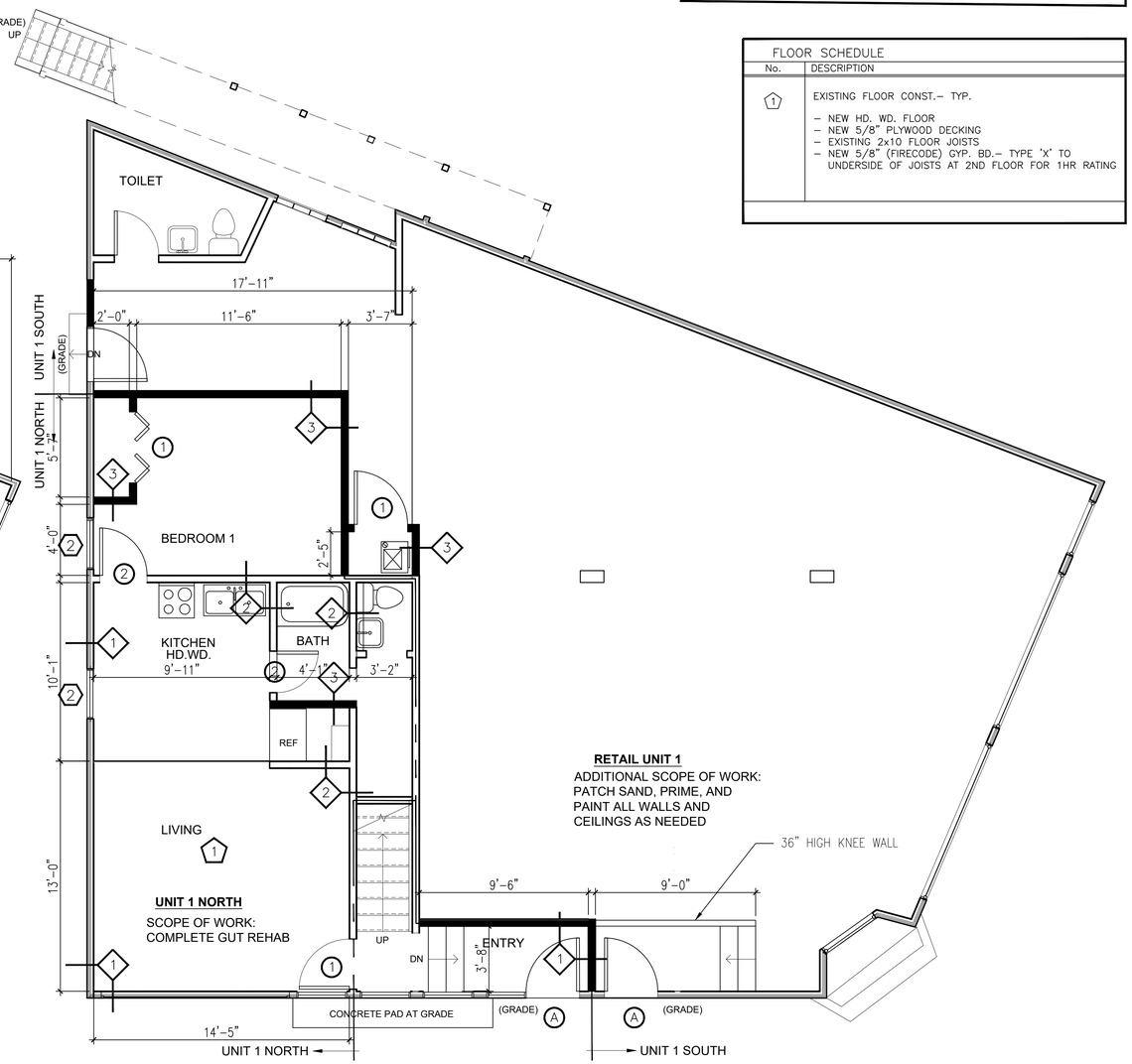
PATCH, SAND, PRIME AND PAINT ALL WALLS AND CEILINGS

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 01 1ST FLOOR- PROPOSED
SCALE: 1/4" = 1'-0"

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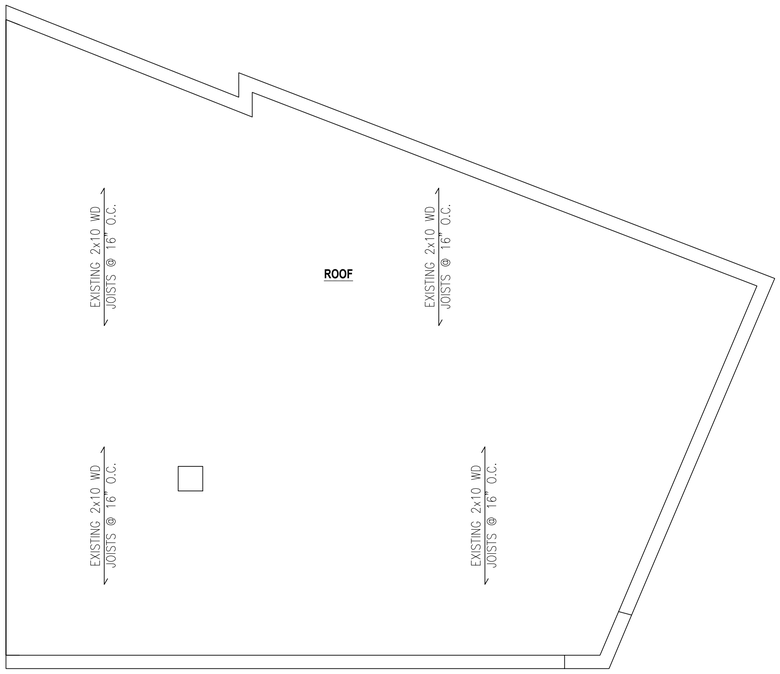
8501–05 N. FERNALD AVE./ 6222 LINCOLN AVE.
MORTON GROVE, IL 60053

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–	PERMIT APP	09.21.22
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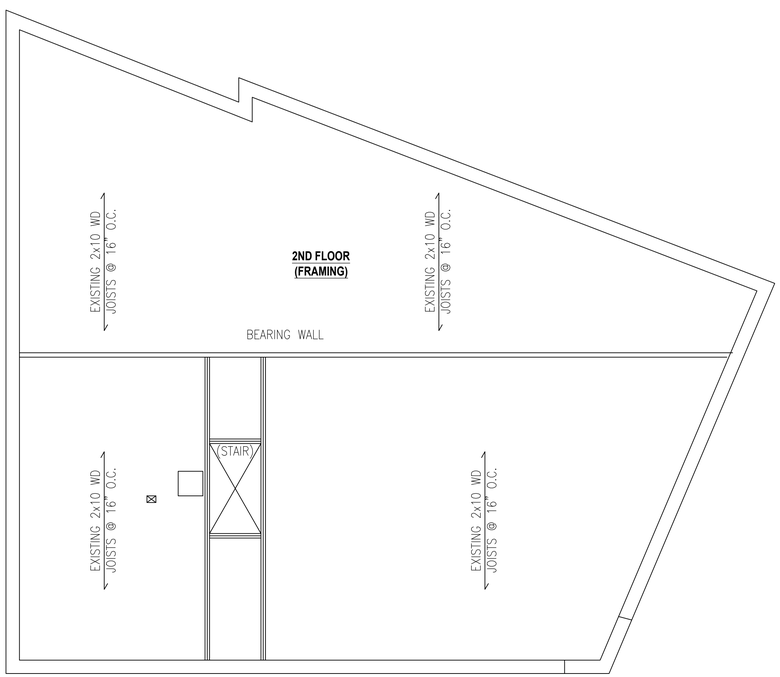
DATE
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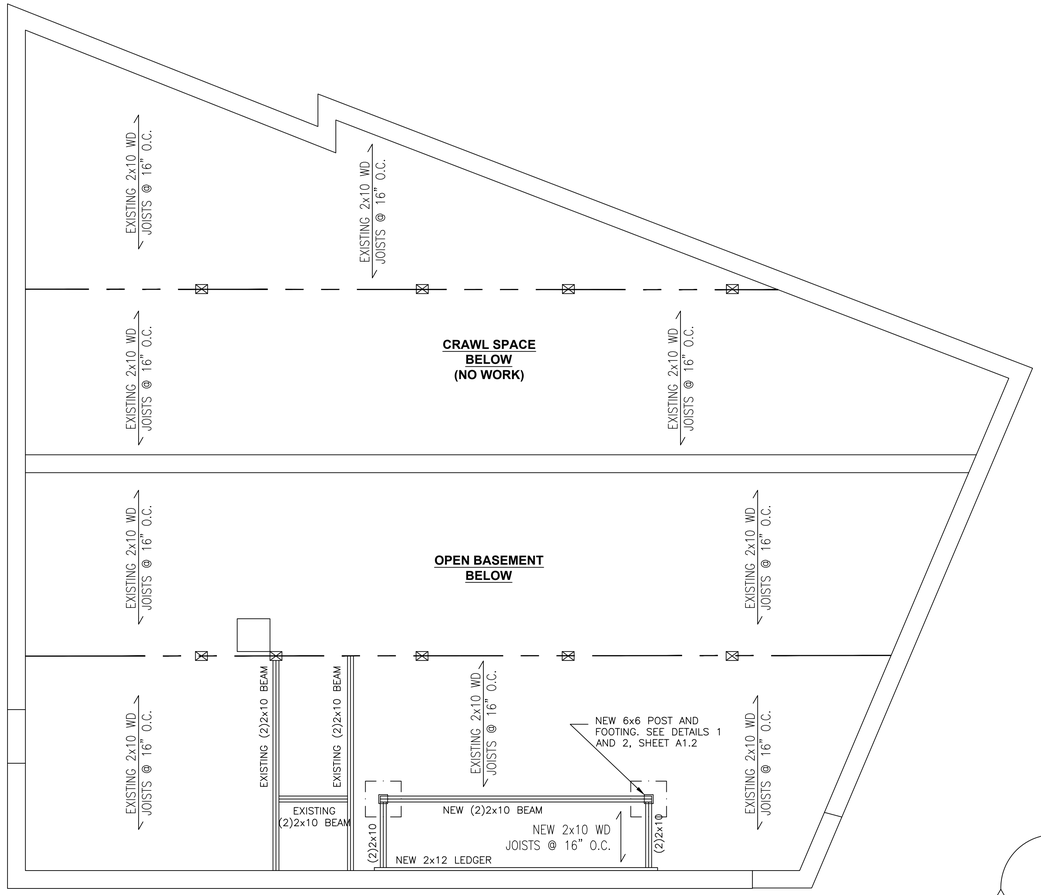
SHEET TITLE
PROPOSED PLANS/ NOTES/ SCHEDULES



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



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



N 01 1ST FLOOR- FRAMING PLAN
SCALE: 1/4" = 1'-0"

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12/15/2022

SHEET NUMBER
A1.1

SHEET TITLE
FRAMING PLANS

CARPENTRY NOTES

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

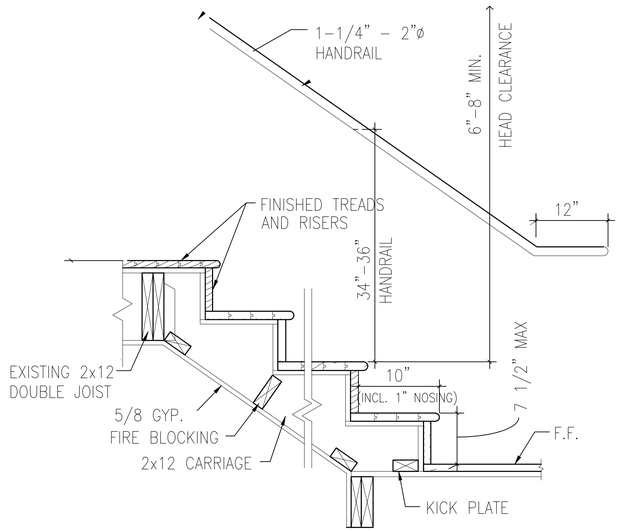
2. INSTALL STRUCTURAL PLYWOOD SHEATHING VERTICALLY NAILING UPPER AND LOWER SHEATHING INTO RIM BOARDS.

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

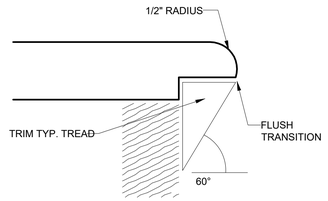
4. AT ALL PLYWOOD EDGES, NAIL PLYWOOD TO STUDS 2" O.C. STAGGERED WITH 8d COMMONS.

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

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

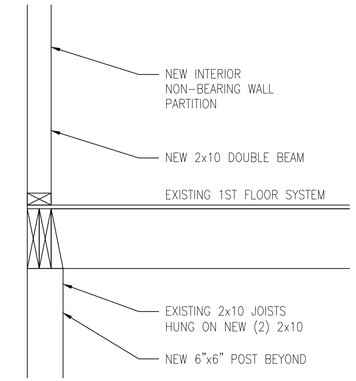


01 STAIR DETAIL 1
SCALE: N.T.S.

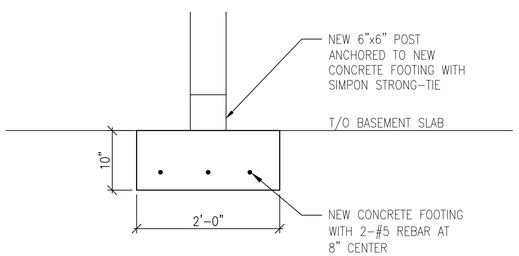


ADAAG ACCEPTABLE NOSING

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



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



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

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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.

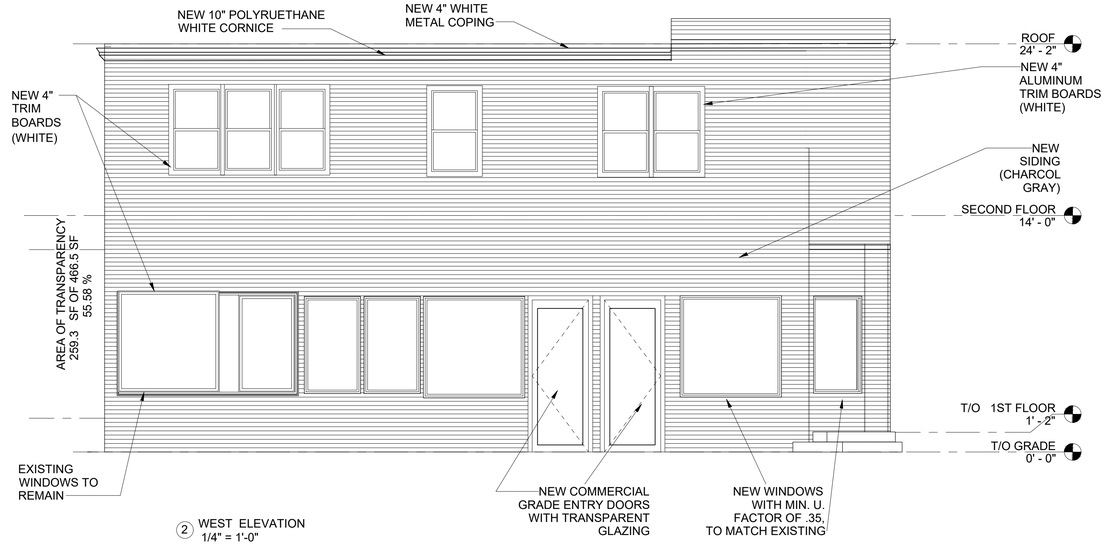
EXTERIOR SCOPE

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

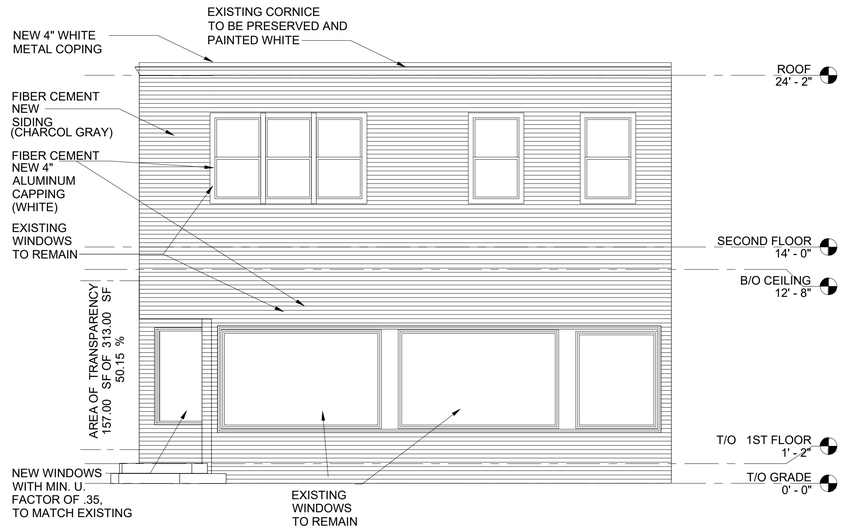
- REPLACE CRACKED WINDOW.
- REMOVE ALL DAMAGED STUCCO.

-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"

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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

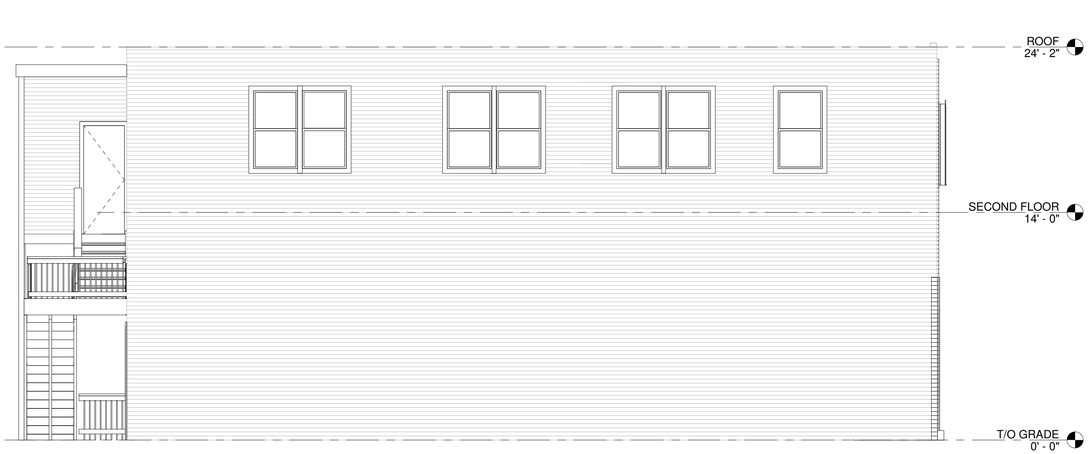
A2.1

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



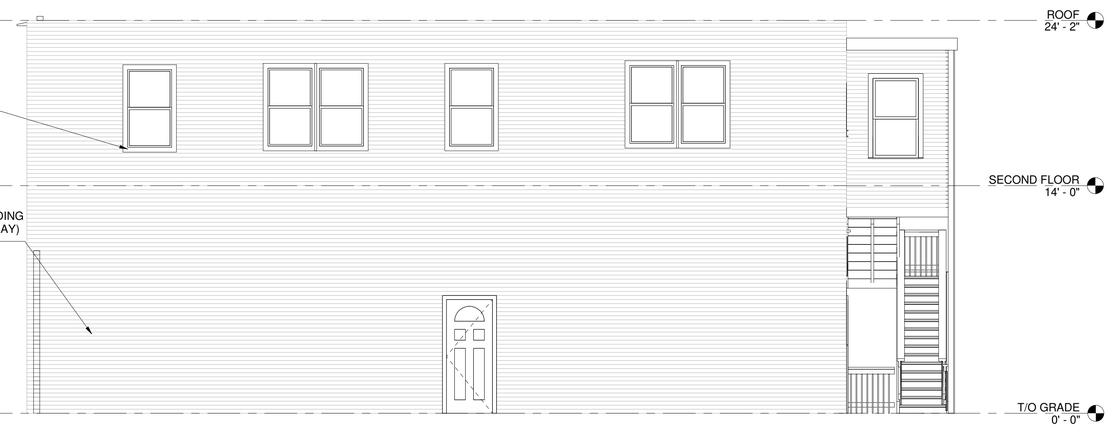
3 WEST ELEVATION
1/4" = 1'-0"



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



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



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

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EVANSTON, IL 60204

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(847) 864-9366

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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

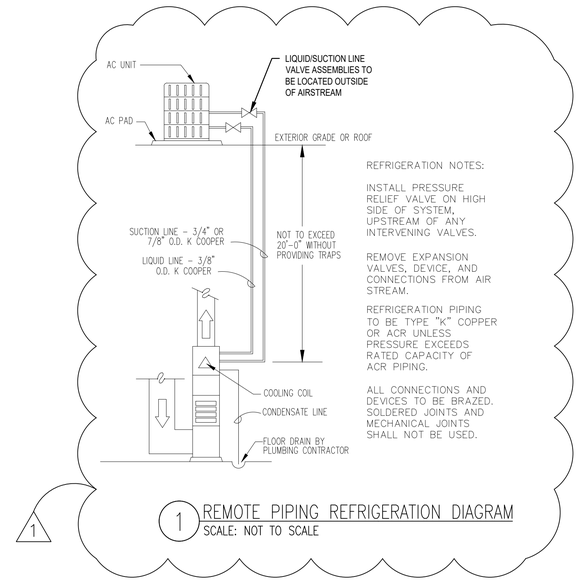
No.	DESCRIPTION
F-1	GOODMAN HIGH EFFICIENCY UPFLOW/ UPFLOW/ HORIZONTAL GAS FURNACE MODEL GM9C960403AN (OR EQUAL) +96 AFUE 32,000 BTUH OUTPUT 40,000 INPUT 115 V, 60 HZ.
F-2	TAPPAN HIGH EFFICIENCY UPFLOW/ HORIZONTAL GAS FURNACE MODEL G6RA-80()12A, (OR EQUAL) +90 AFUE 72,000 BTUH OUTPUT 80,000 INPUT 115 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

MECHANICAL SCHEDULE: LIGHT & VENT / SUPPY & EXHAUST

	ROOM NAME	AREA SF.	ORDINANCE REQ'D SF. NAT. LIGHT	ORDINANCE REQ'D SF. NAT. VENT	ACTUAL SF. NAT. LIGHT	ACTUAL SF. NAT. VENT	ORDINANCE REQ'D. CFM SUPPLY	ORDINANCE REQ'D. CFM EXHAUST	ACTUAL CFM SUPPLY	ACTUAL CFM EXHAUST	REMARKS	METHOD OF CALCULATION	ACTUAL HEAT LOSS BTU/HR	CFM TO HEAT -10 TO 70	CFM SUPPLY	REMARKS
1ST FLOOR	STUDIO	163.5	13.1	6.5	40.0	20.0	245	245	250	250		ASHRAE	4,087.5	73.4	250	-
	KITCHEN	99.6	8.0	4.0	8.0	4.0	149	149	150	450	KF-1		2,490.0	44.7	150	-
	BATH	41.0	NR	NR	0.0	0.0	NR	100	50	100	EF-1		1,025.0	18.4	50	-
	1ST FL TOTALS	304.1	21.0	10.5	48.0	24.0	394.7	494.7	450.0	800.0		F-1	7,602.5	136.5	450.0	-
2ND FLOOR	BEDROOM 1	66.1	5.3	2.6	12.4	6.2	99	99	100	100		ASHRAE	1,652.5	29.7	100	-
	BEDROOM 2	142.2	11.4	5.7	24.8	12.4	213	213	250	250			3,553.8	63.8	250	-
	LIVING	184.4	14.8	7.4	24.8	12.4	277	277	300	300			4,610.0	82.8	300	-
	DINING	100.0	8.0	4.0	12.4	6.2	150	150	150	150			2,500.0	44.9	150	-
	KITCHEN	90.7	7.3	3.6	12.4	10.5	136	136	150	450	KF-1		2,267.5	40.7	150	-
	BATH	46.6	NR	NR	0.0	0.0	NR	100	50	100	EF-1		1,165.0	20.9	50	-
	2ND FL TOTAL	630.0	46.7	23.3	86.8	47.7	875.0	975.0	1,000.0	1,350.0		F-2	15,748.8	282.8	1,000.0	-

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

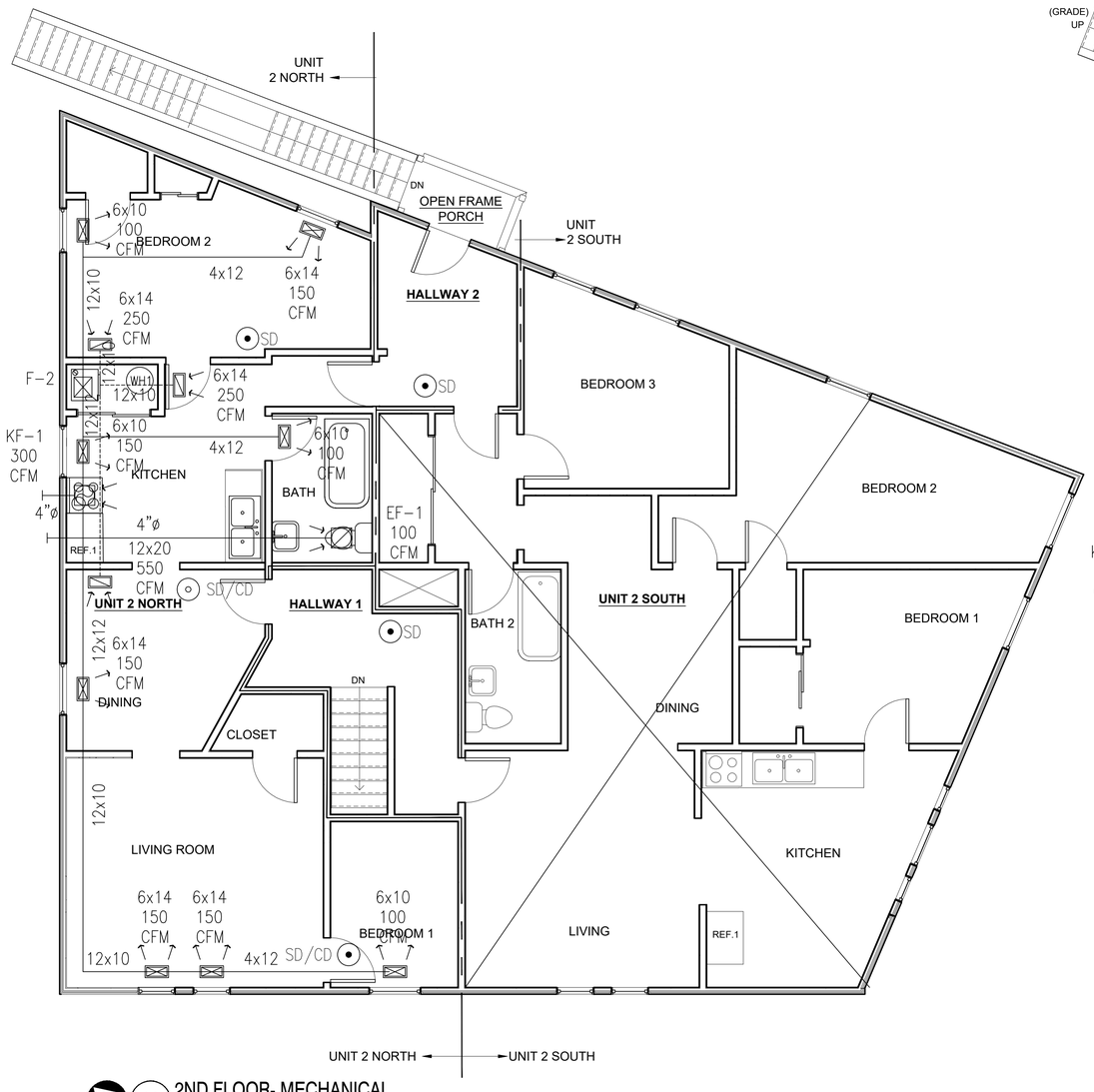
SHEET TITLE
MECHANICAL SCHEDULE/ NOTES/ DIAGRAMS

REGISTERS/DUCTS

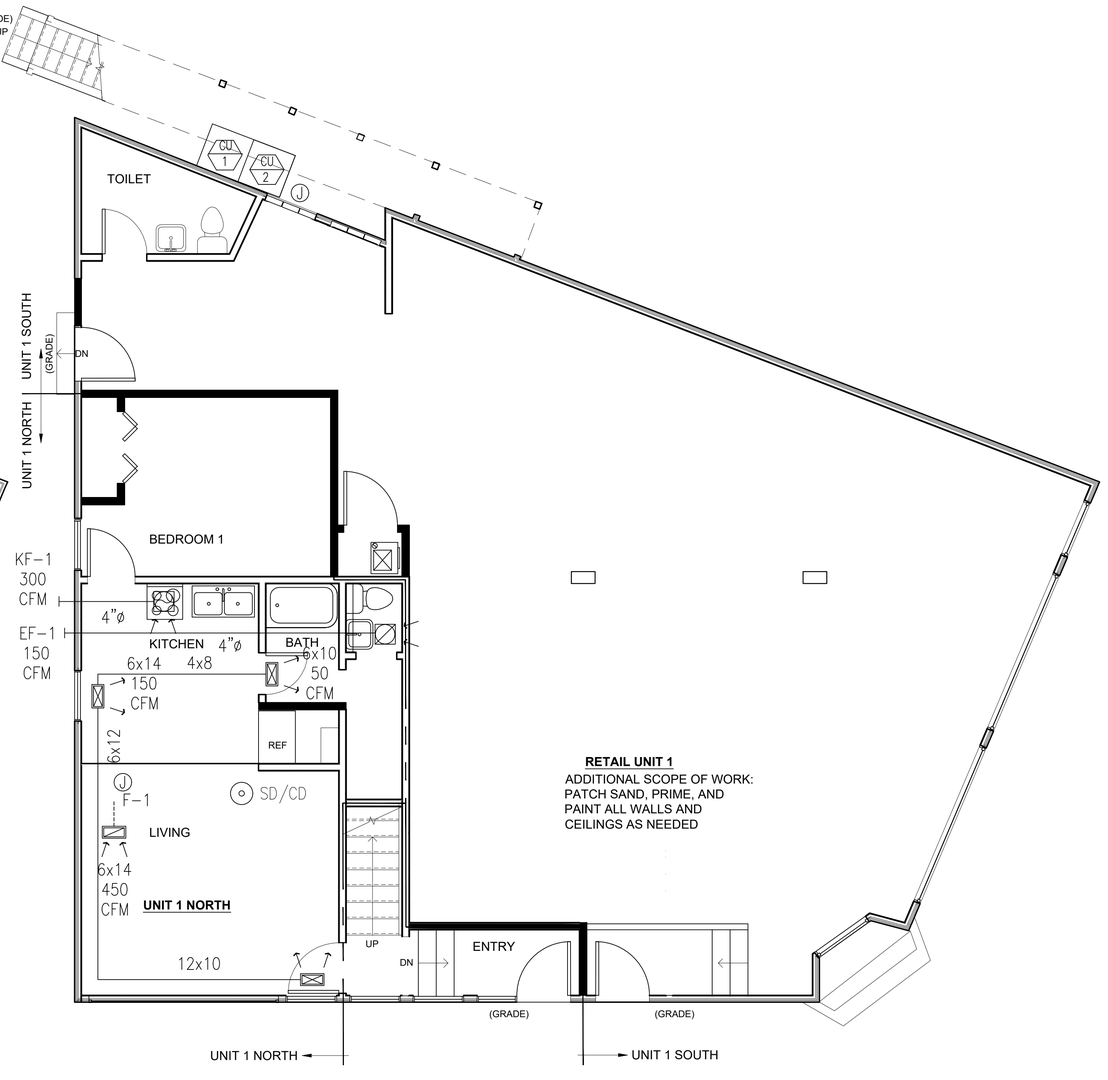
REGISTER SIZES:	DUCT SIZES:
50 CFM; 6"x10"	50 CFM; 4"X8"
75 CFM; 6"x10"	100 CFM; 4"X8"
100 CFM; 6"x10"	150 CFM; 4"X12"
125 CFM; 6"x10"	200 CFM; 6"X12"
150 CFM; 6"X14"	400 CFM; 12"x10"
200 CFM; 8"x14"	900 CFM; 12"x12"
250 CFM; 10'x14"	1300 CFM; 12"x14"
	1500 CFM; 12"x16"
	2000 CFM; 14"x16"

