



**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
NOVEMBER 12, 2025, 7:00 PM**

**RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: www.mortongroveil.org/stream. (If an Executive Session is placed on the agenda, the meeting shall commence at 6:00 p.m. and the time between 6:00 p.m. and 7:00 p.m. shall be used for the Executive Session per 1-5-7:A of the Village of Morton Grove Municipal Code. If the Agenda does not include an Executive Session, the meeting will begin at 7:00 p.m).

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
 - a. Regular Meeting – October 28, 2025
5. **Special Reports -None**
6. **Public Hearings – None**
7. **Plan Commission Reports – None**
8. **Residents’ Comments (agenda items only)**
9. **President’s Report – Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee**
 - a. *Presentation of Key to the Village to Father Dennis O’Neill*

10. **Clerk’s Report** – *Family & Senior Services, Advisory Commission on Aging, Condominium Association, Maine Township Government*

11. **Staff Report**

a. **Village Administrator**

- 1) **Ordinance 25-30** (*Introduced November 12, 2025, First Reading*) Amending Title 1 “Administrative, Section 1-9b-1 Entitled Sale of Surplus Property”; Title 8 “Public Health and Safety” Sections 8-11-1 , Entitled “Definitions And Exclusions”, and 8-11-2, Entitled “Permit Required”; and Deleting Section 4-10-1 of Title 5 "Motor Vehicles and Traffic" of the Village of Morton Grove Municipal Code
- 2) **Ordinance 25-33** (*Introduced November 12, 2025, First Reading*) Amending Title 4 Entitled “Business Regulations”, Chapter 6, Article D, Entitled “Liquor Control”, and Title 1 Entitled “Administrative”, Chapter 11, Entitled “Fees”, Section 4 Entitled “Fees for Specific Permits, License, Certificates, and Services”, of the Municipal Code of the Village of Morton Grove

b. **Corporation Counsel**

12. **Reports by Trustees**

a. **Trustee Khan** – *Finance Department, Appearance Commission, (Trustee Travis)*

- 1) **Ordinance 25-31** (*Introduced November 12, 2025, First Reading*) An Ordinance Adopting the Budgets for all Corporate Purposes of the Village of Morton Grove and the Morton Grove Library, Cook County, Illinois for the Calendar Year Effective January 1, 2026, and Ending December 31, 2026
- 2) **Ordinance 25-32** (*Introduced November 12, 2025, First Reading*) An Ordinance Levying and Assessing Taxes for the Village of Morton Grove, Cook County, Illinois for 2025 to be Collected in the Fiscal Year Beginning January 1, 2026, and Ending December 31, 2026

b. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire and Police Commission, Special Events Commission, RED Center, NIPSTA (Trustee Thill)*

c. **Trustee Shiba** – *Building Department, Environment & Natural Resources Commission, Legal Department, IT Department, Sawmill Station TIF (Trustee White)*

d. **Trustee Thill** – *Public Works Department, SWANCC (Solid Waste Agency of Northern Cook County), MG-Niles Water Commission, Traffic Safety Commission (Trustee Minx)*

- 1) **Resolution 25-76** Authorizing a Change Order with H&H Electric Company for the Traffic Signal and Street Lighting Maintenance Program

e. **Trustee Travis** – *Police Department, Police Pension Board, Fire & Police Commission, Community Relations Commission, Niles Township Government (Trustee Khan)*

- 1) **Ordinance 25-28** (*Introduced October 14, 2025, Second Reading*) An Ordinance Amending Title 6, Entitled Police Regulations, Chapter 4, of the Municipal Code Entitled “Animal Control”
- 2) **Ordinance 25-29** (*Introduced October 28, 2025, Second Reading*) Amending Title 1 Chapter 4 Section 2 Entitled “Monetary Penalties and Fines for Specific Violations and Offenses” of the Municipal Code of the Village of Morton Grove

f. **Trustee White** – *Community & Economic Development Department, Economic Development Commission, Plan Commission/ Zoning Board, Lincoln/Lehigh TIF (Trustee Shiba)*

- 1) **Ordinance 25-34** (*Introduced November 12, 2025, First Reading*) Approving a Special Use Permit for a Mixed-Use Development on Property Commonly Known as 6222 Lincoln Avenue and 8503-09 Fernald Avenue in Morton Grove, Illinois
- 2) **Ordinance 25-35** (*Introduced November 12, 2025, First Reading*) Approving a Minor Amendment to Ordinance 24-19 Granting a Special Use Permit for An Automobile Minimart Station at 6335 Dempster Street in Morton Grove, Illinois
- 3) **Ordinance 25-36** (*Introduced November 12, 2025, First Reading*) Approving a Final Plat of Subdivision and Accepting Certain Improvements for the Park Villas Townhomes Subdivision Located on Property Commonly Known as 8721 Narragansett, 8720-26 Ferris Avenue, and a 1,121-Square-Foot Portion of Public Alley Right of Way Petitioned for Vacation in Morton Grove, Illinois

13. **Presentation of Warrants** – \$852,077.03

14. **Other Business**

15. **Residents’ Comments**

16. **Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
OCTOBER 28, 2025**

CALL TO ORDER

- I. Village President Janine Witko convened the Regular Meeting of the Village Board at 7:00 p.m. in the Council Chambers of Village Hall and led the assemblage in the Pledge of Allegiance.
- II. Village Clerk Eileen Harford called the roll. Present were Trustees Saba Khan, Rita Minx, Ashur Shiba, John Thill, Connie Travis, and Keith White.

III. **APPROVAL OF MINUTES**

There were three sets of Minutes to vote on this evening. Mayor Witko asked for one motion to approve all three. Trustee Minx moved to approve as presented the Regular Meeting of the Village Board of Trustees, held on October 14, 2025; the Minutes of the Budget Workshop held on October 21, 2025; and the Budget Workshop Minutes from October 22, 2025. Trustee Shiba seconded the motion.

Motion passes unanimously via voice vote with one abstention (Trustee Khan).

IV. **SPECIAL REPORTS**

1. Mayor Witko asked Police Chief Mike Weitzel to come to the podium so he could acknowledge and commend Commander Tony Anderson, Sergeant Gus Fasos, and Sergeant Mike Johanson for obtaining the FBI-LEEDA Trilogy Award.
 - a. Chief Weitzel said he appreciates the opportunity to recognize three top leaders in the MGPD who have completed what is widely regarded as one of law enforcement's premier professional development milestones, the FBI Law Enforcement Executive Development Association Trilogy. The Trilogy Award signifies that an individual has successfully completed all three of the core leadership institutes offered by the FBI LEEDA program. They are the Supervisor Leadership Institute, the Command Leadership Institute, and the Executive Leadership Institute. Through this program, participants develop the knowledge and confidence required to lead effectively at every level of a police department, and learn to do so with purpose, balancing the needs of their personnel, the mission of the agency, and the expectations of the community. In short, achieving the Trilogy Award represents a deep commitment to professional growth and leading with integrity.

Chief Weitzel then introduced the Trilogy Award winners, providing a brief background of each.

IV.

SPECIAL REPORTS (continued)

- b. Chief Weitzel introduced Commander Tony Anderson, a 20-year veteran of the MGPD. He can always be counted on to be one of the hardest workers in the room. He involves himself in work that meaningfully benefits both MGPD personnel and the community they serve. Commander Anderson takes teaching very seriously, and is currently tasked with overseeing all of the MGPD's training programs to ensure our newest officers begin their careers with purpose, competence, and support. Chief Weitzel said Commander Anderson's dedication to his profession extends beyond his official duties as a Watch Commander. He serves as a Pension Board Trustee and is also an adjunct professor at DePaul University, teaching Criminal Justice, preparing the next generation of public safety individuals.
- c. Next, Chief Weitzel introduced Sergeant Constantino "Gus" Fasos, who has served the MGPD for 14 years. The chief said of Gus, "he is someone who consistently steps into responsibility. If there's work that needs to be done to strengthen the department, improves a process, or supports the community, you'll find him in the middle of it." When former Police Chief Mike Simo needed someone to take on the critical responsibility of Accreditation Manager, someone detail-oriented, reliable, and trusted, he chose Gus. Gus now shares his expertise through the ILEAD accreditation process and is regularly called upon to assist other agencies as they work toward achieving accreditation themselves. He's developed a reputation of being there when it matters the most, supporting officers on critical incidences, guiding newer personnel, and bringing a calm and steady approach to supervision. He doesn't just do the job of "sergeant," he adds a great deal of value to this organization.
- d. Chief Weitzel then introduced Sergeant Mike Johanson, who has been with the MGPD for 16 years. The chief said of Mike, "He brings a thoughtful and deliberate approach to leadership. He is steady, prepared, and consistent—someone whose influence comes from quite competence. When others need direction, he provides it clearly and confidently." Mike was the author of the department's Destination Zero submission, which earned Morton Grove the National Champion Award in the category of General Officer Safety—recognition that speaks directly to his commitment to officer well-being. When Commander Anderson was promoted to his current position, Mike assumed leadership of the MGPD's Safety Committee, ensuring that work continued with purpose and progress. Most recently, Mike presented alongside Tony at the Intergovernmental Risk Management Agency's educational summit, sharing Morton Grove's employee-driven approach to meaningful and effective safety committees. He's someone who does the work that strengthens the culture of the Morton Grove Police Department.
- e. Chief Weitzel said, "The caliber of our sergeants and commanders at the MGPD is exceptional. Their knowledge, professionalism, and ownership of responsibilities set this department apart." The chief added, "I mean this sincerely. I am confident that I could send any one of our sergeants or commanders to another police department, and they could perform the duties of ranks at least two levels above them." That's the level of leadership we have here, and it's the reason why this department continues to move forward with strength and purpose.
- f. The Board joined Chief Weitzel in congratulating Commander Anderson, Sgt. Fasos, and Sgt. Johanson. Mayor Witko congratulated them, and thanked them for their commitment to their professional growth and to the community.

V. **PUBLIC HEARINGS**

NONE

VI. **PLAN COMMISSION REPORTS**

NONE

VII. **RESIDENTS' COMMENTS (AGENDA ITEMS ONLY)**

NONE

VIII. **PRESIDENT'S REPORT**

1. Mayor Witko announced that Morton Grove will be celebrating Halloween on October 31. The hours for trick-or-treating this year are 3:30pm to 7:00pm.
2. Mayor Witko said the Village will be closed November 11, 2025 in observance of Veterans' Day., she hoped that everyone would be able to attend a ceremony honoring our veterans on November 9th at 1:30pm at the American Legion Post 134, located at 6144 Dempster Street.
3. Mayor Witko noted that, this past week, the Village hosted Morton Grove Boy Scout Troop 228 in the Council Chambers, where the achievements of the scouts were recognized. The event included ten rank advancements, 56 merit badges, and 6 national outdoor awards. She congratulated Troop 228.

IX. **CLERK'S REPORT**

Clerk Harford had no formal report this evening.

X. **STAFF REPORTS**

A. Village Administrator:

Mr. Meyer noted that, due to the Veterans' Day holiday, the next Village Board meeting will be held on Wednesday, November 12, at 7:00pm.

X. STAFF REPORTS (continued)B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI. TRUSTEES' REPORTSA. Trustee Khan:

Trustee Khan had no formal report this evening.

B. Trustee Minx:

Trustee Minx had no formal report this evening, but noted that preparations for the 2026 Morton Grove Days event have already begun. At the most recent Special Events Commission meeting, a change to next year's event was approved. In 2026, there will be four days of carnival fun and three days of entertainment and beer garden. The event will start on Thursday, July 2 and wrap up on Sunday, July 5. Music and beer garden will be held on Thursday, Friday, and Saturday, and the carnival will run from Thursday to Sunday.

C. Trustee Shiba:

Trustee Shiba announced the third annual Morton Grove Pumpkin Smash will take place on Saturday, November 8, from 9am to noon at the north end of Harrer Park. The Pumpkin Smash is a fun way for residents and their kids to compost their pumpkins, and by composting, you're helping to reduce our greenhouse emissions!

D. Trustee Thill:

1. Trustee Thill presented **Resolution 25-74, Authorizing a Change Order for D&Z Floor Systems LLC of Lincolnwood, IL for the Fire Station Floor Coating Project.**
 - a. Resolution 25-68 authorized a contract with D&Z Floor Systems LLC for \$51,300, plus a \$5,000 contingency, to install a floor coating system in the apparatus bay at Fire Station 4. During the grinding of the existing concrete floor as part of the preparatory work, the concrete floor surface around the perimeter of seven floor drains was found to be structurally deficient and began to spall, crack, flake, and chip away. This unexpected concrete subsurface, if left untreated, would affect the adhesion of the new floor coating material and could potentially compromise the long-term condition and warranty of the floor system.

XI. TRUSTEES' REPORTS (continued)

D. Trustee Thill: (continued)

- b. To mitigate these concrete deficiencies, D&Z Floor Systems LLC submitted a change order for an additional \$12,000 to correct these issues using urethane cement, ensuring the project remains on schedule. This change order will raise the total project cost to \$63,530, and due to the needs of the organization, the Village Administer proactively approved the change order. This contract must conform to the requirements of the Prevailing Wage Act. The fiscal impact of this Resolution is \$12,000.

Trustee Thill moved to approve Resolution 25-74, seconded by Trustee Minx.

Motion passes: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

- 2. Trustee Thill said the Village’s Fall Leaf program has started and will continue until December 1, 2025. This program is for leaf pick-up **only**. All other landscape materials, including grass clippings, bushes, tree branches, and flowers, will not be picked up. Leaves must be in the street by the curb, away from parked cars, the day before the regularly scheduled street sweeping day.

E. Trustee Travis:

- 1. Trustee Travis presented **Ordinance 25-27, An Ordinance Amending Title 5 Entitled “Motor Vehicles and Traffic,” Chapter 9 Entitled “Parking Regulations,” Section 9 Entitled “Municipal Parking Zones,” Section 10 Entitled “Commuter Parking Lot,” and Section 11 Entitled “Municipal Parking Lot” of the Municipal Code of the Village of Morton Grove.**

This is the second reading of this Ordinance.

- a. She explained that the Village maintains a series of publicly owned municipal parking lots throughout the community. The Village has received reports from residents that a handful of electric vehicles are regularly parked at the charging station at the American Legion Civic Center parking lot for several hours, which is well beyond the time needed to charge the vehicle. This limits the ability of other, and specifically, Civic Center patrons, as intended, to use this space to charge their electric vehicles. Staff recommends the Municipal Code include a prohibition on overnight parking at the municipal parking lot at the American Legion Civic Center, similar to other publicly owned lots, and to add restrictions limiting electric vehicle parking in the charging station to no more than two hours per day per vehicle.
- b. The proposed Village Code modification would establish a two-hour limit and, if approved, the Village would subsequently install signage at the charging station to inform the public of the restriction.

XI. **TRUSTEES' REPORTS** (continued)

E. Trustee Travis: (continued)

- c. Additionally, after receiving feedback at the October 14 Village Board meeting, the proposed Ordinance has been revised in that the restriction on overnight parking in the Commuter Parking Lot has been lifted, and overnight parking will now be permitted there.

Trustee Travis moved to adopt Ordinance 25-27 as presented, seconded by Trustee White.

- d. Trustee Thill asked Mr. Meyer how a person who uses overnight parking in the Commuter Lot will pay for it. Mr. Meyer said he believed that the parking sticker covers a 24-hour period, so staying overnight would be part of that 24 hours. Trustee Thill also asked if the Village bears the liability of something happening to a car parked overnight in the Commuter Lot. Mr. Meyer said the Village's liability would be the same as it is for a car parked there during the day.

Mayor Witko called for the vote on Ordinance 25-27.

Motion passes: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

2. Trustee Travis next presented **Ordinance 25-28, An Ordinance Amending Title 6 Entitled "Police Regulations," Chapter 4 Entitled "Animal Control" of the Municipal Code of the Village of Morton Grove.**

- a. She said that Village staff is updating Ordinance 25-28, which updates our Animal Control ordinances to add the definition of Wild Animal, to expand the prohibited species section, prohibit feeding wild animals, and grant the Village authority to require the removal of bird feeders due to rodent activity. Based on feedback from the community, staff has asked for additional time to review and propose additional revisions, and as such, Trustee Travis moved to table Ordinance 25-28 to the November 12, 2025 Village Board meeting. Trustee Thill seconded the motion to table.

Motion passes: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

3. Trustee Travis then introduced **Ordinance 25-29, Amending Title 1, Chapter 4, Section 2, Entitled "Monetary Penalties and Fines for Specific Violations and Offenses" of the Municipal Code of the Village of Morton Grove.**

- a. She explained that this will amend Title 1, Chapter 4, Section 2 of the Municipal Code to update the penalty schedule to include violations of Title 5, Chapter 14, entitled "Motor Driven Scooters and Electric Bicycles."

XI. **TRUSTEES' REPORTS** (continued)

E. Trustee Travis: (continued)

- b. Trustee Travis said this Ordinance will amend Title 1, Chapter 4, Section 2 of the Code to include specific penalties for violations of 5-14-2 and 5-14-3, which were created on August 12, 2025, when the Board passed Ordinance 25-23. It also removes the penalties associated with the obsolete Section 5-4-10-1D.

Trustee Travis said, as this is the first reading of this Ordinance, no action will be taken this evening.

- 4. Trustee Travis announced that, next Tuesday, starting at 4:30pm, the Police Department will be participating in a free throw contest at Prairie View Community Center, 6834 Dempster Street. If you'd like to join them, please RSVP at 87-663-3804. Space is limited so don't wait!
- 5. Trustee Travis, as liaison to Niles Township, shared the news that Niles Township has launched an "essentials" campaign. Each day, neighbors experiencing homelessness can find rest, safety, and community inside the doors of the respite center. The center provides those who benefit from it the essentials—deodorant, detergent, snacks, shower shoes, and socks are offered with many other essential items. The Township is looking to raise \$5,000 to help with this effort. Anyone interested in donating to this empowering cause should visit the Township's website: nilestownshipgov.com.

F. Trustee White:

Trustee White announced that the Village's Economic Development Commission (EDC) will be hosting its Small Business Workshop series November 19 from 6:00pm to 7:30pm and November 20 from 9:00am to 10:30am in the Morton Grove Public Library at 6140 Lincoln Avenue. The event is free and will include presentations from the Illinois Small Business Development Center at Oakton College and the Cook County Small Business Source. Please visit the Village's Facebook page to learn more.

XII. **WARRANTS**

Trustee Khan presented the Warrant Register for October 28, 2025 in the amount of \$478,978.91. She moved to approve the Warrants as presented, seconded by Trustee Minx.

Motion passes: 6 ayes, 0 nays.

Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>	Tr. Shiba	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. White	<u>aye</u>

XIII.

OTHER BUSINESS

NONE

XIV.

RESIDENTS' COMMENTS

NONE

XV.

ADJOURNMENT

There being no further business before the Board, Trustee Khan moved to adjourn the meeting, seconded by Trustee Minx.

Motion passes unanimously via voice vote, with 1 absent.

The meeting adjourned at 7:18 p.m.

PASSED this 12th day of November 2025.

Trustee Khan	_____
Trustee Minx	_____
Trustee Shiba	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee White	_____

APPROVED by me this 12th day of November 2025.

 Janine Witko, Village President
 Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 13th day of November 2025.

 Eileen Harford, Village Clerk
 Village of Morton Grove, Cook County, Illinois

Minutes by Teresa Cousar

Legislative Summary

Ordinance 25-30

AMENDING TITLE 1 “ADMINISTRATIVE, SECTION 1-9B-1 ENTITLED SALE OF SURPLUS PROPERTY”; TITLE 8 “PUBLIC HEALTH AND SAFETY” SECTIONS 8-11-1 , ENTITLED “DEFINITIONS AND EXCLUSIONS”, AND 8-11-2, ENTITLED “PERMIT REQUIRED”; AND DELETING SECTION 4-10-1 OF TITLE 5 "MOTOR VEHICLES AND TRAFFIC" OF THE VILLAGE OF MORTON GROVE MUNICIPAL CODE

Introduced:	November 12, 2025
Purpose:	To update four sections of the Municipal Code as part of the Village’s regular review of its laws and regulations
Background:	In order to keep its regulations current and relevant, Village staff regularly review the Village’s Municipal Code. As part of this review process. the Village Administrator recommend Section 1-9B-1 of the Municipal Code be amended to increase the value of property deemed to be surplus from \$1,000.00 to \$3,000.00; and Sections 8-11-1 and 8-11-2 of the Municipal Code be amended to clarify the types of events that require a special event permit and to change the deadline for submitting an application for a special event permit from 90 to 60 days; and further recommends that Section 4-10 of the Municipal Code be amended to delete subparagraph 1 entitled “Prohibition of Motor Driven Scooters” as motor driven scooters are regulated pursuant to Title 5 Chapter 14 of the Municipal Code.
Programs, Departments or Groups Affected	Administration and Police
Fiscal Impact:	Minimal
Source of Funds:	N/A
Workload Impact:	Staff will implement these revisions as part of its normal duties.
Administrator Recommendation:	Approval as presented.
Second Reading:	November 25, 2025
Special Considerations or Requirements:	None

Submitted by: Charles L Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Dennis Johnson, Deputy Police Chief
Reviewed by Michael Weitzel, Chief of Police

ORDINANCE 25-30

AMENDING TITLE 1 “ADMINISTRATIVE, SECTION 1-9B-1 ENTITLED SALE OF SURPLUS PROPERTY”; TITLE 8 “PUBLIC HEALTH AND SAFETY” SECTIONS 8-11-1 , ENTITLED “DEFINITIONS AND EXCLUSIONS”, AND 8-11-2, ENTITLED “PERMIT REQUIRED”; AND DELETING SECTION 4-10-1 of TITLE 5 "MOTOR VEHICLES AND TRAFFIC" OF THE VILLAGE OF MORTON GROVE MUNICIPAL CODE

WHEREAS, the Village of Morton Grove (the Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village continuously reviews and, as it deems necessary, updates existing Municipal Codes to assure they are kept current and relevant; and

WHEREAS, the Village Administrator has recommended Section 1-9B-1 of the Municipal Code be amended to increase the value of property deemed to be surplus from \$1,000.00 to \$3,000.00; and

WHEREAS, the Village Administrator has recommended Sections 8-11-1 and 8-11-2 of the Municipal Code be amended to clarify the types of events that require a special event permit and to change the deadline for submitting an application for a special event permit from 90 to 60 days; and

WHEREAS, the Village Administrator has recommended Section 4-10 of the Municipal Code be amended to delete subparagraph 1 entitled “Prohibition of Motor Driven Scooters” as motor driven scooters are regulated pursuant to Title 5 Chapter 14 of the Municipal Code; and

WHEREAS, the Corporate Authorities concur with the recommendations of the Village Administrator.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2: Title 1, entitled ADMINISTRATIVE, Chapter 9, entitled “Municipal Finances”, Sub Chapter 9B entitled “Purchase and Sale of Surplus and Real Property”, Section 1 entitled “Sale of Surplus Property” is hereby amended to read as follows:

1-9B-1: SALE OF SURPLUS PROPERTY

1. Obsolete or surplus personal property which is, in the opinion of the finance director and the Village administrator, is no longer necessary or useful to the Village, and that has an estimated value exceeding three thousand dollars (\$3,000.00) and all motor vehicles and real property of any value of the Village of Morton Grove shall be sold subject to approval by resolution of a simple majority of the Village Board of Trustees.
2. Obsolete or surplus personal property other than motor vehicles which are, in the opinion of the Village administrator and finance director, determined no longer necessary or useful to the Village, which has an estimated value of less than three thousand dollars (\$3,000.00), may be sold at the direction of the Village administrator upon consultation with the finance director and the appropriate department director in a manner deemed appropriate considering the value of the asset, and the amount of staff time necessary for the sale of said property.
3. Obsolete or surplus personal property which is determined to be no longer necessary or useful to the Village by the Village administrator and finance director, and which, in the opinion of the Village administrator has no substantial resale or trade-in value, may be disposed of or recycled in the reasonable discretion of the Village administrator after consultation with the finance director and appropriate department director.
4. All obsolete personal property may also be traded-in for credit on the purchase of other property at the discretion of the Village administrator upon consultation with the finance director and appropriate department director. If the value of the trade-in credit and price of other property exceeds \$25,000, Village Board approval is required.