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"



01 1ST FLOOR- MECHANICAL
SCALE: 1/4" = 1'-0"

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12/15/2022

SHEET NUMBER
M2.0

SHEET TITLE
MECHANICAL PLANS

PANELBOARD SCHEDULE — 2ND FLOOR 2N

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

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

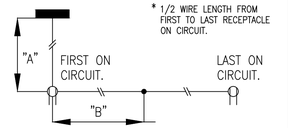
CONND V.A.	LOAD SERVED	CCT. AMP	CCT. No.	PHASE	PHASE	PHASE	CCT. No.	CCT. AMP	LOAD SERVED	CONND V.A.
600	GEN. LIGHTING	15	1	800			2	15	GEN. LIGHTING	200
3000	RECEPT.	20	3		6,500		4	20	RECEPT.	3500
1500	KF–1	20	5			2,500	6	20	EF–1	1000
			7				8			
			9				10			
			11				12			
			13				14			
			15				16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

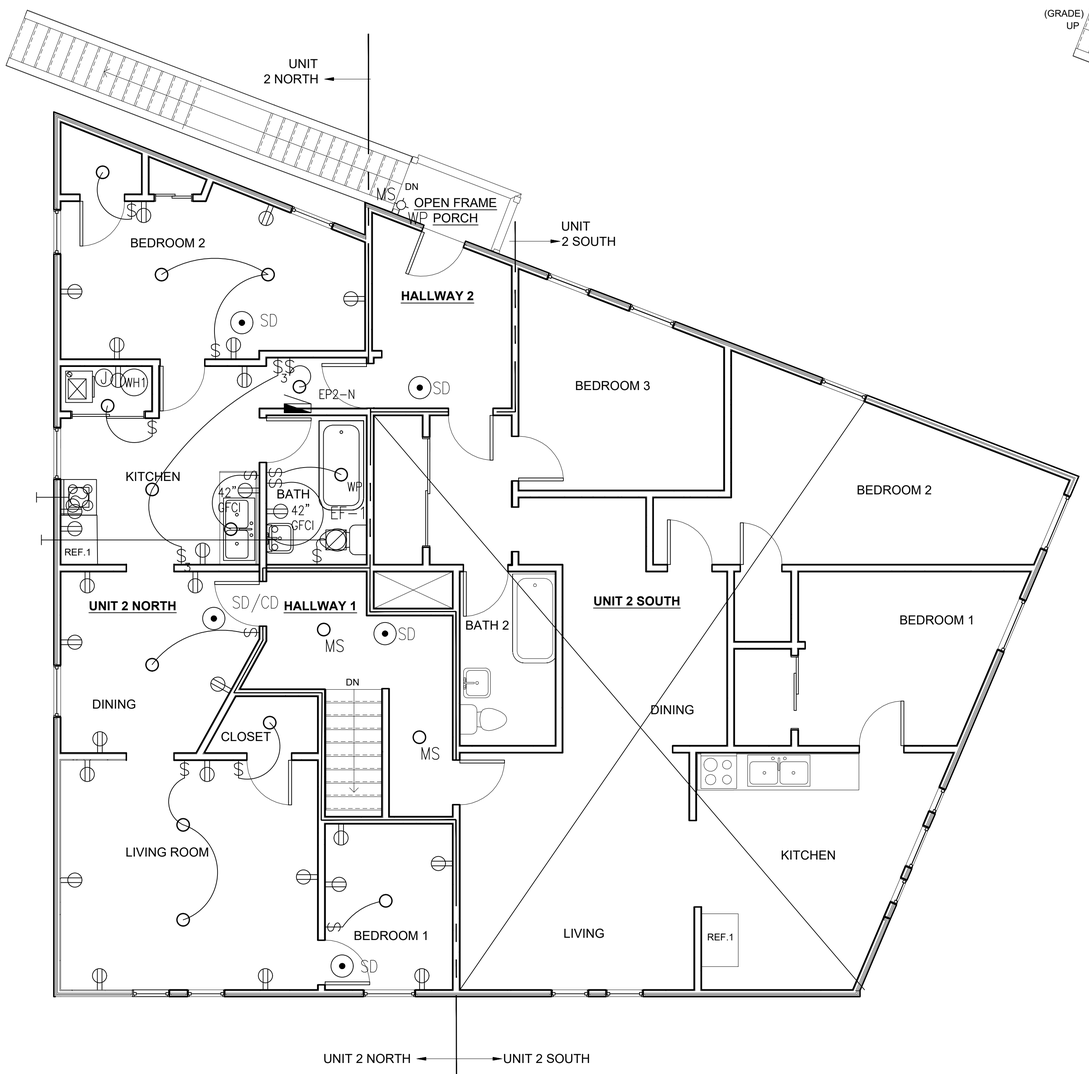
10. PROVIDE AND INSTALL ARC FAULT PROTECTED OUTLETS AT ALL BEDROOMS OUTLETS.

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

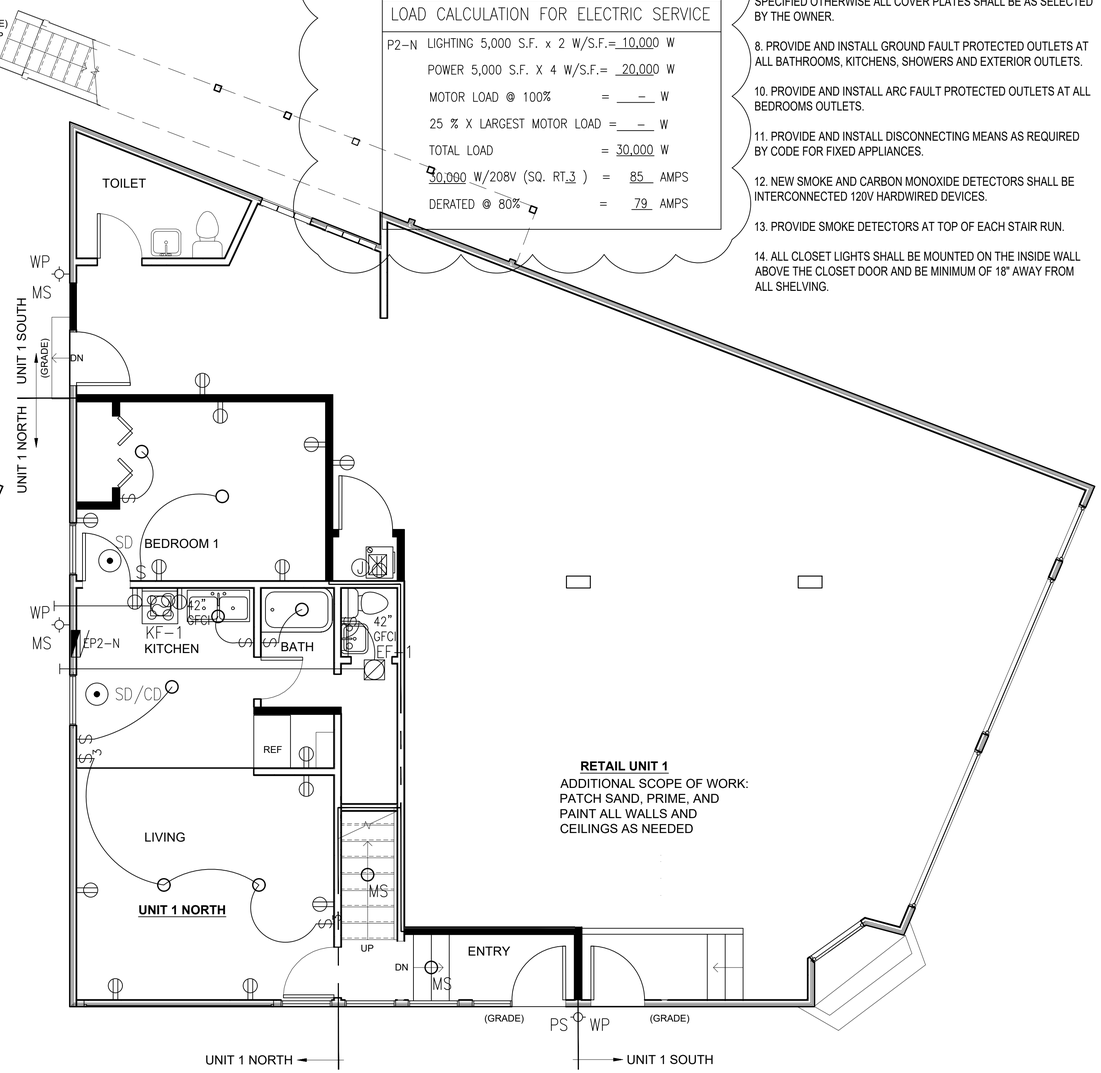
12. NEW SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 120V HARDWIRED DEVICES.

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"

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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

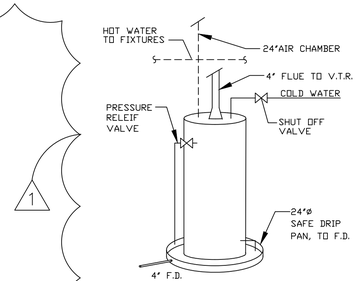
(2) WH– 40 GAL.– RHEEM

PLUMBING NOTES

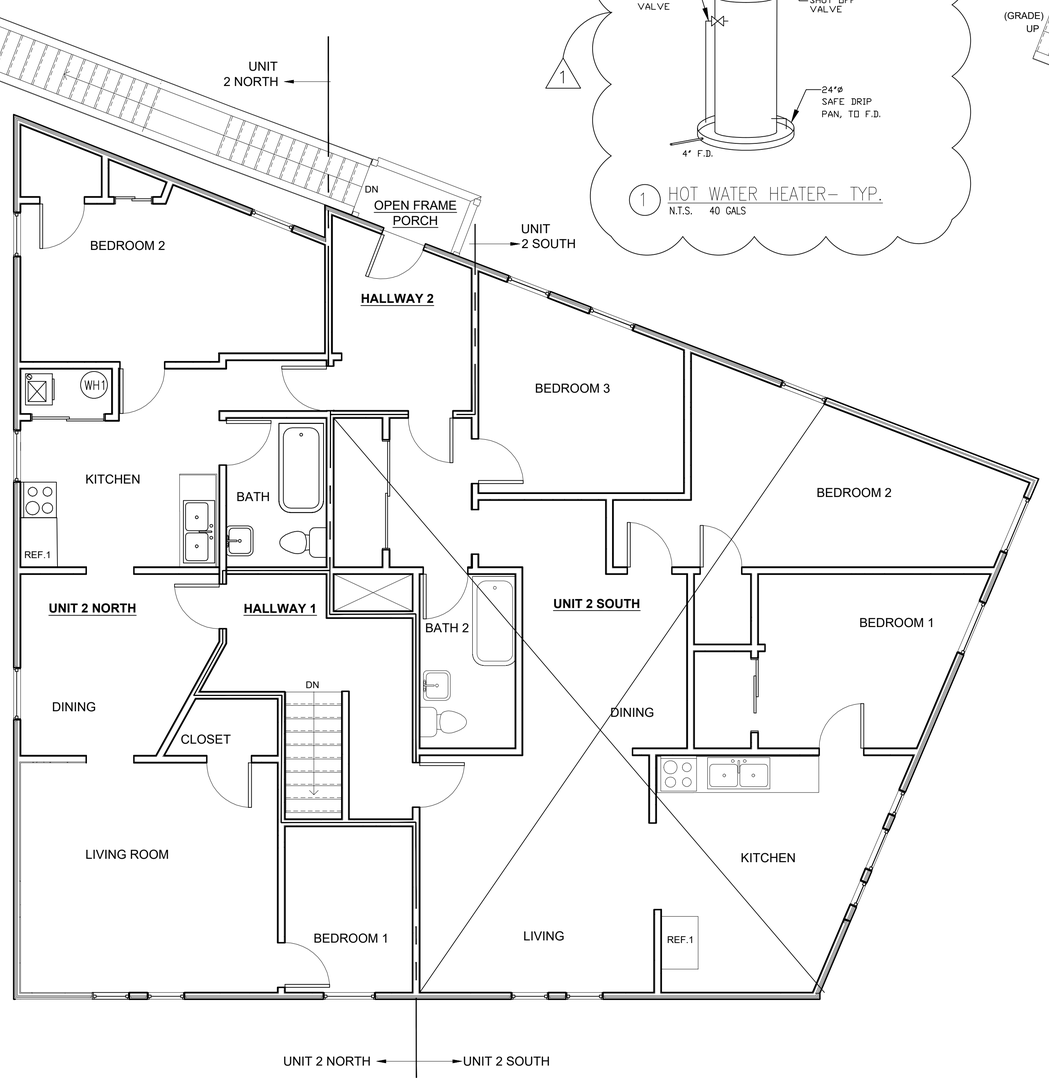
1. THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEM.
2. ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE AND NATIONAL CODES.
3. ALL PLUMBING PERMITS AND BONDS THAT ARE 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

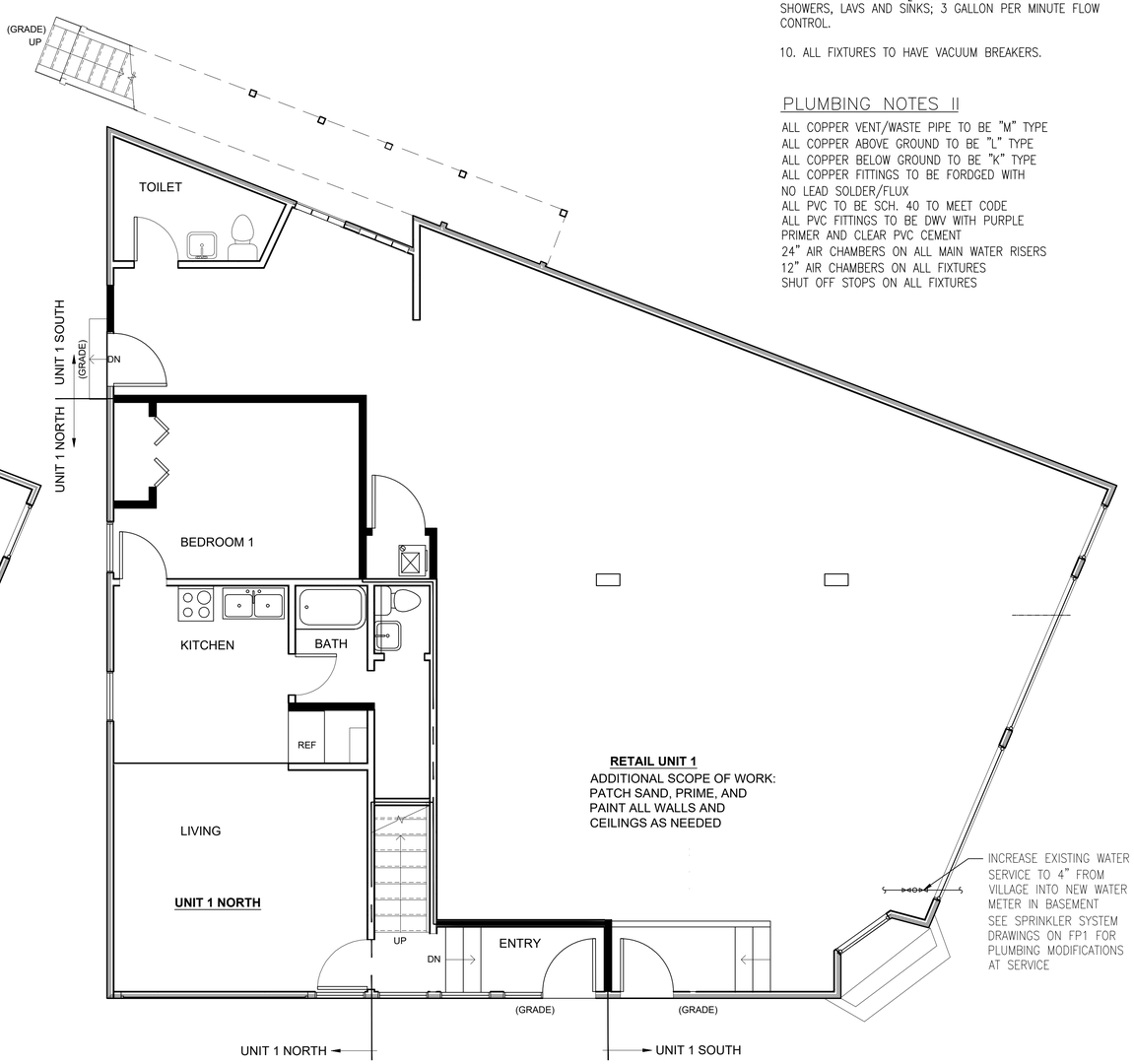
ALL COPPER VENT/WASTE PIPE TO BE "M" TYPE
ALL COPPER ABOVE GROUND TO BE "L" TYPE
ALL COPPER BELOW GROUND TO BE "K" TYPE
ALL COPPER FITTINGS TO BE FORDGED WITH NO LEAD SOLDER/FLUX
ALL PVC TO BE SCH. 40 TO MEET CODE
ALL PVC FITTINGS TO BE DWV WITH PURPLE PRIMER AND CLEAR PVC CEMENT
24" AIR CHAMBERS ON 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 01 1ST FLOOR- PLAN
SCALE: 1/4 " = 1'-0"

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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.

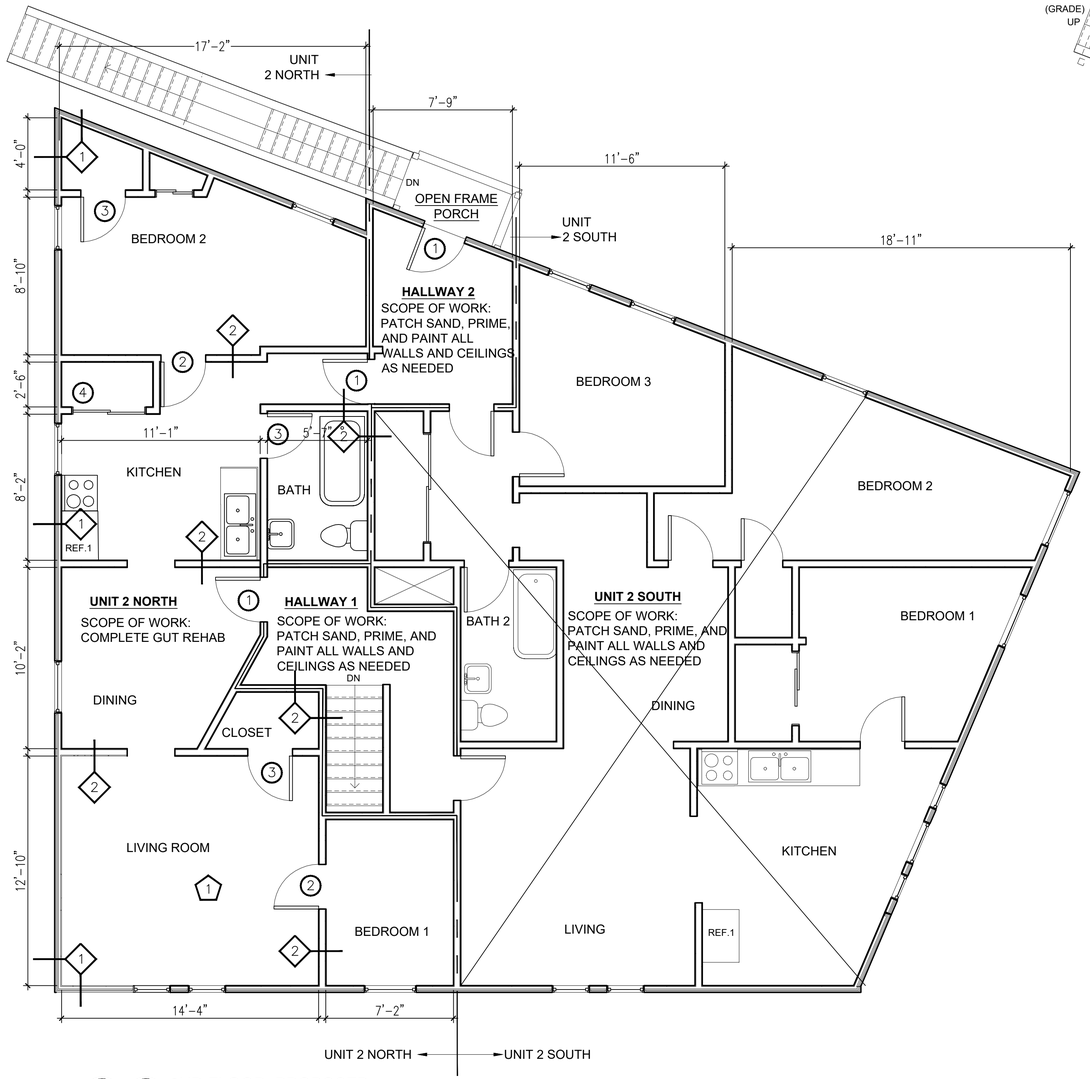
No.	QTY.		TYPE	SIZE W x H	LOCATION	REMARKS
1			HINGED	2'–10" X 6'–8"	ENTRY	V.I.F M.O.
2			HINGED	2'–8" X 6'–8"	BEDROOMS	V.I.F M.O.
3			HINGED	2'–6" X 6'–8"	BATHS/CL/LIN	V.I.F M.O.
4			HINGED	2'–0" X 6'–8"	CL	V.I.F M.O.
5			SLIDING	(2) 2'–6" X 6'–8"	CL	V.I.F M.O.
6			SLIDING	(2) 2'–0" X 6'–8"	CL	V.I.F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

WALL SCHEDULE

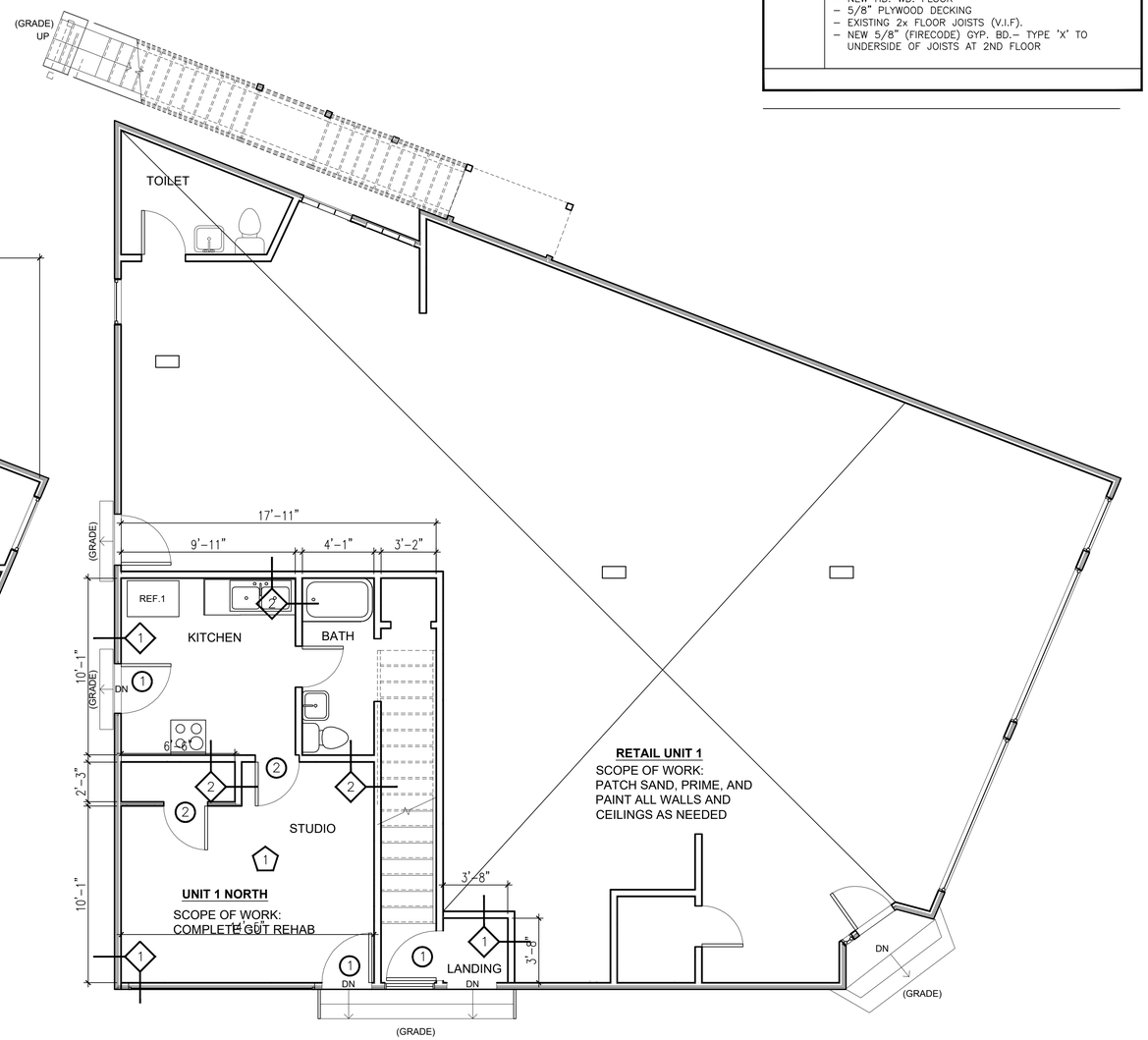
No.	DESCRIPTION
1	EXISTING EXTERIOR WALL CONST.– TYP. (1HR FIRE RATING) – NEW FIBER CEMENT SIDING – TYVEK VAPOR BARRIER – 5/8" EXTERIOR GYPSUM BOARD SHEATHING – EXISTING 2x4 WD STUDS @ 16" O.C. – R–15 BATT INSULATION, STAPLED TO STUDS – NEW 5/8" (FIRECODE) GYP. BD.– TYPE 'X' – PATCHED, SANDED, PRIMED, 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 01 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

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

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

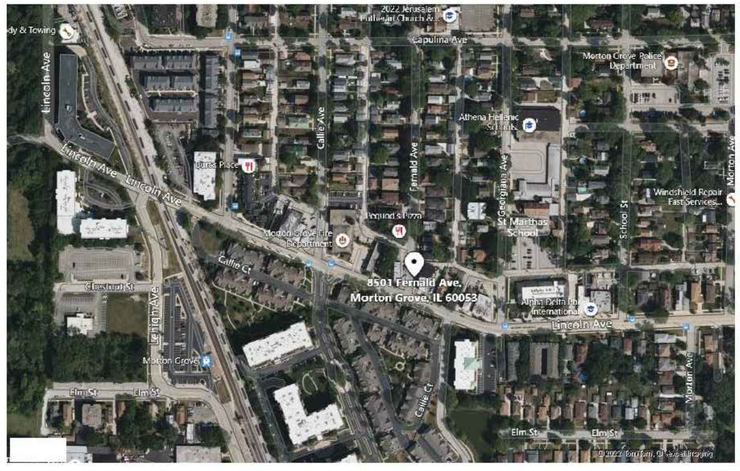
G1.0 INDEX/ NOTES/ LOCATION MAP/ APPLICABLE CODES

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



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:

2018 INTERNATIONAL BUILDING CODE

2011 NATIONAL ELECTRIC CODE

2014 ILLINOIS PLUMBING THE LOCAL JURISDICTION WITH AMENDMENTS

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

773.780.5731
miguelcanon@me.com

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

LICENSED ARCHITECT
MIGUEL CANON
001.026654
STATE OF ILLINOIS

SIGNED
6.16.2025
DATE
001.026654 / EXP.11.30.25

open building violations
8501-05 fernald ave./ 6222 lincoln ave. project
building #2- 8507-09 fernald ave.
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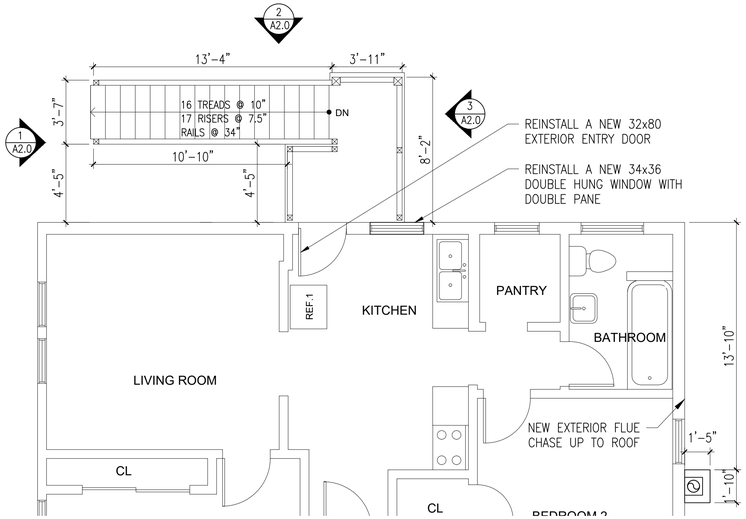
No.	ISSUANCE	Date
1	permit revisions	6.16.25
–	permit review	4.14.25

date: 6/23/2025

INDEX/ NOTES/ LOCATION MAP APPLICABLE CODES
sheet title

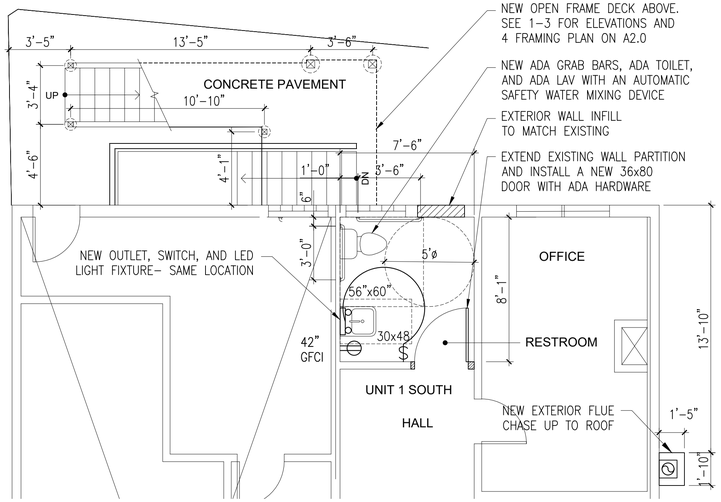
G1.0
sheet number

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



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

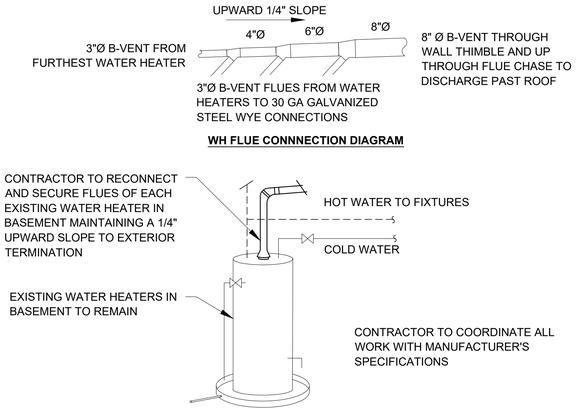
PROPOSED 1ST FLOOR SCOPE:
OWNER PROPOSES TO UPGRADE THE EXISTING RESTROOM IN THE SOUTH UNIT OF THE 1ST FLOOR TO COMPLY WITH ADA REQUIREMENTS BY REMOVING A PARTITION WITH DOOR, REMOVING AN EXTERIOR DOOR AND INFILLING THE OPENING, INSTALLING A NEW INTERIOR DOOR, INSTALLING NEW ADA PLUMBING FIXTURES, AND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