SECTION 3: Title 8 entitled PUBLIC HEALTH AND SAFETY, Chapter 11 entitled "Special Events", Section 1, entitled "Definitions and Exclusions" and Section 2 entitled "Permit Required" are hereby amended to read as follows:

8-11-1: DEFINITIONS AND EXCLUSIONS

5. Special Event. As used in this chapter, "special event" means:
6. An activity on public or private property that requires the Village to provide special services as defined in this Section;

- a. Any activity deemed to significantly impact normal Village operations (such as activities which require traffic to be rerouted, or needing additional police, public works or fire department support, etc.);
 - b. An event that requests or requires street closures or the use of Village-owned equipment;
 - c. An outdoor event within Village limits where more than 500 people are expected to attend including parades, fun runs, festivals, outdoor concerts, large grand openings, sidewalk sales, etc.; or
 - d. An outdoor event that is open to the general public and provides alcoholic beverages.
2. Special Services. As used in this chapter, "special services," means the allocation of Village resources, including but not limited to Village personnel, equipment, rights-of-way, or property, for use in conjunction with a specific event or activity, as requested by the host or sponsor of the event, or deemed necessary by the Village Administrator or his designee.
3. Exclusions. For purposes of this chapter, the following shall not be considered special events:
- a. An official visit or appearance of the President or Vice-President of the United States, the Governor of the State of Illinois, an incumbent United States Senator or member of the United States Congress representing the voters of the Village of Morton Grove that is open to the public.
 - b. An activity or event occurring outside the corporate limits of the Village, for which Village personnel, services and/or resources are provided pursuant to a mutual aid agreement, other intergovernmental agreement, or a custom and practice of intergovernmental cooperation in which the participating municipalities do not charge for the activity or event sponsor and do not charge each other for services provided.
 - c. Neighborhood block parties

8-11-2: PERMIT REQUIRED

No person or organization shall conduct a special event without first having obtained a special event permit from the Village. Applications for special event permits shall be delivered to the Village Administrator at least sixty (60) days before the event.

SECTION 4: Title 5 entitled "MOTOR VEHICLES AND TRAFFIC", Chapter 4 entitled "Rules of the Road", Section 10, entitled "Prohibited Actions, Conduct", Sub Section 1, entitled "Prohibition of Motor Driven Scooters" is hereby deleted in its entirety.

SECTION 5: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 6: Except as to code amendments set forth in this ordinance, all chapters and sections of the Morton Grove Village Code shall remain in full force and effect.

SECTION 7: This ordinance shall be effective from and after its adoption, approval, and publication as provided by law.

Passed this 25th day of November 2025.

Trustee Khan _____
Trustee Minx _____
Trustee Shiba _____
Trustee Thill _____
Trustee Travis _____
Trustee White _____

Approved by me this 25th day of November 2025

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
26th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Ordinance 25-33

AMENDING TITLE 4 ENTITLED “BUSINESS REGULATIONS”, CHAPTER 6, ARTICLE D, ENTITLED “LIQUOR CONTROL”, AND TITLE 1 ENTITLED “ADMINISTRATIVE”, CHAPTER 11, ENTITLED “FEES”, SECTION 4 ENTITLED “FEES AND FOR SPECIFIC PERMITS, LICENSE, CERTIFICATES, AND SERVICES”, OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE

Introduced:	November 12, 2025
Purpose:	To update the Village’s Liquor Control Ordinances
Background:	<p>In order to keep its regulations current and relevant, Village staff regularly review the Village’s Municipal Code. As part of this review process. the Village Administrator recommends the following updates to the Village’s Liquor Control Ordinances:</p> <ul style="list-style-type: none">• Update the regulations for Class J licenses, an ancillary license which authorize holders of Class A, A-V, C, C-V, M, M-V, E, or E-V licenses to sell alcoholic liquors for consumption off the licensed premises for up to 5 events per year (except that holders of Class E or E-V licenses shall be limited to events lasting no more than one (1) day) approved in writing by the Village Administrator at least fourteen (14) days in advance of the event.• Reducing the number of Class N Video Gaming Café: License from 4 to 2 and the total number of V (video gaming) licenses from 11 to 10.• Establish regulations, application and annual fees for Class S licenses which are an ancillary license which authorize holders of Class A, A-V, M, M-V, E, or E-V licenses to sell alcoholic liquors, only in original packages for consumption off the premises
Departments or Groups Affected	Administration and Police
Fiscal Impact:	Minimal
Source of Funds:	N/A
Workload Impact:	Staff will implement these revisions as part of its normal duties.
Administrator Recommendation:	Approval as presented.
Second Reading:	November 25, 2025
Special Requirements:	None

ORDINANCE 25-33

AMENDING TITLE 4 ENTITLED “BUSINESS REGULATIONS”, CHAPTER 6, ARTICLE D, ENTITLED “LIQUOR CONTROL”, AND TITLE 1 ENTITLED “ADMINISTRATIVE”, CHAPTER 11, ENTITLED “FEES”, SECTION 4 ENTITLED “FEES AND FOR SPECIFIC PERMITS, LICENSE, CERTIFICATES, AND SERVICES”, OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE

WHEREAS, the Village of Morton Grove (the Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village continuously reviews and, as it deems necessary, updates existing Municipal Codes to assure they are kept current and relevant; and

WHEREAS, the Village seeks to promote the public health, safety, and welfare of its residents and visitors through the responsible regulation of alcoholic liquor; and

WHEREAS, the Village desires to update the Municipal Code regarding the regulation of the sale of alcoholic liquor; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2: Title 4, entitled “BUSINESS REGULATIONS”, Chapter 6, Article D, entitled “Liquor Control”, Section 8, entitled “License Classifications and Fees”, is hereby amended to read as follows:

4-6D-8: LICENSE CLASSIFICATIONS AND FEES

13. Class J, off premises event sales: Ancillary license which shall authorize a licensee authorized to sell alcoholic liquors for on-premises consumption to sell alcoholic liquors for consumption off the licensed premises. A Class J license shall be limited to holders of Class A, A-V, C, C-V, M, M-V, E, or E-V licenses. Dates, times, and locations of sales shall be approved in writing by the Village Administrator at least fourteen (14) days in advance of the event. Off-premises sales shall be limited to five (5) events per calendar year, lasting no more than four (4) consecutive days, except that holders of Class E or E-V licenses shall be limited to events lasting no more than one (1) day.

18. Class N Video Gaming Café: License that authorizes the retail sale of alcoholic liquor in video gaming cafes for consumption on the premise. A Class N licensed premise must have least 1,500 but not more than 3,000 square feet of public space and have a maximum table seating capacity in the dining area of twenty-five persons. No person under the age of 21 shall be allowed in a Class N licensed premise. Food service offering meals (as opposed to light snacks) shall be available each day within the premise at all times until two hours prior to the time the premise closes to the public. Such food service may be more limited than a full menu after 9:00 pm. A Class N license must have and maintain all required video gaming licenses and video terminal permits in good standing and shall comply with all provisions of this Code and the Illinois Video Gaming Act and all rules, regulations and restrictions imposed by the Illinois Gaming Board. No more than two (2) Class N licenses shall be allowed at any one time.

23. Class S, limited package sales: Ancillary license which shall authorize the retail sale of alcoholic liquors, only in original packages for consumption off the premises and not for consumption on the premises where sold. A Class S license shall be limited to holders of Class A, A-V, M, M-V, E, or E-V licenses.

SECTION 3: Title 4, entitled “BUSINESS REGULATIONS”, Chapter 6, Article D, entitled “Liquor Control”, Section 14, entitled “Regulations for Licensees Operating Video Gaming Terminals on the Licensed Premise”, is hereby amended to read as follows:

4-6D-14: REGULATIONS FOR LICENSEES OPERATING VIDEO GAMING TERMINALS ON THE LICENSED PREMISE

A. It shall be unlawful for any licensed premise to operate a video gaming terminal, except for Class A-V, C-V, E-V, M-V and N license holders who have and maintain in good standing a video gaming license issued by the Illinois Gaming Board in accordance with the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq. and have all current required permits for each video gaming terminal. No more than ten (10) licensed premises in the Village may operate video gaming terminals at any one time. Additional licenses may be issued pursuant to an economic development agreement between the Village and the licensee, who shall operate a restaurant on the same zoning lot, dated after August 1, 2021, or a class E-V license is issued to the holder of a class E license pursuant to the legacy restaurant assistance program administered by the Village Administrator. However, any license issued pursuant to a legacy restaurant agreement or an economic development agreement shall be included in the calculation of the maximum number of ten (10) licensed premises permitted to operate video gaming terminals, and shall backfill any available or newly available standard license until the maximum number of ten (10) licenses is reached.

D. The annual fee for a video gaming terminal permit sticker issued by the Village of Morton Grove, including the licensed operator fee, shall be assessed a fee in accordance with Title 1, Chapter 11 of this Code. A valid Village video gaming terminal permit sticker shall be

clearly displayed at all times on each video gaming terminal. No more than six video gaming terminals may be located on a Class A-V, C-V, E-V, M-V and N licensed establishment’s premise. (Ord. 20-12, 6-22-2020)

SECTION 4: Title 4, entitled “ADMINISTRATIVE”, Chapter 11, entitled “Fees”, Section 4, entitled “Fees and for Specific Permits, Licenses, Certificates, and Services”, is hereby amended to read as follows:

1-11-4: FEES FOR SPECIFIC PERMITS, LICENSES, CERTIFICATES, AND SERVICES

<u>Code Section</u>	<u>Description</u>	<u>Fee</u>	<u>Unit or Description</u>
4-6D-8	Liquor License – Class R, Complimentary Service	\$55/Event or \$275/Year, Whichever is Less	
4-6D-8	Liquor License – Class S, Limited Package Sale	\$550.00	/Year
4-6D-9	Liquor License Application Fee – Class A, Full Liquor	\$1,100	/Year
4-6D-9	Liquor License Application Fee – Class R, Complimentary Service	\$30.00	/Year
4-6D-9	Liquor License Application Fee – Class S, Limited Package Sale	\$30.00	/Year
4-6D-9	Video Gaming Terminal Permit	\$275.00	/Machine/Terminal /Year

SECTION 5: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 6: Except as to code amendments set forth in this ordinance, all chapters and sections of the Morton Grove Village Code shall remain in full force and effect.

SECTION 7: This ordinance shall be effective from and after its adoption, approval, and publication as provided by law.

Passed this 12th day of November 2025.

Trustee Khan _____
 Trustee Minx _____
 Trustee Shiba _____
 Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 12th day of November 2025

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
13th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Ordinance 25-31

AN ORDINANCE ADOPTING THE BUDGETS FOR ALL CORPORATE PURPOSES OF THE VILLAGE OF MORTON GROVE AND THE MORTON GROVE LIBRARY, COOK COUNTY, ILLINOIS FOR THE CALENDAR YEAR EFFECTIVE JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

- Introduced:** November 12, 2025
- Purpose:** The 2026 Budget represents the Corporate Authorities' projections of revenue that are expected to become available during fiscal year 2026, as well as recommended expenditures for the Village.
- Background:** The Budget was presented at Village Workshops held on October 21 and October 22, and a public hearing on the budget was held on November 25, 2025. Public notice of the hearing was published in the Chicago Tribune Local newspaper on November 13, 2025. The Budget has been available for inspection at the office of the Village Administrator, the Public Library, and posted on the Village's website since at least November 3, 2025.

Budget Summary:	Fund #	Fund	2026 Expenses
	02	General Fund	
		Legislative	\$ 122,750
		Media/Communication	\$ 82,090
		Administration	\$ 803,737
		Legal	\$ 396,539
		Community & Economic Development	\$ 360,914
		Finance	\$ 2,858,773
		Information Technology	\$ 1,022,110
		Reserves	\$ 544,000
		Police	\$14,165,154
		Fire	\$11,758,988
		Public Works	\$ 5,524,240
		Family & Senior/Civic Center	\$ 281,775
		Building & Inspectional Service	\$ 930,740
		Municipal Buildings	\$ 786,417
		General Fund Sub Total	<hr/> \$39,638,227
		General Operations	
	03	Motor Fuel Tax	\$ 931,000
	07	Emergency 911	\$ 516,218
	18	Commuter Parking	\$ 32,200
	20	Debt Service	\$ 660,963
	30	Capital Projects	\$ 718,000
	31	Equipment Replacement Fund	\$ -
	33	New Village Hall/Police Station Fund	\$ 1,100,000
	40	Water & Sewer	\$10,574,743
	41	Fire Alarm	\$ 332,650
	43	Solid Waste	\$ 2,237,004
	45	MG Days	\$ 173,950
	54	Seizure	\$ 292,500
	61	Liability Insurance Fund	\$ 100,000
		General Operations Sub Total	<hr/> \$17,669,228
		TIF/Economic Develop	
	12	Sawmill Station TIF	\$ 3,134,632
	14	Lincoln Lehigh TIF	\$ 5,390,000
	15	Lehigh-Ferris TIF	\$ 175,010
	16	Economic Development	\$ 378,000
		TIF/Economic Develop Total	<hr/> \$ 9,077,642
		Non-Pension Total	<hr/> \$66,385,097
		Pensions*	
	51	Municipal Employees Retirement Fund	\$ 1,526,000
	52	Firefighters Pension	\$ 5,219,432
	53	Police Pension	\$ 5,013,600
		Pensions Total	<hr/> \$11,759,032
		Library	<hr/> \$ 4,257,018
		Village and Library Total	<hr/> \$82,401,147

*Excludes IMRF, SLEP and OPEB Liabilities

- Admin Recombd:** Approval as presented.
- Second Reading:** Required
- Special Consider:** The budget is required to be passed before December 31, 2025

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by: Hanna Sullivan, Finance Director

ORDINANCE 25-31

AN ORDINANCE ADOPTING THE BUDGETS FOR ALL CORPORATE PURPOSES OF THE VILLAGE OF MORTON GROVE AND THE MORTON GROVE LIBRARY, COOK COUNTY, ILLINOIS FOR THE CALENDAR YEAR EFFECTIVE JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, pursuant to Ordinance 97-53 enacted on the 11th day of November 1997, the Corporate Authorities of the Village of Morton Grove established by a two-thirds majority vote of the Village Board then holding office, the budget system, all as authorized pursuant to Statute 65 ILCS 5/8-2-9.1 and pursuant to said statute and local ordinance, the Village Administrator of the Village of Morton Grove has previously prepared and compiled the contents of the 2025 Budget and presented said Budget in tentative form for consideration by the Village Board; and

WHEREAS, the proposed annual budget has been made conveniently available for public inspection in the Office of the Village Administrator and at the Morton Grove Public Library since at least by November 3, 2025, such date being at least ten (10) days prior to the date of passage of this Ordinance by the Village Board; and

WHEREAS, the Village Board held a public hearing on the proposed annual budget on the 25th day of November 2025, such date being not less than one week after the proposed budget was made available for inspection; and

WHEREAS, notice of such hearing was given by publication in the Chicago Tribune Local-Morton Grove Champion which is a newspaper of general circulation in the Village, at least one week prior to the time of said hearing; and

WHEREAS, the budget documents are too voluminous to attach to this ordinance but comport with the budget recapitulation attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The annual budget of the Village of Morton Grove, Illinois for the calendar year beginning January 1, 2026, and ending December 31, 2026, pursuant to the official budget documents currently kept in the Office of the Village Administrator shall be and is hereby adopted.

SECTION 3: The Annual Budget of the Morton Grove Public Library for the fiscal year beginning January 1, 2026, and ending December 31, 2026, is attached hereto as Exhibit "B" shall be and is hereby adopted

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 25th day of November 2025.

Trustee Khan _____
Trustee Minx _____
Trustee Shiba _____
Trustee Thill _____
Trustee Travis _____
Trustee White _____

Approved by me this 25th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed by me in my office
this 26th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT “A”

VILLAGE OF MORTON GROVE AND MORTON GROVE PUBLIC LIBRARY BUDGET ORDINANCE 25-31 CALENDAR YEAR JANUARY 1, 2026, TO DECEMBER 31, 2026

RECAPITULATION

Fund #	Fund	2026 Expenses
02	General Fund	
	Legislative	\$ 122,750
	Media/Communication	\$ 82,090
	Administration	\$ 803,737
	Legal	\$ 396,539
	Community & Economic Development	\$ 360,914
	Finance	\$ 2,858,773
	Information Technology	\$ 1,022,110
	Reserves	\$ 544,000
	Police	\$14,165,154
	Fire	\$11,758,988
	Public Works	\$ 5,524,240
	Family & Senior/Civic Center	\$ 281,775
	Building & Inspectional Service	\$ 930,740
	Municipal Buildings	\$ 786,417
	General Fund Sub Total	\$39,638,227
	<hr/>	
	General Operations	
03	Motor Fuel Tax	\$ 931,000
07	Emergency 911	\$ 516,218
18	Commuter Parking	\$ 32,200
20	Debt Service	\$ 660,963
30	Capital Projects	\$ 718,000
31	Equipment Replacement Fund	\$ -
33	New Village Hall/Police Station Fund	\$ 1,100,000
40	Water & Sewer	\$10,574,743
41	Fire Alarm	\$ 332,650
43	Solid Waste	\$ 2,237,004
45	MG Days	\$ 173,950
54	Seizure	\$ 292,500
61	Liability Insurance Fund	\$ 100,000
	General Operations Sub Total	\$17,669,228
	TIF/Economic Develop	
12	Sawmill Station TIF	\$ 3,134,632
14	Lincoln Lehigh TIF	\$ 5,390,000
15	Lehigh-Ferris TIF	\$ 175,010
16	Economic Development	\$ 378,000
	TIF/Economic Develop Total	\$ 9,077,642
	Non-Pension Total	\$68,467,842
	Pensions*	
51	Municipal Employees Retirement Fund	\$ 1,526,000
52	Firefighters Pension	\$ 5,219,432
53	Police Pension	\$ 5,013,600
	Pensions Total	\$11,759,032
	Library	\$ 4,257,018
	Village and Library Total	\$82,401,147

*Excludes IMRF, SLEP and OPEB Liabilities

EXHIBIT “B”
MORTON GROVE PUBLIC LIBRARY
APPROPRIATIONS AND LEVY
CALENDAR YEAR 2026

	2026 Budget
Revenues / Reciepts	
Property Tax	\$ 4,045,637
Replacement Tax	\$ 50,000
License Plate Sticker Revenue	\$ 2,000
Fines	\$ 150
Lost Materials Payments	\$ 400
Photocopies/Printing	\$ 8,100
Miscellaneous Income	\$ 1,000
Grants	\$ 41,000
Interest Income	\$ 1,000
Book Sale	\$ 8,000
Donations	\$ 4,800
Vending Income	\$ 7,100
Passport Fees	\$ 30,000
Passport Photos	\$ 8,500
Special Reserves	\$ 49,331
Total Revenues / Reciepts	\$ 4,257,018
Expenses (Summary)	
Salaries	\$ 1,994,000
Other Personnel Expenses	\$ 646,250
Materials / Services	\$ 628,050
Operations	\$ 668,868
Special Fees & Taxes	\$ 319,850
Total Expenses	\$ 4,257,018

**LEGAL NOTICE – PUBLIC HEARING
VILLAGE OF MORTON GROVE, ILLINOIS
PROPOSED BUDGET REQUEST – 2026 CALENDAR YEAR**

The Village of Morton Grove will hold a public hearing at 7:00pm on Tuesday, November 25, 2025, at the Richard T. Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, Illinois for the purpose of hearing written or oral comments from the public concerning the proposed annual budget for the calendar year ending December 31, 2026, as contained in the proposed budget summarized below:

Fund #	Fund	2026 Expenses
02	General Fund	
	Legislative	\$ 122,750
	Media/Communication	\$ 82,090
	Administration	\$ 803,737
	Legal	\$ 396,539
	Community & Economic Development	\$ 360,914
	Finance	\$ 2,858,773
	Information Technology	\$ 1,022,110
	Reserves	\$ 544,000
	Police	\$14,165,154
	Fire	\$11,758,988
	Public Works	\$ 5,524,240
	Family & Senior/Civic Center	\$ 281,775
	Building & Inspectional Service	\$ 930,740
	Municipal Buildings	\$ 786,417
	General Fund Sub Total	\$39,638,227
	General Operations	
03	Motor Fuel Tax	\$ 931,000
07	Emergency 911	\$ 516,218
18	Commuter Parking	\$ 32,200
20	Debt Service	\$ 660,963
30	Capital Projects	\$ 718,000
31	Equipment Replacement Fund	\$ -
33	New Village Hall/Police Station Fund	\$ 1,100,000
40	Water & Sewer	\$10,574,743
41	Fire Alarm	\$ 332,650
43	Solid Waste	\$ 2,237,004
45	MG Days	\$ 173,950
54	Seizure	\$ 292,500
61	Liability Insurance Fund	\$ 100,000
	General Operations Sub Total	\$17,669,228
	TIF/Economic Develop	
12	Sawmill Station TIF	\$ 3,134,632
14	Lincoln Lehigh TIF	\$ 5,390,000
15	Lehigh-Ferris TIF	\$ 175,010
16	Economic Development	\$ 378,000
	TIF/Economic Develop Total	\$ 9,077,642
	Non-Pension Total	\$66,385,097
	Pensions*	
51	Municipal Employees Retirement Fund	\$ 1,526,000
52	Firefighters Pension	\$ 5,219,432
53	Police Pension	\$ 5,013,600
	Pensions Total	\$11,759,032
	Library	\$ 4,257,018
	Village and Library Total	\$82,401,147

*Excludes IMRF, SLEP and OPEB Liabilities

Copies of the proposed annual budget shall be posted on the Village's website <http://www.mortongroveil.org/> and made available for public inspection in the office of the Village Administrator during normal business hours at the Richard T. Flickinger Municipal Center, 6101 Capulina Ave., Morton Grove, Illinois and at the Morton Grove Public Library, 6140 Lincoln Ave., Morton Grove, Illinois for a period of at least 10 days prior to approval

Sincerely,

Charles L. Meyer

Legislative Summary

ORDINANCE 25-32

**AN ORDINANCE LEVYING AND ASSESSING TAXES
FOR THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS
FOR 2025 TO BE COLLECTED IN THE FISCAL YEAR BEGINNING
JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026**

Introduced: November 12, 2025

Purpose: This ordinance sets the 2025 property tax levy amount that will be collected and will fund the 2026 budget. This ordinance must be adopted and filed with the Cook County Clerk to levy property taxes within the Village of Morton Grove.

Background: Pursuant to Ordinance 25-31 the amount necessary to be levied for the 2025 property taxes is: \$12,660,061 for Village operational expenses, \$657,963 for Village debt service and \$4,045,637 for the Library. This will result in a levy of \$13,318,024 for the Village and \$4,045,637 for the Library for a total levy of \$17,363,661. The effective result is a 4.33% increase in the Village's portion of the tax levy and a 3.50% increase in the Library's portion of the tax levy, resulting in an overall increase of 4.14% from the final extended tax levy from the previous year.

**Summary of
Appropriation
to be levied and
Assessed:**

Fund #	Fund Name Purpose	2026 Expenditures	Requirements	Abatements	2025 Net Levy
Village of Morton Grove					
02	<u>General Fund</u>				
	Corporate Purposes				
	General	\$ 38,657,972	\$ 3,859,269	\$ -	\$ 3,859,269
	IMRF Pension	\$ 281,000	\$ 281,000	\$ -	\$ 281,000
	C.N.A. Pension	\$ 699,255	\$ 699,255	\$ -	\$ 699,255
	General Fund sub-total	\$ 39,638,227	\$ 4,839,524	\$ -	\$ 4,839,524
52	Fire Pension Fund	\$ 5,219,432	\$ 3,849,222	\$ -	\$ 3,849,222
53	Police Pension Fund	\$ 5,013,600	\$ 3,971,315	\$ -	\$ 3,971,315
	Non-Debt sub-total	\$ 50,589,259	\$ 12,660,061	\$ -	\$ 7,820,537
<u>Debt</u>					
20	2019 Refunding Bonds		\$ 657,963		\$ 657,963
	Debt sub-total	\$ -	\$ 657,963	\$ -	\$ 657,963
	Village Total	\$ 50,589,259	\$ 13,318,024	\$ -	\$ 13,318,024
Village of Morton Grove Library					
	General	\$ 4,257,018	\$ 4,045,637	\$ -	\$ 4,045,637
	Grand Total	\$ 54,846,277	\$ 17,363,661	\$ -	\$ 17,363,661

Admin Recom: Approval as presented.

Second Reading: Required

Special Consider or Requirement: A certified copy of this ordinance must be filed with the Cook County Clerk on or before the last Tuesday in December.

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Terry Liston, Corporation Counsel
Prepared by: Hanna Sullivan, Finance Director

ORDINANCE 25-32

AN ORDINANCE LEVYING AND ASSESSING TAXES FOR THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS FOR 2025 TO BE COLLECTED IN THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, on November 25, 2025, the President and Board of Trustees of the Village passed and approved by roll call vote, the annual Budget Ordinance 25-31 of said Village for the fiscal year beginning January 1, 2026, and ending December 31, 2026. The Ordinance was duly signed and approved by the President and Board of Trustees of the Village and attested by the Village Clerk; and thereafter it was duly published in pamphlet form by order of the President and Board of Trustees of the Village; and

WHEREAS, Pursuant to Ordinance 25-31, the amount necessary to be levied for 2025 property taxes is \$13,318,024 for the Village and \$4,045,637 for the Library for a total levy of Seventeen Million Three Hundred Sixty-Three Thousand Six Hundred Sixty-One Dollars (\$17,363,661).