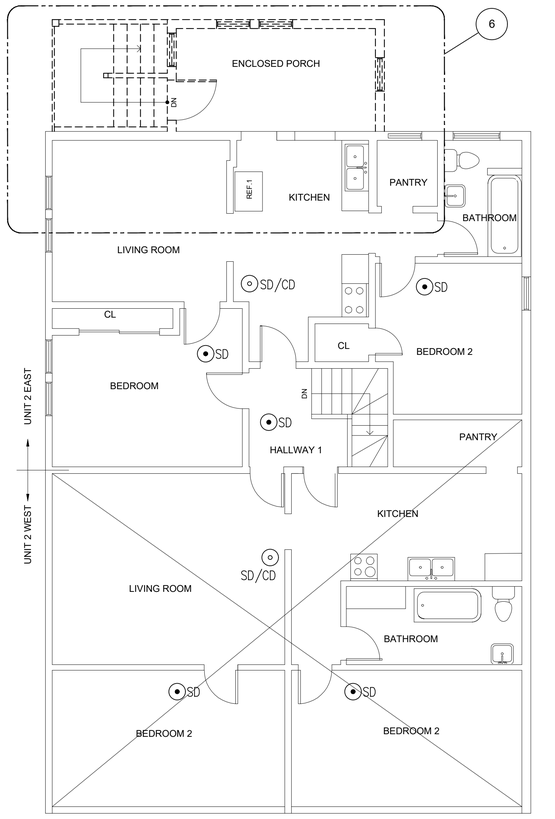
5 1ST FL- ADA RESTROOM UPGRADE/ STAIRS
BUILDING 2- RETAIL UNIT 1S
SCALE: 1/4"= 1'-0"

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

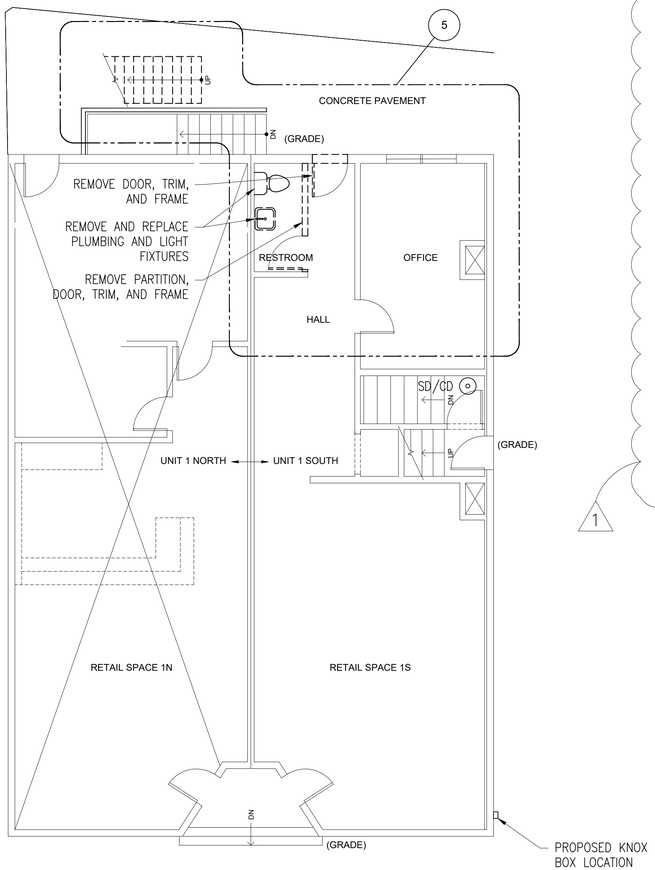
THE EXISTING ELECTRICAL SERVICE PANELS IN THE BASEMENT WILL BE TESTED, INSPECTED AND CERTIFIED BY A LICENSED/ REGISTERED ELECTRICIAN DUE TO THE DETERIORATED AND ANTIQUATED CONDITION OF THE EQUIPMENT. AN ADDITIONAL PERMIT APPLICATION WITH A ONE-LINE RISER DIAGRAM WILL BE PROVIDED FOR ANY ALTERATIONS OR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



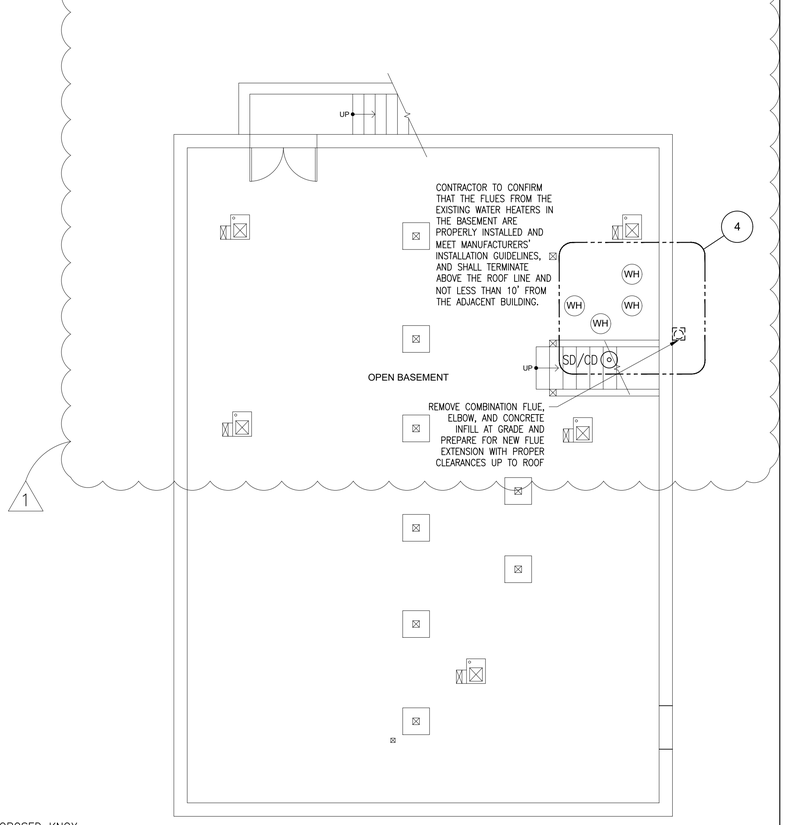
4 EXISTING WATER HEATERS- TYP. DIAGRAM
BUILDING 2
SCALE: NTS



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



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



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

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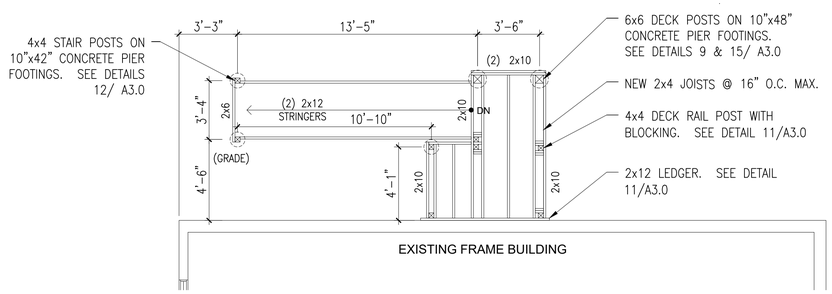
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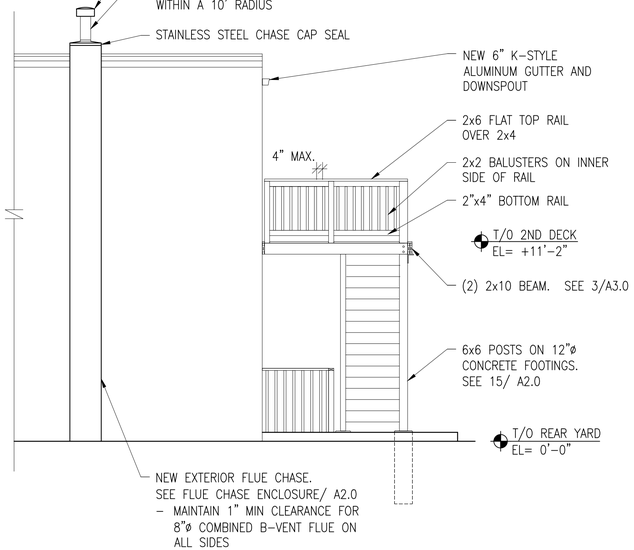
SCOPE/ EXISTING PLANS/ DECK PLANS/ ADA RESTROOM/ WATER HEATER DETAILS
sheet title

A1.0
sheet number

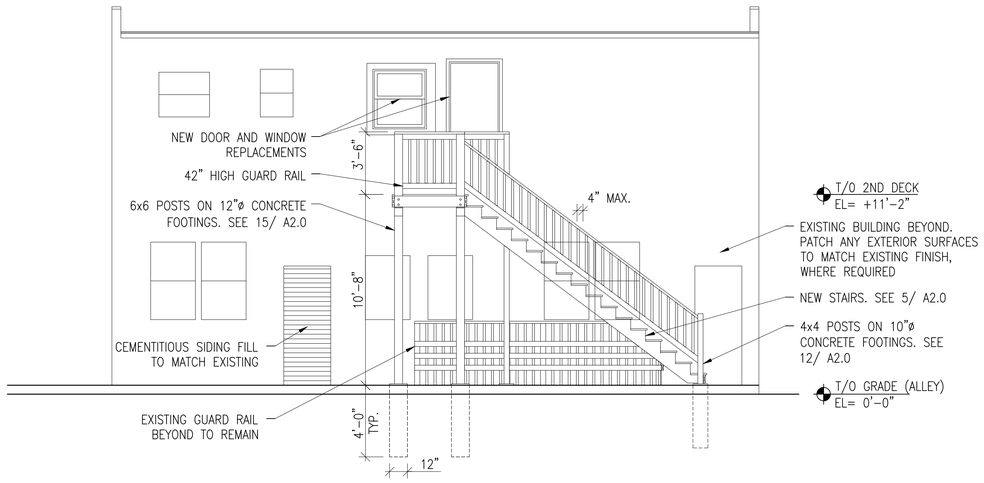
FLUE CHASE ENCLOSURE
DESCRIPTION
EXTERIOR WALL CONSTRUCTION – 2x4 FRAMED CHASE UP SIDE WALL (MIN. 3' ABOVE ROOF LINE) – R–8 INSULATION (1") – 1/2" CDX PLYWOOD (BOTH SIDES) – NEW FIBER CEMENT SIDING OVER TYVEC BUILDING WRAP, TO MATCH EXISTING FINISH (EXTERIOR SIDE) – 8"ø COMBINED B–VENT FLUE FROM WATER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



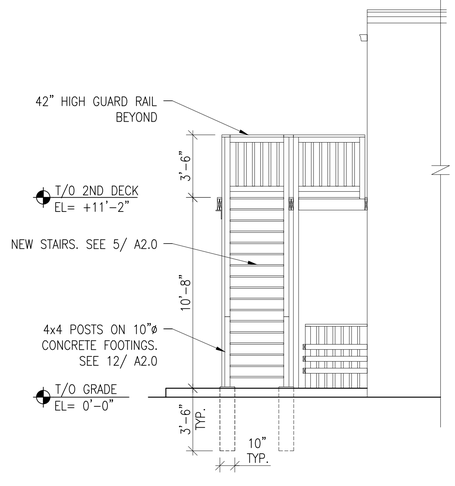
4 REAR OPEN FRAME DECK AND STAIRS PLAN
BUILDING 2
SCALE: 1/4"= 1'-0"



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.
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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.

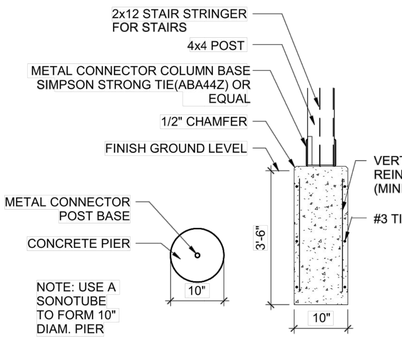
8. DESIGN LIVE LOADS:

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

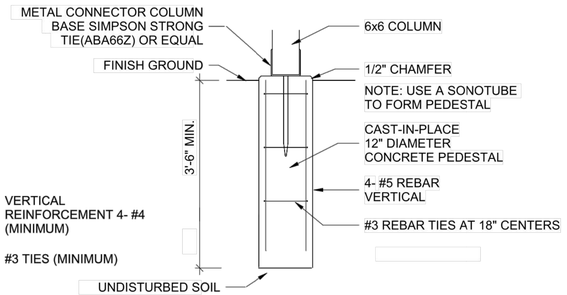
   MINIMUM DESIGN LOADS THRUST ON:
   HANDRAIL 50 LBS. PER SQ FT
   GUARDS 50 LBS. PER SQ FT
   OR A CONCENTRATED LOAD OF 200 LBS./FT

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.

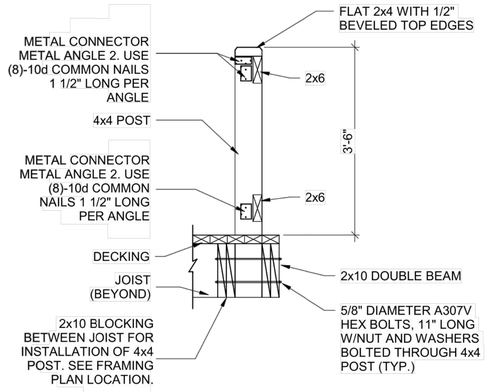
10. CONCRETE TO HAVE fc=3,500 PSI W/5% TO 8% AIR ENTRAINMENT.



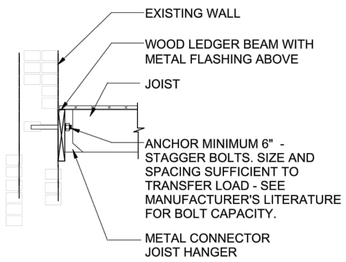
12 PIER DETAIL FOR 4X4 POST
3/4" = 1'-0"

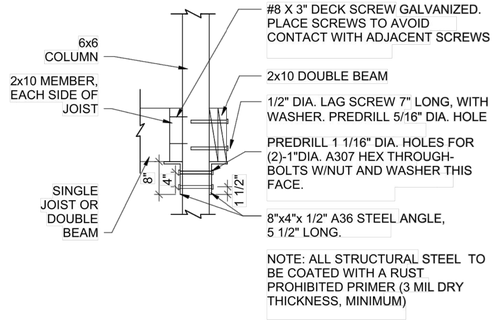


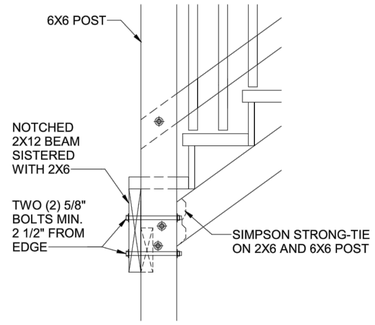
15 PIER DETAIL 2 6X6 POST
3/4" = 1'-0"

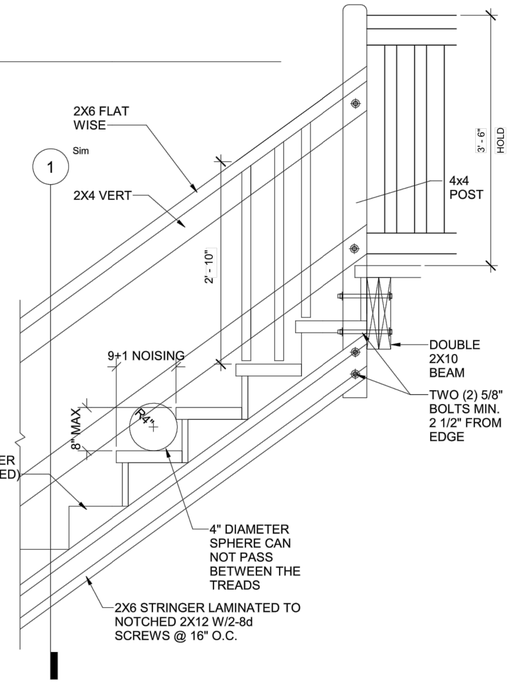


11 GUARDRAIL TO POST
3/4" = 1'-0"







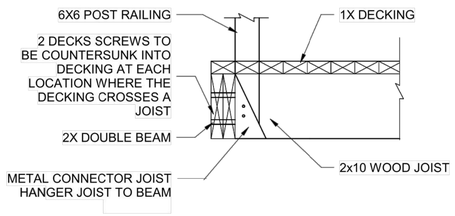


13 NOT USED
3/4" = 1'-0"

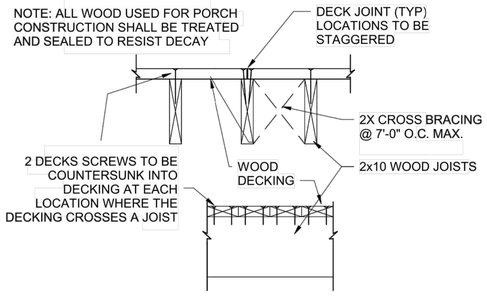
10 WALL TO LEDGER BEAM
3/4" = 1'-0"

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

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



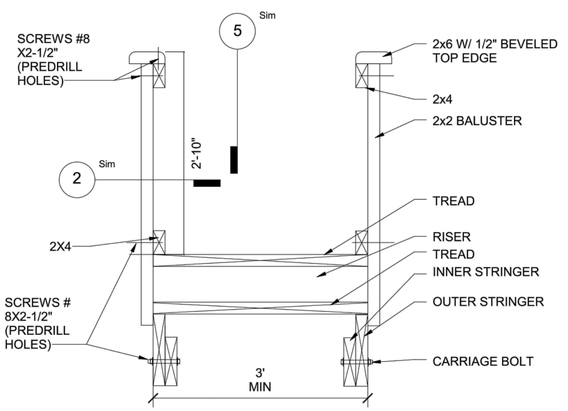
8 3/4" = 1'-0"

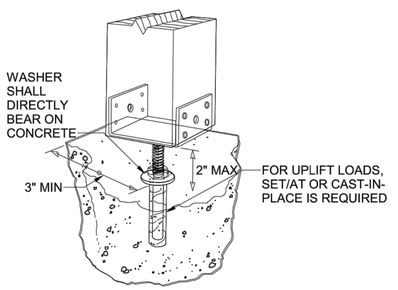


5 SECTION STAIRS LONGITUDONAL
1" = 1'-0"

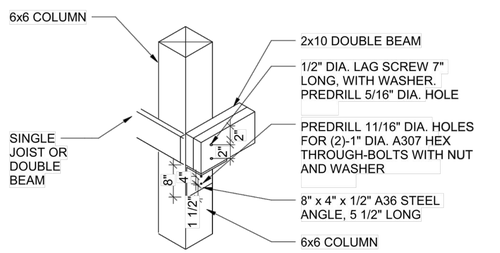
7 NOT USED
3/4" = 1'-0"

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

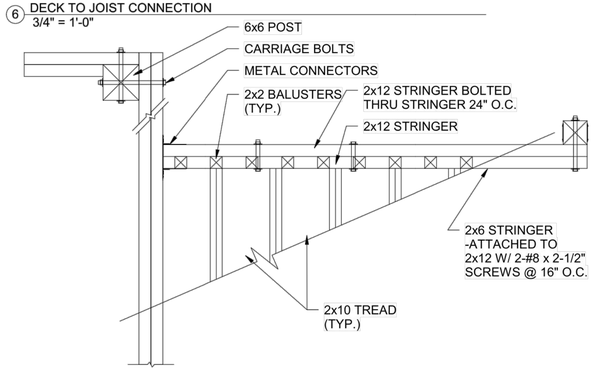




4 POST BASE DETAIL
1" = 1'-0"



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



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

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

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

773.780.5731
miguelcanon@me.com

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

LICENSED ARCHITECT
MIGUEL CANON
001.026654
STATE OF ILLINOIS

SIGNED
6.16.2025
DATE
001.026654 / EXP.11.30.25

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

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

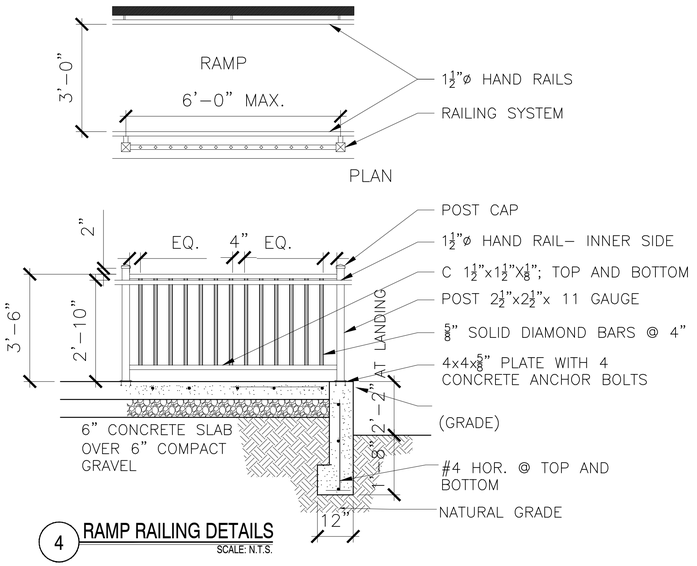
date: 6/23/2025

PORCH DETAILS

sheet title

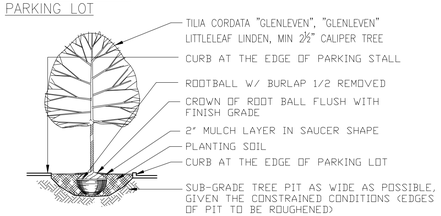
A3.0

sheet number

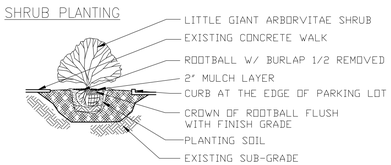


4 **RAMP RAILING DETAILS**
SCALE: N.T.S.

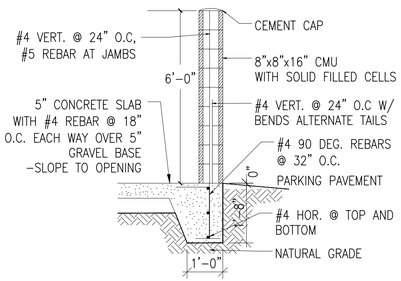
TREE PLANTING IN PARKING LOT



SHRUB PLANTING



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



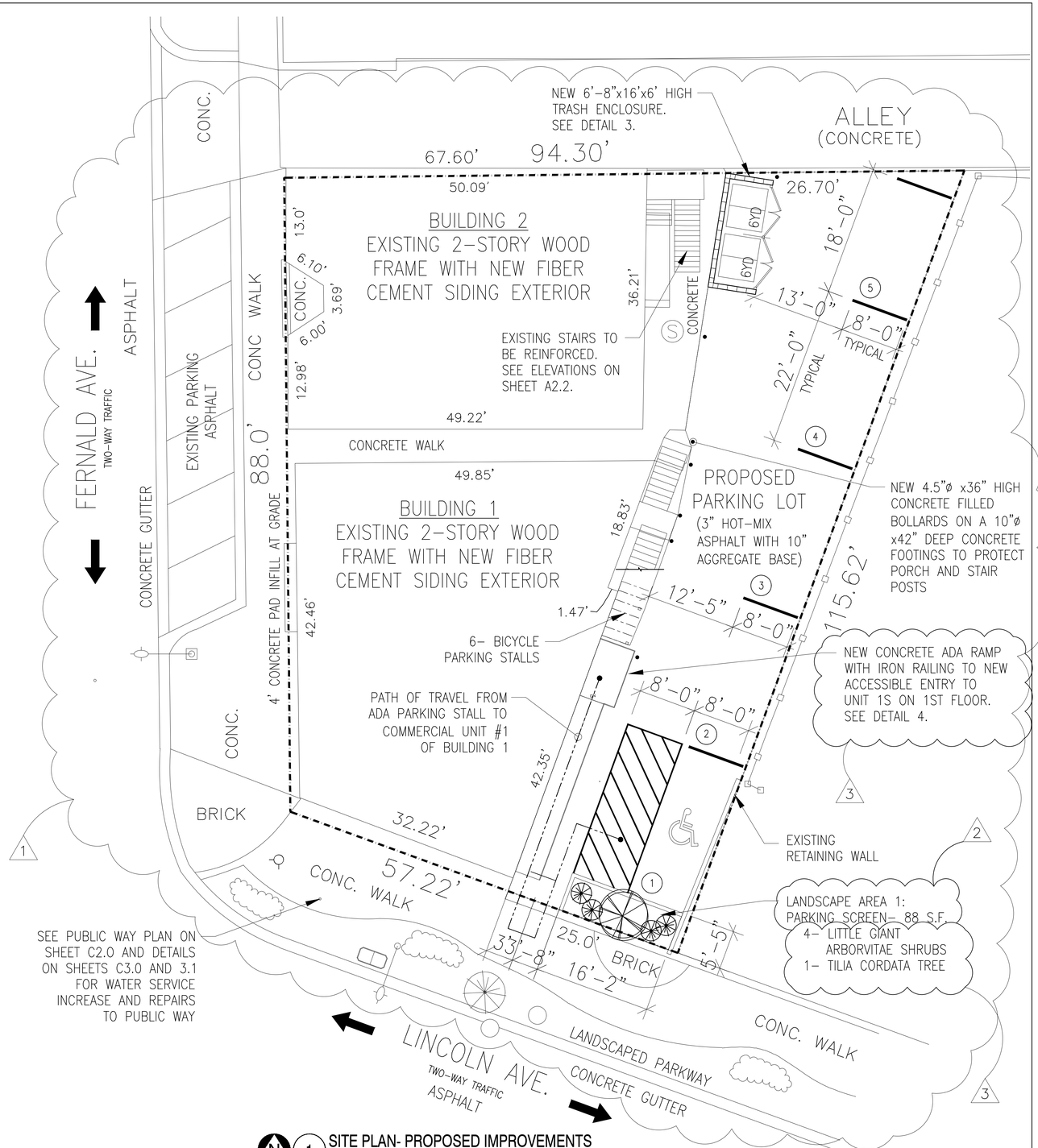
3 **TRASH ENCLOSURE DETAIL**
SCALE: N.T.S.

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

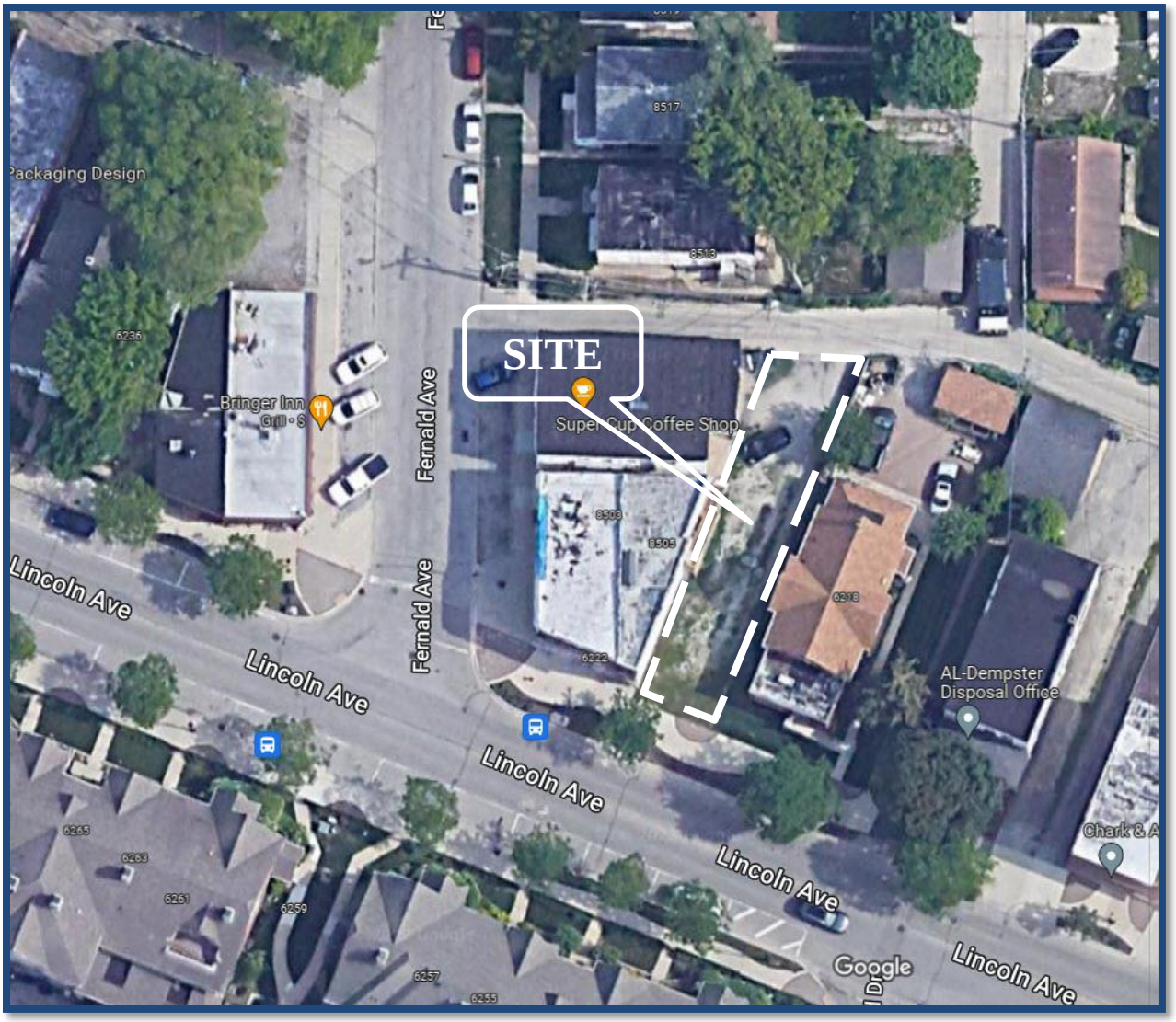
This memorandum summarizes the results of a traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona (KLOA, Inc.) for a proposed parking lot in Morton Grove, Illinois. The site is located at 8501-5 N. Fernald Avenue and is proposed to contain a five-space parking lot with access off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

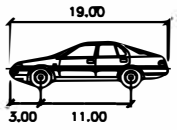
- Given the limited number of parking spaces, the proposed access off the alley will be adequate to serve the proposed parking lot.