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The total amount of appropriations for all corporate purposes legally made and to be collected from the tax levy of 2025 is hereby ascertained to be the sum of Seventeen Million Three Hundred Sixty-Three Thousand Six Hundred Sixty-One Dollars (\$17,363,661)

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 25th day of November 2025

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this
25th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed by me in my office this
26th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Resolution 25-76

AUTHORIZING A CHANGE ORDER WITH H&H ELECTRIC COMPANY FOR THE TRAFFIC SIGNAL AND STREET LIGHTING MAINTENANCE PROGRAM

Introduction:	November 12, 2025
Purpose:	To authorize the Village Administrator to execute a change order with H&H Electric Company for the Traffic Signal and Street Lighting Maintenance Program.
Background:	<p>Resolution 25-13 (Exhibit "A") authorized a contract with H&H Electric Company, located at 2831 Commerce Street, Franklin Park, Illinois, for a not-to-exceed amount of \$70,000.00 for the Village's Traffic Signal and Street Lighting Maintenance Program. The contract is necessary to maintain the four Village-owned traffic signals and streetlight infrastructure. This existing infrastructure is also vulnerable to other unpredictable or unforeseen repairs, including but not limited to periodic equipment failures, damage caused by vehicular crashes, and construction-related damage.</p> <p>Based on the increased number of village-owned traffic signals and arterial streetlights damaged by vehicle crashes and construction damage in the past seven months, the funds approved by Resolution 25-13 are nearly fully allocated. Staff recommends that this resolution authorize a change order to spend up to an additional \$65,000 to cover the costs of these unexpected emergency repairs. The repairs to village-owned traffic signals and arterial streetlights damaged due to vehicle crashes and construction damages are reimbursed through our membership with the Intergovernmental Risk Management Agency (IRMA). This change order will raise the total contract limit to \$135,000.00.</p> <p>The additional material and labor costs will continue to be based on unit pricing as outlined in the approved contract. This contract must conform to the requirements of the Prevailing Wage Act.</p>
Departs Affected	Department of Public Works
Fiscal Impact:	\$65,000.00
Source of Funds:	Emergency repairs that are the result of vehicular accidents and construction-related damage, are charged to the Liability Insurance Fund 60-10-12-55-7131.
Workload Impact:	The Department of Public Works will manage and implement the project as part of its normal work activities.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works

RESOLUTION 25-76

AUTHORIZING A CHANGE ORDER WITH H&H ELECTRIC COMPANY FOR THE TRAFFIC SIGNAL AND STREET LIGHTING MAINTENANCE PROGRAM

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, Resolution 25-13 (Exhibit "A") authorized a contract with H&H Electric Company, located at 2831 Commerce Street, Franklin Park, Illinois, for a not-to-exceed amount of \$70,000.00 for the Village's Traffic Signal and Street Lighting Maintenance Program.

WHEREAS, the contract is necessary for maintaining the four Village-owned traffic signals and streetlight infrastructure; and

WHEREAS, this infrastructure is also vulnerable to other unpredictable or unforeseen repairs, including but not limited to periodic equipment failures, damage caused by vehicular crashes, and construction-related damages; and

WHEREAS, based on the increased number of village-owned traffic signals and arterial streetlights damaged due to vehicle crashes and construction damages in the past seven months the funds approved by Resolution 25-13 are nearly fully allocated; and

WHEREAS, with the onset of winter months and susceptibility to additional damage to the infrastructure for the remainder of 2026, staff recommends that this resolution authorize a change order to spend up to an additional \$65,000 to cover the costs of these unplanned emergency repairs; and

WHEREAS, this change order will increase the total value of the contract limit to \$135,000.00; and

WHEREAS, H&H Electric Company has satisfactorily performed the work included in this contract for the Village and has the capacity to complete the additional work; and

WHEREAS, the repairs to village-owned traffic signals and arterial streetlights damaged due to vehicle crashes and construction damages are reimbursed through our membership with the Intergovernmental Risk Management Agency (IRMA); and

WHEREAS, funding for the change order amount of \$65,000.00 is available for emergency repairs to the village-owned and maintained traffic signals and street lighting in the Liability Insurance Fund 60-10-12-55-7131.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities approve the change order to increase the contract amount to the not-to-exceed amount of \$135,000.00 (an increase of \$65,000.00 with H&H Electric Company, located at 2831 Commerce Street, Franklin Park, Illinois.

SECTION 3: The Village Administrator and Director of Public Works and their designees are authorized to take all necessary steps to execute and implement the change order to the contract for the Traffic Signal and Street Lighting Maintenance Program approved by Resolution 25-13, to increase the not to exceed amount to \$135,000. for unplanned and emergency work,

SECTION 4: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the change order with H&H Electric Company.

SECTION 5: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 12th day of November 2025

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 12th day of November 2025

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed in my office this
13th day of November 2025

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Exhibit C

Legislative Summary

Resolution 25-13

AUTHORIZING A CONTRACT WITH H&H ELECTRIC COMPANY FOR TRAFFIC SIGNAL AND STREET LIGHTING MAINTENANCE PROGRAM

Introduction:	March 11, 2025
Purpose:	To authorize the Village Administrator to execute a contract with H&H Electric Company for the Traffic Signal and Street Lighting Maintenance Program and to execute change orders to utilize the full amount of the budgeted funds.
Background:	<p>The Village’s Traffic Signal and Street Lighting Maintenance Program is necessary for the maintenance of the four Village-owned traffic signals, arterial streetlights, and parking lot lighting infrastructure. The traffic signal and street light infrastructure requires planned monthly routine maintenance. This infrastructure is also susceptible to other unforeseeable or unplanned repairs, including but not limited to periodic equipment failure, damage due to vehicular crashes, and construction damages which on average costs an additional \$30,000.00 annually. The Department of Public Works advertised in the February 6, 2025, and February 13, 2025, issues of the Illinois Department of Transportation (IDOT) Notice to Contractors Bulletin inviting bids for the 2025 “Traffic Signal and Street Lighting Maintenance Program”. The bid sought unit pricing for both the monthly routine maintenance and additional emergency services if needed.</p> <p>Two bids were received, publicly opened, and read at the Department of Public Works Facility at 10:00 a.m. on February 27, 2025, with the bid tabulation included in Exhibit “A”. H&H Electric Company, located at 2831 Commerce Street, Franklin Park, Illinois, was the low bidder with a base bid amount for routine services of \$39,861.80. The bid amount is based upon unit pricing proposed by the contractor for the number of units estimated by the Village for the routine maintenance and for unplanned and emergency services. The final price of the contract will include the base bid for routine maintenance and the estimated emergency repairs for an amount not to exceed \$70,000.00. This contract must conform to the requirements of the Prevailing Wage Act.</p>
Departs Affected	Public Works Department
Fiscal Impact:	The total amount shall not exceed \$70,000. Since this is a unit-price contract, the final contract amount will be based on the actual quantity of work performed.
Source of Funds:	2025 Motor Fuel Tax Account Number 03-50-60-55-4170 for routine maintenance and for emergency repairs that are the results of car accidents they are charged to 60-10-12-55-7131.
Workload Impact:	The Department of Public Works will manage and implement the project as part of its normal work activities.
Administrator Recommendation	Approval as presented
Second Reading:	Not Required
Special Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Hanna Sullivan, Director of Finance
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Zoe Heidorn, Assistant Village Administrator
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Chris Tomich, Village Engineer

RESOLUTION 25-13

AUTHORIZING A CONTRACT WITH H&H ELECTRIC COMPANY FOR TRAFFIC SIGNAL AND STREET LIGHTING MAINTENANCE PROGRAM

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Village's Traffic Signal and Street Lighting Maintenance Program is necessary for the maintenance of the four Village-owned traffic signals, arterial streetlights and parking lot lighting infrastructure; and

WHEREAS, this traffic signal and street light infrastructure requires monthly routine maintenance that is planned; and

WHEREAS, this infrastructure is also susceptible to other unforeseeable or unplanned repairs, including but not limited to periodic equipment failure, damage due to vehicular crashes, and construction damages; and

WHEREAS, the Department of Public Works advertised in the February 6, 2025, and February 13, 2025, issues of the Illinois Department of Transportation (IDOT) Notice to Contractors Bulletin inviting bids for the 2025 "Traffic Signal and Street Lighting Maintenance Program". The bid requested unit pricing for the work contemplated for the base services and for possible emergency work; and

WHEREAS, fifteen entities, contractors, or suppliers obtained the bidding materials; and

WHEREAS, two bids were received, publicly opened, and read at the Department of Public Works Facility at 10 a.m. on February 27, 2025, with the bid tabulation included in Exhibit "A"; and

WHEREAS, H&H Electric Company, located at 2831 Commerce Street, Franklin Park, Illinois, is the low bidder with a base bid amount of \$39,861.80; and

WHEREAS, the bid amount is based upon unit pricing proposed by the contractor for the number of units estimated by the Village for routine maintenance and unplanned repairs; and

WHEREAS, staff recommends that this Resolution authorizes spending up to \$70,000 to cover the cost of planned maintenance and cost of unplanned repairs in order to apply the same unit cost pricing to such unplanned repairs, thereby preventing the need for future emergency bidding and improving cost efficiency; and

WHEREAS, the final price of the contract will be based upon the number of units the Village directs the contractor to perform the required maintenance or unplanned repairs as is in the best interest of the Village; and

WHEREAS, H&H Electric Company has satisfactorily performed the work included in this contract for the Village since 2019; and

WHEREAS, the Village reserves the right to renew the contract for two, one-year terms; and

WHEREAS, funding for the above work in the amount of \$70,000 is available for traffic signal and street lighting maintenance in the 2025 Adopted Budget Motor Fuel Tax (MFT) Fund Account Number 03-50-60-55-4170.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities accept the bid of H&H Electric Company of Franklin Park, Illinois in the amount of \$39,861.80.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with H&H Electric Company for the Traffic Signal and Street Lighting Maintenance Program in the amount of \$39,861.80 for the work to be performed in the Village.

SECTION 4: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract for the Traffic Signal and Street Lighting Maintenance Program for the routine planned and unplanned work for a contract amount not to exceed \$70,000.

SECTION 5: The Village Administrator is hereby authorized to take all necessary steps to make a determination of whether it is in the Village's best interest to renew this contract in 2026 and 2027 and, if circumstances warrant, to execute a letter of renewal for 2026 and/or 2027 based on that determination.

SECTION 5: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract with H&H Electric Company.

SECTION 6: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 11th day of March 2025

Trustee Khan

Trustee Minx

Trustee Shiba

Trustee Thill

Trustee Travis

Trustee Witko

Approved by me this 11th day of March 2025

Daniel P. DiMaria, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
12th day of March 2025

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Exhibit "A"

Village of Morton Grove, Cook County, Illinois
2025 Traffic Signal and Street Lighting Maintenance Program
Bid Tabulation
 Bid Opening: February 27, 2025, 10:00 am

				Engineer's Estimate		Meade Inc. 625 Willowbrook Center Parkway Willowbrook, Illinois 60527		H&H Electric Company 2830 Commerce Street Franklin Park, Illinois 60131	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Maintaining Street Light Equipment	Unit-Mth	4450	\$5.25	\$23,362.50	\$7.25	\$32,262.50	\$4.70	\$20,915.00
2	Maintaining Traffic Control Signal Equipment	Unit-Mth	48	\$150.00	\$7,200.00	\$207.00	\$9,936.00	\$291.40	\$13,987.20
3	Maintaining Flashing Traffic Control Signal Equipment	Unit-Mth	12	\$28.00	\$336.00	\$22.33	\$267.96	\$30.80	\$369.60
4	Detector Loop, Type I	Foot	300	\$25.00	\$7,500.00	\$24.17	\$7,251.00	\$15.30	\$4,590.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$38,398.50		\$49,717.46		\$39,861.80
AS-READ PROPOSAL AMOUNT							\$49,717.46		\$39,861.80

Apparent Low Bidder: H&H Electric Company
Apparent Low Bid Amount: \$39,861.80
Engineer's Estimate of Cost: \$38,398.50
Difference: \$1,463.30

Legislative Summary

Ordinance 25-28

AN ORDINANCE AMENDING TITLE 6, ENTITLED “POLICE REGULATIONS”, CHAPTER 4, OF THE MUNICIPAL CODE ENTITLED “ANIMAL CONTROL”

Introduction:	October 14, 2025
Purpose:	The Ordinance will amend Title 6, Chapter 4 of the Village Code entitled “Animal Control” to add several definitions, update the nuisance animal section, expand the prohibited species section, prohibit feeding wild animals, and grant the Village authority to require the removal of birdfeeders due to rodent activity.
Background:	<p>From time to time, the Police Department reviews ordinances to ensure they remain current, effective, and supportive of community health and safety. A recent review of the Village’s Animal Control Ordinance identified several areas in need of improvement.</p> <p>The current ordinance does not define “wild animals,” which could allow residents to legally possess a variety of potentially dangerous species. The amended ordinance addresses this gap by expanding the list of prohibited species and establishing clear procedures for complaint handling and enforcement.</p> <p>The nuisance animals section was updated so the ordinance no longer conflicts with Cook County Managed Care of Feral Cats Ordinance as a result of community feedback.</p> <p>In addition, the ordinance introduces new provisions prohibiting ground feeding and authorizing the Village to require the removal of bird feeders that contribute to rodent activity. These measures will strengthen the Village’s ability to address and prevent rodent-related issues.</p> <p>If adopted, the Village and Police Department will proactively educate the community about these changes. The Police Department will also partner with Building Inspection and Services to ensure consistent and effective application of the ordinance.</p>
Departments Affected	Village Administrator’s Office, Police Department, Building Inspection and Services.
Fiscal Impact:	No financial impact
Source of Funds:	N/A
Workload Impact:	The Police Department and Building Inspection and Services will enforce this Ordinance. Village staff will prosecute these cases before an administrative hearing officer.
Administrator Recommendation	Approval as presented
Second Reading:	November 12, 2025
Special Requirements:	None

ORDINANCE 25-28

AN ORDINANCE AMENDING TITLE 6, ENTITLED “POLICE REGULATIONS” CHAPTER 4, OF THE MUNICIPAL CODE ENTITLED “ANIMAL CONTROL”

WHEREAS, the Village of Morton Grove (the "Village"), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village President and Board of Trustees are committed to protecting the health, safety and welfare of the Village and its residents by controlling the species of animals prohibited in the Village of Morton Grove; and

WHEREAS, the Village President and Board of Trustees are committed to protecting the health, safety and welfare of the Village and its residents by prohibiting the feeding of wild animals; and

WHEREAS, the Village President and Board of Trustees are committed to protecting the health, safety and welfare of the Village and its residents by requiring the removal of bird feeders that exacerbate rodent issues; and

WHEREAS, the Village continuously reviews and, as it deems necessary, updates existing Municipal Codes to assure they are kept current and relevant; and

WHEREAS, the Corporate Authorities of the Village of Morton Grove believe it is in the best interest of the residents of the Village to amend the Municipal Code of the Village of Morton Grove to strengthen the animal control ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance as though fully set forth herein thereby making the findings as hereinabove set forth.

SECTION 2: Title 6, entitled “Police Regulations”, Chapter 4 entitled “Animal Control,” Section 3 entitled “Definitions,” shall be amended to add the following definitions:

COMMUNITY CAT CAREGIVER/FERAL CAT CARETAKER: A person who provides care, including food, shelter or medical care to a community cat, while not being considered the owner, custodian, harbinger, controller or keeper of a community cat or to have care or charge of a community cat. Caregivers/Caretakers must make every effort to minimize the impact on local wildlife and feed the proper quantity of food for the number of cats in appropriate containers, Caregivers/Caretakers may redeem community cats from the shelter without proof of ownership and are exempt from any charges and/or fees.

FERAL CAT: A cat that (i) is born in the wild or is the offspring of an owned or feral cat and is not socialized or (ii) is a formerly owned cat that has been abandoned and is no longer socialized, or (iii) lives on a farm. (510 ILCS 5/2.11b)

WILD ANIMAL: Any species of mammal, reptile, amphibian, arachnid or fowl which is not naturally tame or gentle but is of a wild nature or disposition, and which, because it is carnivorous in its wild state, or is poisonous, or because of its size, physical makeup, vicious nature or other characteristics, would constitute a danger to human life, domestic animals or property, including, but not limited to, deer, racoon, squirrel, lion, tiger, leopard, ocelot, jaguar, cheetah, serval cat, margay, mountain lion, lynx, bobcat, jaguarundi and other wild cat of the family felidae (not including the species felis catus), hyena, bear, wolverine, badger, wolf, coyote, boar, alligator, crocodile, any poisonous or venomous biting or injecting species of amphibian, arachnid, or reptile or any life-threatening reptile. Any animal which is of a species listed specifically shall be considered a wild animal and any poisonous, venomous biting or injecting species of amphibian, arachnid or reptile or life-threatening reptile shall be considered a wild animal, and the provisions of this chapter regarding such wild animals shall apply.

SECTION 3: Title 6, entitled “Police Regulations”, Chapter 4 entitled “Animal Control,” Section 9 entitled “Nuisance Animals,” shall be amended to the following:

1. No owner shall keep or harbor any animal in such a way that it creates a nuisance, such as disturbing the peace by loud noises at any time of the day or night, allowing the premises to become unsanitary or endangering neighbors or the general public. Examples of nuisance include, without limitation, animals which:

2. Are not properly controlled;
3. Molest persons or vehicles by chasing, barking or biting;
4. Attack other animals;
5. Damage property other than the owner's;
6. Bark, whine, howl or make other noises excessively;
7. Create noxious or offensive odors;
8. Are present at any location designated by signs to be a prohibited area.

Animals creating a nuisance may be trapped when they cannot otherwise be humanely apprehended.

2. Skunks, opossums, and raccoons found in the Village of Morton Grove are hereby declared to be a public nuisance. The Village may, from time to time, establish policies to assist residents to abate any such nuisance; however it shall always be the responsibility of the owner of any private property to remove any raccoon, opossum, or skunk or the nest of said animal from his property. The owner/person in possession of said property shall allow the animal control officer, any law enforcement officer, or other authorized Village representative to enter said property and inspect where skunks, raccoons, or their nests are suspected to be present for purposes of investigating the property, and to assist or direct the owner in removing said animal(s).
3. The Village's sanitarian, the animal control officer, police officers and/or any organization or organizations, agent and employee of the Village of Morton Grove are hereby authorized and empowered to take all actions necessary to abate said nuisance and may, for the purpose of abating said nuisance, enter upon private property in an emergency, with the permission of the owner, agent of the owner, or lessor of the premises, or upon attaining a warrant issued by the Village's adjudication hearing officer or a court of competent jurisdiction. (Ord. 11-19, 6-13-2011)
4. Conduct by a feral cat that disturbs the peace creates a public nuisance. Feral cats may create a nuisance by (a) habitually or continually howling, crying or screaming, or (b) habitually and significantly destroying, desecrating or soiling property against the wishes of the owner of the property. (Cook County Ordinance Chapter 10 Article IV)
 1. Any agent or employee of the Village of Morton Grove may investigate an alleged violation of this section upon the receipt of two (2) sworn complaints in a form provided

by the Police Department, signed by two (2) unrelated Village residents living in separate dwellings within a 500 feet radius of the alleged violation. The affidavit shall specify the address or location of the alleged violation, the nature, time and date(s) of the act, the name and address of the owner or caretaker, if known, and a description of the cat, if known.

2. In the event The Village finds that a feral cat has created a nuisance, The Village shall advise the Cook County Department of Animal and Rabies Control and the sponsor in writing of the nuisance.
3. The Sponsor shall have the right to review the matter with The Village of Morton Grove. If the Sponsor is not able to satisfy the Village of Morton Grove that a nuisance is not occurring, the Sponsor shall have 30 days to comply with The Village's direction with respect to correcting the nuisance. If the Sponsor fails to correct the nuisance, The Village shall have the right to remove the cat.

SECTION 4: Title 6, entitled "Police Regulations", Chapter 4 entitled "Animal Control," Section 12 entitled "Prohibited Species," shall be amended to the following:

6-4-12 Prohibited Species

- A. It shall be unlawful for any person or entity to harbor or keep any wild animal, bees, fowl, or farm animals in the Village, except the provisions of this section shall not apply to any keeping of such animals in a bona fide licensed veterinary hospital for treatment, bona fide educational institution, museum, circus, carnival, zoo or other event for entertainment, which is authorized by the proper and responsible official or officers of the Village in accordance with all applicable laws and ordinances, and provided that proper bond and/or insurance has been posted in accordance with Village ordinances, all federal, state, county and local permits and licenses have been procured and the applicant thereunder is in compliance with all federal, state, county and local rules, regulations, laws and ordinances. It shall not be a defense to a violation of this section that the person or entity violating said section has attempted to, or has in fact, domesticated the wild animal, bees, fowl, or farm animals.

- B. Upon the complaint of any person that a person, firm or corporation procured, owns, possesses or harbors a wild animal, bees, fowl or farm animals on premises in the Village, the chief of police or building official shall forthwith cause the matter to be investigated, and if after investigation the facts indicate that such person, named in the complaint, is in fact the owner or is keeping or harboring any such wild animal, bees, fowl, or farm animals in the Village, the chief of police or building official shall forthwith send written notice to such person, requiring such person to safely remove said wild animal, bees, fowl, or farm animals from the Village within ten days of the date of said notice. Notice as herein provided shall not be required where such wild animal, bees, fowl, or farm animals has previously caused serious physical harm or death to any person, or has escaped and is at large, in which case the chief of police or building official shall cause said wild animal, bees, fowl, or farm animals to be immediately seized and impounded, according to the provisions of this chapter, or killed, if seizure and impoundment are not possible without risk of serious physical harm or death to any person, domestic animal or property.
- C. The chief of police or building official shall forthwith cause to be seized and impounded any wild animal, bees, fowl, or farm animals where the person owning, keeping or harboring such animal has failed to comply with the notice sent pursuant to this chapter. Any Building Inspection and Services Official, Animal Control Officer, or any police officer of the Village shall have the authority to enforce the provisions of this section, including, but not limited to, taking possession of any wild animal, bees, fowl, or farm animals the officer or official reasonably believes is being kept, possessed or harbored in violation of this chapter. If the person in possession refuses to relinquish possession of the wild animal, bees, fowl, or farm animals the officer or official shall so notify the chief of police or building official, and the chief of police or building official shall obtain an appropriate court order, with the assistance of the Village attorney, to obtain possession. This section shall not be interpreted to authorize or attempt to authorize entry into places not open to the public, without either the

consent of the owner or person in possession of a warrant or other court order. Upon seizure and impoundment, said animal shall be delivered to a place of confinement for safekeeping with a qualified zoological park, humane society, veterinary hospital or animal refuge, authorized by law to accept, own, keep or harbor such wild animals, bees, fowl, or farm animals.

- D. Any person, firm or corporation violating any provision of this section shall, in addition to any fine, penalty or equitable relief granted against it, forfeit the wild animal, bees, fowl, or farm animals to the Village for permanent disposition to a zoological or animal refuge authorized by law to accept, keep or harbor such animals, if reasonably possible, or, if not, for destruction of said wild animal, bees, fowl, or farm animals

SECTION 5: Title 6, entitled “Police Regulations,” Chapter 4 entitled “Animal Control,” Section 15 entitled “Permit Required,” shall be amended to add the following subsection:

5. Feral Cats Exempt - Ear-tip removing of approximately a quarter inch off the tip of the cat's left ear in a straight-line cut, is the universal sign of a sterilized, unowned cat. If these requirements are met, the ear-tipped cat is exempt from permit requirements, tag, stray, and at-large provisions of this ordinance.

SECTION 6: Title 6, entitled “Police Regulations,” Chapter 4 entitled “Animal Control,” Section 16 entitled “Penalty,” shall be amended to the following:

6-4-16: FEEDING WILDLIFE AND BIRDS:

- A. No person under any circumstances may provide feed for wild animals to consume except as authorized under subsection B.
- B. Ground feeding of birds is prohibited. Certain bird feeders are allowed for use and in moderation as long as all feed is placed in a feeder designed for the specific purpose of feeding birds. Any accumulation of feed spilled onto the ground or surfaces from hanging feeders shall be removed by the person or property owner daily to reduce the attractant for wild animals.

- C. Bird feeders shall be set back five feet (5') from dwelling units, accessory structures, lawn furniture, shrubs and trees.
- D. If there is rodent activity at the residence that is providing the feed or any adjacent property, the Village has the right to require removal of the feeders until the activity has ceased.

SECTION 7: Title 6, entitled "Police Regulations," Chapter 4 entitled "Animal Control," shall be amended to add the following section:

6-4-17: PENALTY

Except as specifically specified otherwise in this chapter, any person violating or aiding in or abetting the violation of any provision of this chapter or counterfeiting or forging any certificate, permit or tag, or making misrepresentation in regard to any matter prescribed by this chapter, or resisting, obstructing, or impeding the animal control officer or any authorized officer in enforcing this chapter, or refusing to produce any animal for inoculation or who removes a tag from an animal for purposes of destroying or concealing its identity, shall be fined in accordance with title 1, chapter 4 of this code. Each day a violation continues shall be deemed a separate violation. (Ord. 11-19, 6-13-2011)

SECTION 8: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 9: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 10: Except as to code amendments set forth in this ordinance, all chapters and sections of the *Morton Grove Village Code* shall remain in full force and effect.