- 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

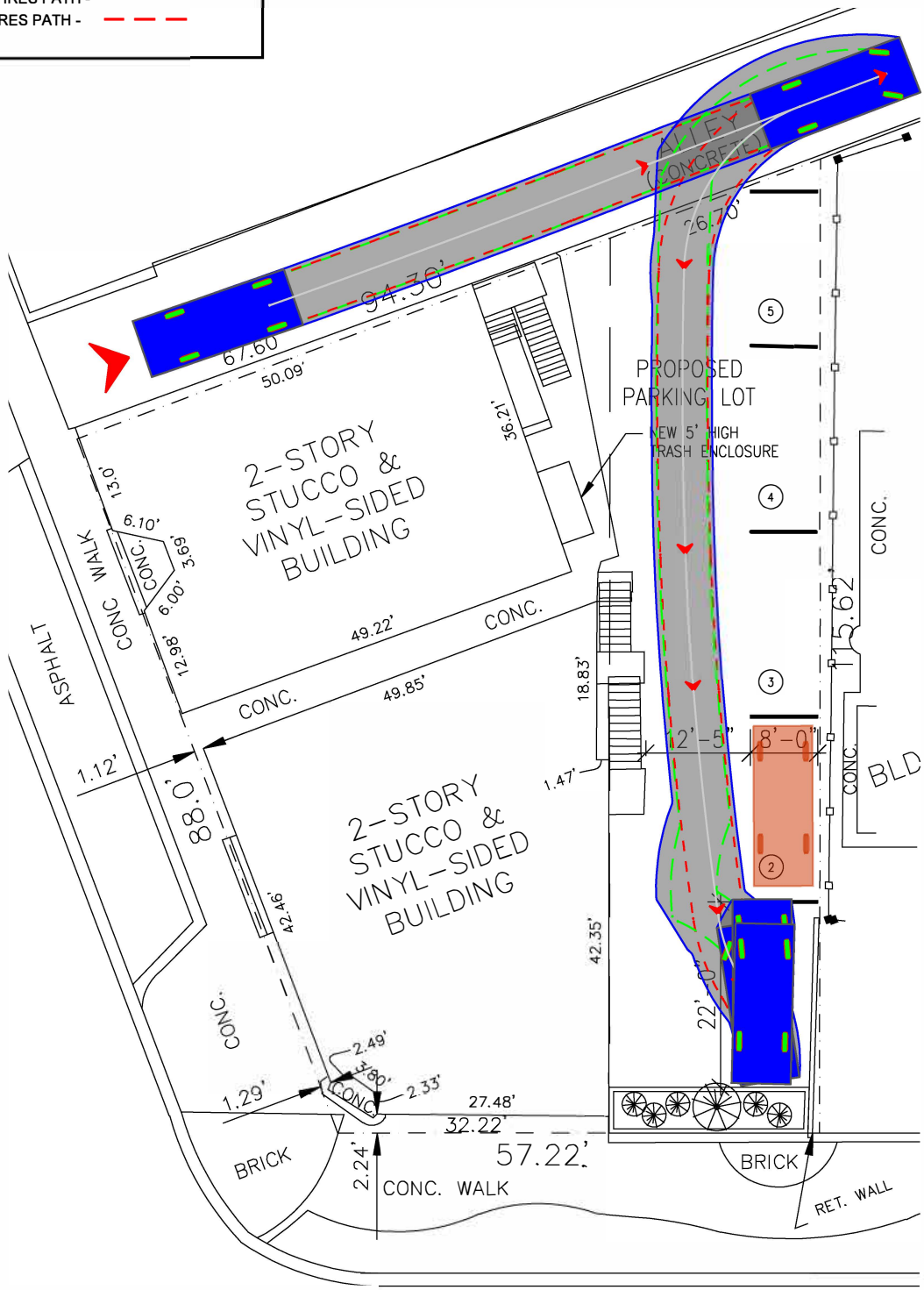


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STEERING ANGLE	: 31.6

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

N

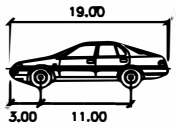
SCALE: 1" = 20'



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

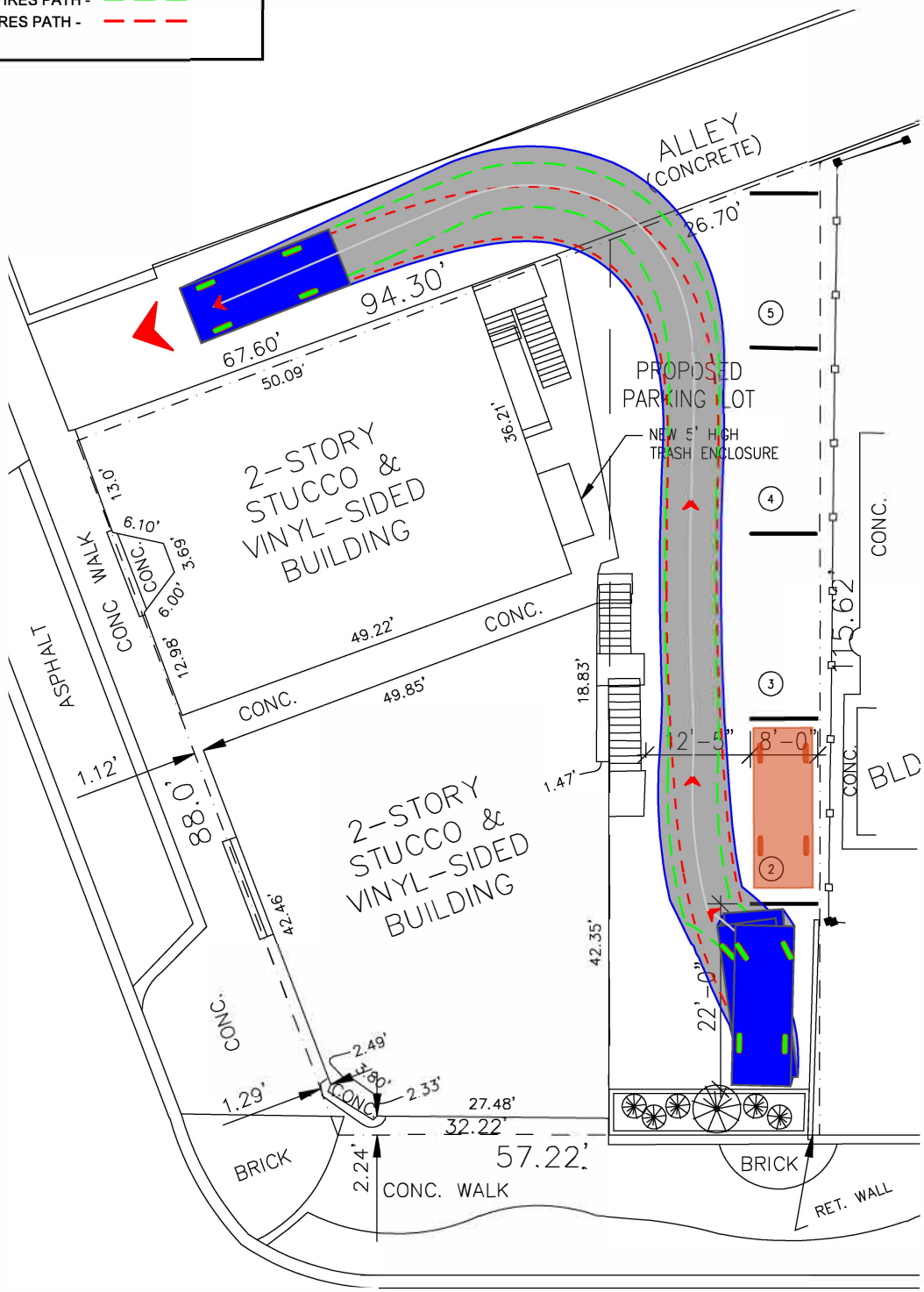


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LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

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

N

SCALE: 1" = 20'

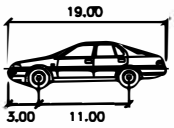


LINCOLN AVE.

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

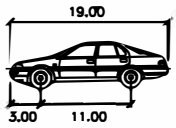
SCALE: 1" = 20'



LINCOLN AVE.

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

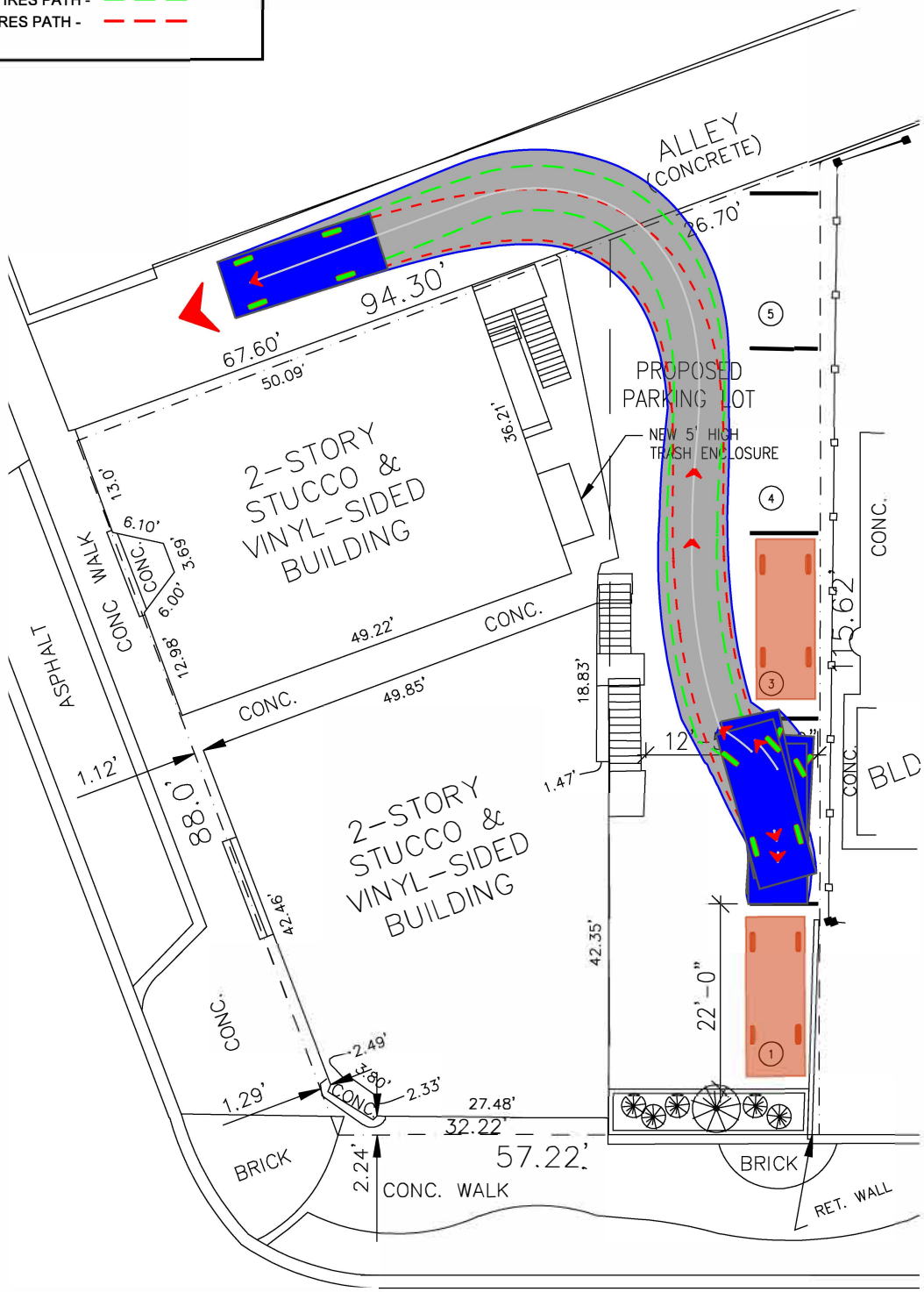


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LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

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

N

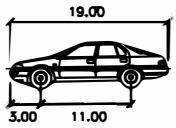
SCALE: 1" = 20'



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

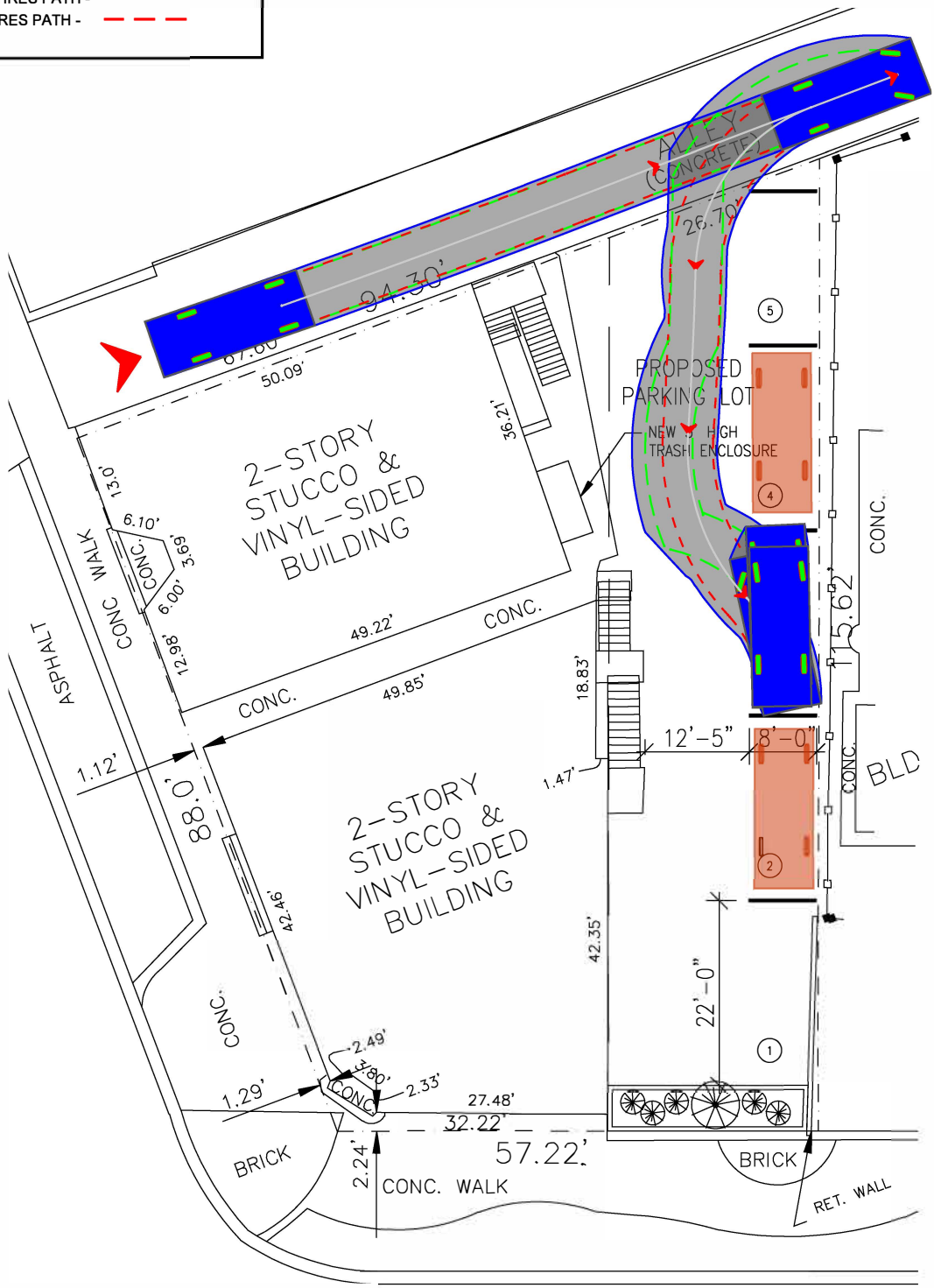


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TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

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

N

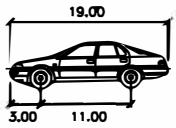
SCALE: 1" = 20'



LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	**PASSENGER VEHICLE 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
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TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

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

N

SCALE: 1" = 20'

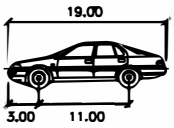


LINCOLN AVE.

PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	**PASSENGER VEHICLE EXIT MANEUVER STALL 3**	DRAWN: MD CHECKED: LA DATE: 05-10-22 REV: PROJECT # 22-152 EXHIBIT: C2

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

PASSENGER VEHICLE

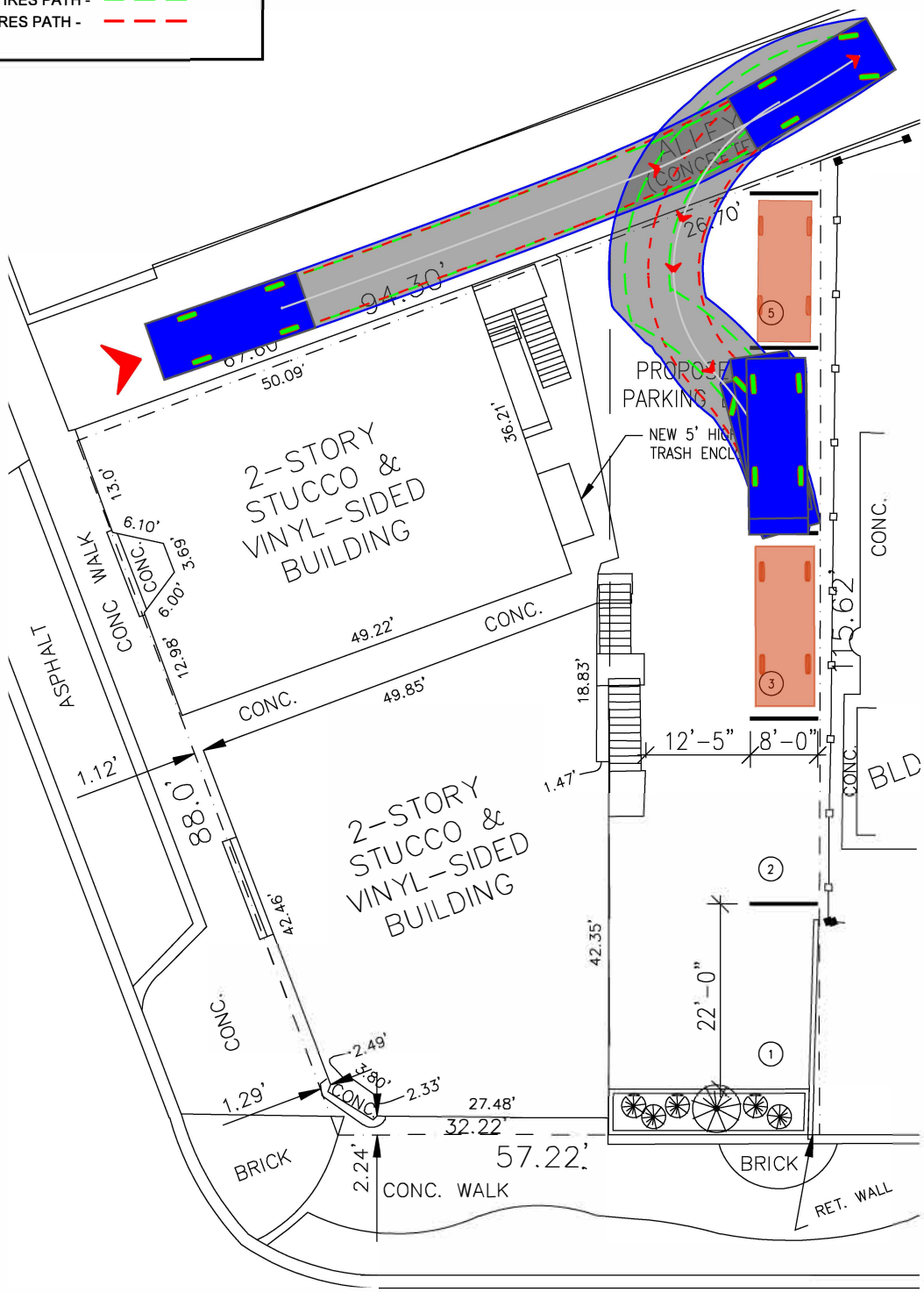


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TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

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

N

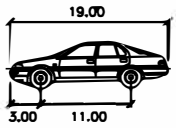
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LINCOLN AVE.

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

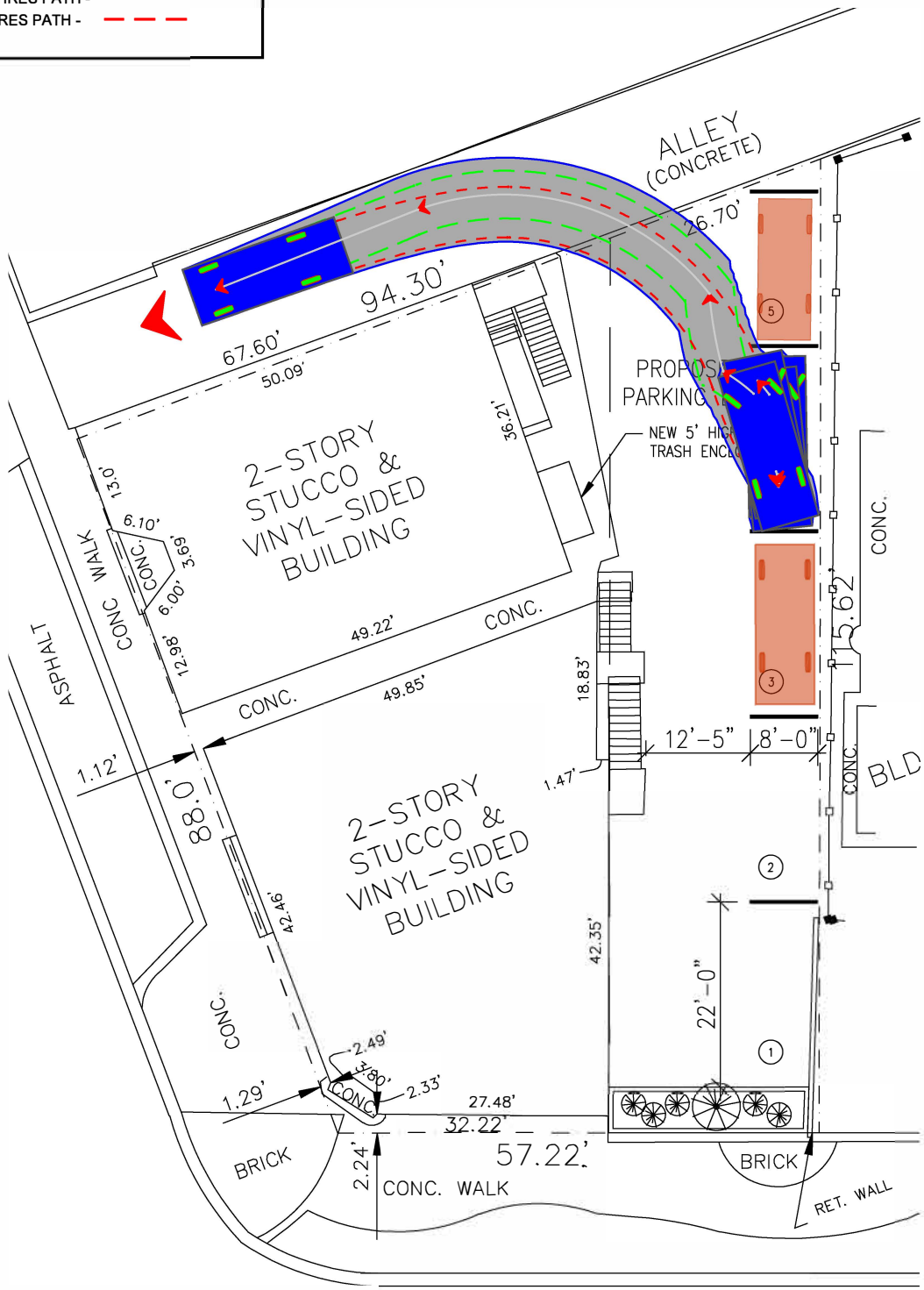


	FEET
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LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE -
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REAR TIRES PATH -

N

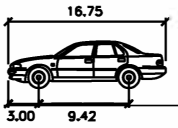
SCALE: 1" = 20'



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

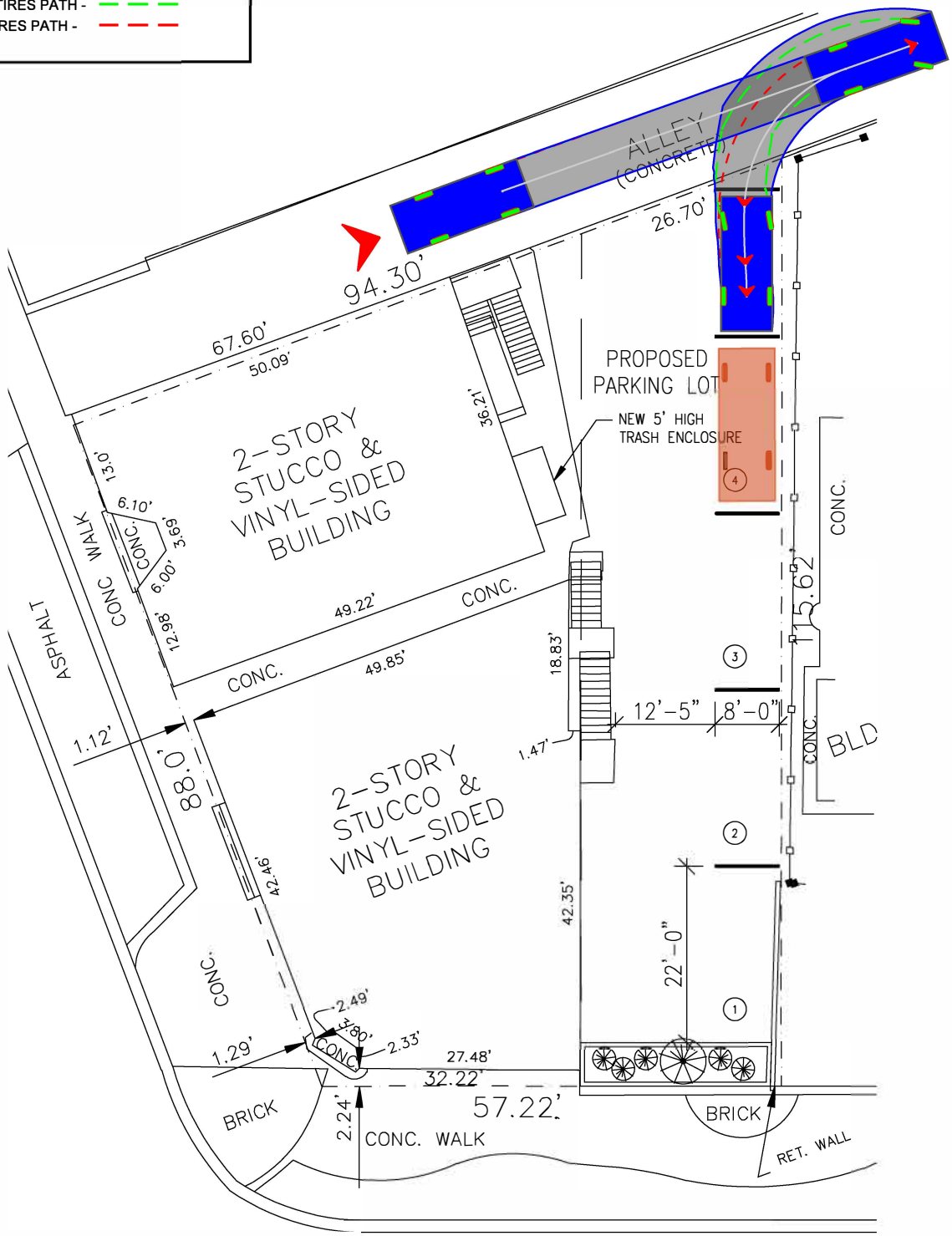


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TRACK	: 6.33
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 26.4

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

N

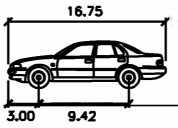
SCALE: 1" = 20'



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.