SECTION 11: This Ordinance shall take effect upon the adoption of this Ordinance.

Passed this 12th day of November 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 12th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office
this 13th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Chapter 6-4 ANIMAL CONTROL

6-4-1: PURPOSE

6-4-2: CONSTRUCTION

6-4-3: DEFINITIONS

6-4-4: ANIMAL CONTROL OFFICER

6-4-5: OWNER RESPONSIBILITIES

6-4-6: CRUELTY TO ANIMALS

6-4-7: DANGEROUS ANIMALS

6-4-8: VICIOUS ANIMALS

6-4-9: NUISANCE ANIMALS

6-4-10: STRAY ANIMALS

6-4-11: DISEASED ANIMALS

6-4-12: PROHIBITED SPECIES

6-4-13: PREMISES PROHIBITED TO ANIMALS

6-4-14: RABIES CONTROL REGULATIONS

6-4-15: PERMIT REQUIRED

6-4-16: FEEDING WILDLIFE AND BIRDS

6-4-17: PENALTY

6-4-1: PURPOSE

The purpose of this chapter is to:

1. Protect animals from abuse, neglect and rabies;
2. Protect residents from annoyance, intimidation, injury and rabies by animals;
3. Establish the community's method of response to residents regarding situations involving animals;
4. Develop a program designed to encourage responsible pet ownership;
5. Assist the community's animal control program through the payment of fees and the enforcement of animal violations;
6. Promote a harmonious relationship between man and animal; and
7. Protect the safety and general welfare of the public. (Ord. 11-19, 6-13-2011)

6-4-2: CONSTRUCTION

1. This chapter shall be liberally construed to the end that all animals are treated humanely and the safety and welfare of the people of the Village of Morton Grove shall be protected. Nothing in this chapter shall be construed to supersede the Illinois animal control act, 510 Illinois Compiled Statutes 5/1 et seq., the Illinois humane care for animal act, 510 Illinois Compiled Statutes 70/1 et seq., or any state of Illinois or Cook County regulation dealing with the care or regulation of animals, unless a provision of this chapter is in conflict with same, in which case the provision of this chapter shall be controlling to the extent allowed by the Illinois constitution. To the extent allowed by law, enforcement of this chapter, and any state of Illinois or Cook County law, ordinance, or regulation dealing with the care or regulation of animals shall be concurrent. (Ord. 11-19, 6-13-2011)

6-4-3: DEFINITIONS

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ANIMAL: Any living creature other than a man which may be affected by rabies.

ANIMAL CONTROL OFFICER: Any person or persons designated by the chief of police to perform the duties set forth in this chapter.

CAT: Any member of the feline family (i.e., *Felis domesticus*).

CERTIFIED APPLIED BEHAVIORIST: An individual certified by the Animal Behavior Society Of North America, the American College Of Veterinary Behaviorist, or by an agency or organization approved by the chief of police as having met the minimum standards of education, experience and ethics to give professional advice about animal behavior in general or about behavioral problems of a particular animal.

COMMUNITY CAT CAREGIVER/FERAL CAT CARETAKER: A person who provides care, including food, shelter or medical care to a community cat, while not being considered the owner, custodian, harbinger, controller or keeper of a community cat or to have care or charge of a community cat. Caregivers/Caretakers must make every effort to minimize the impact on local wildlife and feed the proper quantity of food for the number of cats in appropriate containers, Caregivers/Caretakers may redeem community cats from the shelter without proof of ownership and are exempt from any charges and/or fees.

CONFINED: Restriction of an animal at all times by the owner, or his agent, to an escape proof building, house, or other enclosure away from other animals and the public.

DANGEROUS ANIMAL: Any animal determined pursuant to this chapter to have bitten or attacked a person or a domestic animal without justification or to pose a serious threat or reasonable fear of physical injury to a person or another animal, or has been used primarily or in part for the purpose of fighting, or was trained for fighting. Any such dangerous animal is hereby declared a public nuisance.

DOG: Any member of the canine family (i.e., *Canis familiaris*).

DOMESTIC ANIMALS: Animals commonly considered as house pets, including, but not limited to, cats (*Felis catus*), dogs (*Canis familiaris*), and ferrets excluding feral cats.

ENCLOSURE: A fence or structure of at least six feet (6') in height, forming or causing an enclosure suitable to prevent the entry of young children, and suitable to confine the animal. The enclosure shall be securely enclosed and locked and designed with secure sides, top, and bottom and shall be designed to prevent the animal from escaping from the enclosure. If the enclosure is a room within a residence, it cannot have direct ingress from or egress to the outdoors unless it leads directly to an enclosed pen and the door must be locked. A dangerous or vicious animal may be allowed to move about freely within the interior of the entire residence if it is muzzled at all times.

FARM ANIMALS: Includes, but is not limited to, cows, sheep, pigs and goats.

FERAL CAT: A cat that (i) is born in the wild or is the offspring of an owned or feral cat and is not socialized or (ii) is a formerly owned cat that has been abandoned and is no longer socialized, or (iii) lives on a farm. (510 ILCS 5/2.11b)

FOWL: Includes, but is not limited to, chickens, turkeys, geese and ducks.

GUIDE DOG: A dog that is trained by a recognized organization to assist a legally blind person.

HAS BEEN BITTEN: Has been seized, nipped or gripped with the teeth or jaws or scratched by the teeth or nails or wounded or pierced, and includes contact of saliva with any break or abrasion of skin.

IMPOUNDED: Taken into the custody of a Cook County public animal control facility or a facility designated for impounding by the animal control officer.

KEEPER: Any person, firm or corporation in possession of an animal for any period of time.

MICROCHIP: For the purpose of this chapter, to implant an EAID (electronic animal identification device) in an animal.

OWNER: Any person, firm or corporation having the right of property of an animal, or who keeps or harbors an animal, or who has in his care or acts as its custodian or who knowingly permits an animal to remain on or about any premises occupied or owned by him/her within the Village of Morton Grove.

PROPERLY CONTROLLED: On the enclosed premises of its owner or on a leash and under the control of a responsible person.

RABIES INOCULATION: The injection of an antirabies vaccine approved by the Illinois department of agriculture.

RABIES INSPECTOR: A licensed veterinarian appointed by the board of commissioners of Cook County, pursuant to the rabies control act of the state of Illinois.

SERIOUS PHYSICAL INJURY: A physical injury that creates a substantial risk of death or that causes death, serious disfigurement, protracted impairment of health, impairment of the function of any bodily organ, or plastic surgery.

SERVICE ANIMAL: Guide dogs and animals that have been trained and certified by a recognized organization to assist the blind, hearing impaired, or the physically handicapped.

STRAY ANIMAL: Any domestic animal other than a cat that is not properly controlled or found running at large.

STRAY CAT: A cat not properly controlled or not in its owner's possession and does not have either a microchip or collar and tag.

VICIOUS ANIMAL: An animal that, without provocation or justification, has bitten or has attacked a person or domestic animal and causes serious physical injury; or an animal that has been determined to be a dangerous animal on two (2) or more separate occasions. Any such vicious animal is hereby declared a public nuisance. (Ord. 11-19, 6-13-2011)

WILD ANIMAL: Any species of mammal, reptile, amphibian, arachnid or fowl which is not naturally tame or gentle but is of a wild nature or disposition, and which, because it is carnivorous in its wild state, or is poisonous, or because of its size, physical makeup, vicious nature or other characteristics, would constitute a danger to human life, domestic animals or property, including, but not limited to, deer, racoon, squirrel, lion, tiger, leopard, ocelot, jaguar, cheetah, serval cat, margay, mountain lion, lynx, bobcat, jaguarundi and other wild cat of the family felidae (not including the species felis catus), hyena, bear, wolverine, badger, wolf, coyote, boar, alligator, crocodile, any poisonous or venomous biting or injecting species of amphibian, arachnid, or reptile or any life-threatening reptile. Any animal which is of a species listed specifically shall be considered a wild animal and

any poisonous, venomous biting or injecting species of amphibian, arachnid or reptile or life-threatening reptile shall be considered a wild animal, and the provisions of this chapter regarding such wild animals shall apply.

6-4-4: ANIMAL CONTROL OFFICER

1. The chief of police shall be responsible for the administration of this chapter, and may delegate the authority to administer and enforce this chapter to one or more persons and may designate such persons as animal control officers.
2. An animal control officer, any officer of the law, or any authorized Village representative may enter upon private premises in order to enforce the provisions of this chapter, to make inspections or investigations, or apprehend a stray animal, a dangerous animal, a vicious animal, or an animal thought to be infected with rabies in the following circumstances:
 1. In an emergency;
 2. With the permission of the owner, lessor, or agent of the owner or lessor of the premises; or
 3. Upon attaining a warrant issued by the Village's adjudication hearing officer or a court of competent jurisdiction.
3. It is unlawful for any person to impede or interfere or refuse to cooperate with an animal control officer, an officer of the law, or an authorized Village representative's enforcement of this chapter, or to refuse to allow such person to enter upon a private premises in order to enforce the provisions of this chapter, to make inspections or investigations, or apprehend a stray animal, a dangerous animal, a vicious animal, or an animal thought to be infected with rabies.
4. An animal control officer, an officer of the law, or an authorized Village representative shall not be held responsible for any injury or damage which may occur while in the pursuit of any dog or other animal, or otherwise when enforcing the provisions of this chapter.
5. A police officer is authorized to kill any animal when he or she reasonably believes such action is necessary for the protection of any person or animal. (Ord. 11-19, 6-13-2011)

6-4-5: OWNER RESPONSIBILITIES

1. Removal Of Excreta: No animal owner shall allow feces to accumulate on any premises or property including the owner's property to the point it becomes

offensive to others in the area. An owner shall immediately remove and dispose of any excreta from his/her animal left on the property of another, and when accompanying the animal off of the owner's property, an owner shall have on his person suitable means for removal of his/her animal's excreta and shall immediately remove and dispose of any feces left by the animal. Horses using bridle paths shall be considered an exception to this section.

2. **Number Of Animals Per Premises:** No owner or person shall keep more than seven (7) animals over six (6) months of age on any premises, and not more than three (3) of such animals may be dogs, cats, or ferrets of the same species. This section shall not apply to persons who are licensed to operate animal hospitals or kennels.
3. **Crossing Property Lines Prohibited:** No owner of an animal shall allow his/her animal to cross his or her property line, including, but not limited to, reaching over, under, or through a fence, or to keep or allow such animal to be on an unfenced portion of the owner's property, unless the animal is properly controlled. No animal shall be allowed on the premises of another without that person's permission. This section shall not apply to guide dogs, service animals or any animal being used for law enforcement work.
4. **Wild Animals; Possession Restriction:** No person other than a licensed rehabilitator or a person licensed or authorized by Illinois law to care for and/or protect injured or wild animals, shall keep or permit to be kept any wild animal on any premises except as part of a performing animal exhibition or circus which is in full compliance with all applicable laws and regulations.
5. **Liability:** The owner of any animal that has bitten, attacks, damages or injures any person, the property of any person, any publicly owned property, or another animal without justification shall be liable for all injuries and damages sustained by such person or the owner of the injured animal. (Ord. 11-19, 6-13-2011)

6-4-6: CRUELTY TO ANIMALS

1. **Responsible Animal Care:** Every owner shall ensure that their animals have adequate wholesome food and water; proper protection from the elements; proper care and/or attention to prevent undue suffering or discomfort; and veterinary care, when necessary, to prevent any suffering or discomfort.
2. **Abuse Of Animals:** No person shall beat, torment, overload, overwork or otherwise abuse an animal.

3. Abandonment: No person may abandon any animal, which includes, without limitation, the releasing of any animal, or failure to take possession, control, or responsibility for any animal where it may become a public charge or may suffer injury, hunger or exposure. Any animal determined to have been abandoned may be immediately transferred to an approved animal facility for humane euthanasia or adoption. The owner of the abandoned animal shall pay a public safety fee as set forth in Title 1, Chapter 11 of this Code unless waived by the Chief of Police. (Ord. 20-12, 6-22-2020)
4. Giving Away Prizes: No person shall give away any live animal, fish, reptile or bird as a prize for, or as an inducement to enter, any contest, game, or other competition, or as an inducement to enter a place of amusement; or offer such as an incentive to enter into any business agreement whereby the offer was for the purpose of attracting trade.
5. Chicks Or Ducks: No person may sell, offer for sale, barter or give away as a pet or a novelty any baby chick, duckling or other fowl.
6. Poison: No person may knowingly poison or cause to be poisoned any animal other than rats and mice, using approved poisons.
7. Killing, Injuring Birds: No unauthorized person shall kill or wound, attempt to kill or wound, or take the eggs or young of any fowl.
8. Negligence: No person shall act negligently with respect to any animal nor shall they:
 1. Permit or cause an unjustifiable risk to the well being of any type of wild or domestic animal.
 2. Permit or cause circumstances to exist that may result in any animal escaping from an owner's premises by way of improper fences or other types of containment.
 3. Use leashes or collars that are not fitted properly, or any type of line that could injure or kill any animal.
9. Killing, Injuring An Animal: No unauthorized person shall kill, or attempt to kill, or wound any animal, or remove the young of any wild animal from its mother.
10. Accidents; Rendering Aid: Any person who, as the operator of a motor vehicle, strikes a domestic animal shall stop at once and render such assistance as may be

possible and shall immediately report such injury or death to the police department, and to the animal's owner, if the owner can be ascertained.

11. Fight: No person shall cause, instigate or permit, promote, stage, hold, manage, conduct or carry on any dog or cock fight, or other combat between animals or between animals and humans.
12. Confinement In A Motor Vehicle: No person shall confine any animal in a motor vehicle in such a manner that places it in a life or health threatening situation by exposure to a prolonged period of extreme heat or cold, without proper ventilation or other protection from such heat or cold. In order to protect the health and safety of an animal, an animal control officer or a law enforcement officer who has probable cause to believe that this subsection is being violated shall have the authority to enter into such motor vehicle by any reasonable means after making a reasonable effort to locate the responsible person.
13. Penalty: Any person violating any of the provisions of this section shall be fined in accordance with title 1, chapter 4 of this code.

(Ord 15-20; 11-8-15)

6-4-7: DANGEROUS ANIMALS

1. The chief of police or his designee may, after conducting an investigation, declare an animal to be a dangerous animal. Prior to said declaration, the Village shall notify the owner of the animal of the investigation and afford the owner an opportunity to answer allegations or submit information to the chief of police or his designee within seven (7) days of the mailing of the notification. If the owner has not registered his animal with the Village, or the animal is not wearing identification, and the owner is unknown or cannot be located, the notification provision of this section is waived. If the owner is unknown or cannot be located, the animal may be immediately impounded. If the owner's address is known, but the owner cannot be located, the notice shall be posted on the owner's property or sent by certified mail to the owner's last known address. During the pendency of the investigation and any subsequent hearing or appeal, the animal shall not be sold, given away or relocated without the written approval of the chief of police, and if necessary for the protection of the public, the chief of police or his designee may require the animal be confined at a location specified by the chief of police or his designee.
2. The following information may be considered as part of any investigation conducted pursuant to this section:

1. Any testimony, documentation, or information regarding any pending or prior complaints, citations, or arrests regarding the animal.
 2. Any medical or veterinary evidence regarding the animal.
 3. At the request of and upon the advance payment by the owner, a written evaluation of the animal by a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert selected by the chief of police.
 4. If the animal is a dog, evidence of the propensities of the breed of the dog may be probative, but shall not be the sole basis of a determination that the animal is a dangerous animal.
3. No animal shall be deemed a dangerous animal without clear and convincing evidence that the animal meets the definition of a "dangerous animal" as set forth in this chapter.
 4. An animal shall not be determined to be dangerous if the chief of police finds the conduct or alleged conduct of the animal was justified because:
 1. The attack or alleged attack by the animal was directed at a person or animal who at the time was committing a crime or offense upon the owner or custodian of the animal or was committing a willful trespass or other tort upon the premises or property occupied by the owner of the animal.
 2. The attack or alleged attack by the animal was directed at an animal or person who at the time was abusing, tormenting, assaulting, or physically threatening the animal or its offspring.
 3. The animal was responding to pain or injury or was protecting itself, its owner, custodian, or a member of its household, kennel, or offspring.

Testimony of a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert may be relevant to the determination of whether the animal's behavior was justified pursuant to the provisions of this chapter.

5. Guide dogs and service animals and sentry, guard, or police owned animals are exempt from this section; provided, an attack or injury to a person occurs while the animal is performing duties as expected. To qualify for exemption under this chapter, such animal shall be currently inoculated against rabies in accordance with this chapter.

6. Any determination that an animal is a dangerous animal shall be made in writing setting forth the basis for said determination. The report shall be sent to the last known address of the owner of the animal within five (5) business days after it is issued by registered or certified mail and shall include an explanation of the appeal process set forth in subsection K of this section.
7. If the chief of police or his designee declares an animal to be a dangerous animal, the animal's owner shall pay a public safety fee as set forth in Title 1, Chapter 11 of this Code and shall comply with any or all of the following conditions which the chief of police or his designee deems appropriate under the circumstances:
 1. Require the animal be confined in a secure yard, enclosure, or on a leash controlled by the owner, or the owner's agent, at all times.
 2. Require the animal to be spayed or neutered at the owner's expense.
 3. Require a microchip to be implanted in the skin of the animal by a licensed veterinarian. The microchip shall identify the owner of the animal by name, address and telephone number. The cost of the microchip and the procedure to implant the microchip shall be borne by the owner of the dangerous animal.
 4. Require a sign stating "Warning - Dangerous Animal - Keep Away" be posted in a prominent place at any premises where the dangerous animal is kept or confined. The sign shall be legible from the public streets or thoroughfares upon which the owner's property adjoins. The owner shall also display a sign with a symbol warning children of the presence of a dangerous animal. Exact or similar signs shall be posted on the animal's kennel, pen or enclosed structure. The cost of the signage shall be borne by the owner of the dangerous animal.
 5. Require the animal be evaluated at the owner's expense by a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert selected by the chief of police and/or completion of training or other treatment as deemed appropriate by such an expert. The owner of the animal shall be responsible for all costs associated with evaluations and training ordered under this subsection.
 6. Require the animal be directly supervised by an adult eighteen (18) years of age or older whenever the animal is off the property of its owner.

7. Require the animal to be muzzled whenever it is off the property of its owner in a manner that will prevent it from biting any person or animal, but that shall not injure the animal or interfere with its vision or respiration.

(Ord. 20-12, 6-22-2020)

8. The owner of an animal found to be a dangerous animal must carry full liability insurance for any damage, injury, or death caused by the animal in an amount not less than the amount of one hundred thousand dollars (\$100,000.00). Upon the declaration that an animal is dangerous, the owner of the animal must provide proof to the Village administrator or his designee that the owner possesses the required insurance. Anytime thereafter, upon request of the Village, the owner shall be required to present proof that the owner is maintaining said insurance.
9. No owner or person shall knowingly or recklessly permit any dangerous animal to be at large within the Village unless properly controlled. The owner of a dangerous animal shall notify the Village's police department immediately upon learning the dangerous animal is unconfined or on the loose, or if the animal has attacked a human being or domestic animal.
10. In addition to any other penalties imposed on its owner, a dangerous animal may be impounded by written order of the chief of police or his designee, if the owner fails to comply with any requirements of this chapter. The animal's owner shall be responsible for all costs related to or incurred as a result of said impoundment.
11. Within fourteen (14) days after the animal has been determined to be dangerous pursuant to this chapter, its owner may appeal this decision to the Village's administrative adjudication hearing officer by filing a written request for a hearing on a determination with the Village administrator. In the event the owner fails to file a written request for a hearing within the requisite fourteen (14) day period, or fails to appear at a scheduled hearing, the owner will be deemed to have waived the right to a hearing, and the animal shall be deemed dangerous. All hearings before the Village's administrative adjudication hearing officer shall be conducted pursuant to sections 3-3A-5 through 3-3A-7 of this code. After hearing all relevant evidence, the court shall affirm the determination of the chief of police if the hearing officer finds the animal meets the definition of a "dangerous animal" as set forth in this chapter. The hearing officer's decision may be appealed pursuant to section 3-3A-11 of this code. At all times during any appeal process, the owner shall comply with the requirements set forth by the chief of police, and pay all costs related to or incurred as a result of any impoundment. (Ord. 11-19, 6-13-2011)

6-4-8: VICIOUS ANIMALS

1. The chief of police or his designee may, after conducting an investigation, declare an animal to be a vicious animal. Prior to said declaration, the Village shall notify the owner of the animal of the investigation and afford the owner an opportunity to answer allegations or submit information to the chief of police or his designee within seven (7) days of the mailing of the notification. If the owner has not registered his animal with the Village, or the animal is not wearing identification and the owner is unknown or cannot be located, the notification provision of this section is waived. If the owner is unknown or cannot be located, the animal may be immediately impounded. If the owner's address is known, but the owner cannot be located, the notice shall be posted on the owner's property or sent by certified mail to the owner's last known address. During the pendency of the investigation and any subsequent hearing or appeal, the animal shall not be sold, given away or relocated without the written approval of the chief of police, and if necessary for the protection of the public, the chief of police or his designee may require the animal be confined at a location specified by the chief of police or his designee.
2. The following information may be considered as part of any investigation conducted pursuant to this section:
 1. Any testimony, documentation, or information regarding any pending or prior complaints, citations, or arrests regarding the animal.
 2. Any medical or veterinary evidence regarding the animal.
 3. Evaluation of the animal by a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert selected by the chief of police. Should the owner of the animal request such an evaluation, the cost of said evaluation shall be paid in advance by the owner.
 4. If the animal is a dog, evidence of the propensities of the breed of the dog may be probative, but shall not be the sole basis of a determination that the animal is a vicious animal.
3. No animal shall be deemed a vicious animal without clear and convincing evidence the animal meets the definition of a "vicious animal" as set forth in this chapter.
4. An animal shall not be declared vicious if the chief of police or his designee finds the conduct or alleged conduct of the animal was justified because:
 1. The attack or alleged attack by the animal was directed at a person or animal who at the time was committing a crime or offense upon the owner or

custodian of the animal or was committing a wilful trespass or other tort upon the premises or property occupied by the owner of the animal.

2. The attack or alleged attack by the animal was directed at an animal or person who at the time was abusing, tormenting, assaulting, or physically threatening the animal or its offspring.
3. The animal was responding to pain or injury or was protecting itself, its owner, custodian, or a member of its household, kennel, or offspring.

Testimony of a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert may be relevant to the determination of whether the animal's behavior was justified pursuant to the provisions of this chapter.

5. A guide dog, service animal, sentry, guard, or animal used for law enforcement purposes are exempt from this section; provided, an attack or injury to a person occurs while the animal is performing duties as expected. To qualify for exemption under this chapter, such animal shall be currently inoculated against rabies in accordance with this chapter.
6. Any determination an animal is a vicious animal shall be made in writing setting forth the basis for said determination. The report shall be sent to the last known address of the owner of the animal within five (5) business days after it is issued by registered or certified mail and shall include an explanation of the appeal process set forth in subsection I of this section.
7. If the chief of police or his designee declares an animal to be a vicious animal, the animal's owner shall pay a public safety fee as set forth in Title 1, Chapter 11 of this Code and shall confine the vicious animal in an enclosure approved by the chief of police or his designee. The only times a vicious animal may be allowed out of the enclosure are:
 1. If it is necessary for the owner or keeper to obtain veterinary care for the animal.
 2. In the case of an emergency or natural disaster where the animal's life is threatened.
 3. To comply with the order of a court of competent jurisdiction, and in such events the animal shall be securely muzzled and restrained with a leash not

to exceed six feet (6') in length, and shall be under the direct control and supervision of the owner or keeper of the animal.

Any vicious animal which is not confined to an enclosure shall be immediately impounded at the owner's expense. If the owner of the animal has not appealed the impoundment within seven (7) days after the impoundment order has been issued, the animal may be euthanized at the owner's expense, pursuant to the Illinois Humane Euthanasia In Animal Shelters Act. (510 ILCS 72)

(Ord. 20-12, 6-22-2020)

8. If the chief of police or his designee declares an animal to be a vicious animal, the animal's owner shall comply with any or all of the following conditions which the chief of police or his designee deems appropriate under the circumstances:
 1. Require the animal be impounded.
 2. Require the animal be euthanized pursuant to the Illinois humane euthanasia in animal shelters act.
 3. Require the animal to be spayed or neutered at the owner's expense.
 4. Require a microchip be implanted under the skin of the animal by a licensed veterinarian. The microchip shall identify the owner of the animal by name, address and telephone number. The cost of the microchip and the procedure to implant the microchip shall be borne by the owner of the vicious animal.
 5. Require a warning sign stating "Warning - Vicious Animal - Keep Away" be posted in a prominent place at any premises where the vicious animal is confined. The sign shall be legible from the public street or thoroughfare upon which the owner's property adjoins. The owner shall also display a sign with a symbol warning children of the presence of a vicious animal. Exact or similar signs shall be posted on the animal's kennel, pen or enclosed structure. The cost of the signage shall be borne by the owner of the vicious animal.
 6. Require the animal be evaluated at the owner's expense by a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert selected by the chief of police and/or completion of training or other treatment as deemed appropriate by such an expert. The owner of the animal shall be responsible for all costs associated with evaluations and training ordered under this subsection.