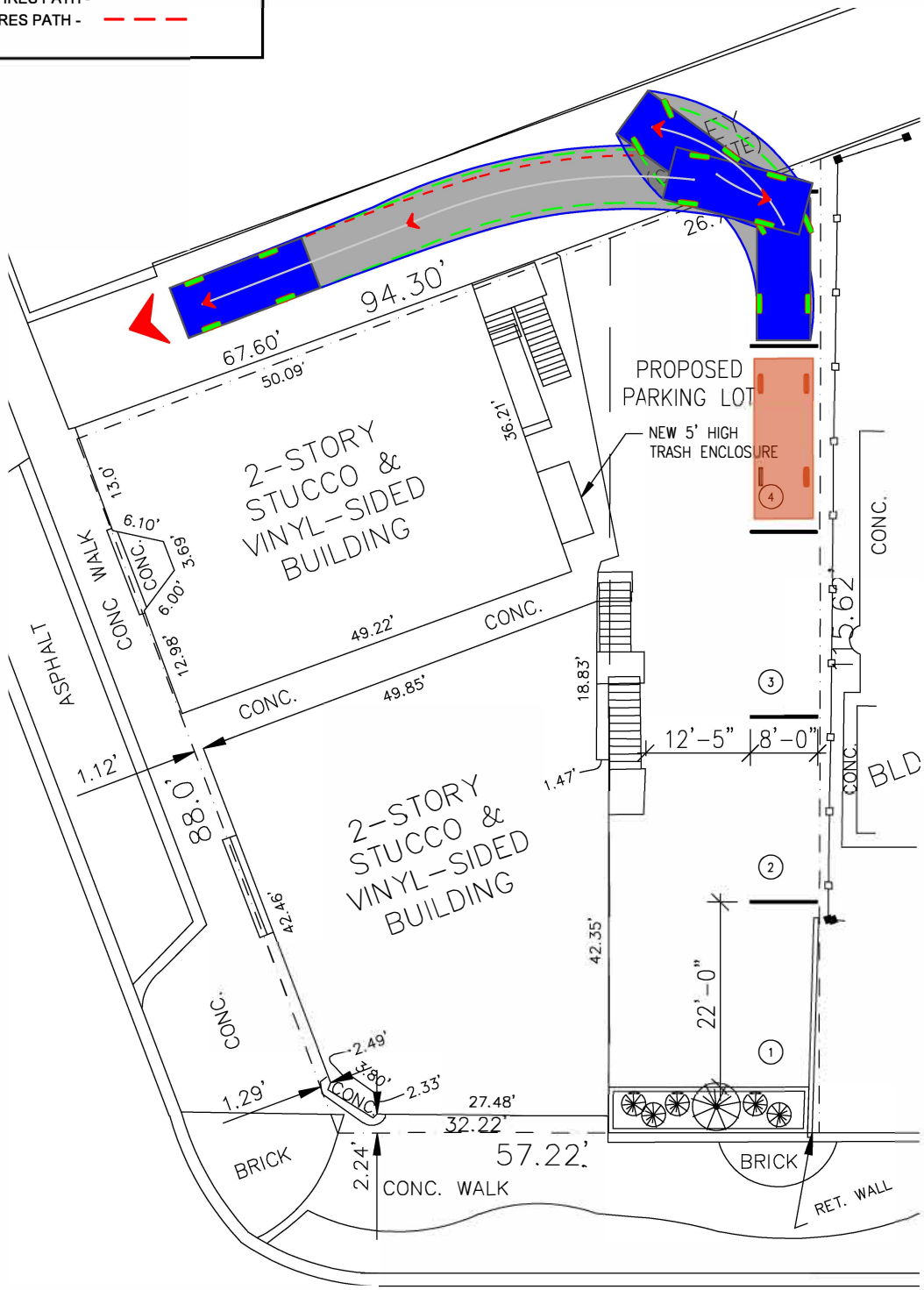
PASSENGER VEHICLE



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

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

SCALE: 1" = 20'



PARKING LOT DEVELOPMENT MORTON GROVE, ILLINOIS	PASSENGER VEHICLE EXIT MANEUVER STALL 5	DRAWN: MD DATE: 05-10-22 PROJECT # 22-152 EXHIBIT: E2	CHECKED: LA REV: KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

MORTON GROVE
Incredibly Close ✦ Amazingly Open

To: Chairperson Kintner and Members of the Plan Commission

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

Date: October 16, 2025

Re: **Plan Commission Case PC 25-11**
Request for approval of a Preliminary Plat of Subdivision to create seven (7) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings, and a Planned Unit Development (PUD) with waivers to Sections 12-2-5, 12-2-6, 12-3-5, and 12-4-2 for lot width, floor area ratio, front yard, impervious lot and rear yard coverage, fencing, and driveway setback, waivers to Section 12-8-4 for lot standards, and waivers to Chapter 12-9 for accessway design, for the property commonly known as 6037 Lincoln Avenue in Morton Grove, Illinois. The applicant is Madina Homes, LLC.

STAFF REPORT

Public Notice

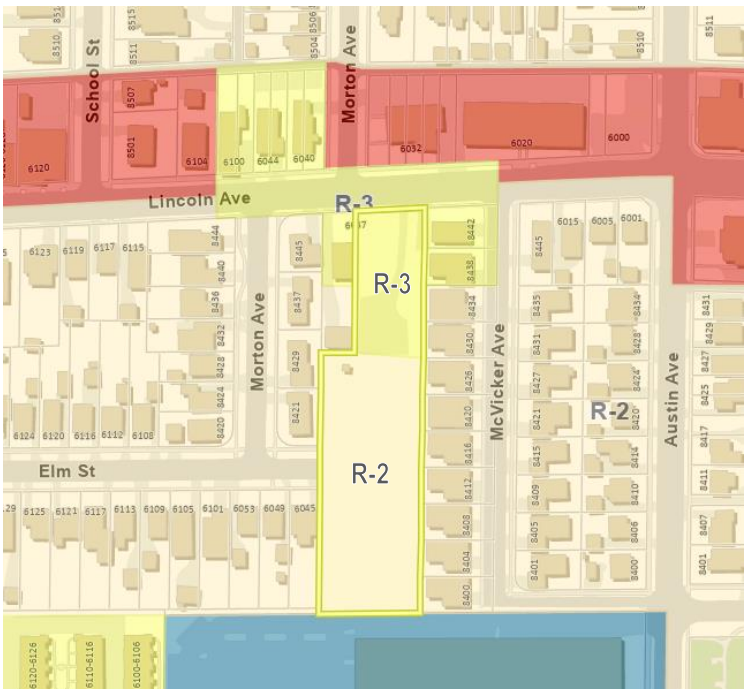
The Village provided Public Notice for the October 21, 2025, Plan Commission public hearing for PC 25-10 in accordance with the Unified Development code. The Morton Grove Champion published a notice on October 2, 2012. The Village mailed letters on October 2, 2025, notifying surrounding property owners, and placed a public notice sign on the subject properties on October 2, 2025.

Application Summary

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. Various waivers are being requested to allow the proposed development as presented.

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.



Subject Property Location Map

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

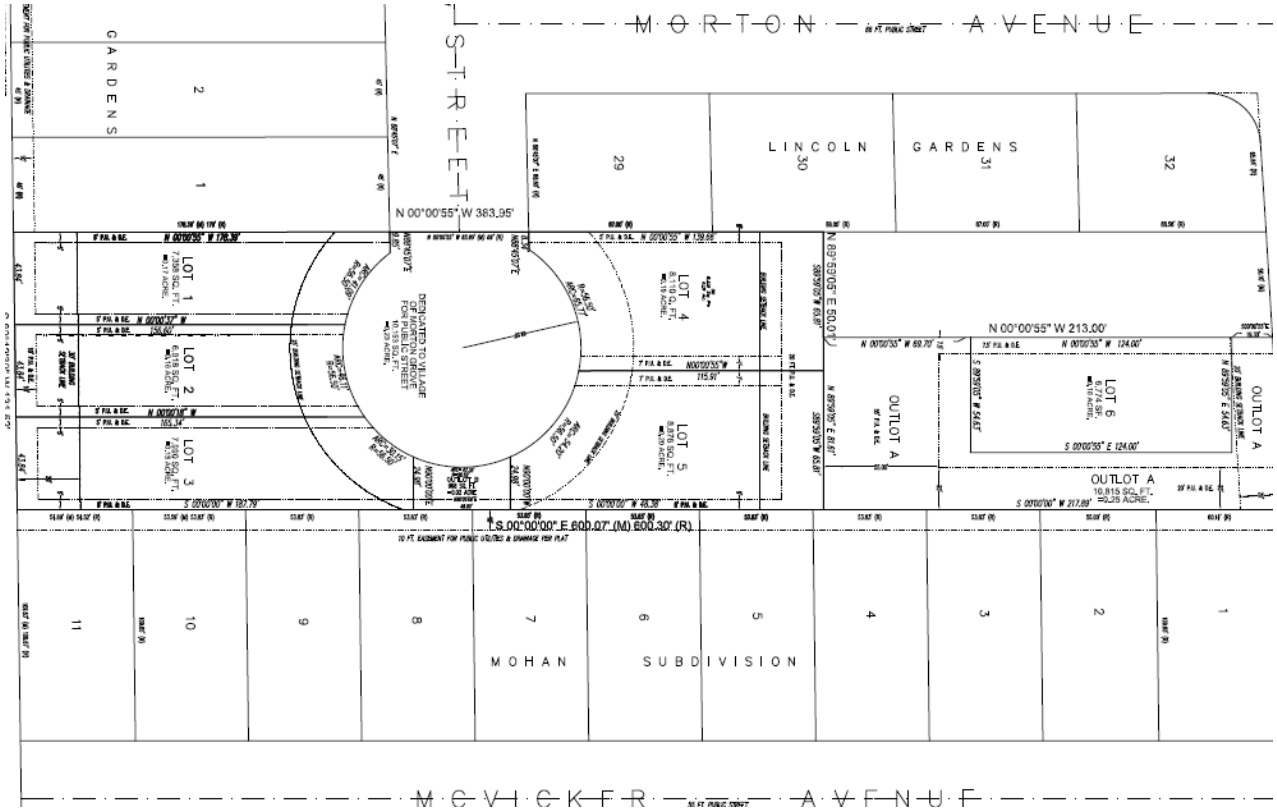
In 2020, a similar development was proposed and entitled under case PC 20-07 (Ord. 20-18). A map amendment was also approved under PC 20-06 that aligned the extent of the R-3 General Residence District boundary with the location of the approved townhome and common area lots. While the approved planned 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.

Preliminary & Final Plat of Subdivision

The Applicant submitted a Preliminary Plat of Subdivision under PC 25-11 entitled "Preliminary Plat of Medina Gardens Subdivision," which proposes to subdivide the subject property into seven lots to allow for the future development of four (4)townhomes and five (5) detached single-family residences. A Final Plat of Subdivision will be submitted to the Village for review and approval following the completion of site improvements. The Final Plat may only be recorded following Board approval by ordinance.



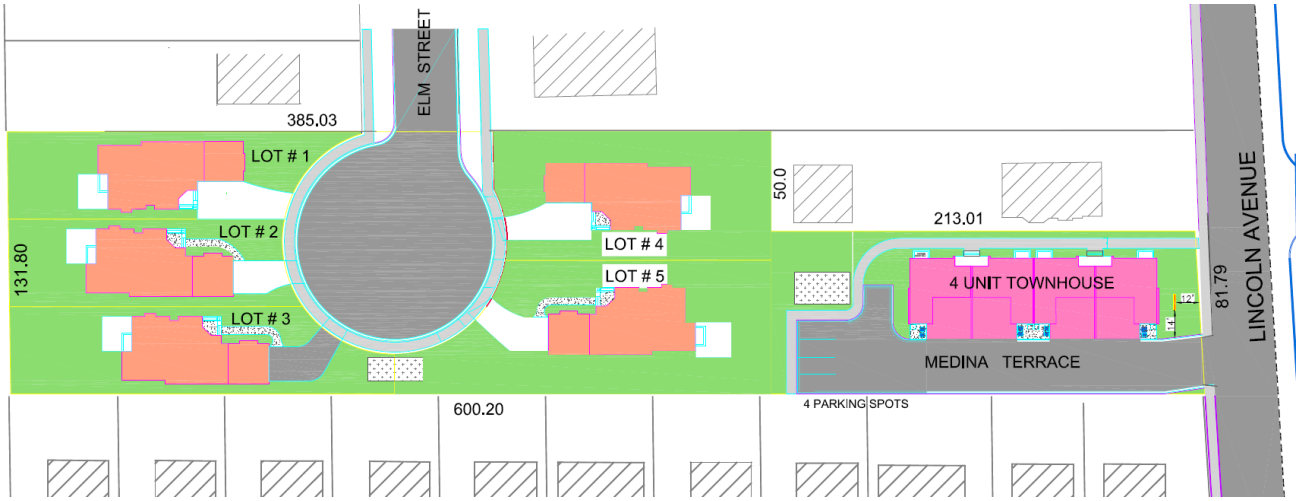
Proposed Preliminary Plat of Subdivision

Site Design

Residential development on Lots 1 through 5 will be accessed from Elm Street, which will be reconfigured to extend to abut all proposed lots and terminate in a cul-de-sac. The townhome development on Lot 6 and Outlot A will be accessed by a private driveway extending from Lincoln Avenue.

The Applicant will be responsible for constructing the four-unit townhome development and its common areas, and all stormwater infrastructure, sitework, and public infrastructure for the entire development. The proposed cul-de-sac, parkway, and sidewalk will be dedicated to the Village after construction, at which time maintenance will become the Village's responsibility. The Applicant intends to sell Lots 1 through 5, which may be improved by the Applicant or by their future buyers. General footprints for the proposed single-family residences are proposed by the Applicant, but final designs will be determined by the future buyers. Unless explicitly approved under the subdivision ordinance or authorized by the Zoning Board of Appeals at a later date, future homes will be required to comply with all applicable development controls of the R-2 district.

The future maintenance and operation of Lots 1 through 5 will be privately governed by a homeowner's association. The four-unit townhome development will be privately controlled by a condominium association. All townhome and single-family owners will be required to participate in a shared stormwater facility easement and maintenance agreement, which guarantees the future maintenance and operation of stormwater facilities serving the entire Medina Gardens Subdivision.



Proposed Site Plan

Dimensional Controls

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

The Applicant is proposing the construction of four townhomes on Lot 6, with the majority of site amenities and accessways provided on Outlot A. For the purposes of zoning review, Lot 6 and Outlot A are considered to be one zoning lot, with the front lot line located along Lincoln Avenue. Front entrances to the townhomes will face west and attached ground-floor garages will face east. Garages will load onto a private driveway measuring approximately 26.5 feet in width. The following table provides

an overview of the proposed townhome development against applicable dimensional controls for Lots 6 and Outlot A within the R-3 district:

R-3 District Dimensional Controls	Requirement	Proposed	Compliance
Density/Minimum Lot Area (12-4-2:D)	Max. 16 units per acre as Permitted Use (Min. 2,723 sq. ft. per d.u.)	9.9 units per acre (4,397 sq. ft. per d.u.)	*Compliant*
Front Setback (12-4-2:D)	Min. 25 ft.	20 ft.	***Waiver of 5 ft. requested to permit a front setback of 20 ft.***
Side Setback (12-4-2:D)	Min. 5 ft.	26.5 ft (east) 13.6 ft (west)	*Compliant*
Rear Setback (12-4-2:D)	Min. 30 ft.	69.8 ft.	*Compliant*
Floor Area Ratio (FAR) (12-4-2:D)	Max. 0.6	0.652	***Waiver of 0.052 requested to permit a FAR of 0.652***
Total Lot Impervious Coverage (12-4-2:D)	Max. 65%	73.73%	***Waiver of 8.73% requested to permit 73.73% lot coverage***
Rear Yard Impervious Coverage (12-4-2:D)	Max. 50%	51.84%	***Waiver of 1.84% requested to permit 51.84% rear yard coverage***
Building Height (12-4-2:D)	Max. 35 ft.	30 ft.	*Compliant*

Townhome Unit Size and FAR
Several waivers are requested to the dimensional controls for development in the R-3 District, including front setback, floor area ratio, and impervious coverage. The development on Lot 6 and Outlot A is well below the maximum permitted unit density, however, the total floor area ratio of the units is slightly larger than the maximum FAR permitted. ***The Applicant is expected to discuss and provide support for the request for additional floor area at the public hearing.***

Front Setback
The Applicant is requesting a waiver of 5 feet to the front setback along Lincoln Avenue to allow a front yard of 20 feet. The proposed setback is consistent with the front setback of the property to the east at 8442 McVicker, but is less than other setbacks located along the block face. Staff notes that in the general vicinity along Lincoln Avenue, front setbacks vary widely, with several developments featuring front yards significantly less than 20 feet. The wide variation in front setback is due to the mix of development types characteristic of the C/R Commercial District, which spans most of the length of Lincoln Avenue in Morton Grove.

Coverage
The Applicant is seeking waivers to total lot impervious coverage and rear yard impervious coverage for the townhome development. Staff notes that while the waiver of 8.73% to total lot impervious coverage is significant, the development will include underground detention serving the entire subdivision. Staff also notes that the last significant townhome development approved by the Village granted a waiver to allow up to 80% impervious lot coverage. The Medina Gardens townhome development proposes 73.73% impervious lot coverage.

Building 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

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 7 and Outlot A to provide safe and appropriate exterior lighting for outdoor areas. The luminaires are of a modern design fitting with the overall townhome development style.

After reviewing the proposed building elevations, renderings, and materials board, the Appearance Commission voted unanimously (6-0) to approve an Appearance Certificate for the building and site design of the proposed townhome development.

Traffic and Parking Impact

Per Section 12-8-2:B.2.k, a traffic impact study must be submitted as a supporting document to a preliminary plat of subdivision. As such, the Applicant submitted a traffic impact study prepared by Kimley-Horn and Associates, Inc. for review by the Traffic Safety Commission, Plan Commission, and Staff. The Traffic Safety Commission and Village Engineer forwarded comments to the Plan Commission after their review of the development and the supporting documents. A recommended condition of Subdivision approval is compliance with all recommendations and comments issued by the Traffic Safety Commission and Village Engineer in the plan review comment forms dated October 14, 2025, and October 16, 2025, respectively.

Parking

The Section 12-7-3:I requires detached single-family dwellings to provide a minimum of two off-street parking spaces per dwelling unit. Two parking spaces are proposed within each single-family residence's attached garage, for a total of 12 enclosed off-street parking spaces. Guest parking is not a requirement for single-family detached development.

Per Section 12-7-3:I, for attached single-family dwellings, a minimum of two off-street parking spaces must be provided per dwelling unit. Two parking spaces are proposed within each unit's ground-floor garage, for a total of eight enclosed off-street parking spaces. Because the development does not include ten or more units, it is exempt from the guest parking requirement established in Section 12-7-3:I. However, to address with potential concerns regarding guest parking demand, the Applicant is proposing four additional open accessory parking spaces located at the end of the access drive.

A vehicle turn-around is provided to facilitate turn-around maneuvers for the guest parking spaces and for other vehicles visiting the site. Because the four guest parking spaces are located on private property, they will be available for use by the condominium owners only. Per the Fire Department, parking should not be allowed along the access drive serving the development, as parked cars in this location could block emergency vehicle access. As such, staff recommends that parking along the townhome development access drive is prohibited as a condition of subdivision approval.

Per the traffic impact study, the overall Medina Gardens development provides a total of 27 parking spaces, or 3.0 parking spaces per dwelling unit. The ITE Parking Generation manual establishes an average peak parking demand of 1.83 spaces per dwelling unit for single-family homes.

Townhome Access Drive

The four-unit townhome development will be served by a private access drive and the five-unit single-family development will be served by an extension of Elm Street, which will terminate in a cul-de-sac. The townhome access drive will be a private drive and the townhome units will receive new Lincoln Avenue addresses.

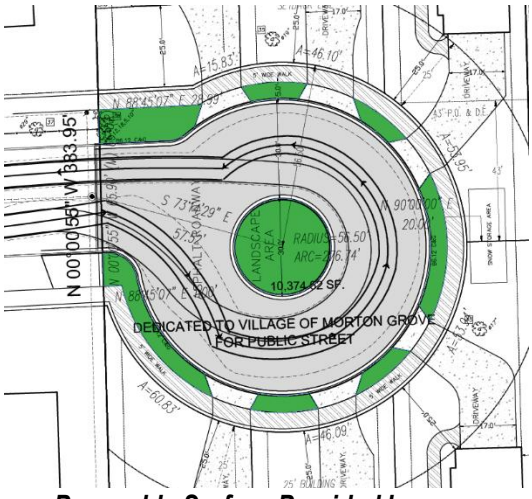
The previously approved PUD ordinance for the development included the removal of on-street parking on the south side of Lincoln Avenue between Morton Avenue and McVicker Avenue to assist with sight distances when exiting from the townhome development driveway. Staff recommend the same parking restriction on Lincoln Avenue be implemented for PC 25-11. The Public Works Department would be responsible for executing the recommended parking restrictions along Lincoln Avenue.



On-Street Parking Area Recommended for Removal (Orange)

Elm Street Cul-de-sac

In reviewing a previous application for the subject property as part of PC 20-07, Staff including representatives from Engineering, the Fire Department, and Community and Economic Development agreed that a 100-foot cul-de-sac typically required by Code is not an effective use of impervious surface area. As such, staff agreed with the applicant's proposal to include a five-foot sidewalk and reduce the cul-de-sac width to provide an abutting five-foot parkway between the sidewalk and curb, and installing a landscape island at the cul-de-sac's center. The proposed design included in this application (PC 25-11) will increase permeable area, improve stormwater drainage, and provide a safer public sidewalk. *Signage is proposed to be installed to direct traffic in a one-way counter-clockwise movement around the landscape island. On-street parking will not be allowed within the cul-de-sac.*



Permeable Surface Provided by Cul-de-sac Design

The final dimensions of the proposed landscape island will need to be determined in the final design engineering phase. The Applicant will work with the Village Engineer and Fire Department to ensure the final design can accommodate the turning movements of all emergency, refuse pick-up, snow-removal, and street maintenance vehicles. ***The Subdivision Ordinance will authorize waivers to Chapter 12-9 to allow the revised cul-de-sac design concept, with exact dimensions subject to the final review and approval by the Village Engineer.***

Landscape Design

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. The cul-de-sac landscape buffer is considered to be a requirement of the overall development and its approval means it may be installed under the sitework permit issued prior to single-family lot development.

The townhome development site requires a waiver of one (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.

Single-family Landscape Plans

The landscape plans for the single-family dwellings will be finalized by future buyers, the Appearance Commission did not approve a landscape plan for single-family lot development. The future buyers of Lots 1 through 5 will be required to present a conforming landscape plan to the Appearance Commission for approval prior to building permit issuance.

Tree Preservation

The Applicant submitted a tree preservation and removal plan for the overall development site. The plan indicates that, in total,17 existing trees are to be preserved 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 Code requirements for tree preservation, however the previous owners actions violated the previous Planned Unit Development ordinance which included the following conditions regarding tree preservation:

1. *Prior to the removal of any tree on the property included in the tree survey, the Village shall work with the Applicant to mark each tree authorized for removal prior to its removal. All tree markings must be made prior to issuance of a sitework permit.*
2. *Deciduous trees designated for preservation which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three inches (3") in caliper to each one inch (1") of removed tree. Coniferous trees designated for preservation which are removed, destroyed, or severely damaged, other than by natural forces or events, shall be replaced with a new tree at a rate of three (3) vertical feet for each one foot of removed tree. All fractions of an inch shall be rounded up.*

   In the event that no appropriate planting location for a replacement tree can be identified on the property, the Village Administrator may approve alternative planting locations on private or public property, with preference given to locations closest in proximity to the development. Species of replacement trees shall be submitted to the Department of Public Works for review and approval.

The previously approved development did not move forward, however the expectation was that the previous owner/applicant would compensate the community for the extensive loss of trees at the property that occurred during the entitlement process. While the property is under new ownership, the need to replace trees previously designated for preservation remains. The tree survey included in the 2020 application (PC 20-07) identified 35 trees that would have been considered protected trees per the Village's recently approved tree preservation ordinance, with 21 of those trees identified to remain.

A total of 17 trees are included in the current PUD application (PC 25-11) and of those trees, 11 are defined as protected trees per the Village's recently approved tree preservation ordinance.

In comparing the two tree surveys, which were completed approximately 5 years and 4 months apart, the property lost 24 trees that would be considered protected under current code. Of the 24 protected trees lost, 10 such trees were initially identified as to be preserved and protected during construction of the proposed subdivision and townhome development.

While Staff acknowledges that the tree preservation ordinance was not in effect at the time that the previous PUD (PC 20-07) was approved, the previous owner removed 10 trees identified for preservation in the PUD ordinance. ***As a condition of approval, Staff recommends that the Applicant be required to install 10 replacement trees. If acceptable tree planting locations cannot be identified on the subject property, Staff recommends requiring that such replacement trees be planted on public property in nearby areas.***

Stormwater and Utilities

The entire seven-lot subdivision will be served by an underground storm detention system with a storage capacity of approximately 30,000 cubic feet, including depressional storage volume. Storm sewers will run along the side lot lines of Lots 1 through 5, through drainage easements, and carry stormwater to the proposed underground vault, which will be located on Lots 4 through 5 and Outlot A. It is Staff's understanding that the system would be operated and maintained under a shared stormwater facility easement and maintenance agreement as was the case with the previously approved development. ***The Applicant should speak to the ownership and maintenance of proposed stormwater facilities.***

Snow Removal

The Applicant is proposing two locations for snow storage. A proposed area for snow storage serving the townhome development is located to the west of the guest parking area, and an area for storage serving the cul-de-sac is provided due east of the easternmost edge of public sidewalk. As the cul-de-sac will be dedicated as public right-of-way following construction, the Village will be responsible for snow removal services in this area. However, the condominium association will be responsible for removing snow within the access drive, guest parking area, and turn-around area serving the townhome development. The Traffic Safety Commission raised concerns regarding the ability to locate snow in the proposed areas without damaging curb and landscaping. ***The provision of a snow removal plan, subject to review and approval by the Village Engineer, has been included as a condition of approval.***

Commission Review

Appearance Commission

On October 7, 2025, the Appearance Commission reviewed Case PC 25-11. At the conclusion of the discussion, the Appearance Commission recommended approval (6-0) of the application with recommended conditions. The Staff Report to the Appearance Commission has been included as "**Attachment A**."

Traffic Safety Commission

On October 2, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-11 and the Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (7-0) to recommend approval of the application with comments (see "**Attachment B**").

Departmental Review

The proposed project was reviewed by several department representatives with the Fire Department and Department of Public Works providing comments (see "**Attachment C**").

- **Building Department:** In review of the proposed project, the Building Department noted that at this stage, "*the concern would be maintenance of all proposed fences.*"
- **Fire Department:** No comments at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued several comments dated October 16, 2025 included in Attachment C.

Standards for Review

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

> 12-16-4:D.3. Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:
>
> 1. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village.
> 2. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets within the Village.
> 3. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the Village.
> 4. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.
> 5. Section 12-16-4:C.5 of the Unified Development Code establishes Standards for Special Uses, which are intended to be used for evaluating Special Use Permit requests. The Standards are as follows:
>
> 12-16-4:C.5. Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:
>
> 1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
> 2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
> 3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
> 4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
> 5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
> 6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
> 7. Conformance to Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.
>
> The Applicant should be prepared to discuss how the project meets the above standards at the Plan Commission public hearing.

Recommendation

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

Motion to recommend approval of a Preliminary Plat of Subdivision to create seven (7) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings, with waivers to Sections 12-2-5, 12-2-6, and 12-4-2 for lot width, floor area ratio, front yard, impervious lot and rear yard coverage, and driveway setback, waivers to Section 12-8-4 for lot standards, and waivers to Chapter 12-9 for accessway design, for the property commonly known as 6037 Lincoln Avenue (10-20-122-076-0000), subject to the following conditions:

1. *Prior to filing any Building Permit Application, the Applicant shall submit a final landscaping plan and tree preservation plan that includes 10 replacement trees subject to review and approval by the Village Administrator. In the event that no appropriate planting location for required replacement trees can be identified on the property, the Village Administrator may approve alternative planting locations on private or public property, with preference given to locations closest in proximity to the development. Species of replacement trees shall be submitted to the Department of Public Works for review and approval.*
2. *Prior to filing any Building Permit Application for the development of Lots 1 through 5, final elevations, materials, and a landscape plan shall be submitted for review and approval by the Appearance Commission.*
3. *The site and buildings shall be developed and operated consistent with the plans and supporting documents in the application, amended, as necessary, to comply with conditions from the Traffic Safety Commission, Plan Commission and/or Village staff, identified in this report and/or presented at the Plan Commission public hearing.*
4. *Prior to filing any Building Permit Application, the Applicant shall submit final engineering plans in accordance with Village requirements and standards, for review and approval by the Village Engineer, and shall comply with all recommendations provided by the Village Engineer in the plan review comment form dated October 16, 2025.*
5. *Within one year after receiving the approval of the preliminary plat by the Village Board of Trustees, or any such extension of time, the Applicant shall submit a final plat substantially conforming to the approved preliminary plat, together with the supporting documentation.*
6. *The subdivision shall be recorded in accordance with all materials submitted with the subdivision application and in accordance with the requirements of Title 12, Chapter 8.*
7. *Prior to filing any Building Permit Application, the Applicant shall submit a revised landscape plan for Lot 5, 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.*
8. *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 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 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.*
9. *Parking shall be prohibited within the Elm Street cul-de-sac and access drive serving the townhome development and "No Parking" signs and "One Way" signs shall be installed subject to review and approval by the Village Engineer.*
10. *Prior to filing any Building Permit Application, the Applicant shall submit a snow removal/storage plan, for review and approval by the Village Engineer.*
11. *[Any other condition(s) deemed appropriate by the Plan Commission]*

Attachments

- **Attachment A** – Staff Report to the Appearance Commission for PC 25-11, prepared by Brandon Nolin, AICP, Community Development Administrator, dated September 30, 2025
- **Attachment B** – Plan Review Comment Form for PC 25-11, prepared by Amit Shah, Traffic Safety Commission Chair dated October 14, 2025
- **Attachment C** – Plan Review Comment Forms for PC 25-11, prepared Chris Tomich, Village Engineer dated October 16, 2025
- **Attachment D** – Final Plans and Supporting Documents for PC 25-11

Attachment A
Staff Report to the Appearance Commission for PC 25-11
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated September 30, 2025

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

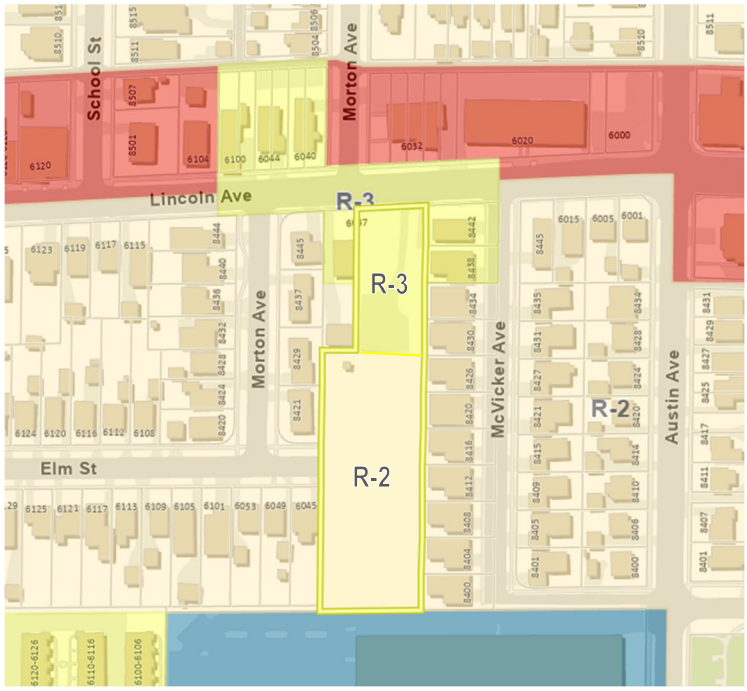
From: **Brandon Nolin, AICP, Community Development Administrator**