9. Within seven (7) days after the chief of police or his designee has determined the animal to be a vicious animal or has imposed any condition pursuant to subsection H of this section or has ordered the animal's impoundment, its owner may appeal this determination or any such condition or order of impoundment to the Village's administrative adjudication hearing officer by filing a written request for a hearing with the Village administrator or his designee.
 1. In the event the owner fails to file a written request for a hearing within the requisite seven (7) day period, or fails to appear at a scheduled hearing, the owner will be deemed to have waived the right to a hearing.
 2. All hearings before the Village's administrative adjudication hearing officer shall be conducted pursuant to sections 3-3A-5 through 3-3A-7 of this code.
 3. Upon filing of a notice of appeal, any order of euthanasia shall be automatically stayed pending the outcome of all appeals so long as the owner has given notification in writing of the appeal to the chief of police or his designee.
 4. After hearing all relevant evidence, the Village's administrative adjudication hearing officer shall affirm the determination of the chief of police or his designee if the hearing officer finds the animal meets the definition of a "vicious animal" as set forth in this chapter, and shall affirm any impoundment ordered and/or condition imposed by the chief of police or his designee so long as there is a reasonable basis for the impoundment and/or condition.
 5. The hearing officer's decision may be appealed pursuant to section 3-3A-11 of this code.
 6. At all times during any appeal process, the owner shall comply with the requirements set forth by the chief of police or his designee, and pay all applicable impoundment fees.
10. The owner of a vicious animal shall notify the chief of police immediately upon learning the vicious animal is unconfined or on the loose, or if the animal has attacked a human being or domestic animal.
11. No owner or keeper of a vicious animal shall sell or give away the animal without the written approval from the chief of police or his designee. Whenever an owner of a vicious animal relocates, he or she shall notify both the chief of police of the Village

of Morton Grove and the administrator of county animal control where he or she has relocated.

12. The owner of an animal found to be a vicious animal must carry full liability insurance for any damage, injury, or death caused by the animal in an amount not less than two hundred fifty thousand dollars (\$250,000.00). Upon a declaration an animal is vicious, the owner of the animal must provide proof to the Village administrator the owner possesses the required insurance. Anytime thereafter, upon request of the Village, the owner shall be required to present proof the owner is maintaining said insurance.
13. In addition to any other penalties, if an owner fails to comply with the requirements set forth in subsections G through L of this section, the animal shall be immediately impounded and the owner shall pay an additional fine in accordance with title 1, chapter 4 of this code plus any impoundment or related fees. (Ord. 11-19, 6-13-2011)

6-4-9: NUISANCE ANIMALS

1. No owner shall keep or harbor any animal in such a way that it creates a nuisance, such as disturbing the peace by loud noises at any time of the day or night, allowing the premises to become unsanitary or endangering neighbors or the general public. Examples of nuisance include, without limitation, animals which:
 1. Are not properly controlled;
 2. Molest persons or vehicles by chasing, barking or biting;
 3. Attack other animals;
 4. Damage property other than the owner's;
 5. Bark, whine, howl or make other noises excessively;
 6. Create noxious or offensive odors;
 7. Are present at any location designated by signs to be a prohibited area.

Animals creating a nuisance may be trapped when they cannot otherwise be humanely apprehended.

2. Skunks, opossums, and raccoons found in the Village of Morton Grove are hereby declared to be a public nuisance. The Village may, from time to time, establish policies to assist residents to abate any such nuisance; however it shall always be the responsibility of the owner of any private property to remove any raccoon,

opossum, or skunk or the nest of said animal from his property. The owner/person in possession of said property shall allow the animal control officer, any law enforcement officer, or other authorized Village representative to enter said property and inspect where skunks, raccoons, or their nests are suspected to be present for purposes of investigating the property, and to assist or direct the owner in removing said animal(s). or their nests are suspected to be present for purposes of investigating the property, and to assist or direct the owner in removing said animal(s).

3. The Village's sanitarian, the animal control officer, police officers and/or any organization or organizations, agent and employee of the Village of Morton Grove are hereby authorized and empowered to take all actions necessary to abate said nuisance and may, for the purpose of abating said nuisance, enter upon private property in an emergency, with the permission of the owner, agent of the owner, or lessor of the premises, or upon attaining a warrant issued by the Village's adjudication hearing officer or a court of competent jurisdiction. (Ord. 11-19, 6-13-2011)
4. Conduct by a feral cat that disturbs the peace creates a public nuisance. Feral cats may create a nuisance by (a) habitually or continually howling, crying or screaming, or (b) habitually and significantly destroying, desecrating or soiling property against the wishes of the owner of the property. (Cook County Ordinance Chapter 10 Article IV).
 1. Any agent or employee of the Village of Morton Grove may investigate an alleged violation of this section upon the receipt of two (2) sworn complaints in a form provided by the Police Department, signed by two (2) unrelated Village residents living in separate dwellings within a 500 feet radius of the alleged violation. The affidavit shall specify the address or location of the alleged violation, the nature, time and date(s) of the act, the name and address of the owner or caretaker, if known, and a description of the cat, if known.
 2. In the event The Village finds that a feral cat has created a nuisance, The Village shall advise the Cook County Department of Animal and Rabies Control and the sponsor in writing of the nuisance.
 3. The Sponsor shall have the right to review the matter with The Village of Morton Grove. If the Sponsor is not able to satisfy the Village of Morton Grove that a nuisance is not occurring, the Sponsor shall have 30 days to comply

with The Village's direction with respect to correcting the nuisance. If the Sponsor fails to correct the nuisance, The Village shall have the right to remove the cat.

6-4-10: STRAY ANIMALS

1. A stray animal may be apprehended and impounded.
2. The animal control officer shall promptly give notice to the owner of any stray animal so impounded, unless the name or address of said owner cannot be ascertained.
3. The owner of any impounded stray animal shall pay all costs of impoundment including all fees for boarding and medical care in addition to any fine imposed.
4. No impounded stray animal shall be released to anyone other than its owner or the owner's agent. If the animal was taken to a private boarding facility by the police department, the animal's owner shall pay a public safety fee as set forth in Title 1, Chapter 11 in order to secure the release of said animal and shall pay all fees incurred for the impounding and/or boarding and care of the animal, if applicable. Animals which are kept in the pound shall be in the charge of the animal control officer. Animals unredeemed after seven (7) days may be disposed of in a humane manner as directed by the animal control officer. (Ord. 20-12, 6-22-2020)
5. Any animal that has been impounded shall, at the direction of the animal control officer, be microchipped by a licensed veterinarian. The microchip shall identify the owner of the animal by name, address and telephone number. The cost of the microchip and the procedure to implant the microchip shall be borne by the owner of the animal.
6. The owner of any animal impounded pursuant to this section may appeal the order of impoundment pursuant to the procedure set forth in subsection 6-4-8l of this chapter.
7. Unless an appeal is pending, any impounded animal which has not been released to its owner within seven (7) days after being impounded shall be humanely dispatched pursuant to the humane euthanasia in animal shelters act or offered for adoption. (Ord 15-20; 11-8-15)

6-4-11: DISEASED ANIMALS

No animal afflicted with an infectious disease shall be exposed in any public place whereby the health of man or beast may be affected; nor shall such diseased animal be shipped or removed from the premises of the owner thereof, except for the treatment

and/or under the supervision of the animal control officer to direct such disposition of any diseased animal and such treatment of affected premises as to prevent the communication and spread of contagion or infection, except in cases where the state veterinarian is empowered to act. (Ord. 11-19, 6-13-2011)

6-4-12: PROHIBITED SPECIES

- A. It shall be unlawful for any person or entity to harbor or keep any wild animal, bees, fowl, or farm animals in the Village, except the provisions of this section shall not apply to any keeping of such animals in a bona fide licensed veterinary hospital for treatment, bona fide educational institution, museum, circus, carnival, zoo or other event for entertainment, which is authorized by the proper and responsible official or officers of the Village in accordance with all applicable laws and ordinances, and provided that proper bond and/or insurance has been posted in accordance with Village ordinances, all federal, state, county and local permits and licenses have been procured and the applicant thereunder is in compliance with all federal, state, county and local rules, regulations, laws and ordinances. It shall not be a defense to a violation of this section that the person or entity violating said section has attempted to, or has in fact, domesticated the wild animal, bees, fowl, or farm animals.

- B. Upon the complaint of any person that a person, firm or corporation procured, owns, possesses or harbors a wild animal, bees, fowl or farm animals on premises in the Village, the chief of police or building official shall forthwith cause the matter to be investigated, and if after investigation the facts indicate that such person, named in the complaint, is in fact the owner or is keeping or harboring any such wild animal, bees, fowl, or farm animals in the Village, the chief of police or building official shall forthwith send written notice to such person, requiring such person to safely remove said wild animal, bees, fowl, or farm animals from the Village within ten days of the date of said notice. Notice as herein provided shall not be required where such wild animal, bees, fowl, or farm animals has previously caused serious physical harm or death to any person, or has escaped and is at large, in which case the chief of police or building official shall cause said wild animal, bees, fowl, or farm animals to be immediately seized and impounded, according to the provisions of this chapter, or killed, if seizure and impoundment are not possible without risk of serious physical harm or death to any person, domestic animal or property.

- C. The chief of police or building official shall forthwith cause to be seized and impounded any wild animal, bees, fowl, or farm animals where the person owning, keeping or harboring such animal has failed to comply with the notice sent pursuant to this chapter. Any Building Inspection and Services Official, Animal Control Officer, or any police officer of the Village shall have the authority to enforce the provisions of this section, including, but not limited to, taking possession of any wild animal, bees, fowl, or farm animals the officer or official reasonably believes is being kept, possessed or harbored in violation of this chapter. If the person in possession refuses to relinquish possession of the wild animal, bees, fowl, or farm animals the officer or official shall so notify the chief of police or building official, and the chief of police or building official shall obtain an appropriate court order, with the assistance of the Village attorney, to obtain possession. This section shall not be interpreted to authorize or attempt to authorize entry into places not open to the public, without either the consent of the owner or person in possession of a warrant or other court order. Upon seizure and impoundment, said animal shall be delivered to a place of confinement for safekeeping with a qualified zoological park, humane society, veterinary hospital or animal refuge, authorized by law to accept, own, keep or harbor such wild animals, bees, fowl, or farm animals.
- D. Any person, firm or corporation violating any provision of this section shall, in addition to any fine, penalty or equitable relief granted against it, forfeit the wild animal, bees, fowl, or farm animals to the Village for permanent disposition to a zoological or animal refuge authorized by law to accept, keep or harbor such animals, if reasonably possible, or, if not, for destruction of said wild animal, bees, fowl, or farm animals

6-4-13: PREMISES PROHIBITED TO ANIMALS

1. It shall be unlawful for any dog, cat or other animal, even though on a leash, to be in or enter upon any restaurant, or any place where food is sold or processed, except establishments selling or treating pet animals.
2. It shall be unlawful for any dog, cat or other animal, even though on a leash, to be present at or upon any school premises, public playground or public swimming pool, unless permission is granted by the agency which has jurisdiction over such school or facility.
3. The provisions of this section shall not apply to guide dogs, service animals or animals engaged in law enforcement activities. (Ord. 11-19, 6-13-2011)

6-4-14: RABIES CONTROL REGULATIONS

1. All owners of dogs, cats and ferrets over four (4) months of age shall have such animals inoculated against rabies by a licensed veterinarian at such intervals as required by the state of Illinois. No dogs, cats or ferrets over four (4) months of age may be boarded at a kennel, unless the animal has been inoculated as required by this section.
2. Any licensed veterinarian who inoculates a ferret, dog or cat against rabies shall procure from the department of rabies control, county of Cook, serially numbered tags, one to be issued with each inoculation certificate. Such tags shall at all times be attached to the collars or harnesses worn by the ferrets, dogs or cats for which the certificates and tags have been issued.
3. Every veterinarian or other person discovering or suspecting any animal to be suffering with rabies shall forthwith report such fact to the animal control officer and the Cook County department of animal control, giving the name and address of the owner of such animal and the license number thereof, if known. If such animal after examination is suspected to be suffering with such disease, the animal shall be immediately impounded according to regulations adopted by the county department of animal control at the expense of the owner. If such animal should die during the interval of observation, the intact brain shall forthwith be delivered to the laboratory of the state department of public health.
4. It shall be unlawful for the owner or person in control of any animal, when notified such animal has bitten, scratched or has otherwise injured any person so as to cause an abrasion of the skin, to euthanize, sell or give away such animal or to permit or allow such animal to be taken beyond the limits of Cook County. It shall be the duty of such owner to immediately notify the animal control officer. The owner, person in control or custodian of any animal suffering from rabies or which exhibits clinical signs of rabies, or which has bitten any person or any animal or been bitten by another animal having or suspected of having rabies shall immediately cause the animal to be confined or impounded pursuant to subsection E of this section. If any dangerous, vicious or other animal suspected of suffering from rabies cannot safely be taken up and impounded, such animal may be killed by any law enforcement officer or animal control officer of the Village. However, in all cases where any animal so slain has bitten any person or caused an abrasion of the skin of any such person, it shall be the duty of the officer slaying such animal to immediately deliver the carcass and the brain of such animal to the state department of public health.

No person shall remove any animal from any place of impoundment or confinement without the consent of the animal control officer.

5. Any animal required to be confined or impounded pursuant to subsection D of this section, shall be impounded or confined under the observation of a licensed veterinarian for a period of ten (10) days, except the animal control officer may by written order permit such confinement to be reduced to a period of less than ten (10) days. When evidence is presented the animal was inoculated against rabies within the time prescribed by law, it may be confined in a house, or in a manner which will prohibit it from biting any person for a period of ten (10) days, if a licensed veterinarian adjudges such confinement satisfactory. The veterinarian shall examine the animal on the first, fifth, and tenth day from twenty four (24) hours of time of the bite. The veterinarian shall submit report of the clinical condition of the animal to the animal control officer within twenty four (24) hours after the animal is presented for examination, giving the owner's name, address, the date of confinement, the breed, description, age, and sex of the animal, and whether the animal has been spayed or neutered, on appropriate forms approved by the Illinois department of public health. At the end of the confinement period, the animal shall be examined by a licensed veterinarian who shall certify, if appropriate, the animal is free of rabies. If such animal should die during the interval of observation, the intact brain shall forthwith be delivered to the laboratory of the state department of public health.
6. When a person has been bitten by a police dog, the police dog may continue to perform its duties for the peace officer or law enforcement agency and any period of observation of the police dog may be under the supervision of a peace officer. The supervision shall consist of the dog being locked in a kennel, performing its official duties in a police vehicle, or remaining under the constant supervision of its police handler.
7. Whenever the number of animals suffering from rabies or animals running at large within the Village shall be such as to endanger the public health, public safety, or general welfare, the animal control officer upon recommendation of the Village president and board of trustees shall apply to the Illinois department of agriculture for quarantine. A proclamation of the Village president and board of trustees containing such declaration shall be published at least once in some newspaper of general circulation in the Village. After the first publication of such proclamation by the Village president and board of trustees, it shall be unlawful for the owner or

custodian of any animal to permit such animal to be at large contrary to the terms of such proclamation. (Ord. 11-19, 6-13-2011)

6-4-15: PERMIT REQUIRED

1. It shall be the duty of every owner of any ferret, dog or cat over six (6) months of age to obtain a permit to own said animal from the Director of Finance-Treasurer and pay a permit fee as set forth in Title 1, Chapter 11. The owner shall provide the Director of Finance-Treasurer with proof the animal has been currently inoculated against rabies and that said inoculation has not expired as a condition of obtaining and maintaining said permit. If any person is found guilty of violating any part of section 6-4-6 of this chapter, or of being cruel to animals, the Chief of Police is authorized to revoke all permits to own animals held by such person and the Director of Finance-Treasurer is authorized to refuse to issue any new permit to such person for a minimum of one year, as deemed necessary to prevent further cruelty to any animal.
2. Any such revocation or refusal to issue a permit to own an animal may be appealed to the Village's Administrative Adjudication hearing officer by filing a written request for a hearing with the Village Administrator or his designee. In the event the owner fails to file a written request for a hearing within the requisite seven (7) day period, or fails to appear at a scheduled hearing, the owner will be deemed to have waived the right to a hearing. All hearings before the Village's Administrative Adjudication hearing officer shall be conducted pursuant to sections 3-3A-5 through 3-3A-7 of this Code.
3. The annual permit fee for any ferret, dog or cat shall as set forth in Title 1, Chapter 11. Except as otherwise provided in this Chapter, the permit fee shall be due and payable annually on or before September 1 of each year and the permit shall be for a one-year period commencing September 1 of each said year and ending on August 31 of the following year. If an owner submits proof that the ferret, dog, or cat was not acquired or did not become six months old until after February 28, the permit fee for the balance of the permit term shall be as set forth in Title 1, Chapter 11. Annual permits will only be issued with valid proof the animal is in compliance with subsection 6-4-14A of this chapter. If an owner fails to obtain a permit as required by this section, in addition to any fine imposed, the permit fee shall be increased as set forth in Title 1, Chapter 11. Animals registered prior to July 1, 2011, that have a lifetime registration, are exempt from the annual registration provision of this chapter.

4. Upon registering the animal, the owner shall receive a permit tag which must be fastened to the animal's collar and worn by the animal at all times. Any ferret, dog or cat which does not have such a tag while in or upon any public street may be deemed to be a stray pursuant to section 6-4-10 of this chapter. (Ord. 11-19, 6-13-2011; Ord 17-26, 9-25-17)
5. Feral Cats Exempt - Ear-tip removing of approximately a quarter inch off the tip of the cat's left ear in a straight-line cut, is the universal sign of a sterilized, unowned cat. If these requirements are met, the ear-tipped cat is exempt from permit requirements, tag, stray, and at-large provisions of this ordinance.

(Ord. 20-12, 6-22-2020)

6-4-16: FEEDING WILDLIFE AND BIRDS

- A. No person under any circumstances may provide feed for wild animals to consume except as authorized under subsection B.
- B. Ground feeding of birds is prohibited. Certain birdfeeders are allowed for use and in moderation as long as all feed is placed in a feeder designed for the specific purpose of feeding birds. Any accumulation of feed spilled onto the ground or surfaces from hanging feeders shall be removed by the person or property owner daily to reduce the attractant for wild animals.
- C. Bird feeders shall be set back five (5') feet from dwelling units, accessory structures, lawn furniture, shrubs and trees.
- D. If there is rodent activity at the residence that is providing the feed or any adjacent property, the Village has the right to require removal of the feeders until the activity has ceased.

6-4-17: PENALTY

Except as specifically specified otherwise in this chapter, any person violating or aiding in or abetting the violation of any provision of this chapter or counterfeiting or forging any certificate, permit or tag, or making misrepresentation in regard to any matter prescribed by this chapter, or resisting, obstructing, or impeding the animal control officer or any authorized officer in enforcing this chapter, or refusing to produce any animal for inoculation or who removes a tag from an animal for purposes of destroying or concealing its identity, shall be fined in accordance with title 1, chapter 4 of this code. Each day a violation continues shall be deemed a separate violation. (Ord. 11-19, 6-13-2011)

Legislative Summary

Ordinance 25-29

**AMENDING TITLE 1 CHAPTER 4 SECTION 2 ENTITLED
“MONETARY PENALTIES AND FINES FOR SPECIFIC VIOLATIONS AND OFFENSES” OF THE
MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE**

Introduced:	October 28, 2025
Purpose:	To amend Title 1, Chapter 4, Section 2 of the Morton Grove Municipal Code to update the penalty schedule to include violations of Title 5, Chapter 14, entitled “MOTOR DRIVEN SCOOTERS AND ELECTRIC BICYCLES.”
Background:	This ordinance will amend Title 1, Chapter 4, Section 2 of the Code to include specific penalties for violations of 5-14-2 and 5-14-3, which were created on August 12, 2025, when the Village Board passed Ordinance 25-23, It also removes the penalties associated with the obsolete Section 5-4-10-1D.
Programs, Departments or Groups Affected	Administration, Finance, and Police
Fiscal Impact:	Minimal
Source of Funds:	N/A
Workload Impact:	Staff will implement these revisions as part of its normal duties.
Administrator Recommendation:	Approval as presented.
Second Reading:	November 12, 2025
Special Considerations or Requirements:	None

ORDINANCE 25-29
AMENDING TITLE 1 CHAPTER 4 SECTION 2 ENTITLED
“MONETARY PENALTIES AND FINES FOR SPECIFIC VIOLATIONS AND OFFENSES”
OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, on May 12, 2008 pursuant to Ordinance 08-22, the Village Board amended the Village Code to provide a comprehensive fine schedule for violations of the Village’s Municipal Code in one location so fines can be easily referenced by the Adjudication Hearing Officer, Courts and the public, and annually reviewed by Village staff as part of the budget process. The comprehensive fine schedule is now set forth in Title 1, Chapter 4 of the Code; and

WHEREAS, on August 12, 2025, the Village Board passed Ordinance 25-23, “AN ORDINANCE AMENDING TITLE 5, CHAPTER 4, SECTION 10 OF THE MUNICIPAL CODE ENTITLED PROHIBITED ACTIONS, CONDUCT AND CREATING TITLE 5, CHAPTER 4, SECTION 14 ENTITLED MOTOR DRIVEN SCOOTERS AND ELECTRIC BICYCLES; and

WHEREAS, it is necessary to amend Section 1-4-2 of the Village Code to include penalties for violations of Sections 5-14-2 and 5-14-3, which were created by Ordinance 25-23.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance as though fully set forth herein thereby making the findings as hereinabove set forth.

SECTION 2: Title 1, Chapter 4, Section 2, entitled “MONETARY PENALTIES AND FINES FOR SPECIFIC VIOLATIONS AND OFFENSES,” of the Municipal Code of the Village of Morton Grove is hereby amended as follows:

- A. A new row in the penalty schedule pertaining to Title 5, Chapter 14, Section 2 is hereby inserted to read as follows:

Code Section	Description of Violation	Penalty
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5-14-2	Violations of Operation of Electric Bicycles, Electric Scooters, Non-Highway Vehicles, and Toy Vehicles	\$30.00 - \$750.00
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B. A new row in the penalty schedule pertaining to Title 5, Chapter 14, Section 3 is hereby inserted to read as follows:

Code Section	Description of Violation	Penalty
5-14-3	Fees related to the impoundment of Electric Bicycles, Electric Scooters, or Low-Speed Electric Scooters	\$500.00

C. The following rows in the penalty schedule pertaining to Title 5, Chapter 4, Section 10, Subsection 1D are hereby removed:

Code Section	Description of Violation	Penalty
5-4-10-1D	Violations of motor driven scooter - first violation	\$50.00 - \$100.00
5-4-10-1D	Violations of motor driven scooter - second violation	\$100.00 - \$750.00

SECTION 3: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions, shall remain in full force and effect.