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

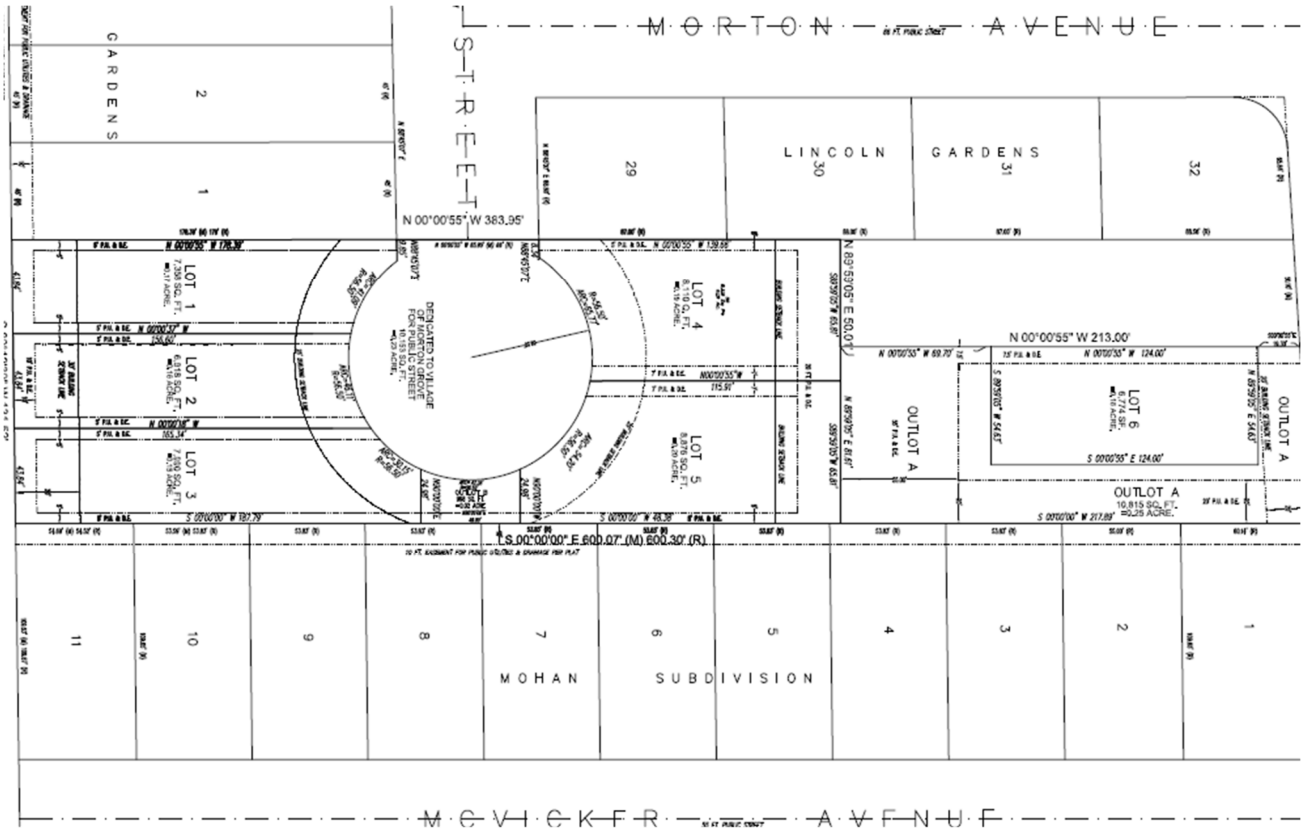
The applicant is proposing the subdivision of the subject property into seven (7) lots with proposed uses as follows:

- **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

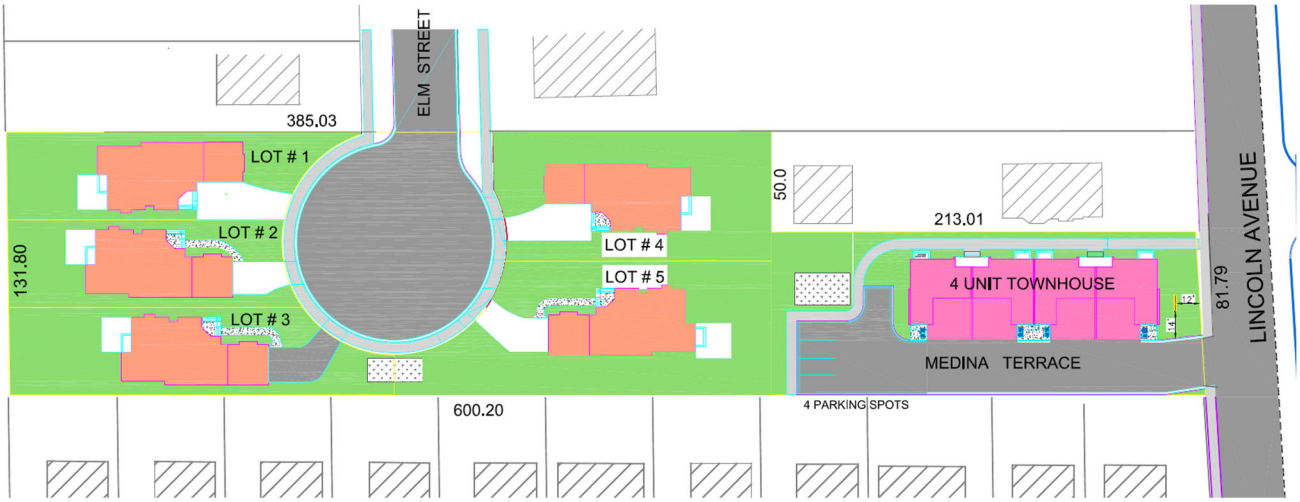
The applicant is requesting the following waivers from the dimensional requirements of the Unified Development Code to permit the development as presented:

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

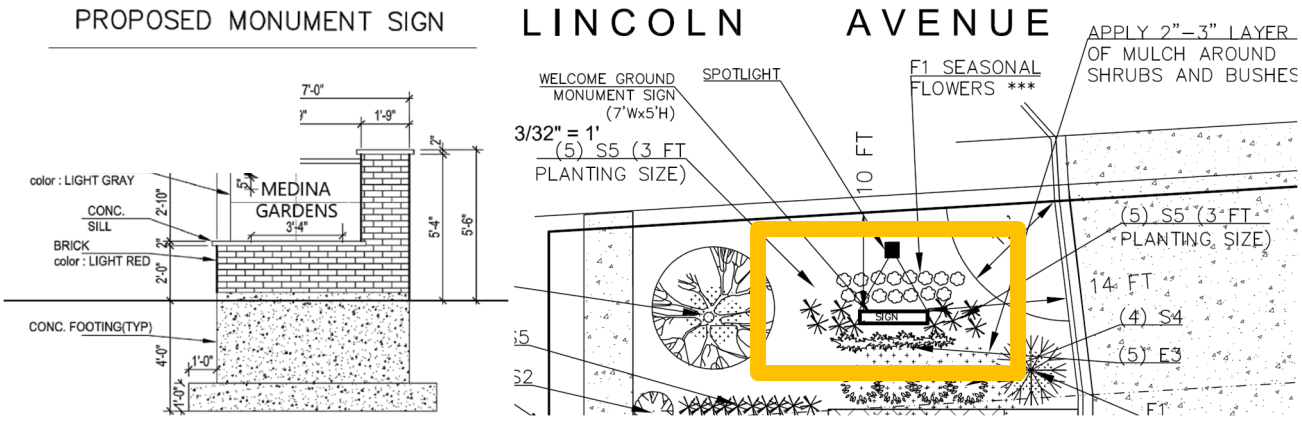


Townhome Development Materials Palette

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.*

Attachment B
Plan Review Comment Form for PC 25-11,
Prepared by Amit Shah, Traffic Safety Commission Chair
Dated October 14, 2025

REVIEWING: **BUILDING** **FIRE** POLICE **PUBLIC WORKS/ENGINEERING** **TSC**

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 09/08/2025

CASE NUMBER: PC 25-11

APPLICATION: Request for approval of a Preliminary Plat of Subdivision to create seven (7) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings, and a Planned Unit Development (PUD) with waivers to Sections 12-2-5, 12-2-6, 12-3-5, and 12-4-2 for lot width, floor area ratio, front yard, impervious lot and rear yard coverage, fencing, and driveway setback, waivers to Section 12-8-4 for lot standards, and waivers to Chapter 12-9 for accessway design, for the property commonly known as 6037 Lincoln Avenue in Morton Grove, Illinois.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, Sept. 26, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

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1. There should be no on-street parking allowed in the cul-de-sac with signage provided.
2. Signage should be placed to indicate the development's private road.
3. Appropriate design vehicle turning templates should be provided.
4. A snow removal plan should be provided.

These comments accurately represent existing Village regulations or policies.

Name (please print): Amit Shah

Signed: Amit Shah

Date: 12/14/2025

Attachment C
Plan Review Comment Forms for PC 25-11
Prepared by Chris Tomich, Village Engineer
Dated October 16, 2025

REVIEWING: **BUILDING** **FIRE** POLICE **PUBLIC WORKS/ENGINEERING** **TSC**

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 07/07/2025

CASE NUMBER: PC 25-11

APPLICATION: Request for approval of a Preliminary Plat of Subdivision to create seven (7) new lots of record for the development of four (4) attached single-family dwellings and five (5) detached single-family dwellings, and a Planned Unit Development (PUD) with waivers to Sections 12-2-5, 12-2-6, 12-3-5, and 12-4-2 for lot width, floor area ratio, front yard, impervious lot and rear yard coverage, fencing, and driveway setback, waivers to Section 12-8-4 for lot standards, and waivers to Chapter 12-9 for accessway design, for the property commonly known as 6037 Lincoln Avenue in Morton Grove, Illinois.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Tuesday, July 29, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

Plans

1. The submittal does not include a stormwater management report. This is a constrained site and the suitability of the stormwater management system could affect the viability of the layout of the site.

2. The Village must own the water main and sanitary sewer. The Village has customarily assigned maintenance and operation of the water main and sanitary sewers located on private property to the development. It is recommended that all water main and sanitary sewer installed on private property be maintained and operated by the homeowner's association for this development.

3. The utility corridors in the portion of the site south of the multi-family development are narrower than would be preferred. The water main would be installed 10 feet from the building foundation at Lot 5 and roughly 5 feet from a storm sewer. The proposed 12-inch storm sewer is to be installed roughly 2 feet from a building foundation within a 5-foot public utility easement on Lot 1 and Lot 3. Leakage adjacent to the building foundation may cause water intrusion for the building on Lot 1 and Lot 3. A 24-inch diameter storm sewer is proposed to be installed roughly 4 feet from a building foundation within a 10-foot public utility easement. These pipes can be constructed, but some cannot be maintained with excavating equipment in the future when point repairs are needed. Replacement with trenchless techniques would be required. It must be acknowledged that the need for storm sewer maintenance can be expected to be infrequent. This is not a practical design because of the difficulty of maintenance and the vulnerability of the building foundations.

4. Increased physical separation between utilities and between a water main and building foundation is recommended. Future maintenance of water main as proposed will be difficult and more expensive than an unconstrained site.

5. The plans propose to dedicate right-of-way of the cul-de-sac to the Village. It may be more practical for the improvements within the existing private property to remain private property. If so, the Village should have an ingress/egress easement for the purpose of circulating Village vehicles through the cul-de-sac when providing Village services on the adjacent public right-of-way and the same for the general public.

6. The cul-de-sac design does match the grading or pavement width of other cul-de-sacs within the Village. The proposed grading may provide superior stormwater management while still accommodating traffic needs. The 23-foot width of the cul-de-sac pavement is less than the minimum pavement width required by the Municipal Code. The minimum width from back of curb to back of curb is 33 feet and allows parking on one side. The cul-de-sac will need to operate with a one-way circulation. On-street parking should be prohibited. Prohibited parking would need to be a condition of the subdivision approval if the cul-de-sac is to remain private property. The Village would prohibit on-street parking if the cul-de-sac is to be dedicated to the Village. The concept of this layout needs more refinement of the concept to determine if this design has substantive benefits.

7. The proposed site access from Lincoln Avenue is shown to be slightly skewed to the west. The applicant should clarify if there are any concerns regarding this geometric feature or recommendations for additional traffic control. A center line pavement marking on the private road at the access point might be recommended to reinforce alignment for a left-turning vehicle from westbound Lincoln Avenue to discourage encroachment into the northbound exit lane due to the access's skew.

8. The proposed storm sewer is to be installed roughly 2.5 feet from a building face within a 5-foot public utility easement on Lot 3. This sewer can be constructed, but cannot be maintained with excavating equipment in the future when point repairs are needed. Replacement with trenchless techniques would be required. Leakage adjacent to the building foundation may cause water intrusion for the building on Lot 3. For these two reasons, this is not a practical design. Maintenance costs would be high, but infrequent.

9. Permits will be required from the Illinois Environmental Protection Agency and Metropolitan Water Reclamation District of Greater Chicago for the utilities to be installed. It remains the developer's responsibility to identify any and all permits required to construct these improvements.

Traffic Study

10. The Traffic Study does not include or evaluate design vehicle turning templates for either portion of the development but should have. The applicant should provide information which confirms safe property access and circulation paths for design vehicles including fire vehicles, moving vans, and garbage trucks.

11. Existing Conditions; Traffic Count Data: The Traffic Study notes the weekday turning movement count data was referenced from Medina Gardens Impact Study previously prepared on May 11, 2020, by Gewalt Hamilton Associates, Inc (GHA). This was during the COVID-19 pandemic, and it would be reasonable to assume traffic counts were lower than usual due to work from home policies implemented at the time. It also states turning movement count data was collected in August 2017. A conservative two percent was used to estimate traffic growth in the eight years after the data collection, whereas Chicago Metropolitan Agency for Planning (CMAP) recommends 0.54 percent. Besides normal traffic growth, staff notes the nearby area has added or is in the process of adding significant developments which would likely affect area traffic growth beyond the normal growth rate.

12. Traffic Study: The Traffic Study does not evaluate on-street parking on Lincoln Avenue by the development's proposed private road access. The applicant should clarify whether adequate access site distances will be provided and whether any changes are recommended to on-street parking or adjacent landscaping to safely accommodate site access. An ordinance to change any regulated parking limits described in the Village Code might need to be included with an application approval.

13. Parking restrictions should be considered for the guest parking spaces near the townhouses to prevent long term vehicle storage by any resident which could result in guest parking encroaching on nearby neighborhood streets.

14. The dimensions of the proposed off-street parking spaces at the end of the cul-de-sac should be added to verify it meets dimensional requirements.

15. Snow removal procedures should be clarified by the applicant. Regarding the Townhomes Area, snow must not be pushed onto Lincoln Avenue. It should be clarified how snow will be placed safely within the southwest corner of the townhome area behind the sidewalk. Regarding the Cul-de-sac Area, staff is concerned that there will not be adequate areas to store accumulating snowfalls within the cul-de-sac due to narrow parkways with closely spaced driveway aprons. Also, it is more challenging and time consuming for crews to direct the snow into the center landscaped circle of the cul-de-sac. This is another reason it may be less desirable to have the cul-de-sac dedicated to the Village.

16. Conclusion: The Traffic Study recommends consideration of a stop sign at the north-leg of the existing intersection of Morton

Avenue at Elm Street. This is an isolated, low-volume T-intersection. The normal right-of-way rule is likely to continue to control traffic safety as it has for decades. The Village can take action at any time to install a stop sign if conditions warrant. This should not be a condition of the subdivision approval.

17. Conclusion: Village staff agrees with the Traffic Study's statement "As the site design progresses, care should be taken with landscaping, signage, and monumentation at the private street access with Lincoln Avenue to ensure that adequate horizontal sight distance is maintained."

18. Some site renderings show the proposed Elm Street cul-de-sac extension as off-set from the existing on Elm Street center line while others show it aligned. The applicant should clarify the intended alignment of the Elm Street cul-de-sac.

These comments accurately represent existing Village regulations or

policies. Name (please print): Chris R. Tomich, Village Engineer

Signed: 

Date: 10/16/2025

Attachment D
Final Plans and Supporting Documents for PC 25-11

1. *Planned Unit Development Application, submitted by Madina Gardens, LLC, received September 8, 2025*
2. *Legal Description, submitted by Madina Gardens, LLC, received September 8, 2025*
3. *Preliminary Plat of Subdivision, prepared by A.P. Surveying Company, P.C., dated July 12, 2020*
4. *Site Improvement Plans, prepared by Bono Consulting Inc., dated July 7, 2025*
5. *Landscape Plan, prepared by BK Architect Co., dated January 7, 2025*
6. *Architectural Drawings, Elevations, and Renderings, prepared by BK Architect Co., received September 8, 2025*

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: _____ Date Application Filed: _____

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: _____

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.

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:

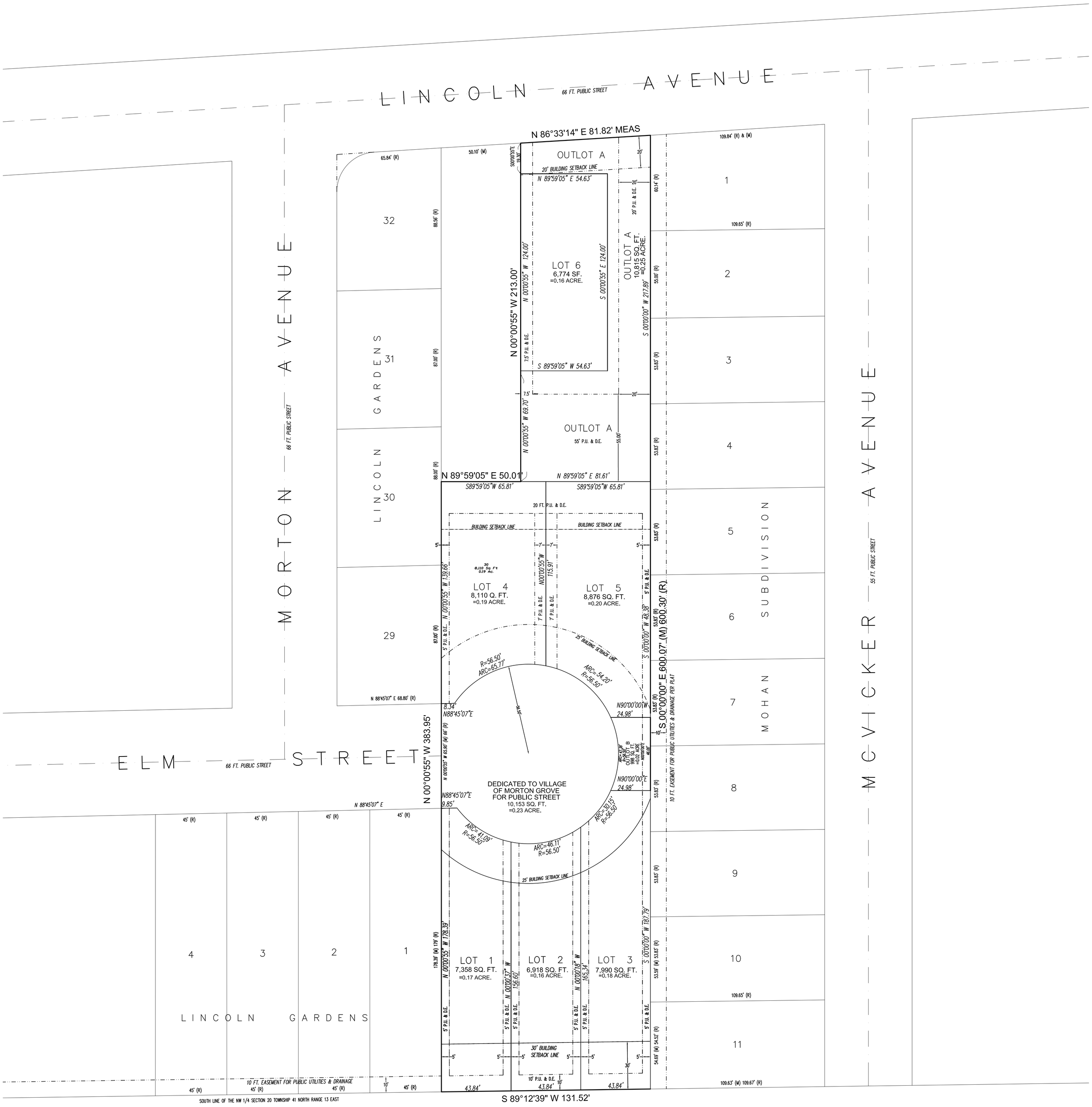
1.) BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LINCOLN AVENUE AND THE WEST LINE OF LOT 4; THENCE SOUTH ON THE WEST LINE 210 FEET; THENCE EAST 50 FEET ON A LINE PERPENDICULAR TO THE WEST LINE; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 4 TO THE SOUTHERLY LINE OF LINCOLN AVENUE;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

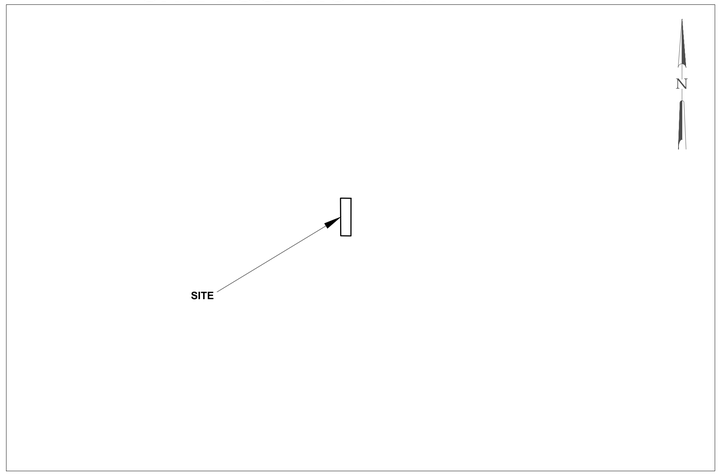
BENCHMARK INFO
SITE BENCHMARK IS LOCATED ON EAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF LANDWEHR ROAD AND DORIANN DRIVE. ELEVATION = 684.21 (NAVD 88)

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.

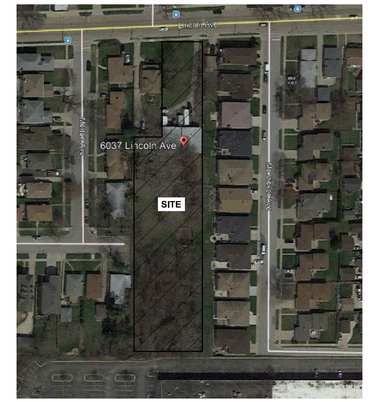
DETENTION/VOLUME CONTROL FACILITY: DETENTION IS PER VILLAGE OF MORTON GROVE REQUIREMENT AND VOLUME CONTROL (AREA>0.5AC.) IS PER MWRD REQUIREMENTS.

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

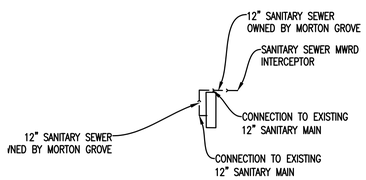
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event 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.

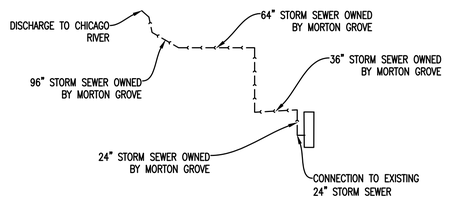
Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

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:				

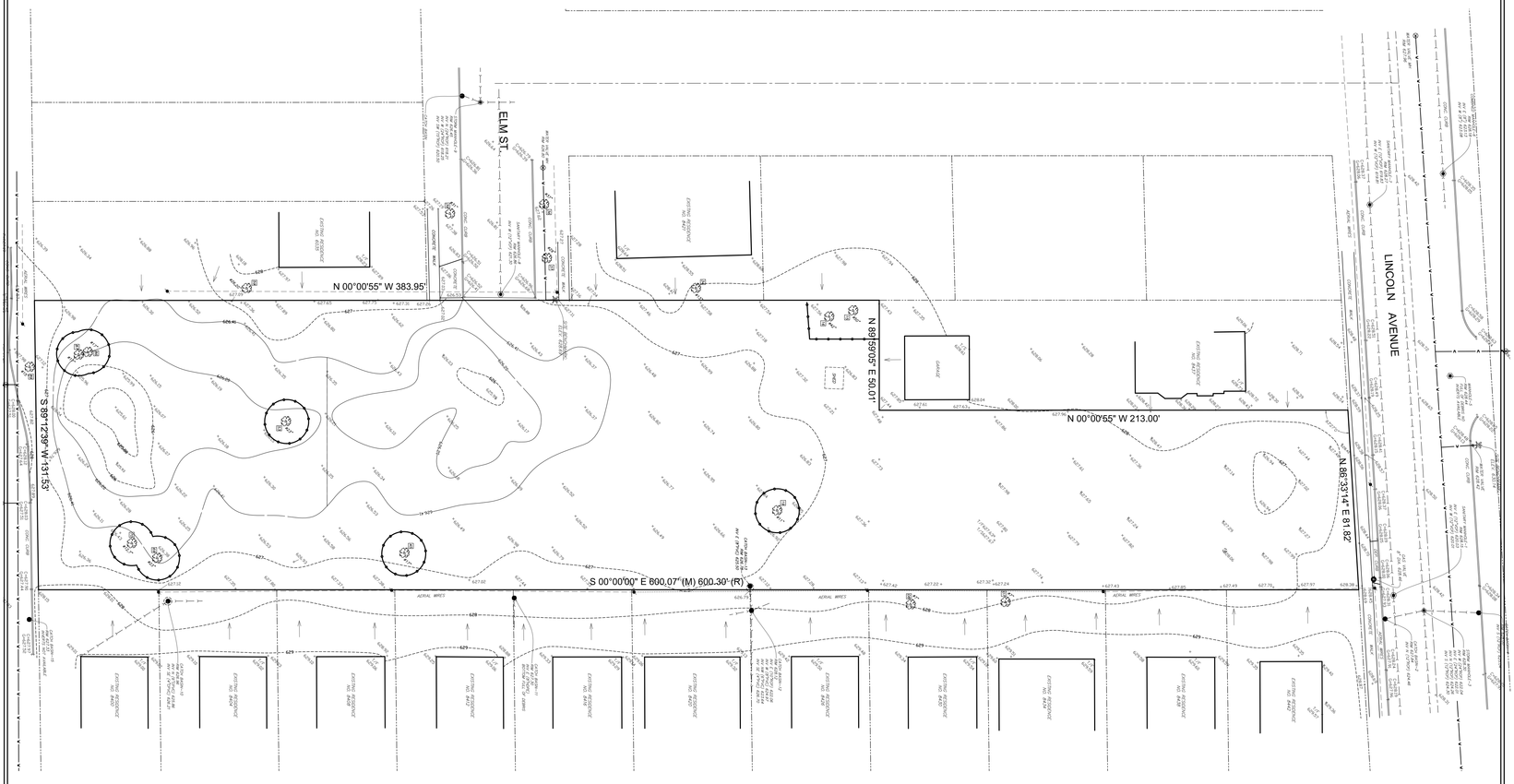
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
boono@bonoconsulting.com

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

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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

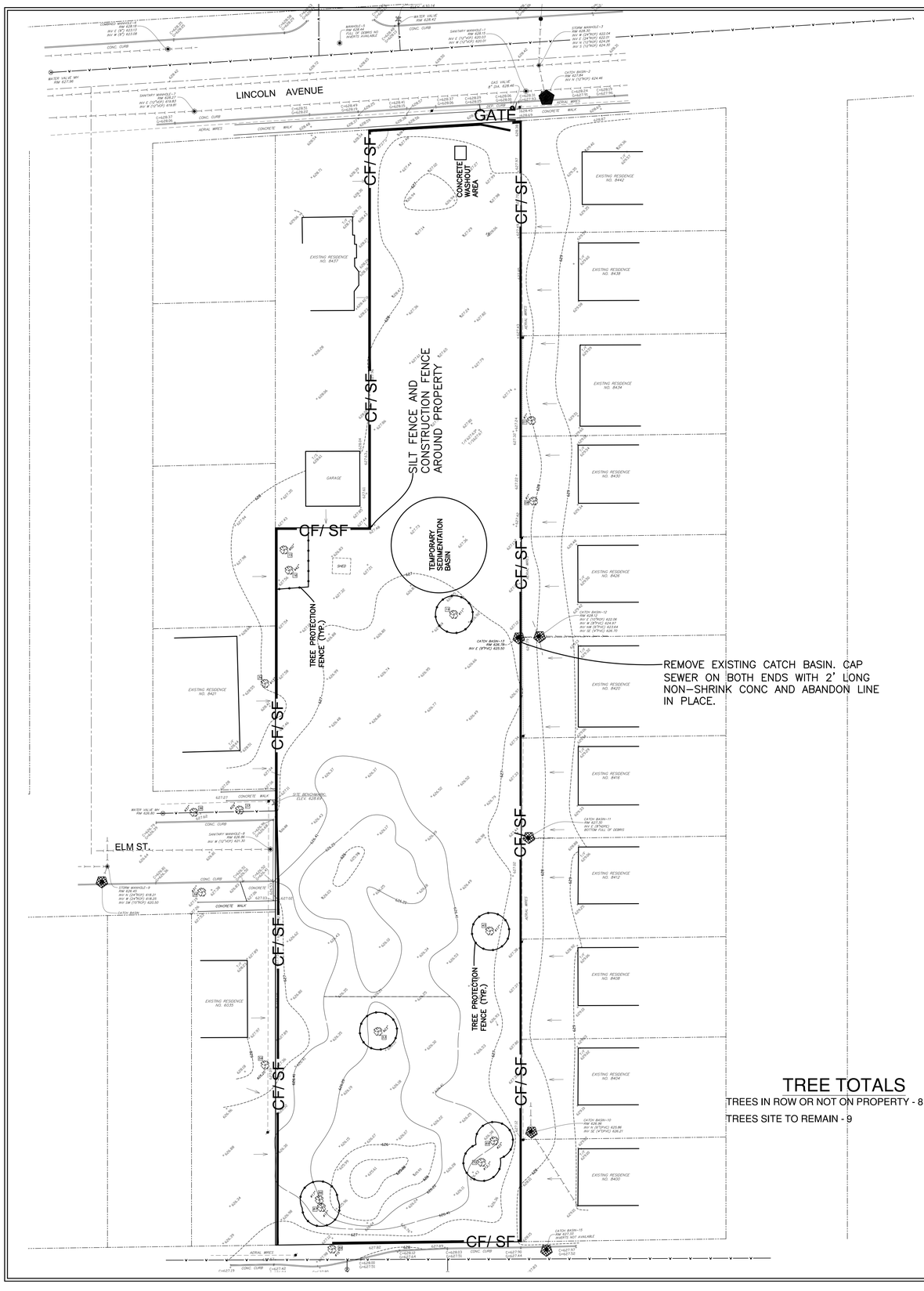
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

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:				

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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:

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DEMOLITION PLAN AND TREE PRESERVATION PLAN

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

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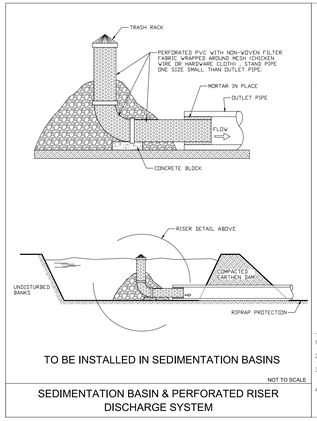
PROJECT NUMBER: 17239

START DATE: JUN. 10, 2017

GRAPHIC SCALE
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SCALE: 1"=30'-0

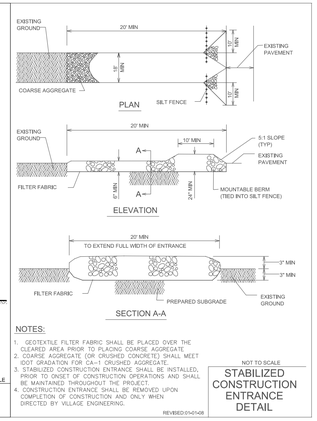
SHEET NUMBER
3 OF -



TO BE INSTALLED IN SEDIMENTATION BASINS

NOT TO SCALE

SEDIMENTATION BASIN & PERFORATED RISER DISCHARGE SYSTEM



NOTES:

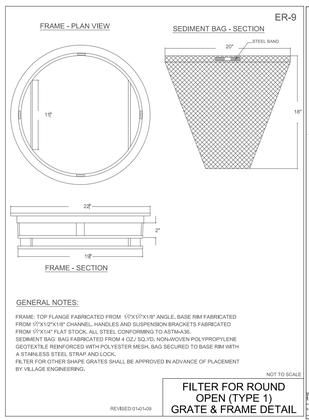
1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL 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

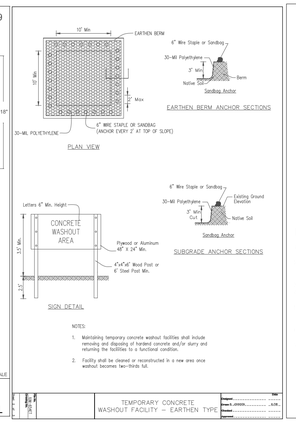


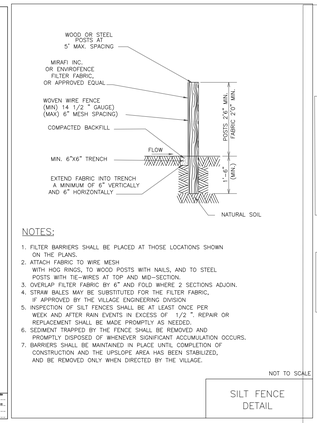
GENERAL NOTES:

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.

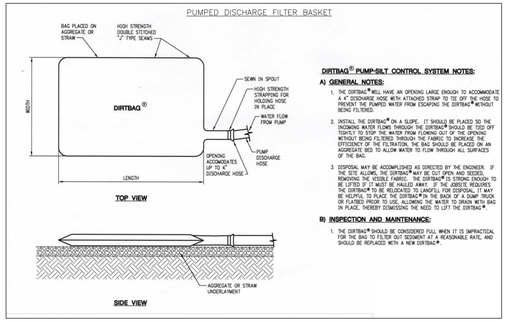
7. PERFORM MASS GRADING.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.

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:

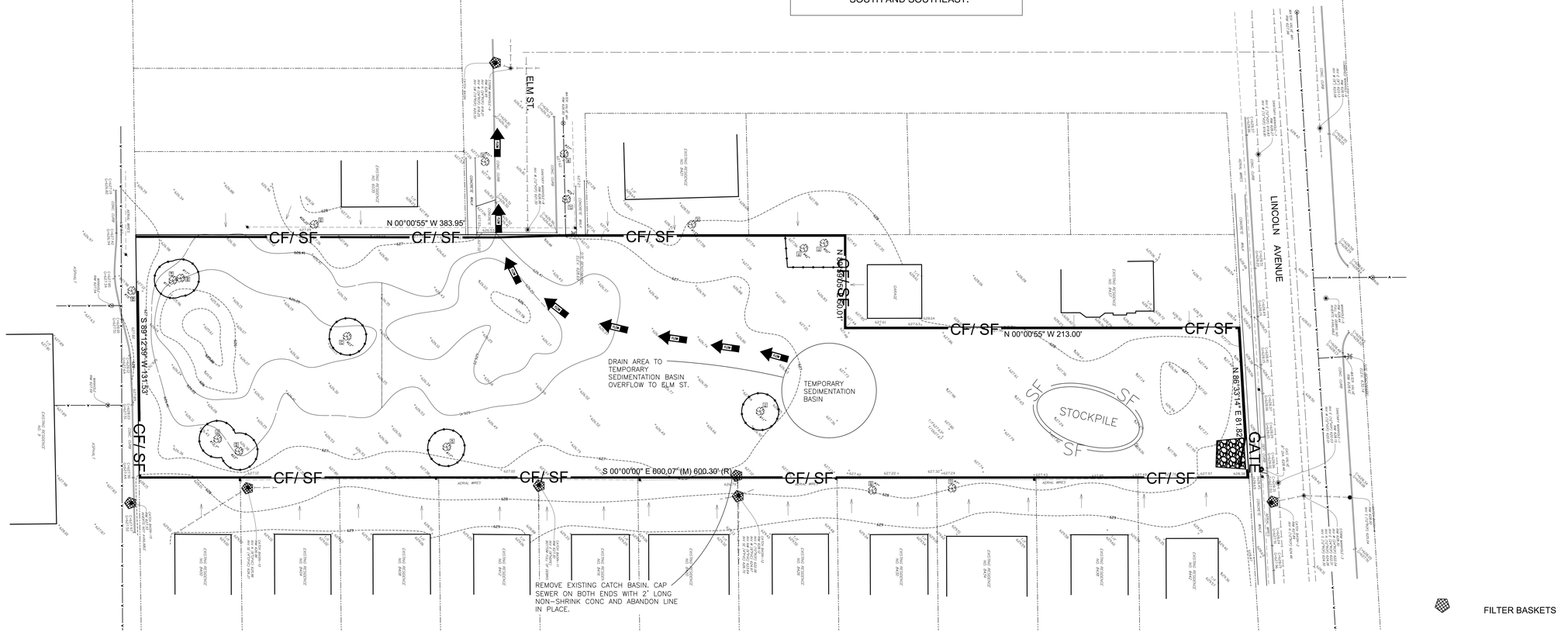
FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

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

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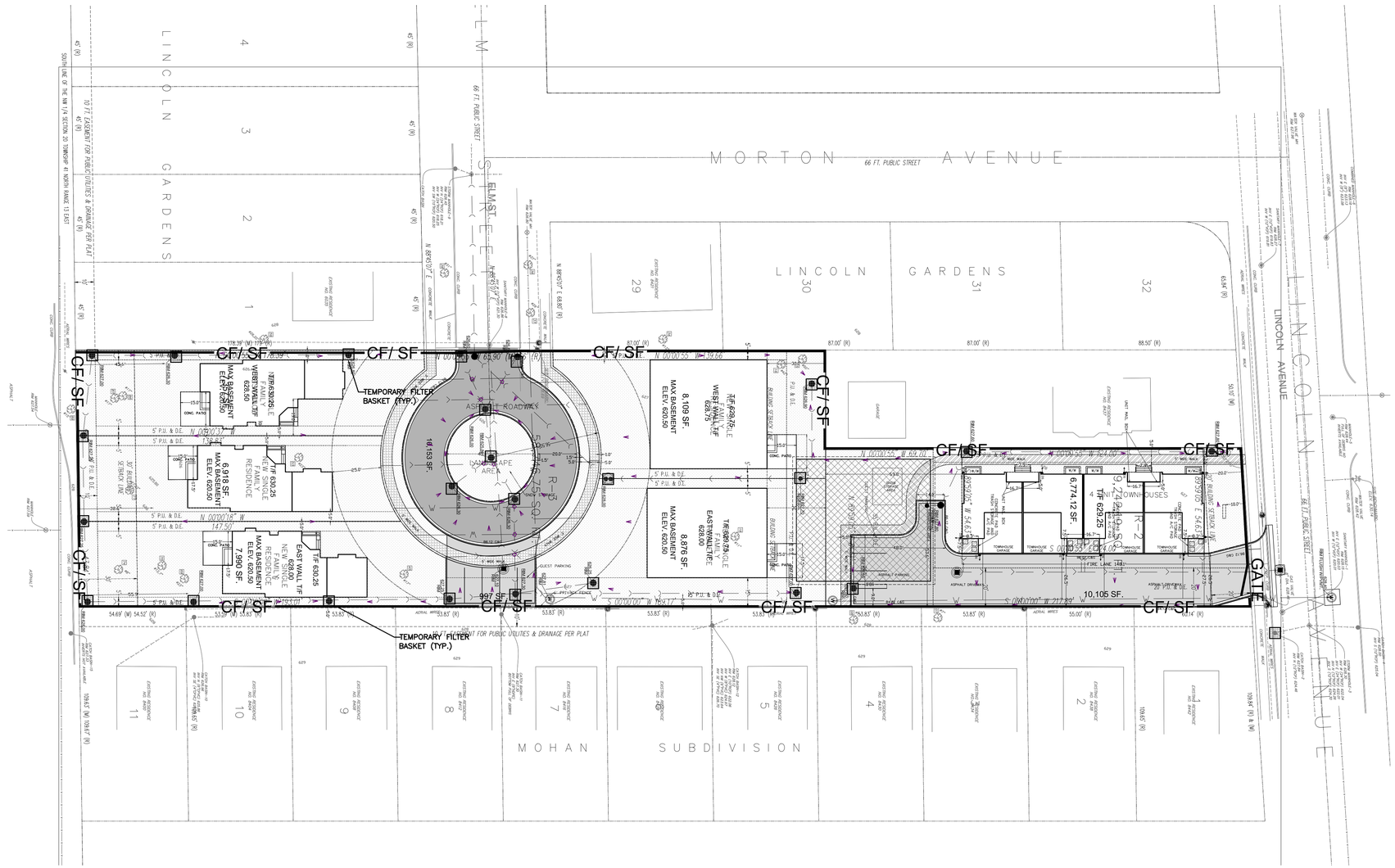
PHASE - I -SOIL EROSION, SEDIMENTATION CONTROL, & DEMOLITION PLAN

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

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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:				

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PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN

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

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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:				

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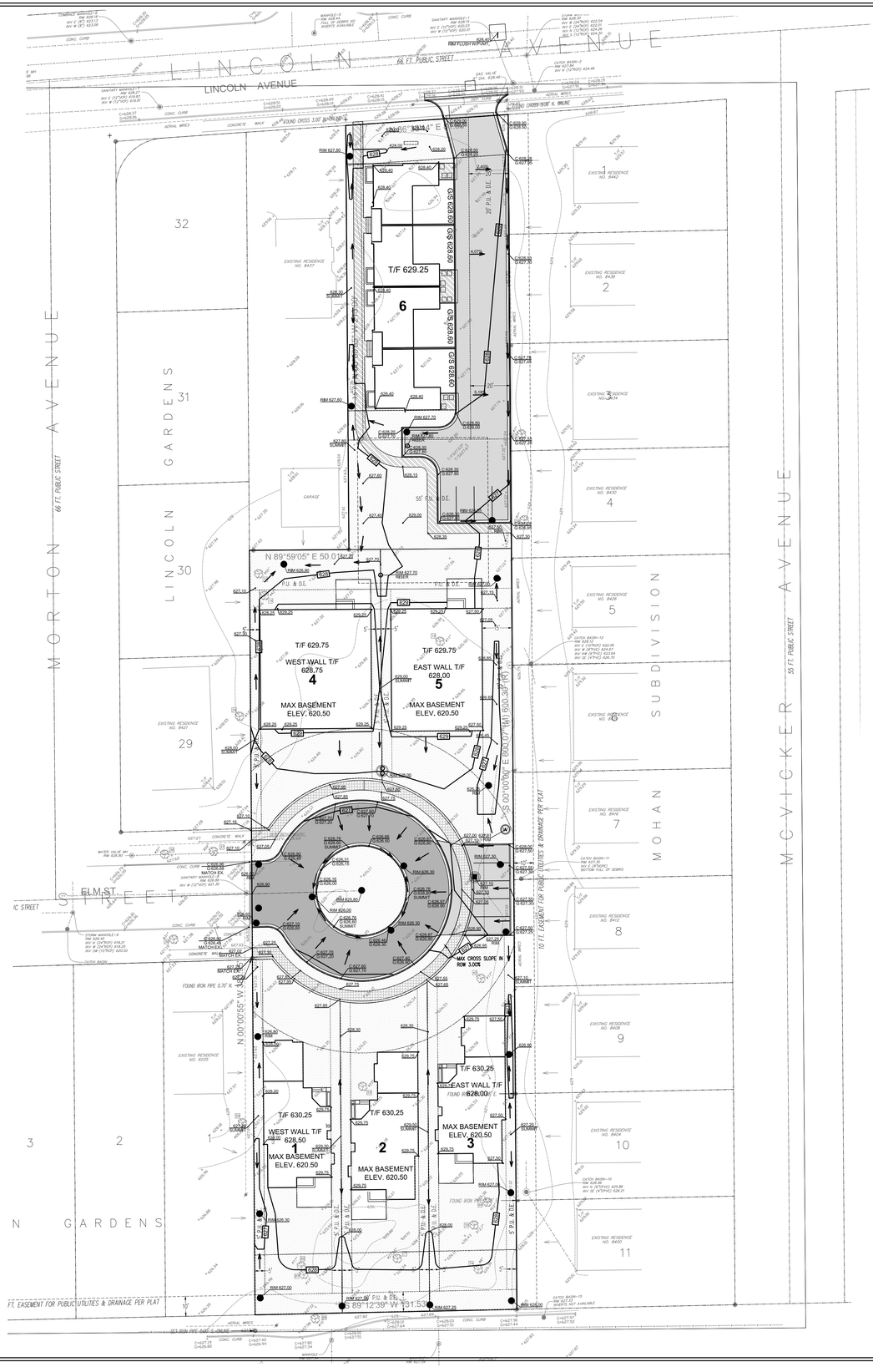
SWPPP

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

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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:			

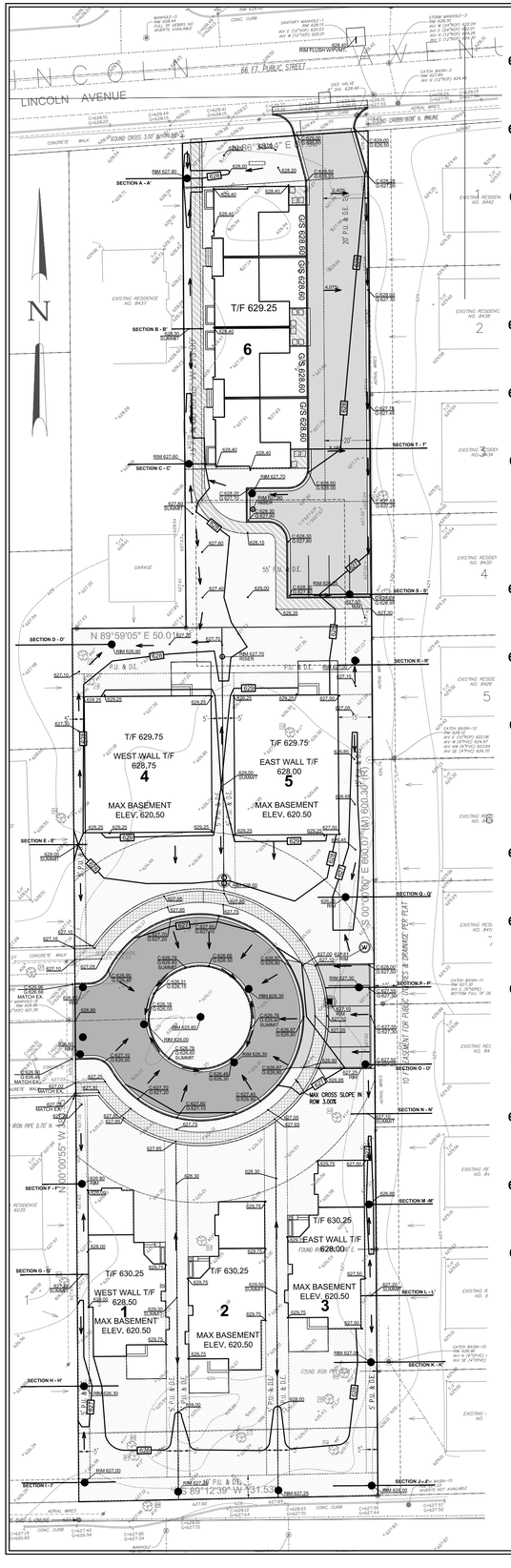
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GRADING PLAN - OVERALL PLAN

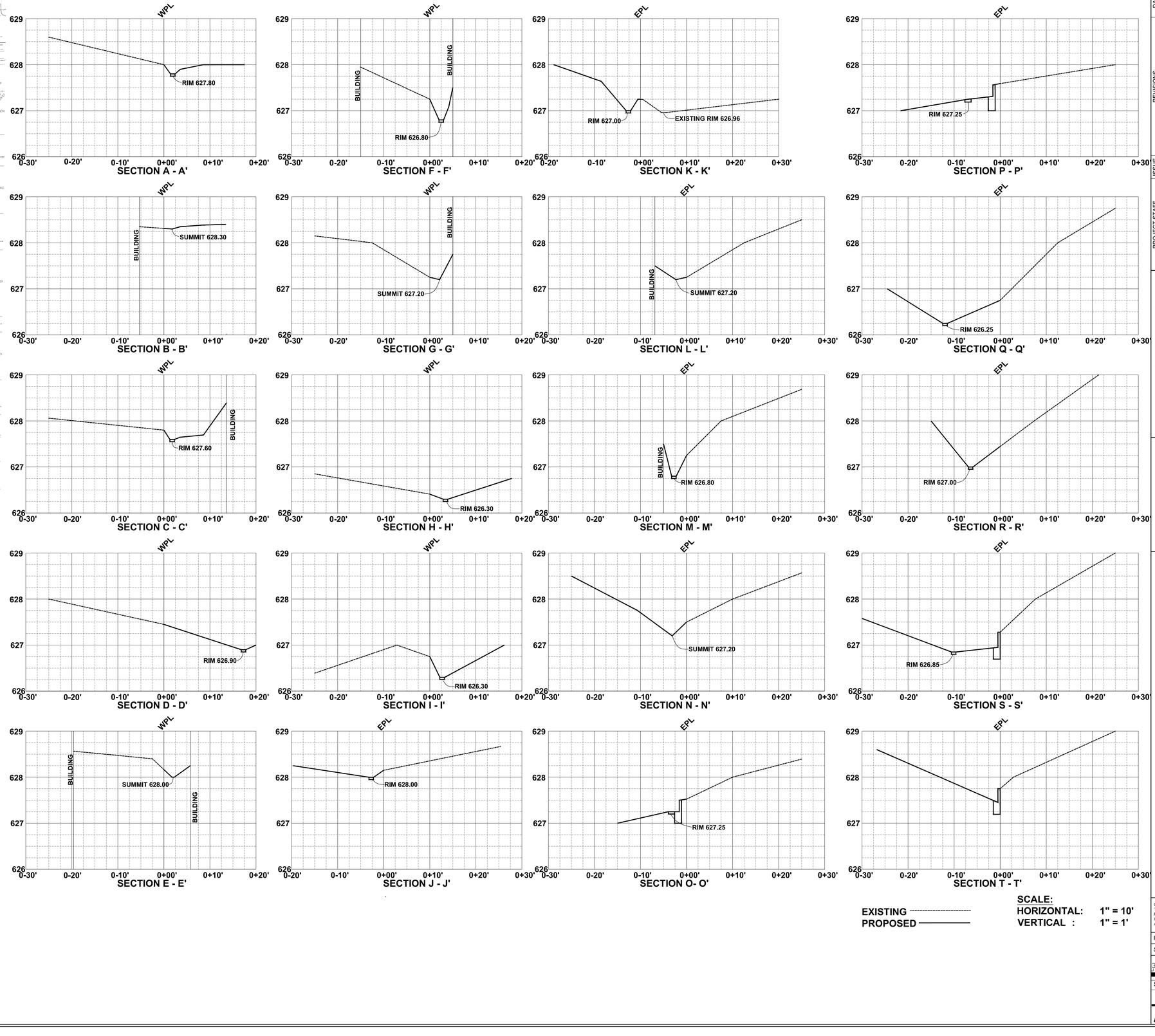
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

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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:

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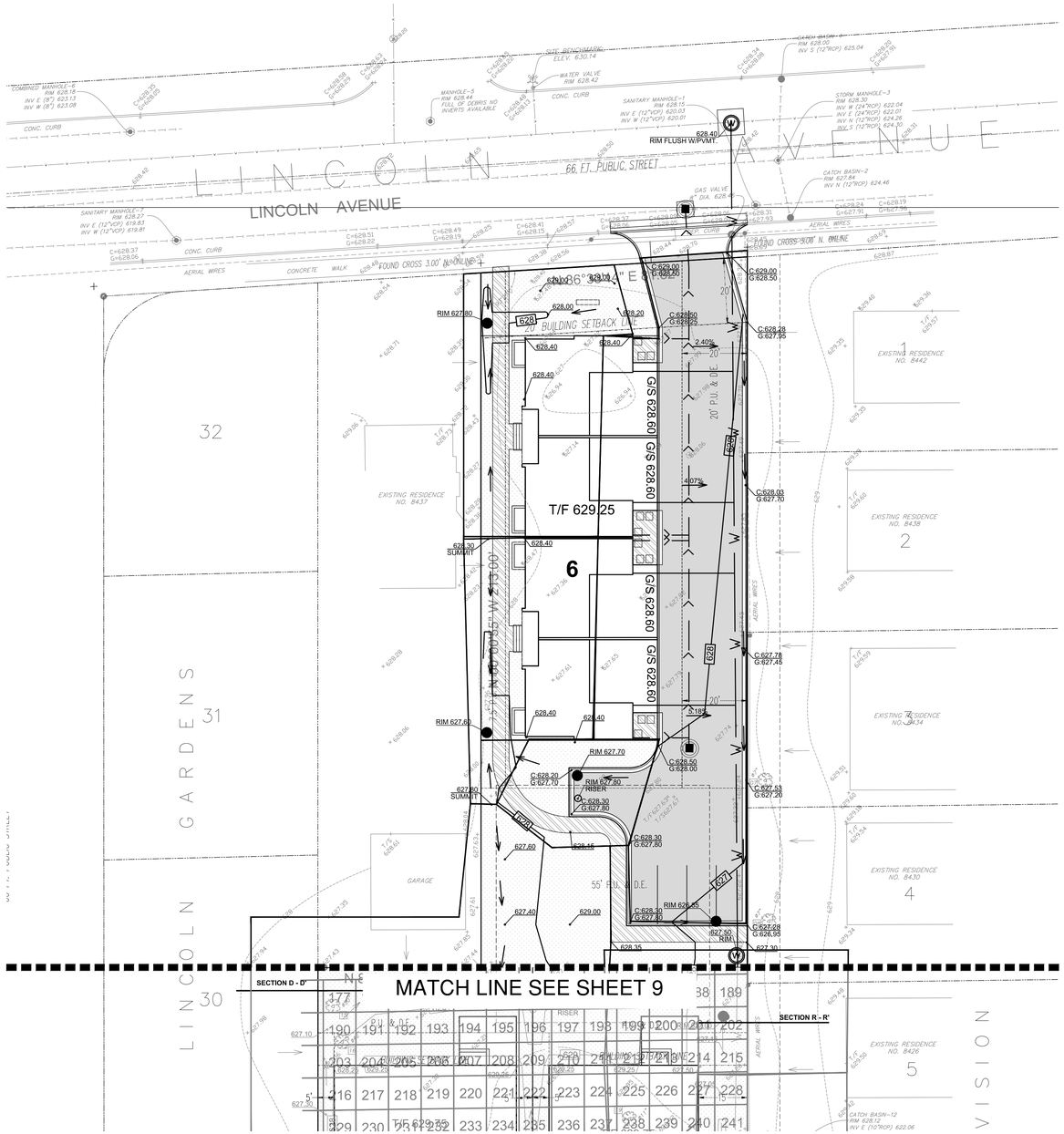
PROPERTY LINE CROSS SECTIONS

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

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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:				

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

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PROJECT NUMBER: 17239

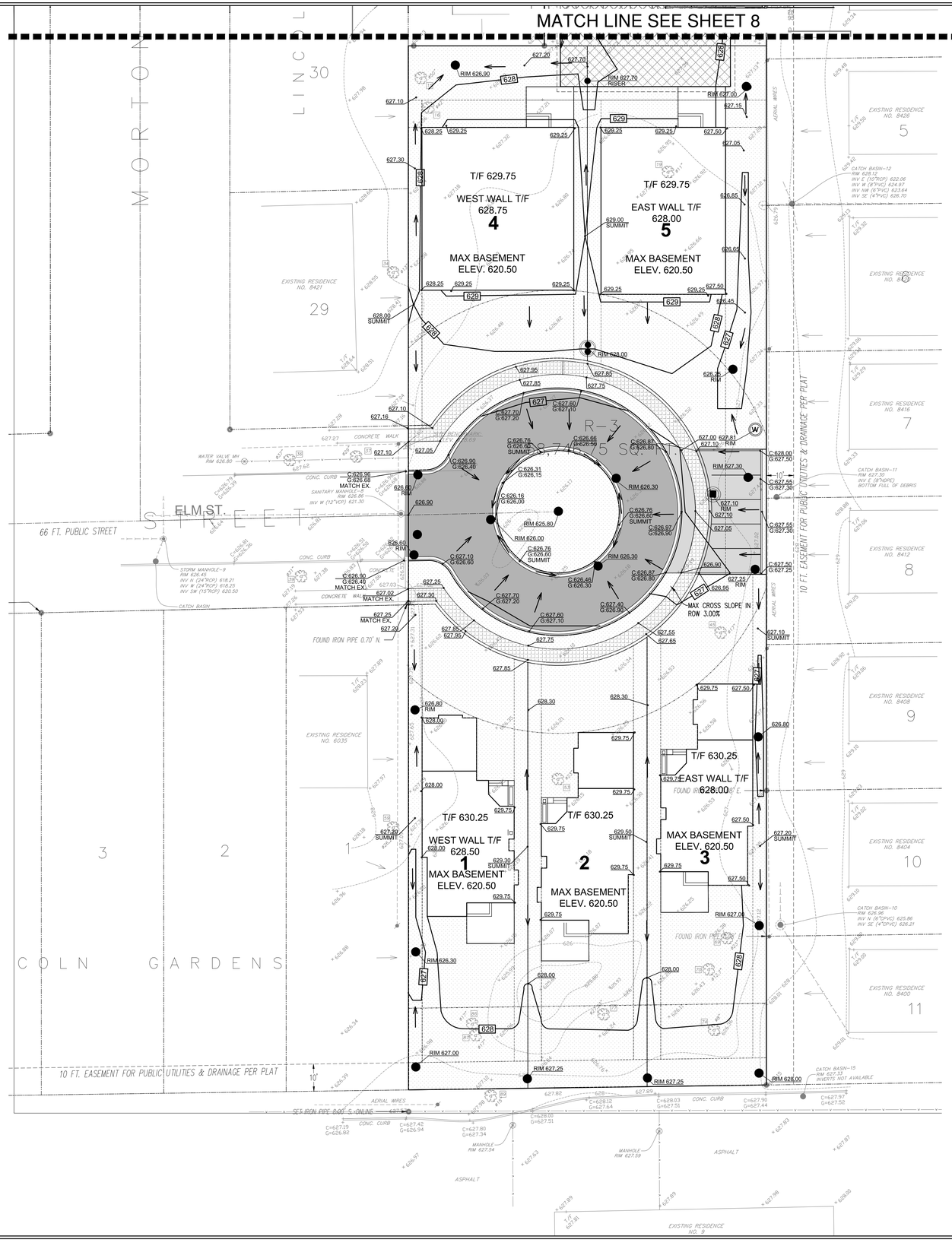
START DATE: JUN. 10, 2017

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:				

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

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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:

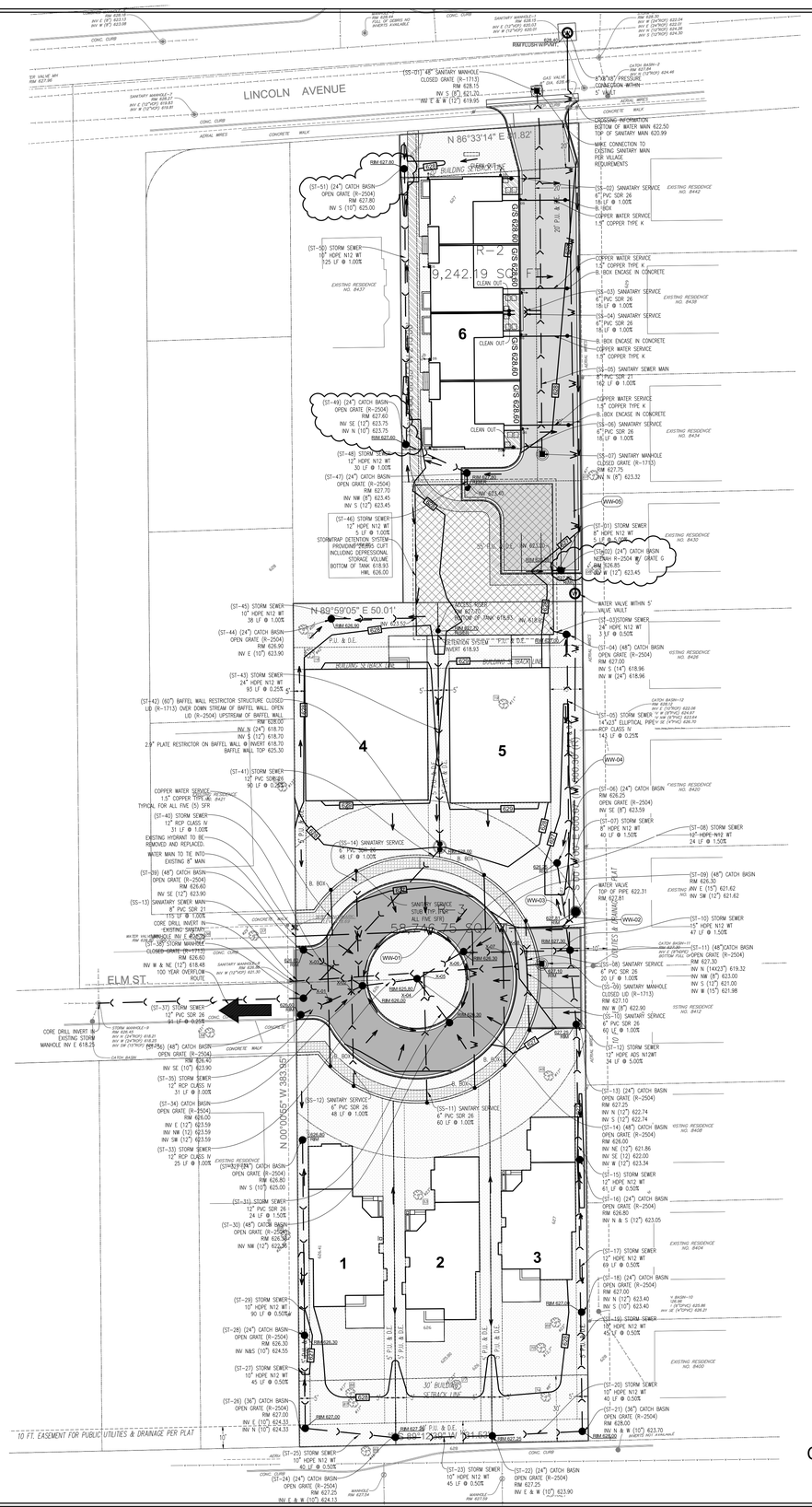
EXISTING DEPRESSIONS STORAGE AREA UP TO ELEV. 626.41 -	4,703 CU FT
REQUIRED DETENTION PER VILLAGE OF MORTON GROVE -	16,323CU FT
VOLUME CONTROL PER MWRD -	3,448 CU FT
TOTAL STORAGE REQUIRED -	24,474 CU FT
STORAGE PROVIDED	26,695 CU FT