SECTION 4: In the event this ordinance or any Code amendment herein conflicts with any statute, ordinance, or resolution or part thereof, the amendments in this ordinance shall be controlling and shall supersede all other statutes, ordinances, or resolutions but only to the extent of such conflict. Except as amended in this ordinance, all chapters and sections of the Village of Morton Grove Village Code are hereby restated, readopted, and shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 12th day of November 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 12th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
13th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

Legislative Summary

Ordinance 25-34

APPROVING A SPECIAL USE PERMIT FOR A MIXED-USE DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 6222 LINCOLN AVENUE AND 8503-09 FERNALD AVENUE IN MORTON GROVE, ILLINOIS

Introduction:	November 12, 2025
Purpose:	To approve a Special Use Permit for the renovation of an existing two-structure mixed-use development at 6022 Lincoln Avenue and 8503-09 Fernald Avenue.
Background:	<p>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 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), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:I, 12-5-7:C). The subject property is improved with two nonconforming mixed-use structures containing, in total, five residential units and three commercial units.</p> <p>The applicant is planning 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. The base off-street parking requirement established in Sections 12-7-3:I and 12-5-7:C is 14 parking spaces. The applicant is planning to improve the unpaved area to the east of the principal structure with five (5) off-street parking spaces, requiring a waiver of nine (9) parking spaces to the minimum Code requirement. Each apartment unit will be assigned one parking space.</p> <p>On October 2, 2025, the Traffic Safety Commission reviewed the Application, including the plans and traffic and parking study, and recommended approval with comments. On October 7, 2025, the Appearance Commission reviewed the Application, approved an Appearance Certificate for proposed improvements, and recommended approval of the Application with conditions. On October 21, 2025, the applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 25-10. Based on the Application, supporting staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (5-0, Commissioners Dorgan and Liston absent) to recommend approval of the Special Use Permit, with conditions relating to building and site design, construction schedule, signage, lighting, and snow removal.</p>
Departs. Affected	Department of Community and Economic Development
Fiscal Impact:	None
Source of Funds:	N/A
Workload Impact:	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	November 25, 2025
Special Requirements:	None

ORDINANCE 25-34

APPROVING A SPECIAL USE PERMIT FOR A MIXED-USE DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 6222 LINCOLN AVENUE AND 8503-09 FERNALD AVENUE IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 6222 Lincoln Avenue and 8503-09 Fernald Avenue, legally described in “Exhibit A”, attached hereto and made a part of this Ordinance, is a 0.17-acre property zoned C/R Commercial/Residential (“Subject Property”); and

WHEREAS, the Subject Property is currently improved with two (2) mixed-use structures collectively containing five (5) residential units and three (3) ground-floor commercial units; and

WHEREAS, the existing mixed-use development is nonconforming with respect 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), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:I, 12-5-7:C); and

WHEREAS, while these nonconformities existed for several decades and were considered legal non-conforming uses. However, one of the buildings was vacant for more than 6 months due to a fire and lost its nonconforming status; and

WHEREAS, an existing nonconforming structure that is no longer protected under the provisions of Sections 12-15-4, “Nonconforming Structures,” may not be restored or altered by-right unless the structure complies with all applicable development standards; and

WHEREAS, mixed-use developments that do not meet the development standards for permitted uses in the C/R District may be approved by a Special Use Permit pursuant to Section 12-5-7:E of the Unified Development Code (Title 12); and

WHEREAS, Johnnie Jiron (“Applicant”), filed a complete application to the Village’s Plan Commission under Case PC 25-10 (“Application”) requesting approval of a Special Use Permit for the renovation of a nonconforming mixed-use development; and

WHEREAS, to authorize the development as presented, the Application requests variations for 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), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:I, 12-5-7:C); and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on October 21, 2025, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on October 2, 2025, written notification was sent to property owners within 250 feet of the subject property on October 2, 2025, and a sign was posted on the Subject Property on October 2, 2025, as required by ordinance; and

WHEREAS, pursuant to Section 12-7-3:B, the off-street parking standards identified in the Unified Development Code as “Required Spaces by Use” shall be advisory only for Special Use applications and the final number of required parking spaces for Special Use Permits will be established by the Village Board based on the submitted traffic and parking impact study and any recommendations by the Traffic Safety Commission, Plan Commissions, and staff; and

WHEREAS, in accordance with Section 12-7-3:B of the Village Code, the Applicant submitted a traffic and parking impact study, “Summary Traffic and Parking Evaluation,” prepared by Javier Millan of Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA), dated May 16, 2022, which indicates that the existing development could be modified to fit at maximum five (5) off-street parking spaces and that trips to be generated by the proposed parking lot will not have an additional impact on traffic conditions in the area; and

WHEREAS, on October 7, 2025, the Appearance Commission reviewed the Application, approved an Appearance Certificate for proposed improvements, and recommended approval of the Application with conditions; and

WHEREAS, at the October 21, 2025, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated October 28, 2025, which was

presented to the Village Board on November 10, and a copy of that report is contained in “Exhibit B”, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village’s Unified Development Code, the Corporate Authorities have determined that the Special Use Permit should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant a Special Use Permit to authorize the renovation of a nonconforming mixed-use development with select variations to requirements of the Unified Development Code, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors and assigns. The Special Use Permit approval shall include the following waivers:

- A. Waiver to Section 12-5-7:C for density;
- B. Waiver to Section 12-5-7:C for lot width;
- C. Waiver to Section 12-5-7:C for rear setback;
- D. Waiver to Section 12-2-2:A for number of structures on a zoning lot;
- E. Waiver to Section 12-5-7:A.3.k for transparency requirements in a C/R District;

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

- A. The site, improvements, and buildings, including building footprints, shall be improved and operated consistent with the plans and supporting documents and modifications as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:
 - 1. Plat of Survey, prepared by Polena Engineering LLC, dated December 1, 2021;
 - 2. Sheet C1.0 – Site Plan Proposed Improvements, dated December 15, 2022;
 - 3. Sheet A0.1 – Proposed Plans (First Floor & Second Floor Plans), prepared by HWR Inc., dated December 15, 2022;

4. Sheet A2.1 – Proposed Elevations, Building 1, prepared by HWR Inc., revised December 15, 2022;
5. Sheet A2.2 – Proposed Elevations, Building 2, prepared by HWR Inc., revised December 15, 2022;
6. Open Building Violations, prepared by Atlantis Architects, dated June 23, 2025;
7. Landscape Plan, prepared by HWR Inc., dated December 15, 2022; and
8. Summary Traffic and Parking Evaluation, prepared by Javier Millan, Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA), dated May 16, 2022.

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permit.

- B. The Subject Property shall be developed and operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearings before the Appearance Commission and Plan Commission. Any inconsistencies in development or operation, as determined by the Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permit.
- C. The Applicant shall comply with all comments issued by the Building Department, Fire Department, and Community and Economic Development Department in the staff report to the Plan Commission dated October 16, 2025, whether by strict or alternative compliance, subject to the Village Administrator or his/her designee’s final approval.
- D. The Applicant shall install a safety buffer such as bollards to protect the east exterior stairwell from vehicles maneuvering through the driveway, subject to the Village Engineer’s final approval.
- E. Prior to filing any building permit application, the 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, and with comments provided by the Appearance Commission at the public meeting held on July 6, 2022, 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 Applicant will be required to file an application for an amendment to the Appearance Certificate.

- F. 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 27, 2025, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
- G. 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.
- H. 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.
- I. The Applicant shall provide weekly project progress reports to the Community Development Administrator unless deemed unnecessary by the Community Development Administrator or Village Administrator or his/her designee.
- J. 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.
- K. 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.

- L. 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.
- M. 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.
- N. Illuminated signage and other illuminating features on the property may not exceed 5,000K (degrees Kelvin)
- O. Prior to filing any Building Permit Application, the owner/applicant shall submit plans for aesthetic improvements to the trash enclosure that reflect or complement the approved façade materials and architectural style of the primary structures, subject to review and approval by the Community Development Administrator. All trash receptacles shall be stored within the trash enclosure and moved to the alley on collection days, or as otherwise authorized by the Village Administrator.
- P. 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.
- Q. 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 Owner, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit. The Special Use Permit is granted so long as the Applicant, Owner, occupants, and users of the Subject Property utilize the area for the purposes as herein designated.
- R. The Owner, Applicant, and any lessees, occupants, and users of the Subject Property, their successors and assigns, shall allow employees and authorized agents of the Village access to the Subject Property at all reasonable times for the purpose of inspecting the Subject Property to verify all terms and conditions of this Ordinance have been met.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED this 25th day of November 2025.

Trustee Khan _____
Trustee Minx _____
Trustee Shiba _____
Trustee Thill _____
Trustee Travis _____
Trustee White _____

Approved by me this 25th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Approved and filed in my office this 26th day of November 2025.

Eileen Scanlon-Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

EXHIBIT A Legal Description, 6222 Lincoln Avenue and 8503-09 Fernald Avenue
EXHIBIT B Plan Commission Report for PC 25-10, dated October 28, 2025

EXHIBIT A

**6222 LINCOLN AVENUE AND 8503-09 FERNALD AVENUE, MORTON GROVE,
ILLINOIS 60053 LEGAL DESCRIPTION:**

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 ½ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 41 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-114-049-0000

10-20-114-050-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 25-10
Dated October 28, 2025

To: Village President and Board of Trustees

From: Chris Kintner, Plan Commission Chairperson
Chuck Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, AICP, Community Development Administrator

Date: October 28, 2025

Re: Plan Commission Case PC 25-10
Request for a Use Permit to legalize and authorize the renovation of a nonconforming mixed-use development (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), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:l, 12-5-7:C). The applicant is Johnnie Jiron.

Executive 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 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), transparency requirements (12-5-7:A.3.k), and off-street parking (12-7-3:l, 12-5-7:C).

The Special Use Application was considered by the Plan Commission at the regularly scheduled meeting on October 21, 2025. For the reasons set forth in this report, on October 21, 2025, the Plan Commission unanimously recommended by a vote of 5-0 (Commissioners Dorgan and Liston absent with notice) that the Village Board of Trustees should approve the requested Special Use Permit with various conditions.

Application

The subject property is improved with two nonconforming mixed-use structures, one located to the north of the lot (“north building”), and one located to the south of the lot (“south building”). In total, there are five residential units and three commercial units located on the property. On November 11, 2020, a fire event occurred at the subject property, causing considerable damage to a residential unit within the south building.

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.

On August 11, 2025, the applicant submitted a complete Special Use Application requesting approval of a Special Use Permit to legalize the nonconforming mixed-use development on the subject property so that the damaged building may be restored. The applicant is proposing to complete enhancements to the buildings’ facades and will construct five off-street parking spaces and landscape screening on the premises, which will improve the property beyond its original condition.

Departmental Review

- **Building Department:** The Building Department issued the following comments:
 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.

- **Fire Department:** The Fire Department issued the following comments:
 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.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated October 27, 2025, attached hereto as “**Attachment A**”.

Public Hearings

Appearance Commission

On October 7, 2025, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Department of Community and Economic Development staff in the report dated September 30, 2025, attached hereto as “**Attachment B**”. At the meeting, the Commission, the applicant, and the applicant’s consultants discussed the proposed elevations, landscape plan, and general aesthetic compatibility with the surrounding neighborhood. The Commission voted 5-1 to issue an Appearance Certificate and forwarded a recommendation of approval of Case PC 25-10, subject to the following conditions:

- 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).

Traffic Safety Commission

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

Plan Commission

The Village of Morton Grove provided public notice for the October 21, 2025, Plan Commission public hearing for Case PC 25-10 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on October 2, 2025. The Village mailed letters to property owners within 250 feet of the subject property on October 2, 2025, and placed a public notice sign on the subject property on October 2, 2025.

Plan Commission – October 21, 2025, Proceedings: Five members of the Plan Commission were in attendance at the public hearing for Case PC 25-10 held on October 21, 2025. Commissioners Dorgan and Liston were absent with notice.

*Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated October 16, 2025, and attached hereto as “**Attachment C**,” was entered into the public record.*

Mr. Nolin introduced the case. In the case of PC 25-10, the applicant is requesting approval of a Special Use Permit for a 4-dwelling unit mixed-use development proposed to be legalized and renovated at the property commonly known as 6222 Lincoln Avenue.

The existing site plan maintains the property's near-zero-foot setbacks along the Lincoln and Fernald Avenue frontages. The proposed parking area is located to the side of the buildings, which complies with established guidelines for C/R District development. Landscaping is limited to screening of the proposed parking area a waiver is required for façade transparency.

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 Appearance Commission voted 5-1 to recommend approval of the project with some discussion around project viability. The applicant has not provided any proof of project financing to Community and Economic Development Staff, but indicated in discussion with the Appearance Commission that they secured a loan and want to keep the building with conditions of the loan requiring proper permitting from the Village. The applicant's general contractor also stated they believe they are three months of effort away from project completion.

Chairman Kintner asked for the current parking regulations on Fernald Avenue and Lincoln Avenue for residents. The on-street parking is capped at 4 hours. The new parking would benefit the residential units.

Chairman Kintner asked if the current condition of the buildings due to the delay in construction is of concern of Village staff. There are concerns with the building being open to the elements and possible deteriorating conditions. Mr. English said staff is very concerned with the conditions.

Commissioner Hussaini asked if the fire conditions had been remedied. Occupancy has been revoked for both buildings due to code violations.

The applicant, Johnnie Jiron, was sworn in by Secretary Kirchner. He said it has been 5 years since the fire, they wish to finish the project which they can now do as they have secured financing. They were not planning on any renovations prior to the fire.

Chairman Kintner asked if the commercial and residential units would continue to be the same size and use. They do not have a replacement for the dry cleaner space and have not targeted a tenant.

Mr. Jiron said they are improving parking by adding a paved, 5-space parking lot for the 5 residential units in the building.

Chairman Kintner discussed the time frame required for completion, 120 days is now required. Mr. Rocha, the contractor, was sworn in. He is comfortable with the time frame. He noted there is no water damage and they want to turn on the heat and begin work. They are about on-half way through the interiors and exteriors of the buildings.

Commissioner Ingram asked about storm water detention and drainage. It is a requirement because of the added pavement.

Commissioner Stein asked how long the house wrap has been exposed. It has been exposed for almost one year. The wrap would need to be redone as it has been installed for over a year.

Commissioner Mohr asked if the timeline for permit approval is included in the 120 days. It is an aggressive timeframe, but staff think the permit processing can be met. The 2022 plans are the most recent and later revisions were done in 2025 for the rear building.

Judy Garcia of 8510 Georgiana said she does not like the cinder block enclosure for the trash enclosure. Staff said the enclosure was required.

Commissioner Hussaini said the storm water detention is an important point. It is not an MWRD requirement due to the lot size. It is under the review of the Village Engineer.

Chairman Kintner said there 9 conditions listed in the suggested motion, these may be added upon.

Commissioner Ingram made a 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.

The motion was seconded by Commissioner Stein. Chairman Kintner called for the vote. The motion was unanimously (5-0) approved.

Final Plans and Supporting Documents

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment D**":

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

Attachments

- **Attachment A** – Departmental Comment Form for Case PC 25-10, prepared by Chris Tomich, Village Engineer, dated October 27, 2025
- **Attachment B** – Staff Report to the Appearance Commission for AC 25-10, prepared by Brandon Nolin, AICP, Community Development Administrator, dated September 30, 2025
- **Attachment C** – Staff Report to the Plan Commission for PC 25-10, prepared by Brandon Nolin, AICP, Community Development Administrator, dated October 16, 2025
- **Attachment D** – Final Plans and Supporting Documents for PC 25-10

Attachment A

Departmental Comment Form for Case PC 25-10
Prepared by Chris Tomich, Village Engineer
Dated October 27, 2025

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:l, 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

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. The Municipal Code requires stormwater detention this site improvement. Improvements were approved at this site in 2022 that did not include stormwater detention. At that time, the Village Administrator exercised authority also included in the Municipal Code allowing the Village Administrator to grant a waiver to the technical requirement for stormwater detention for the additional impervious coverage. This waiver may be considered to have expired. Either the stormwater detention would need to be provided or a new waiver from the Village Administrator would be needed to meet the code requirements related to stormwater management.

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed: 

Date: 10/27/2025

Attachment B

Staff Report to the Appearance Commission for AC 25-13
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:l, 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:l)	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	<i>Approval of the construction of two principal structures on a zoning lot</i>
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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	<u>North Building:</u> West elevation (Fernald): 36.7% <u>South Building:</u> South elevation (Lincoln): 50.2% West elevation (Fernald): 55.6%	<i>North Building: West elevation (Fernald): 13.3% to allow an elevation is 36.7% transparency</i> <u>South Building:</u> 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 C

Staff Report to the Plan Commission for PC 25-10
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated October 16, 2025

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:l, 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:l, 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)*

Attachment D

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 23, 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

Attachment D on file with the Department of Community and Economic Development

Legislative Summary

Ordinance 25-35

APPROVING A MINOR AMENDMENT TO ORDINANCE 24-19 GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE MINIMART STATION AT 6335 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

Introduction:	November 12, 2025
Purpose:	To amend a Special Use Permit authorizing the construction of an automobile minimart station at 6335 Dempster Street to grant a 12-month extension of time, until October 22, 2026, to begin construction.
Background:	<p>On October 22, 2024, the Village Board approved a Special Use permit for an automobile minimart station at 6335 Dempster Street (Ord. 24-19). Per Section 12-16-4: C.6.c of the Village Code, a special use permit is valid for a period of no longer than one year from the date of approval, unless a building permit is issued and construction is begun and actively pursued to completion.</p> <p>In the attached letter received October 21, 2025, Alex Skariah on behalf of Cissily, Inc., the applicant requested an additional 12-month extension to October 22, 2026, to allow additional time to obtain all necessary permits and begin construction. The applicant, who owns the property and operates an existing gas station at the subject property, has been working diligently with Village Staff to obtain needed permits. Village Staff provided comments on initial permit materials and to the applicant working to address those comments and submit revised materials. The applicant also submitted for permit from the Metropolitan Water Reclamation District (MWRD) and the Illinois Department of Transportation (IDOT), but is still awaiting the required approvals.</p> <p>Section 12-16-4-B of the Unified Development Code allows minor amendments to existing special use permits upon the review of the request by the Building Commissioner or his/her designee, the Plan Commission Chairperson, Village Administrator, and Corporation Counsel. Since the proposed amendment would not change any aspect of the approved use or site plan, the proposed request for an extension is eligible for approval as a minor amendment to Ordinance 23-18.</p>
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	N/A
Administrative Recommendation:	Approval as presented
Second Reading:	November 25, 2025
Special Considerations or Requirements:	None

ORDINANCE 25-35

APPROVING A MINOR AMENDMENT TO ORDINANCE 24-19 GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE MINIMART STATION AT 6335 DEMPSTER STREET IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 6335 Dempster Street, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 13,540-square-foot (0.3-acre) property zoned C-1 General Commercial and improved with an automobile minimart station (“Subject Property”); and

WHEREAS, on October 22, 2024, pursuant to Ordinance 24-19, a special use permit application from Morton Grove Mobil for an automobile minimart station to operate at 6335 Dempster Street was approved by the Village Board; and

WHEREAS, pursuant Section 12-16-4:C.6.c of the Village Code a special use permit shall be valid for one year unless a building permit is issued and construction is begun within that period and is thereafter actively pursued to completion or a certificate of occupancy is obtained and a use commenced; and

WHEREAS, the applicant, Cissily, Inc., has made proper application to the Village of Morton Grove for a minor amendment to the previously granted special use permit for an additional time extension of 12 months, until October 22, 2026, to meet the parameters of Section 12-16-4:C.6.c; and

WHEREAS, pursuant to Ordinance 07-07, the Village adopted a Unified Development Code which set forth an abbreviated procedure for minor revisions to special use permits which allows for the granting of such amendments without a formal public hearing process subject to the recommendation for approval by the Village Administrator, Corporation Counsel, Building Commissioner, and Plan Commission Chairperson and subsequent approval by the Village Board; and

WHEREAS, the Village Administrator, Corporation Counsel, Building Commissioner and Plan Commission Chairperson have found this amendment with certain conditions as set forth in this ordinance meets the standard for the abbreviated process described above, and as such recommend approval of the minor amendment to Ordinance 24-19; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have determined the proposed amendment to the special use shall be approved subject to conditions and restrictions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Amendment to Special Use Permit. The Corporate Authorities hereby grant Cissily, Inc. an amendment to the previously granted Special Use Permit, pursuant to Ordinance 24-19, to allow for a 12-month extension of time, until October 22, 2026 for the commencement and progression of the construction of the approved development subject to the following conditions and restrictions which shall be binding upon the owners, lessees, and occupants and users of this property, their successors and assigns:

1. The project shall meet the parameters of Section 12-16-4:C.6.c by October 22, 2026; and
2. All conditions of Ordinance 24-19 shall remain in effect.

SECTION 3. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 4. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

Passed this 25th day of November 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 25th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed in my office this
26th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 6335 Dempster Street
- EXHIBIT B Request for Special Use Permit Time Extension from Alex Skariah on
 behalf of Cissily, Inc., received October 21, 2025

EXHIBIT A

6335 DEMPSTER STREET, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

PARCEL 1: LOTS 1, 2, 3, 4, AND 5 ALL IN LUMPP'S SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43, TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85.00 FEET OF SAID LOT IN HENNING'S SUBDIVISION), IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-20-100-026-0000

EXHIBIT B

**REQUEST FOR SPECIAL USE PERMIT TIME EXTENSION
FROM ALEX SKARIAH ON BEHALF OF CISSILY, INC.**

Received October 21, 2025



Morton Grove Mobil
6335 W. Dempster Street
Morton Grove Illinois
(847) 966 - 0444

Dear Brandon,

I am writing regarding the Morton Grove Mobil located at 6335 W. Dempster Street, Morton Grove, IL 60053. We would like to respectfully request a one-year extension for our construction timeline.

At this time, we are still awaiting approvals from the Metropolitan Water Reclamation District (MWRD) and the Illinois Department of Transportation (IDOT). In addition, we have experienced some delays in finalizing our financing, though we expect to resolve those matters soon.

Most of our contractors are now in place, and we are in the process of finalizing the details related to the underground tank work and corresponding drawings.

Thank you for your time and understanding. Please let me know if you need any additional information.

\

Sincerely,

Alex Skariah

Legislative Summary

Ordinance 25-36

APPROVING A FINAL PLAT OF SUBDIVISION AND ACCEPTING CERTAIN IMPROVEMENTS FOR THE PARK VILLAS TOWNHOMES SUBDIVISION LOCATED ON PROPERTY COMMONLY KNOWN AS 8721 NARRAGANSETT, 8720-26 FERRIS AVENUE, AND A 1,121-SQUARE-FOOT PORTION OF PUBLIC ALLEY RIGHT OF WAY PETITIONED FOR VACATION IN MORTON GROVE, ILLINOIS

Introduction:	November 12, 2025
Purpose:	To approve a Final Plat of Subdivision for the Park Villas Townhomes Subdivision at 8721 Narragansett Avenue, 8720-26 Ferris Avenue and accept public improvements pursuant to Section 12-8-3 of the Unified Development Code.
Background:	<p>The property commonly known as 8721 Narragansett Avenue and 8720-26 Ferris Avenue is a 0.48-acre site located within a C-1 General Commercial District and comprises lots separated by a 1,120.64-square-foot portion of public dedicated alley located directly north of Hennings Court, between Ferris and Narragansett Avenues, that has been approved for vacation under Ordinance 22-06. Collectively the site and vacated public alley make up the subject property (“Subject Property”).</p> <p>Based on Special Use Permit and Subdivision Applications submitted for the Subject Property by P&P Properties, LLC (“Developer”) under Case PC 22-04, on May 23, 2022, the Village Board of Trustees passed Ordinance 22-07 approving for the Subject Property a Special Use Permit authorizing the development of ten (10) townhomes in two (2) structures and a preliminary plat of subdivision to create twelve (12) new lots of record, one for each new townhome residence and two for the common areas to be owned and maintained by a homeowner’s association. The Developer is now requesting approval of a final plat that includes eleven (11) new lots of record including, one for each of the ten (10) new townhome residences, and a single lot comprising the common areas to be owned and maintained by a homeowner’s association.</p> <p>The Developer has completed site improvements required by Ordinance 22-07 and the site improvement permit issued for the Subject Property. Pursuant to Section 12-8-3:A.3 of the Municipal Code, the Village Board may approve a final plat of subdivision that is substantially consistent with the approved preliminary plat of subdivision upon receipt of a statement signed by the Village Engineer certifying that the improvements described in the applicant's plans and specifications, together with the supporting documents and agreements, meet the requirements of the Village and other authorities having jurisdiction and that the improvements have been constructed in compliance with the approved plans and all applicable regulations. The Village Engineer has provided a certificate of conformance for the development’s required improvements, and the Developer has fulfilled the requirements and obligations required by Section 12-8-3 of the Municipal Code prior to the Village Board’s approval of the final plat of subdivision. Upon Village Board approval of the final plat of subdivision, the plat and declaration will be recorded with the Cook County Clerk, and the Department of Building and Inspectional Services will be able to issue certificates of occupancy for completed townhome units that pass required final inspections.</p>
Departs. Affected	Department of Community and Economic Development
Fiscal Impact:	None
Source of Funds:	N/A
Workload Impact:	The Final Plat of Subdivision will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation	Approval as presented
Second Reading:	November 25, 2025
Special Requirements:	None

Submitted by – Chuck Meyer, Village Administrator
Reviewed by - Teresa Hoffman Liston, Corporation Counsel
Reviewed by Chris Tomich, Village Engineer
Prepared by - Brandon Nolin, Community Development Administrator

ORDINANCE 25-36

APPROVING A FINAL PLAT OF SUBDIVISION AND ACCEPTING CERTAIN IMPROVEMENTS FOR THE PARK VILLAS TOWNHOMES SUBDIVISION LOCATED ON PROPERTY COMMONLY KNOWN AS 8721 NARRAGANSETT, 8720-26 FERRIS AVENUE, AND A 1,121-SQUARE-FOOT PORTION OF PUBLIC ALLEY RIGHT OF WAY PETITIONED FOR VACATION IN MORTON GROVE, ILLINOIS

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 8721 Narragansett Avenue and 8720-26 Ferris Avenue, legally described in “**Exhibit A**”, and depicted in the Plat of Survey prepared by United Survey Service, LLC, dated February 25, 2022, and attached hereto as “**Exhibit B**” and made a part of this Ordinance, are a 0.48-acre site located within a C-1 General Commercial District and comprise lots separated by a 1,120.64-square-foot portion of public alley right of way located directly north of Hennings Court, between Ferris and Narragansett Avenues, that has been approved for vacation under Ordinance 22-06, in accordance with the Plat of Vacation and legal description prepared by United Survey Service, LLC, dated March 8, 2022, a copy of which is attached hereto and made a part hereof and marked as “**Exhibit C**”, and together comprise the subject property (“Subject Property”); and