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

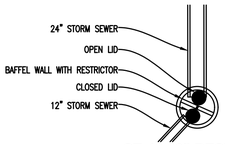
X-05
INVERT OF SANITARY (6"): 623.36
TOP OF STORM (12"): 621.86

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

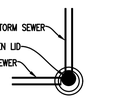
X-07
INVERT OF STORM (15"): 621.36
TOP OF WATER (1-1/2"): 619.86*

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:

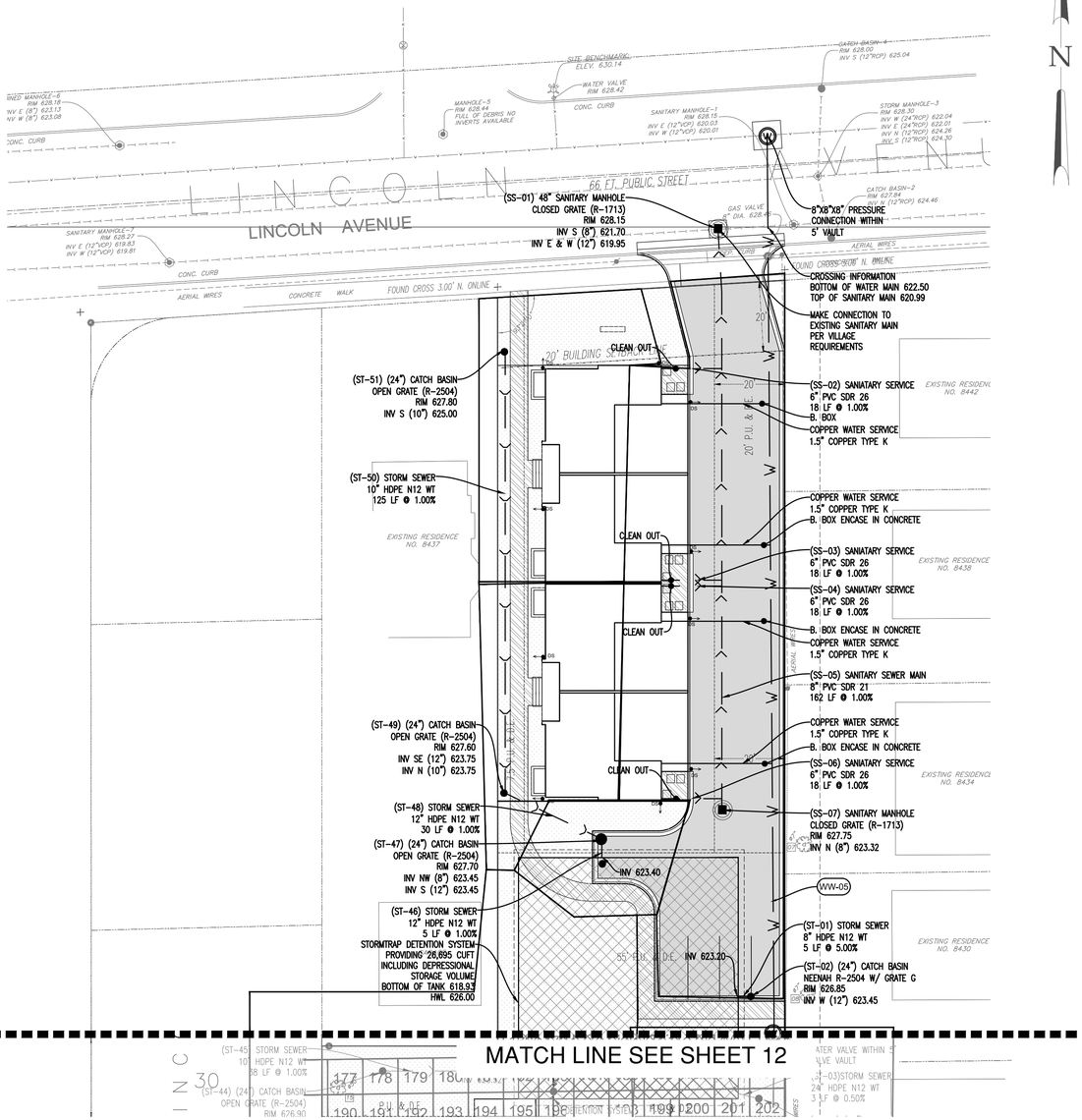
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PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

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

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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:				

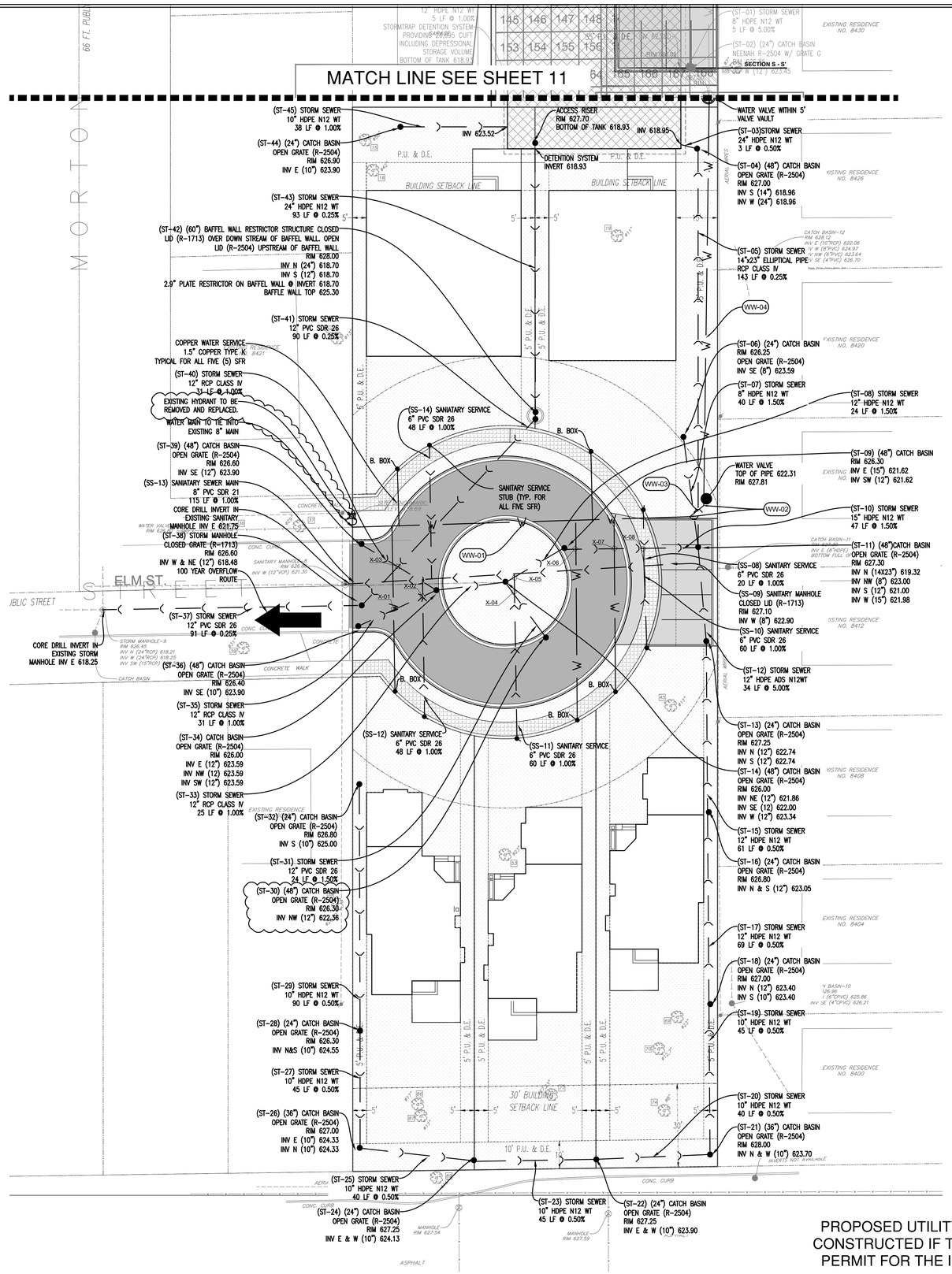
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PROPOSED UTILITY& DRAINAGE PLAN
NORTH AREA
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

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

SHEET NUMBER
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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:

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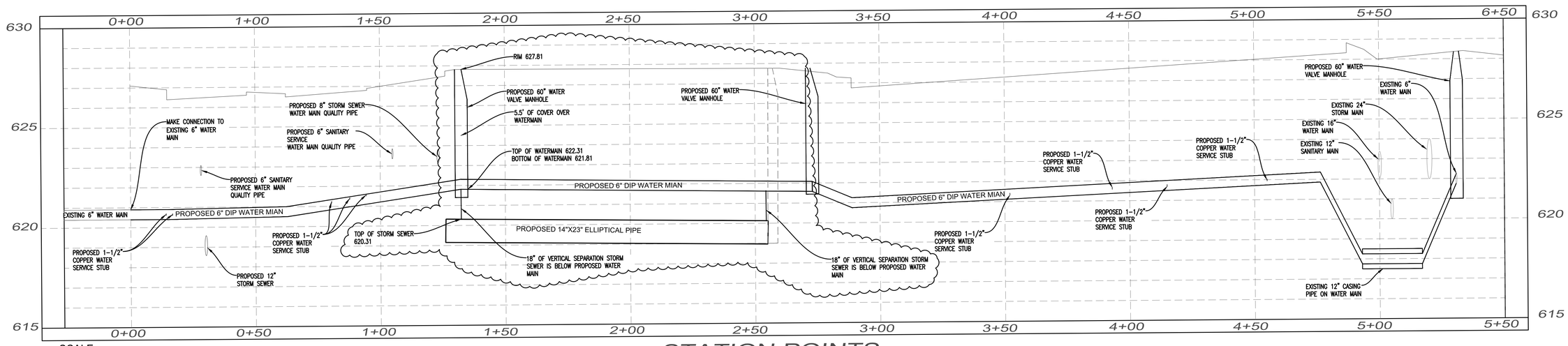
PROPOSED UTILITY & DRAINAGE PLAN
SOUTH AREA
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

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

SHEET NUMBER
12 OF -

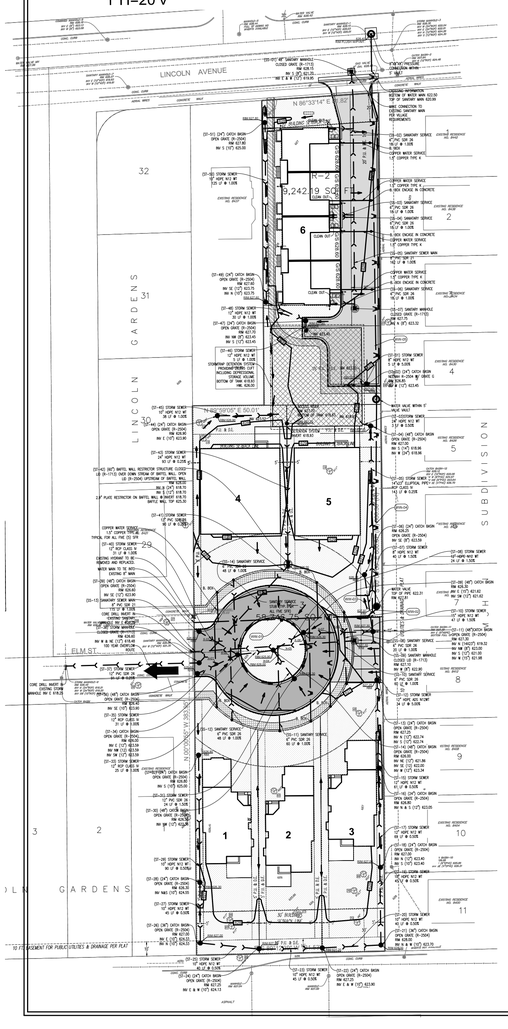
WATER MAIN PROFILE



STATION POINTS

ELEVATIONS

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



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

PROJECT STAFF
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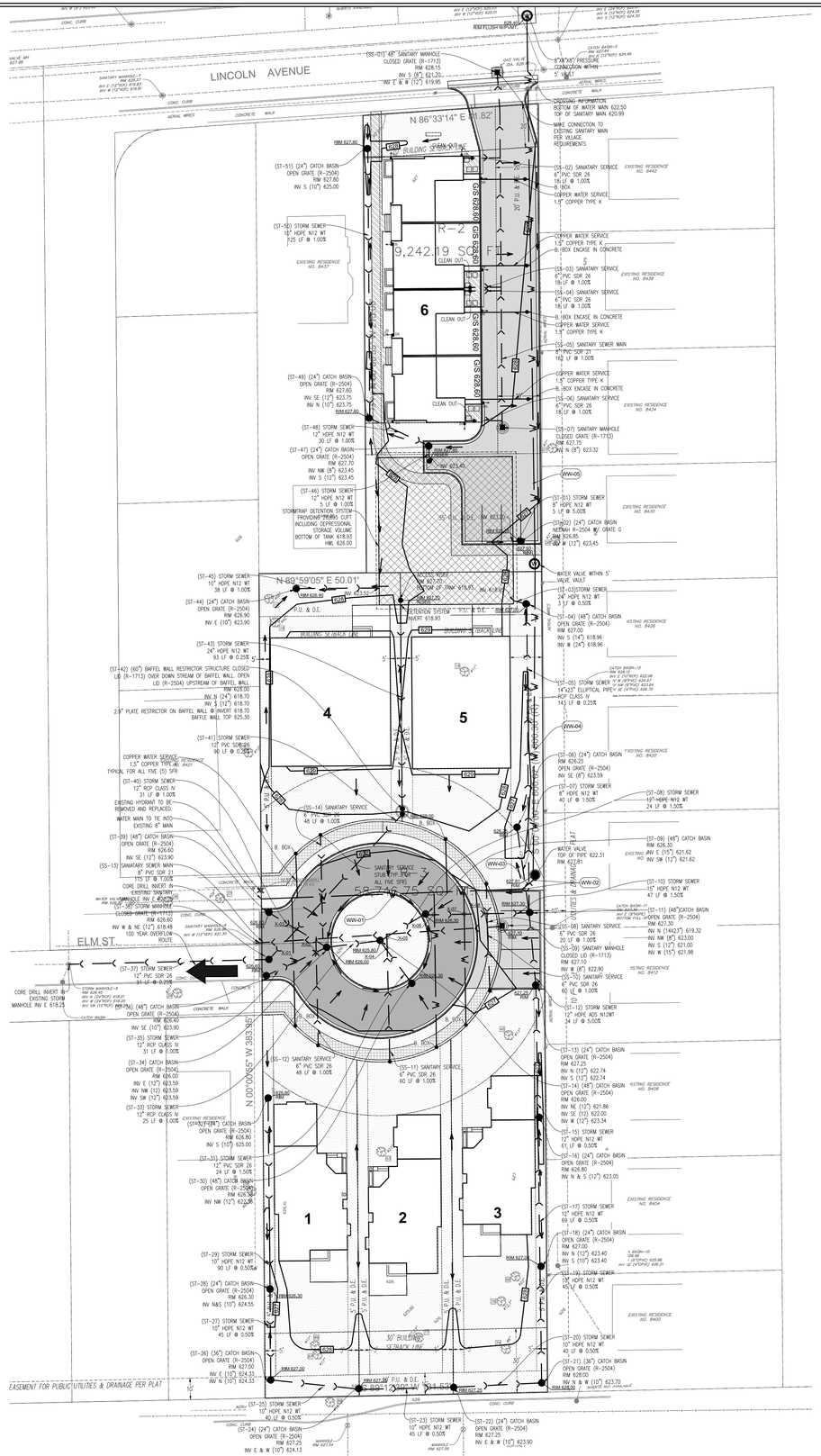
PROPOSED WATER MAIN PROFILE

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

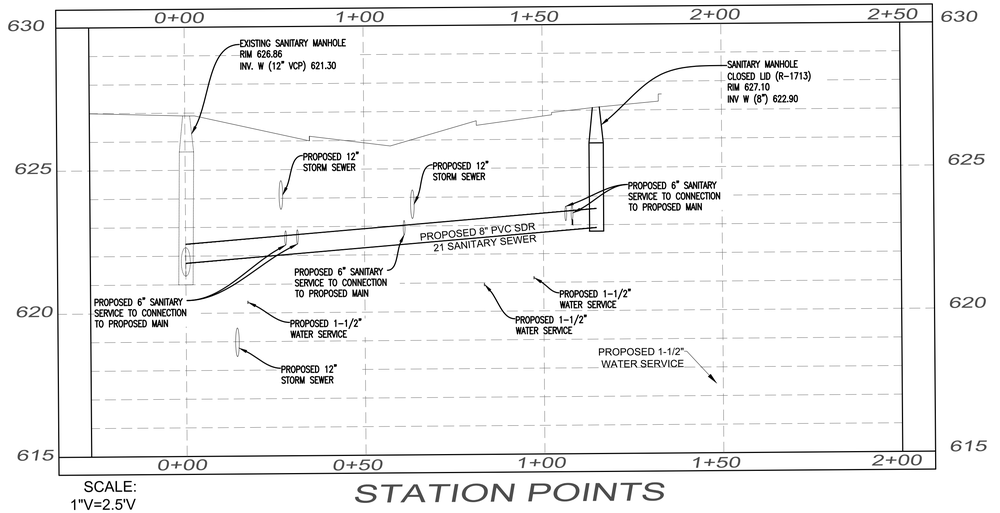
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30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
13 OF -

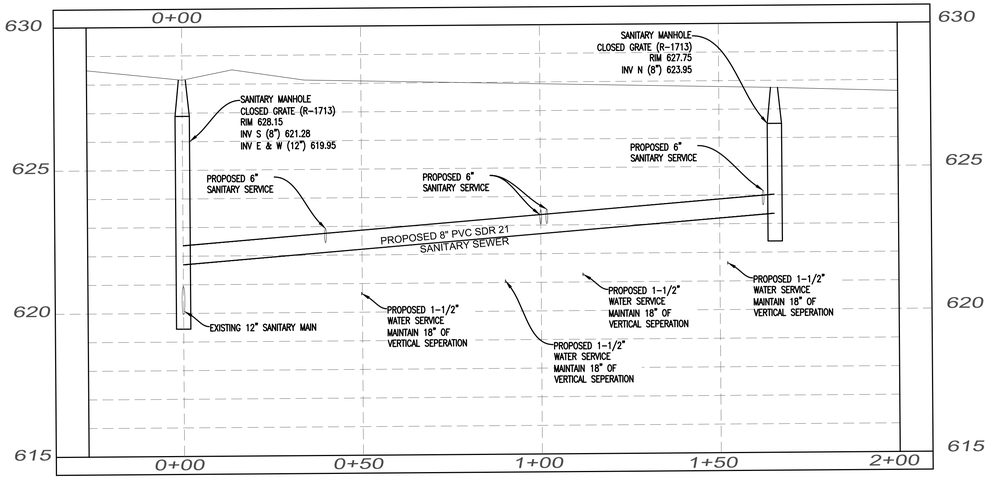


SANITARY MAIN PROFILE



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:

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PROPOSED SANITARY PROFILES OVERALL SITE

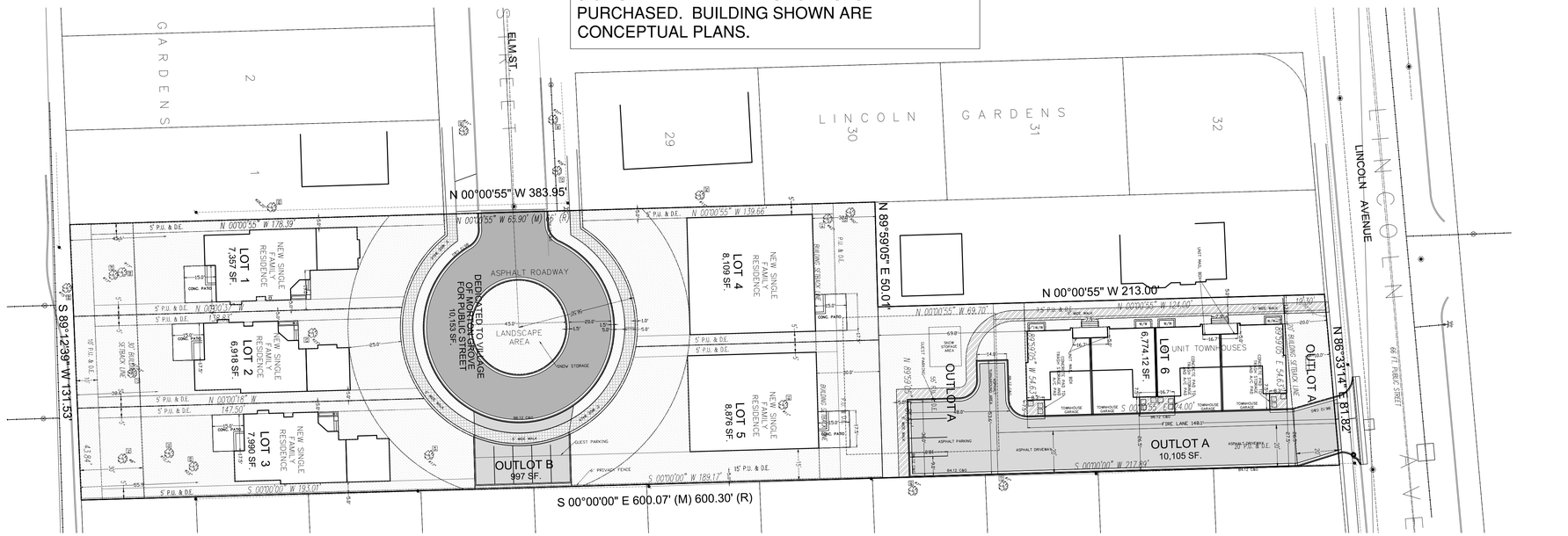
MEDINA GARDENS PLANNED DEVELOPMENT
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

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SHEET NUMBER
13B OF -

EXACT BUILDING FOOT PRINT FOR LOT 1, 2, 3, 4, & 5 TO BE DETERMINED ONCE LOTS ARE PURCHASED. BUILDING SHOWN ARE CONCEPTUAL PLANS.



PAVEMENT LEGEND

CUL-DE-SAC STREET PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE CA-6, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE APRON
8" CONCRETE PAVEMENT (WOVEN FABRIC NOT ALLOWED IN ROW)
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS (WITHIN SITE)
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

SIDEWALKS AROUND CUL-DE-SAC
6" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B
*REFER TO CONCRETE JOINT DETAILS (IF ANY).

LANDSCAPE & LAWN AREA

ZONING OVERALL ANALYSIS

DIMENSION AT CONTROL	ORDINANCE REQUIREMENTS	PROPOSED
LOT SIZE FOR PUD ELIGIBILITY	1 ACRE MINIMUM (Sec.12-6-3)	1.56081 acres
MAXIMUM DENSITY		9 DWELLING UNIT PER 1 ACRE 4 TOWNHOUSES plus 5 SINGLE FAMILY HOMES
MAXIMUM IMPERVIOUS LOT COVERAGE	65% MAXIMUM	61.10%
OPEN SPACE COVERAGE	35% MINIMUM	38.90%

PARKING DEMAND ANALYSIS

USE	REQUIREMENTS	CALCULATED PARKING DEMAND	POARKING PROVIDED MEDINA GARDENS TOWNHOUSE PROPOSAL
4 TOWNHOUSES	2 SPACES PER 1 DWELLING UNIT	4 x 2= 8 SPACES	8 GARAGE SPACES 4 VISITOR SPACES
5 LOT RESIDENTIAL DEVELOPMENT	2 SPACES PER 1 DWELLING UNIT	5 x 2= 10 SPACES	10 GARAGE SPACES 10 VISITOR SPACES

TOTAL REQUIRED: 18 SPACES TOTAL PROPOSED: 32 SPACES

PROPOSED SUBDIVIDED LOTS

LOT NO.	AREA SQ. FT. / ACRE	No of UNITS / LOT
LOT 1	7,357 / 0.169	1
LOT 2	6,918 / 0.159	1
LOT 3	7,990 / 0.183	1
LOT 4	8,109 / 0.186	1
LOT 5	8,876 / 0.204	1
LOT 6 & OUTLOT A	17,588 / 0.404	4
OUTLOT B	997 / 0.023	-
CUL-DE-SAC	10,153 / 0.233	-
TOTAL	67,988.95 / 1.561	9

ZONING OVERVIEW - LOT #1 (R2) (LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 7,357 sq.ft. (0.169 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT #2
MINIMUM LOT AREA	7,357 SQ.FT.	5,900 SQ.FT, PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	43,84 FT	50 FT (Sec; 12-4-2-D)	Waiver of 6,16'
FRONT YARD SETBACK	25 FT	25 FT (Sec; 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec; 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec; 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec; 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #2 (LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 6,918 sq.ft. (0.159 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT #2
MINIMUM LOT AREA	6,918 SQ.FT.	5,900 SQ.FT. PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	43,84 FT	50 FT (Sec; 12-4-2-D)	Waiver of 6,16'
FRONT YARD SETBACK	25 FT	25 FT (Sec; 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec; 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec; 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec; 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #3 (LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 7,990 sq.ft. (0.183 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT #2
MINIMUM LOT AREA	7,990 SQ.FT.	5,900 SQ.FT, PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	43,84 FT	50 FT (Sec; 12-4-2-D)	Waiver of 6,16'
FRONT YARD SETBACK	25 FT	25 FT (Sec; 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec; 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec; 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec; 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #4 (LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 8,109 sq.ft. (0.186 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT #2
MINIMUM LOT AREA	8,109 SQ.FT.	5,900 SQ.FT. PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	65 FT	50 FT (Sec; 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	25 FT	25 FT (Sec; 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec; 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec; 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec; 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #5 (LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 8,876 sq.ft. (0.204 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT #2
MINIMUM LOT AREA	8,876 SQ.FT.	5,900 SQ.FT, PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	65 FT	50 FT (Sec; 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	25 FT	25 FT (Sec; 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec; 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec; 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec; 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec; 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #6 & OUTLOT A (R3) (4-UNIT TOWNHOUSE BUILDING)

LOT AREA 17,588 sq.ft, (0,404 acres)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT #1
MAXIMUM PERMITTED DENSITY	4 units on 0,404 acres lot	16 units per acre (Sec; 12-4-2-D)	N/A - compliant
MINIMUM LOT WIDTH	81,61 FT	60 FT (Sec; 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	20 FT	25 FT (Sec; 12-4-2-D)	Waiver of 5'
SIDE (WEST) SETBACK	13,6 FT	5 FT (Sec; 12-4-2-D)	N/A - compliant
SIDE (EAST) SETBACK	27,6 FT	5 FT (Sec; 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	69,8 FT	30 FT (Sec; 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	30 FT	35 FT (Sec; 12-4-2-D)	N/A - compliant
FLOOR AREA	0,652(11460 SF)	0,6 (10,553 SF) (Sec; 12-4-2-D)	Waiver of 907 SF
IMPERVIOUS COVERAGE	73,73 %	65% (Sec; 12-4-2-D)	Waiver of 8,73%
MAX. IMPERVIOUS REAR YARD COVERAGE	51,84 %	50% (Sec; 12-4-2-D)	Waiver of 1,84%

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:

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PRELIMINARY SITE PLAN & GEOMETRIC PLAN

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

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

LINCOLN AVENUE

66 FT. PUBLIC STREET

N

N 86°33'14" E 81.82'

109.84' (R) &

50.10' (M)

20' BUILDING SETBACK LINE

B6.12 C&G

20'

26.5'

27.5'

13.5'

N 89°59'05" E 54.63'

8.3'

W/W

5' WIDE WALK

7.5'

CONCRETE PAD TO TRASH STORAGE AND A/C PAD

TOWNHOUSE GARAGE

5.0'

7.9'

16.7'

UNIT MAIL BOX

4 UNIT TOWNHOUSES

ASPHALT DRIVEWAY

20' P.U. & D.E.

B6.12 C&G

60.14' (R)

1

109.65'

88.50' (R)

N 00°00'55" W 213.00'

T/F 629.25

FIRE LANE 148.1'

S 00°00'55" E 124.00'

S 00°00'00" W 217.89'

55.00' (R)

2

7.5' P.U. & D.E.

5' WIDE WALK

87.00' (R)

N 00°00'55" W 124.00'

S 89°59'05" W 54.63'

53.83' (R)

3

B6.12 C&G

ASPHALT TURNAROUND AREA

14.0'

53.6'

MATCH LINE SEE SHEET 16

-WOVEN WIRE FABRIC IS NOT PERMITTED IN ROW

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:				

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SITE PLAN & GEOMETRIC PLAN

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

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PROJECT NUMBER: 17239

START DATE: JUN. 10, 2017

GRAPHIC SCALE
30 0 30

SCALE: 1"=30'-0

SHEET NUMBER
15 OF -

MATCH LINE SEE SHEET 15

OUTLOT A

N 89°59'05" E 50.01'

LINCOLN

30

N 00°00'55" W 139.66'

SNOW STORAGE AREA

55' P.U. & D.E.

GUEST PARKING

ASPHALT PKG

B4.12 C&G

9.0'

18.0'

36.0'

N 89°59'05" E 84.61'

5' WIDE WALK

5.0'

4

5

6

7

N

P.U. & D.E.

17.5'

30.0'

15.0'

CONC. PATIO

BUILDING SETBACK LINE

5'

15'

NEW SINGLE FAMILY RESIDENCE

LOT 4
8,109 SF.

LOT 5
8,876 SF.

5' P.U. & D.E.

15' P.U. & D.E.

S 00°00'00" W 189.17'

S 00°00'00" E 600.07' (M) 600.30' (R)

6' PRIVACY FENCE

10'

PUBLIC UTILITIES & DRAINAGE PER PLAT

29

N 00°00'55" W 383.95'

N 00°00'55" W 135.90' (M) 136' (R)

B6.12 C&G

ASPHALT ROADWAY

LANDSCAPE AREA

SNOW STORAGE

1.0'

5.0'

1.5'

20.0'

56.50'

5' WIDE WALK

GUEST PARKING

OUTLOT B
997 SF.

-WOVEN WIRE FABRIC IS NOT PERMITTED IN ROW

MATCH LINE SEE SHEET 17

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. BALCOW
TECHNICIAN:

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MEDINA GARDENS PLANNED DEVELOPMENT
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PROJECT NUMBER: 17239
START DATE: JUN. 10, 2017
GRAPHIC SCALE
10 0 10
SCALE: 1"=10'-0

SHEET NUMBER
16 OF -