WHEREAS, on May 23, 2022, pursuant to the application of P&P Properties, LLC (“Developer”) under Case PC 22-04, the Village Board of Trustees passed Ordinance 22-07, which approved a Special Use Permit authorizing the development of ten (10) new townhome residences and a preliminary plat of subdivision for the Subject Property to create twelve (12) new lots of record, in accordance with the submitted preliminary plat of subdivision, “Preliminary Plat Of Subdivision Park Villa Townhome Subdivision Morton Grove,” prepared by Advantage Consulting Engineers dated March 14, 2022 (“Preliminary Plat of Subdivision”); and

WHEREAS, in establishing required by-laws governing the future homeowner’s association, staff supported the Developer’s request to consolidate two common area lots into a single common area lot, resulting in a proposed final plat of subdivision with eleven (11) new lots of record instead of the initially proposed twelve (12) lots of record; and

WHEREAS, pursuant to Section 12-8-3: A.1, the Developer submitted a final plat of subdivision, “Park Villas Townhomes Subdivision,” prepared by United Survey Service, LLC, revised May 1, 2025 (“Final Plat of Subdivision”), a copy of which is attached hereto and made a part hereof, and is marked as “**Exhibit D**”; and

WHEREAS, pursuant to Section 12-8-3:A.2, the Building Commissioner, Plan Commission Chairperson, Village Administrator, and Corporation Counsel reviewed the Final Plat of Subdivision and unanimously find that the proposed Final Plat is in substantial compliance with the approved Preliminary Plat of Subdivision and recommend approval of the Final Plat to the Village Board of Trustees; and

WHEREAS, the Developer has installed surface and underground improvements within the Subject Property and public right-of-way dedicated to the Village including, but not limited to, street pavement, curb and gutter, sidewalk, parkway grass, storm sewer system, sanitary sewer system, water distribution system, stormwater volume control and detention facilities, and parkway trees in accordance with the permitted site improvement plan, "Final Site Improvement Plans for Park Villas Townhomes," prepared by Advantage Consulting Engineers, dated June 7, 2022 (revised January 11, 2024), and approved by the Village Engineer on January 18, 2024, under Permit PB 22-0781, a copy of which is attached hereto and made a part hereof and is marked as "**Exhibit E**" ("Site Improvement Plan"); and

WHEREAS, pursuant to Section 12-8-3:A.3, the Village Engineer provided a signed statement, "Certificate of Conformance of Constructed Improvements," dated October 31, 2025, a copy of which is attached hereto and made a part hereof, and is marked as "**Exhibit F**", certifying that the improvements described in Developer's plans and specifications, together with the supporting documents and agreements, meet the minimum requirements of the Village, county, state, and other authorities having jurisdiction and that improvements comply as herein provided; and

WHEREAS, the Village staff has recommended that street pavement, curb and gutter, sidewalk, parkway grass, and parkway trees constructed or installed in the public right-of-way dedicated to the Village as depicted the Site Improvement Plan should be accepted by the Corporate Authorities; and

WHEREAS, the Village staff has recommended and the Developer has agreed the ownership of the water distribution system and sanitary sewer system improvements installed as part of the Site Improvement Plan within the right-of-way or on the Subject Property should be accepted by the Corporate Authorities up to and including the connection to the Village's water and sanitary sewer mains under Ferris Avenue and Narragansett Avenue, but the Developer and, ultimately the homeowner's association, will be responsible for the continuity, care, conservation, maintenance; and

WHEREAS, the Village staff has recommended, and Developer has agreed that the following improvements will NOT be accepted by the Village and shall remain the property of the Developer or its successor:

1. All portions of the street pavement, curb and gutter, sidewalk, parking area, and driveway improvements installed as part of the Site Improvement Plan within the Subject Property;
2. The storm sewer system and stormwater volume control and detention facilities improvements installed as part of the Site Improvement Plan within the abutting dedicated public alley or on the Subject Property up to and including the connection to the Village's storm sewer within the abutting dedicated public alley; and

WHEREAS, Section 12-8-3:D requires a maintenance agreement for the repair or replacement of defective materials and workmanship for a period of time extending two (2) years for improvements constructed in the public right-of-way and a guarantee in the amount of not less than ten percent (10%) of the value of those improvements; and

WHEREAS, Developer has met all the conditions required for accepting public improvements specified in Section 12-8-3:D; and

WHEREAS, the Corporate Authorities have considered this matter at a Public Meeting and find, pursuant to the relevant provisions of the Village of Morton Grove Unified Development Code, the proposed Final Plat of Subdivision to be in accordance with applicable ordinances of the Village of Morton Grove for a Subdivision, subject to the conditions and restrictions as set herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance, as though fully set forth herein, thereby making the findings as hereinabove set forth:

SECTION 2: Approval of Final Plat of Subdivision. The Corporate Authorities do hereby approve the Final Plat of Subdivision for a Subdivision to be known as the Park Villas Townhomes Subdivision to create eleven (11) new lots of record for the property commonly known as 8721 Narragansett Avenue and 8720-26 Ferris Avenue and adjacent vacated public alley, and legally described in "**Exhibit D**".

SECTION 3: Conditions. The Final recorded Plat of Subdivision shall be subject to the following conditions:

- A. The Final recorded Plat of Subdivision shall be in accordance with the approved "Park Villas Townhomes Subdivision," prepared by United Survey Service, LLC, revised May 1, 2025.

- B. The property and buildings shall be operated consistent with the plans and supporting documents in the application, and any necessary modifications to accommodate code compliance requirements as finalized and specifically approved in writing by the Village Administrator or his/her designee, including:
1. “Park Villas Townhomes Subdivision,” prepared by United Survey Service, LLC, revised May 1, 2025;
 2. “Declarations of Easements, Restrictions and Covenants for Park Villa Townhomes Association,” prepared by Saichang Xu, Esq., Law Offices of Saichang Xu, received June 10, 2025; and
 3. “Final Site Improvement Plans for Park Villas Townhomes,” prepared by Advantage Consulting Engineers, dated June 7, 2022 (revised January 11, 2024), and approved by the Village Engineer on dated January 18, 2024, under Permit PB 22-0781, as modified by Village authorization.

SECTION 4: Filing of Final Plat of Subdivision. The Developer or his/her successor shall file the Final Plat of Subdivision and declaration with the Clerk of Cook County, Illinois, in accordance with Section 12-8-3 of the Village Code.

SECTION 5: Acceptance of Improvements

- A. The Corporate Authorities hereby accept ownership and perpetual maintenance of the street pavement, curb and gutter, sidewalk, parkway grass, and parkway trees constructed or installed in the public right-of-way as part of the Site Improvement Plan.
- B. The Corporate Authorities hereby accept ownership of the water mains (not including water service lines) installed as part of Site Improvement Plan within the public right-of-way or on private property up to and including the connection to the Village’s water main under Ferris Avenue and Narragansett Avenue, provided that the Developer and, ultimately the homeowner’s association, retains responsibility for the continuity, care, conservation, maintenance and operation up to and including the connection to the Village’s water mains.
- C. The Corporate Authorities hereby accept ownership of the sanitary sewer main (not including building sewer lines) installed as part of Site Improvement Plan within the public right-of-way or on private property up to and including the connection to the Village’s sanitary sewer main under Ferris Avenue and Narragansett Avenue, provided that the Developer and, ultimately the homeowner’s association, retains responsibility for the continuity, care, conservation, maintenance and operation up to and including the connection to the Village’s sanitary sewer main.

D. The Corporate Authorities do NOT accept ownership or maintenance obligations of any improvements not specifically described in Subsection A, B or C of this Section 5 including, but not limited to:

1. All portions of the street pavement, curb and gutter, sidewalk, parking area, and driveway improvements installed as part of the Site Improvement Plan within the Subject Property;
2. The storm sewer improvements and stormwater volume control and detention facilities installed as part of the Site Improvement Plan within the abutting dedicated public alley or on the Subject Property up to and including the connection to the Village's storm sewer within the abutting dedicated public alley.

SECTION 6: The Ordinance shall be in full force and effect: (i) from and after its passage, approval and publication in pamphlet form according to law; (ii) the Developer or his/her successors has recorded Final Plat of Subdivision, in accordance with Section 12-8-3 of the Village Code and has recorded this Ordinance with the Recorder of Deeds of Cook County, Illinois, and has provided the evidence of such recordings to the Village of Morton Grove; (iii) the Developer and the Village, have executed a Maintenance Agreement, and the Developer has provided and the Village has approved the maintenance guarantee.

Passed this 25th day of November 2025.

Trustee Khan _____
Trustee Minx _____
Trustee Shiba _____
Trustee Travis _____
Trustee Thill _____
Trustee White _____

Approved by me this 25th day of November 2025.

Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and filed in my office this

26th day of November 2025.

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

LIST OF EXHIBITS

EXHIBIT A	Legal Description, 8721 Narragansett Avenue & 8720-26 Ferris Avenue
EXHIBIT B	Plat of Survey, 8721 Narragansett Avenue & 8720-26 Ferris Avenue
EXHIBIT C	Plat of Vacation and Legal Description, Public Alley
EXHIBIT D	Final Plat of Subdivision
EXHIBIT E	Site Improvement Plan
EXHIBIT F	Certificate of Conformance of Constructed Improvements

EXHIBIT A

8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBER:

10-20-100-029-0000

8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS

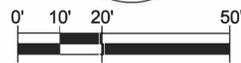
PROPERTY INDEX NUMBER:

10-20-100-021-0000

10-20-100-022-0000

10-20-100-023-0000

10-20-100-024-0000



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL.: (847) 299-1010 FAX : (847) 299-5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

PARCEL 1
 LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

KNOWN AS: **8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS**

PERMANENT INDEX NUMBER:

- 10 - 20 - 100 - 021 - 0000
- 10 - 20 - 100 - 022 - 0000
- 10 - 20 - 100 - 023 - 0000
- 10 - 20 - 100 - 024 - 0000

AREA = 12,161 SQFT OR 0.279 ACRE

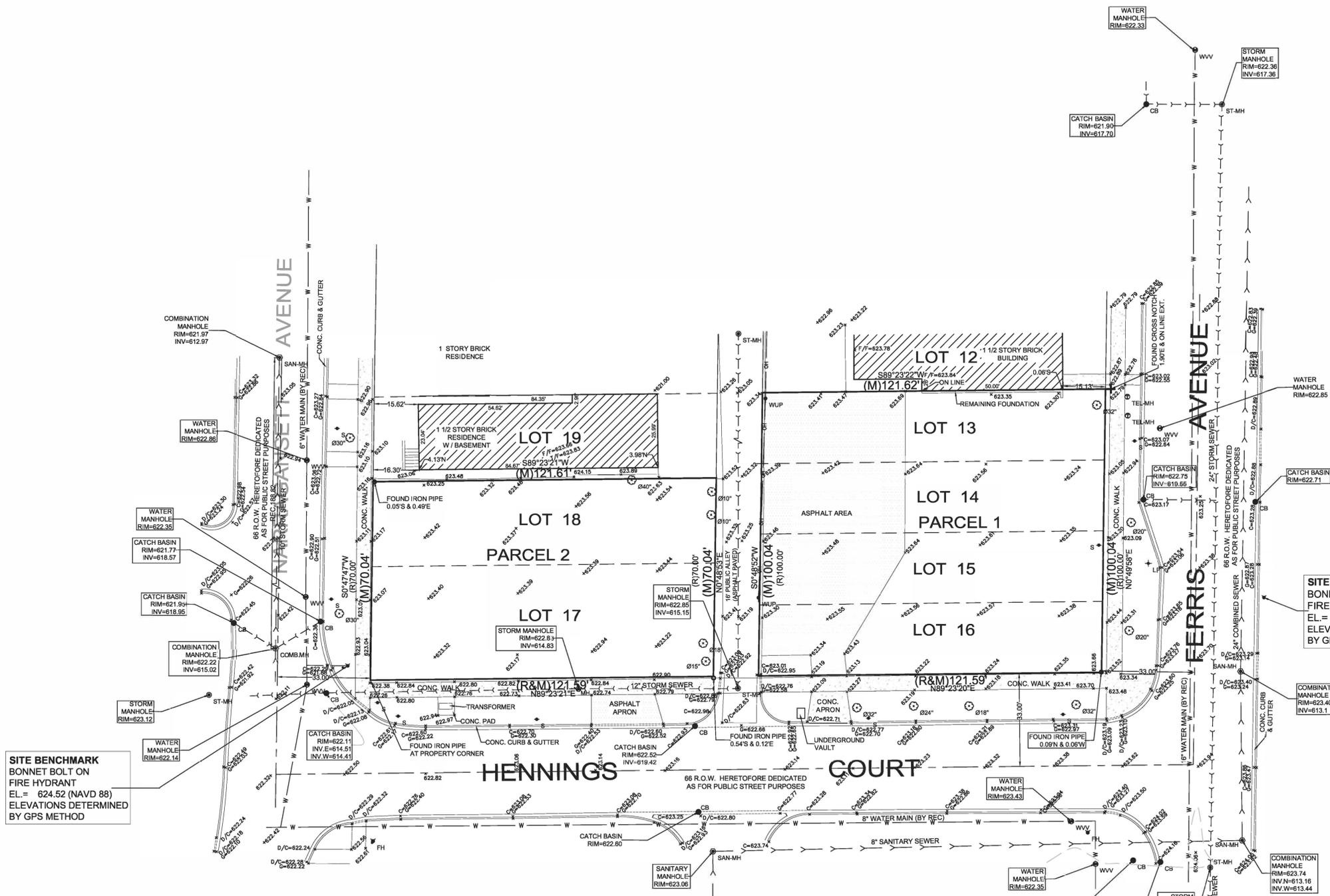
PARCEL 2
 LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

KNOWN AS: **8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS**

PERMANENT INDEX NUMBER:

- 10 - 20 - 100 - 029 - 0000

AREA = 8,514 SQFT OR 0.195 ACRE



SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL. = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL. = 625.21 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	WVV WATER VALVE VAULT
	SIGN SIGN
	FH FIRE HYDRANT
	TEL-MH TELEPHONE MANHOLE
	MH MANHOLE
	WUP WOOD UTILITY POLE
	TREE TREE
	T/F=TOP OF FOUNDATIONS
	F/F=FINISH FLOOR
	C=TOP OF CURB
	G=GUTTER

PUBLIC UTILITY NOTE:
 LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

ORDERED BY: ADVANTAGE CONSULTING ENGINEERS		
SCALE : 1" = 20'		
DATE : FEBRUARY 25, 2022		
FILE No.:		
2022-29848	DATE	REVISION

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

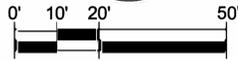
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, FEBRUARY 25, A.D. 2022.

BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2022
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2023





MAIL PLAT TO:
VILLAGE OF MORTON GROVE
 6101 CAPULINA AVENUE
 MORTON GROVE, ILLINOIS 60053

UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF VACATION

OF THAT PART OF THE NORTH-SOUTH 16 FEET WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH RIGHT OF WAY LINE OF HENNING'S COURT; LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 15, 16 AND ADJOINING THE WEST LINE OF THE SOUTH 20 FEET OF LOT 14; LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 17 AND 18; LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 18 PROJECTED EAST, ALL INCLUSIVE IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1926 AS DOCUMENT NUMBER 9317622, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, THENCE NORTH 00 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 70.04 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 52 SECONDS WEST, A DISTANCE OF 70.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 21 SECONDS WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, THIS ___ DAY ___, A.D. 20__.

BY: _____
 VILLAGE ENGINEER

AREA TO BE VACATED = 1,120 SQFT OR 0.025 ACRE

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS ___ DAY ___, A.D. 20__.

BY: _____
 CHAIRMAN OF THE PLAN COMMISSION
 ATTEST: _____
 SECRETARY

VILLAGE BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, THIS ___ DAY ___, A.D. 20__.

BY: _____
 PRESIDENT OF THE BOARD OF TRUSTEES
 ATTEST: _____
 VILLAGE CLERK

COUNTY RECORDER

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID, THIS ___ DAY ___, A.D. 20__.

 COOK COUNTY RECORDER

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS IS ASSUMED.
 DATE OF COMPLETION OF FIELD WORK : FEBRUARY 25, 2022
 NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

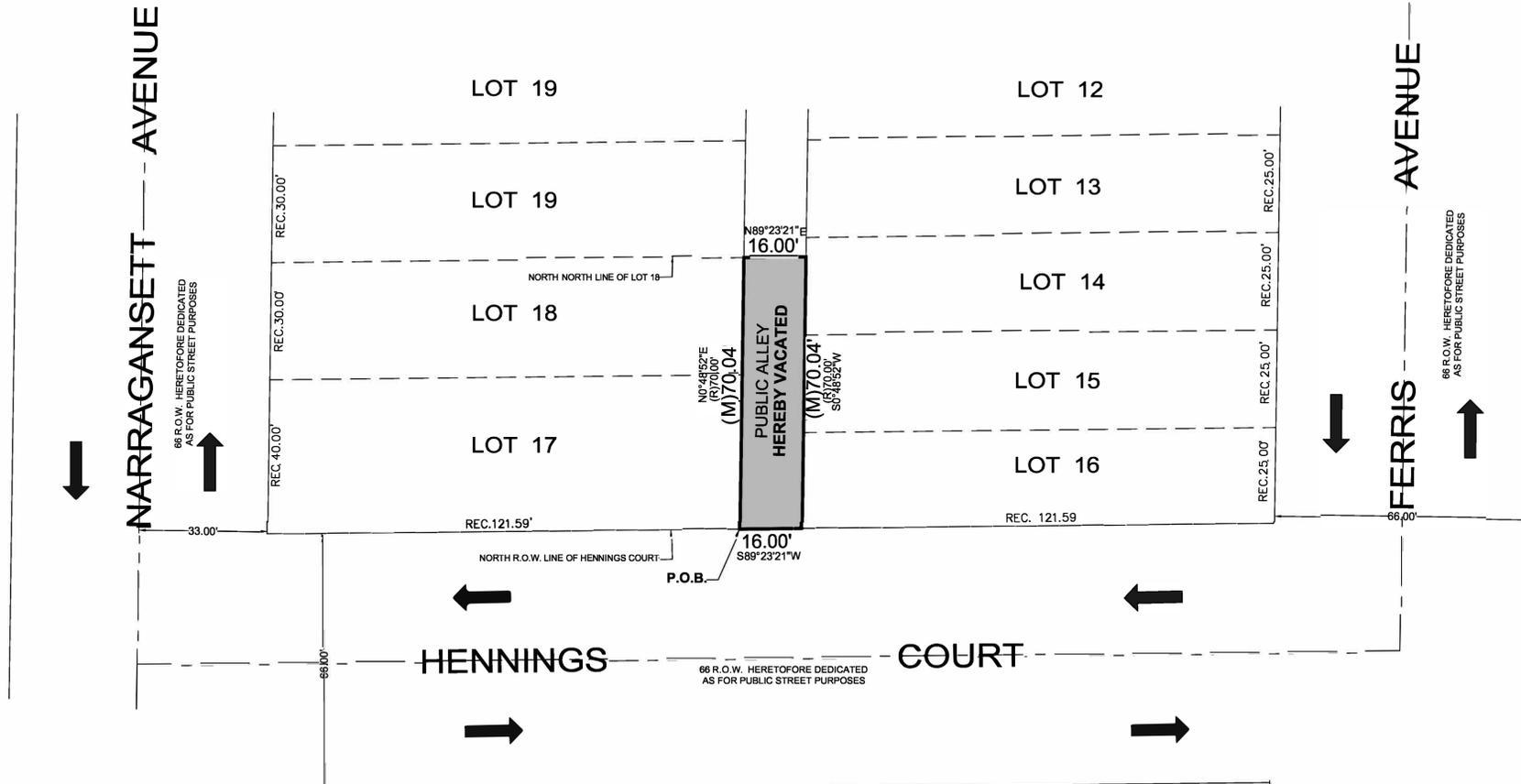
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF VACATION FOR THE PURPOSE SHOWN HEREON.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, MARCH 8, A.D. 2022.

BY: _____
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2280
 LICENSE EXPIRES: NOVEMBER 30, 2022
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2023



LEGEND

- AREA TO BE VACATED
- BOUNDARY LINE OF PROPOSED VACATION
- RIGHT-OF-WAY LINE
- LOT LINE
- TRAFFIC FLOW DIRECTIONAL'S

PROJECT No.: 2022-29848-2	PLAT PREPARED FOR: ADVANTAGE CONSULTING ENGINEERS
ISSUE DATE: 03/08/22	80 MAIN STREET - SUITE 17 LEMONT, ILLINOIS 60439
SCALE: 1"=20'	
SHEET NUMBER 1 OF 1	

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
 E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		



SEND TAX BILL TO:
P&P PROPERTIES LLC
1625 MILWAUKEE AVENUE
GLENVIEW, IL 60025

PARK VILLAS TOWNHOMES SUBDIVISION

BEING A SUBDIVISION A PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

MAIL PLAT TO:
VILLAGE OF MORTON GROVE
8101 CAPULINA AVENUE
MORTON GROVE, ILLINOIS 60053

LOT 1 AREA = 1,082 SQ. FT. OR 0.024 ACRE	LOT 8 AREA = 844 SQ. FT. OR 0.019 ACRE
LOT 2 AREA = 843 SQ. FT. OR 0.019 ACRE	LOT 9 AREA = 844 SQ. FT. OR 0.019 ACRE
LOT 3 AREA = 843 SQ. FT. OR 0.019 ACRE	LOT 10 AREA = 1,082 SQ. FT. OR 0.024 ACRE
LOT 4 AREA = 843 SQ. FT. OR 0.019 ACRE	OUTLOT A AREA = 12,406 SQ.FT OR 0.285 ACRE
LOT 5 AREA = 1,082 SQ. FT. OR 0.025 ACRE	TOTAL SUBDIVISION AREA = 21,796 SQ. FT. OR 0.500 ACRE ±
LOT 6 AREA = 1,082 SQ. FT. OR 0.025 ACRE	
LOT 7 AREA = 844 SQ. FT. OR 0.019 ACRE	

COMMONLY KNOWN AS:
8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS
8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS

COOK COUNTY PERMANENT IDENTIFICATION NUMBERS
10 - 20 - 100 - 021 - 0000 10 - 20 - 100 - 024 - 0000
10 - 20 - 100 - 022 - 0000 10 - 20 - 100 - 029 - 0000
10 - 20 - 100 - 023 - 0000

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MORTON GROVE,
COOK COUNTY, ILLINOIS, THIS ____ DAY _____, A.D. 20____.

BY: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF MORTON GROVE,
COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS ____ DAY _____, A.D. 20____.

BY: _____
CHAIRMAN OF THE PLAN COMMISSION
ATTEST: _____
SECRETARY

VILLAGE BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE,
COOK COUNTY, ILLINOIS, THIS ____ DAY _____, A.D. 20____.

BY: _____
PRESIDENT OF THE BOARD OF TRUSTEES
ATTEST: _____
VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, A.D. 20____.

BY: _____
VILLAGE COLLECTOR

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY
PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED,
REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF
SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A
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 DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE
CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20____.

BY: _____
OWNER

ADDRESS: 8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS
8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS

BY: _____
ENGINEER

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

P&P PROPERTIES LLC, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY
DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED
AND SUBDIVIDED IN THE MANNER HEREOF DRAWN.

ADDITIONALLY, P&P PROPERTIES LLC, HEREBY CERTIFIES THAT THE PROPERTY HEREOF
DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: 89
HIGH SCHOOL DISTRICT: 219

DATED THIS ____ DAY OF _____, A.D. 20____.

BY: _____
TITLE:

ATTEST: _____
TITLE:

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT, _____
OWNER(S) OF THE TRACT OF LAND COMMONLY KNOWN AS THE _____, APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT
AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNCZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO.
35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED
PROPERTY:

PARCEL 1
LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT
3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN
ADJUTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO,
MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST
85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

PARCEL 2
LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN
HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY
CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO,
MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST
85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

PARCEL 3
THAT PART OF THE NORTH-SOUTH 16 FEET WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE
NORTH RIGHT OF WAY LINE OF HENNING'S COURT, LYING WEST OF AND ADJOINING THE WEST LINE OF
LOTS 15, 16 AND ADJOINING THE WEST LINE OF THE SOUTH 20 FEET OF LOT 14; LYING EAST OF AND
ADJOINING THE EAST LINE OF LOTS 17 AND 18; LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT
18 PROJECTED EAST, ALL IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF
LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN
COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE
CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE
EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) ACCORDING TO THE PLAT THEREOF RECORDED
JUNE 23, 1926 AS DOCUMENT NUMBER 9317622, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE "X", DEFINED AS
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN IN THE FLOOD
INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF MORTON GROVE, ILLINOIS, COMMUNITY NUMBER
170128, PANEL NUMBER 0241 J, MAP 17031C0241J EFFECTIVE DATE AUGUST 19, 2008, AS PUBLISHED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREOF DRAWN IS WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF MORTON GROVE, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN
AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE
ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS
SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF
640 ACRES OR MORE.

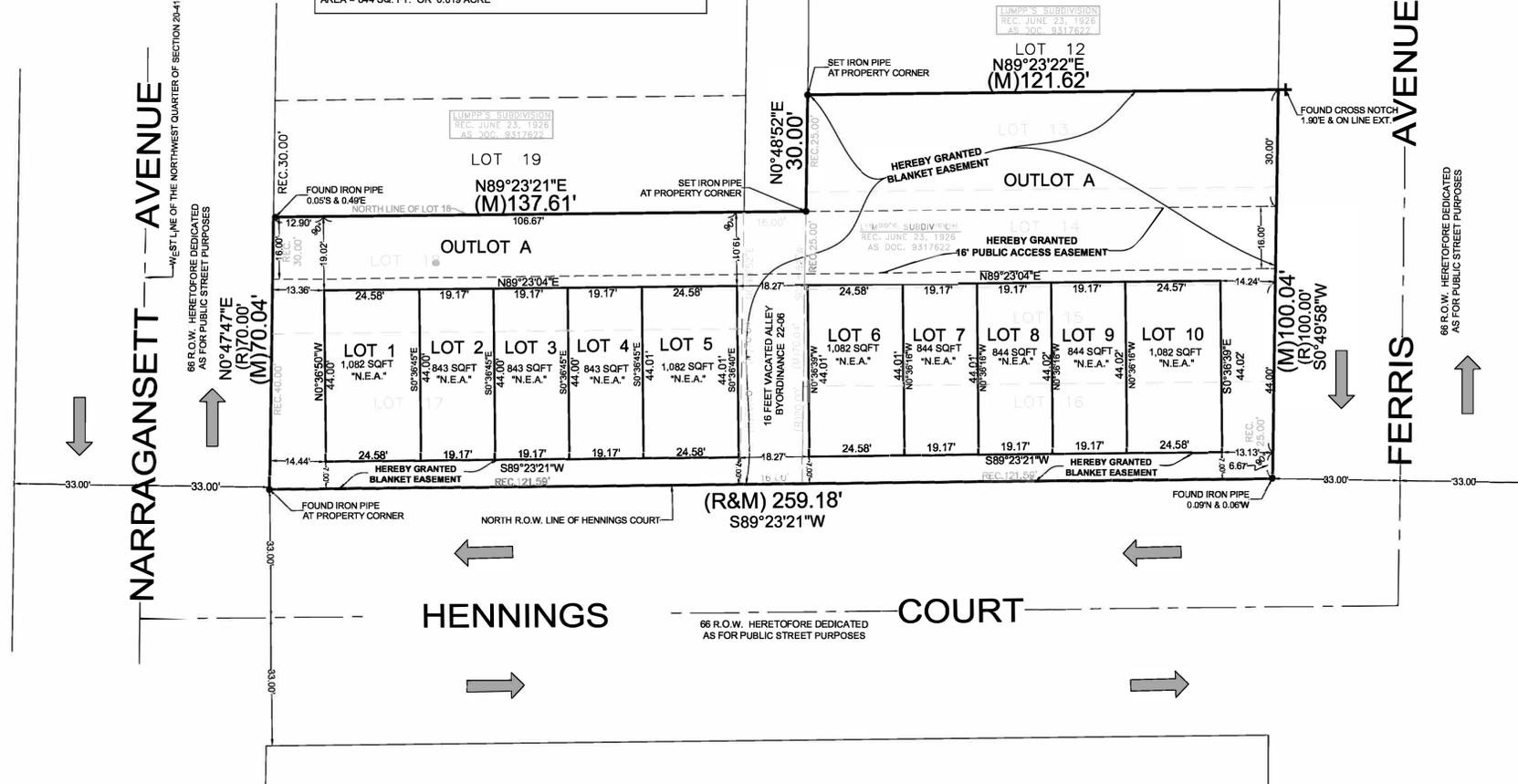
I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON
THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A
TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF MAY, 2025 AT RIVER FOREST, ILLINOIS.

BY: _____
ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027



BLANKET UTILITY EASEMENT (B.U.E.) PROVISIONS

A NON-EXCLUSIVE BLANKET EASEMENT FOR SERVING THE LOT OR LOTS WITH THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO VILLAGE OF MORTON GROVE, NICOR, COMMONWEALTH EDISON COMPANY, SBC (AMERITECH), AND CABLE TELEVISION FRANCHISES OF VILLAGE OF MORTON GROVE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE LOT WITHIN THIS SUBDIVISION, EXCEPTING THEREFROM ANY PART THEREOF FALLING WITHIN "NEA" (NON-EASEMENT AREA) AREAS OR FALLING WITHIN OTHER SPECIFIC EASEMENT CORRIDORS AS DELINEATED WITH DASHED LINES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE LOT OR LOTS WITHIN THIS SUBDIVISION FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE LAND SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OWNERS OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING LOT" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES AS A POOL, OR RETENTION POND, OR MECHANICAL EQUIPMENT.

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

PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINE, LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE VILLAGE, AND OTHER MUNICIPAL USES.

ALL UTILITIES WITHIN THE BLANKET UTILITY EASEMENT SHALL BE MAINTAINED BY THE GRANTEE AT MORTON GROVE CONDOMINIUM ASSOCIATION.

PUBLIC ACCESS EASEMENT

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "PUBLIC ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOTS 1 TO 10 IN PARK VILLAS TOWNHOMES SUBDIVISION PLATTED HEREOF, AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS, AND INVITEES TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES, AND FACILITIES CONSTRUCTED AND INSTALLED THEREON. THE GENERAL PUBLIC SHALL ALSO BE PERMITTED TO USE THE EASEMENT AREA FOR PURPOSES OF INGRESS, EGRESS, AND CIRCULATION THROUGH THE PROPERTY. THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO THE TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAN, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF VEHICULAR TRAFFIC IN TWO-WAY DIRECTION AND FOR PEDESTRIAN ACCESS IN BOTH DIRECTIONS. NO CARS, TRUCKS, OR OTHER MOTOR VEHICLES SHALL BE PARKED OR LEFT UNATTENDED ON THE EASEMENT AREAS, AND NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS THAT INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OR PEDESTRIANS OVER THE EASEMENT AREAS.

THE PARK VILLAS TOWNHOMES ASSOCIATION ("HOA") SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS. ALL NECESSARY MAINTENANCE, REPAIRS, AND REPLACEMENTS SHALL BE UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER AS TO MINIMIZE DISRUPTION OF ACCESS TO THE BUILDINGS, STRUCTURES, AND FACILITIES LOCATED ON SUCH LOTS. EXCEPT FOR EMERGENCY REPAIRS, THE EASEMENT SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC. NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS THAT INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR OR PEDESTRIAN TRAFFIC THEREON.

THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE OR LIGHTING, PROVIDED SUCH SIGNS AND LIGHTING ARE INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE VILLAGE OF MORTON GROVE. THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS 1 TO 10 IN PARK VILLAS TOWNHOMES SUBDIVISION PLATTED HEREOF AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS, AND HOLDERS OF SECURITY INTERESTS THEREIN.

THE PUBLIC ACCESS DRIVE SHALL HAVE A MINIMUM WIDTH OF 16 FEET AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED FINAL PLAN, ENSURING CONTINUED ACCESS FOR PEDESTRIAN AND VEHICULAR USE IN ACCORDANCE WITH APPLICABLE LAW AND REGULATIONS.

LEGEND

- BOUNDARY LINE OF SUBDIVISION
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- ← TRAFFIC FLOW DIRECTIONALS
- (N.E.A.) NON-EASEMENT AREA
- (R) RECORD DATA
- (M) MEASURED DATA

PROJECT No.: 2022-29848-3
ISSUE DATE: 07/27/22
SCALE: 1"=20'
SHEET NUMBER 1 OF 1

PLAT PREPARED FOR:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17
LEMONT, ILLINOIS 60439

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	10/7/24
2	REVISED	2/28/25
3	REVISED	4/23/25
4	REVISED	5/1/25
5		
6		

ISSUED FOR CONSTRUCTION

FINAL SITE IMPROVEMENT PLANS

FOR

PARK VILLAS TOWNHOMES

FERRIS AVENUE AT HENNINGS COURT
MORTON GROVE, ILLINOIS
MWRD PERMIT # 22-206

ACE

22-019
PARK VILLAS
JAN 11, 2024

APPROVED
VILLAGE OF MORTON GROVE
ENGINEERING
DATE: 1/18/24
BY: [Signature]

RECEIVED

JAN 16 2024

VILLAGE OF MORTON GROVE

(State of Illinois)
(County of Will)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A 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 DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS, DATED AT LEMONT, ILLINOIS, THIS 11TH DAY OF JANUARY, A.D. 2024.

[Signature]
DESIGN ENGINEER 11/30/2025
EXP. DATE

OWNER



EXHIBIT E

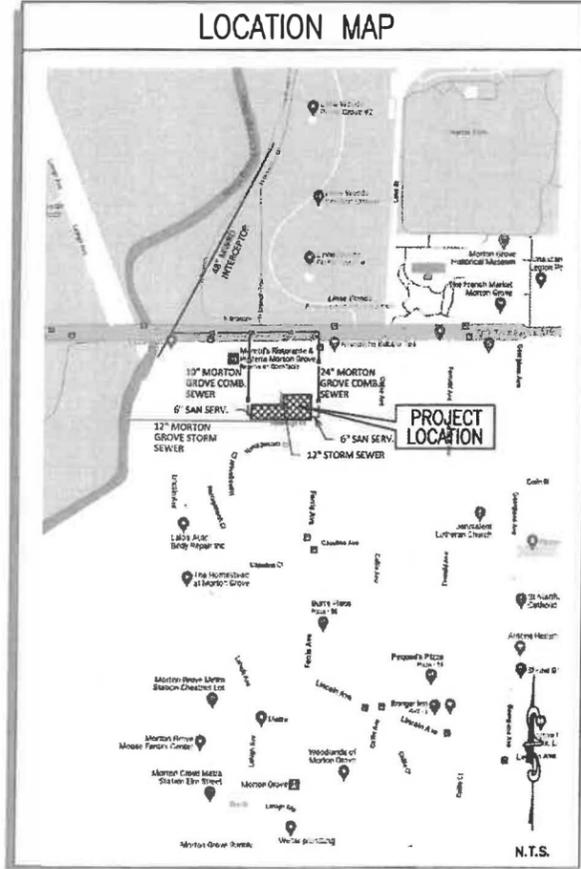
CONTACT THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO 2 DAYS PRIOR BEFORE STARTING WORK
PHONE - 708-588-4055
EMAIL - MWRDSTART@MWRD.ORG

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP MORTON GROVE, NILES
SEC. & SEC. NO. SEC 19, T41N, R13E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DEVELOPER
P & P PROPERTIES, LLC
1625 NORTH MILWAUKEE AVENUE
GLENVIEW, IL 60025
P: (773) 294-1491

ADVANTAGE NOTE
ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS
THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET EX1 FOR BENCHMARK INFORMATION
EXISTING TOTAL SITE AREA: 0.50 ACRES
PROPOSED PROJECT AREA: 0.50 ACRES



INDEX		
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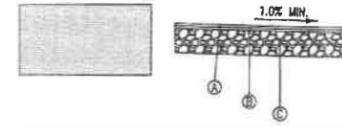
REVISIONS			
ORIGINAL PLAN DATE:		JUNE 7, 2022	
#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER MORTON GROVE/MWRDCC	07/25/22
2	ALL	REVISED PER MORTON GROVE/MWRDCC	08/19/22
3	1	REVISED PER MWRDCC	09/02/22
4	ALL	REVISED PER VILLAGE	09/19/22
5	ALL	REVISED PER VILLAGE/DEVELOPER	09/15/23
6	ALL	REVISED PER VILLAGE	10/03/23
7	ALL	REVISED PER VILLAGE	10/27/23
8	7,13	REVISED PER MWRDCC	11/21/23
9	6	REVISED PER VILLAGE	12/20/23
10	7	REVISED PER VILLAGE	01/11/24

[Signature]
ENGINEER THAKOR P. PATEL, P.E.
ILLINOIS REGISTRATION NO: 062-48673
EXPIRATION DATE: 11/30/2025
DATE: JANUARY 11, 2024
PROFESSIONAL DESIGN FIRM NO: 184-005786
INFORMATION DATE: 04/24/2023
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL AND EXPIRATION DATE OF SEAL OF THE ENGINEER

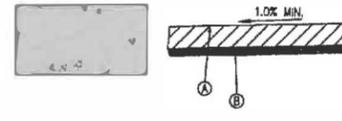
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758 www.aceeng.us

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREON AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, COUNTY CODE SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION BY ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RELATED SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. MODIFICATIONS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL JULLIE AT 800-852-8123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINES AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH THE INFORMATION ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISCREPANCY BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6. NOTIFICATION OF COMMENCING CONSTRUCTION
 - A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, OTHER MUNICIPALITIES OR THE OWNERS, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
 - B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION THAT WHICH RESULTS IN TESTING AGENCIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR OBTUSURED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
10. ALL FRAMES AND LOSS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SUBMITTER CONTRACTOR AND THE LOSS IS TO BE UNRECOVERED. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REPAIRED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, FURNITURE, SIGNAGE, CURBS, CURBS AND GUTTER, CURBS, ETC. SHALL BE DEPOSITED AT OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
13. ALL FIELD TO BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONVEYED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TIE (OR DRAW) TIE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
16. UPON AWARDED OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN ACCORDANCE WITH THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
18. OTHER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER UNDESIRABLES FROM THE PROJECT. UNREMOVED AT HIS ADDITIONAL EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURACY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
22. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADES, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SIGN DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN ACCORDANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, FINISH SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING TRUNKS, CURBS, PAVEMENT AND PAVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DEBRIS AND OBSTRUCTIONS.
26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
27. LAND PAVING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY MANNER SO AS NOT TO INTERFERE WITH CONSTRUCTION.
28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DEPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGER BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
30. ANY DETERIORATION OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SLOTTING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNDESIRABLE COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-DIG TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COATED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
31. CONTRACTOR SHALL MOVED TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND STRUCTURES. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CORRESPONDING TO DOT SPECIFICATION 04-B.
33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PROTECTED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACTOR UNIT PRICE. EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PROTECTING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SEDIMENT WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
35. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUSTAINABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
36. THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.
37. ALL WORK MUST COMPLY WITH THE VILLAGE OF MORTON GROVE'S ADOPTED BUILDING CODES AND AMENDING ORDINANCES.



ASPHALT PAVEMENT SECTION - ALLEY/PARKING AREA



SECTION: DUMPSTER PAD

CONTACTS

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 CONTACT: THAKOR P PATEL

DEVELOPER:
 P & P PROPERTIES, LLC
 1625 NORTH MILWAUKEE AVENUE
 GLENVIEW, IL 60025
 PHONE: (773) 294-1491
 CONTACT: JOHN PARK

NO.	DATE	REVISIONS
1.	10/27/2023	REVISED PER MORTON GRADE
2.	11/29/2023	REVISED PER URBAN
3.	12/29/2023	REVISED PER URBAN
4.	01/11/2024	REVISED PER URBAN

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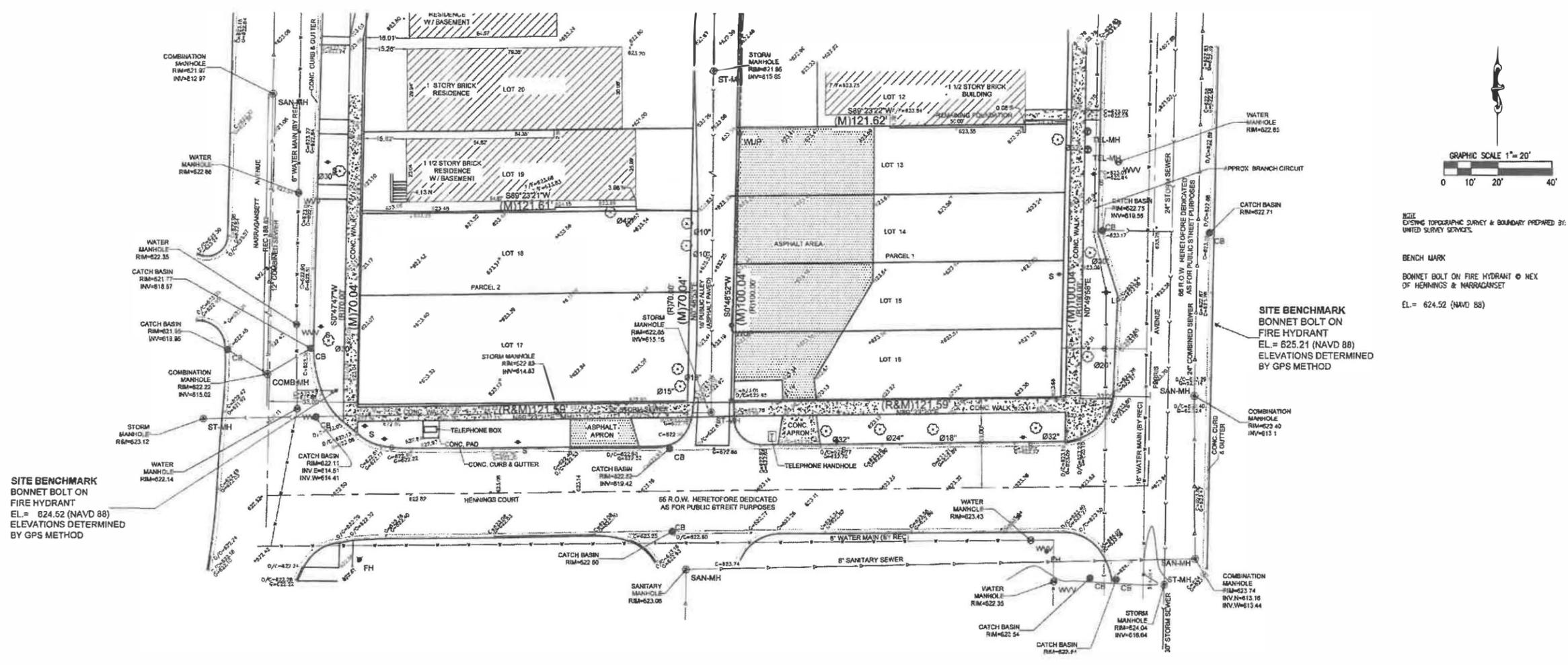
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 GLENVIEW, IL
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
 GLENVIEW, IL

JUNE 07, 2022
 JOB: 22-019
 SHEET:
TS1
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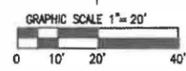
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	COMBINED SEWER	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	YARD DRAIN	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	OVERHEAD WIRES	
	UTILITY POLE	
	DOWNSPOUT (TO UNDERGROUND)	
	DOWNSPOUT (TO SURFACE)	
	DEPRESSED CURB FOR RAMP/DRYWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, GROUND AT BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISE FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	AUTOMATIC SPRINKLER	
	MAILBOX	
	TRAFFIC SIGNAL	
	TRAFFIC SIGNAL VAULT	
	TRAFFIC BOX	
	PEDESTAL	
	AIR CONDITIONER	
	WETLAND FLAG	
	TELEPHONE MANHOLE	
	ELECTRIC TOWER	
	ELECTRIC TRANSFORMER	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	GAS METER	
	GAS MANHOLE	
	WATER METER	
	MANHOLE	
	800 PIPE	
	RETAINING WALL	



SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 625.21 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD



NOTE
 EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
 UNITED SURVEY SERVICES

BENCH MARK
 BONNET BOLT ON FIRE HYDRANT @ NEX
 OF HENNING'S & HARRAZANSET
 EL = 624.52 (NAVD 88)

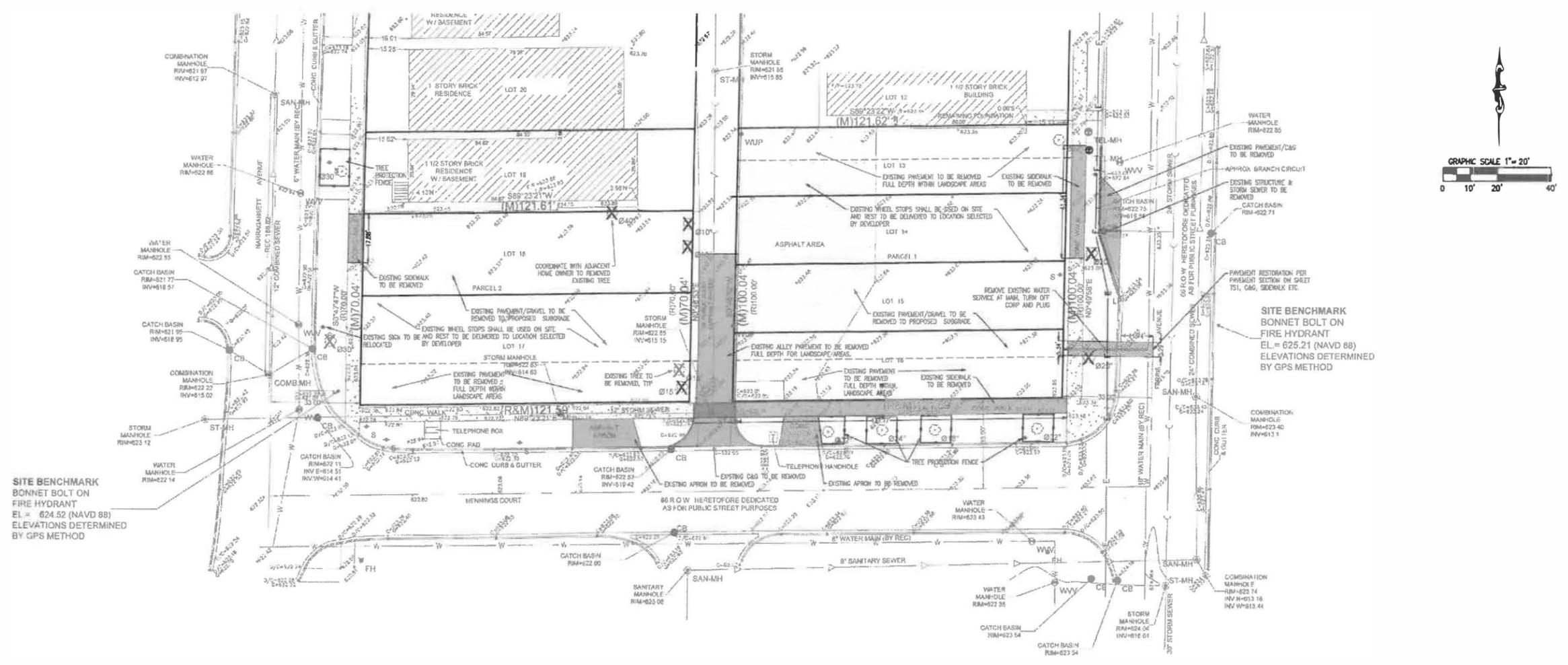
NO.	DATE	REVISIONS
7.	10/27/2023	REVISED PER MORTON DRIVE
8.	11/21/2023	REVISED PER MANHOLE
9.	12/20/2023	REVISED PER WALL
10.	01/11/2024	REVISED PER WALL

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EXISTING CONDITIONS
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

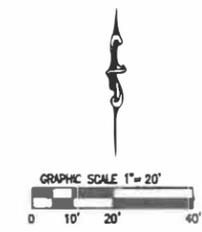
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JUNE 07 2022
 JOB: 22-019
 SHEET:
EX1
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SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 625.21 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD



- DEVELOPER NOTES**
- CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
 - COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE SERVICES PRIOR TO DEMOLITION.
 - NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER, AND WATER DEPARTMENT APPROVAL.
 - ALL ADJACING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
 - ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJACING PROPERTIES, AND/OR RIGHT OF-WAYS.
 - ALL WASTE MATERIALS SHALL BE DEPOSED OF OFFSITE IN AN APPROVED FACILITY.
 - THE SITE SHALL BE GRaded TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJACING PROPERTY.
 - ALL EXISTING UTILITIES INDICATED TO BE ABANDONED SHALL BE EXCAVATED AT EACH END, PLUS BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHOWN CONCRETE OR GROUT PLUG. ALL STRUCTURES TO BE ABANDONED SHALL BE REMOVED BY AT LEAST 3 FEET BELOW FINAL GRADE AND BACKFILL WITH CAT OR C&P UP TO SUBGRADE.

- LEGEND**
- EXISTING IMPROVEMENTS TO BE REMOVED AND/OR REPLACED
 - TREE TO BE REMOVED

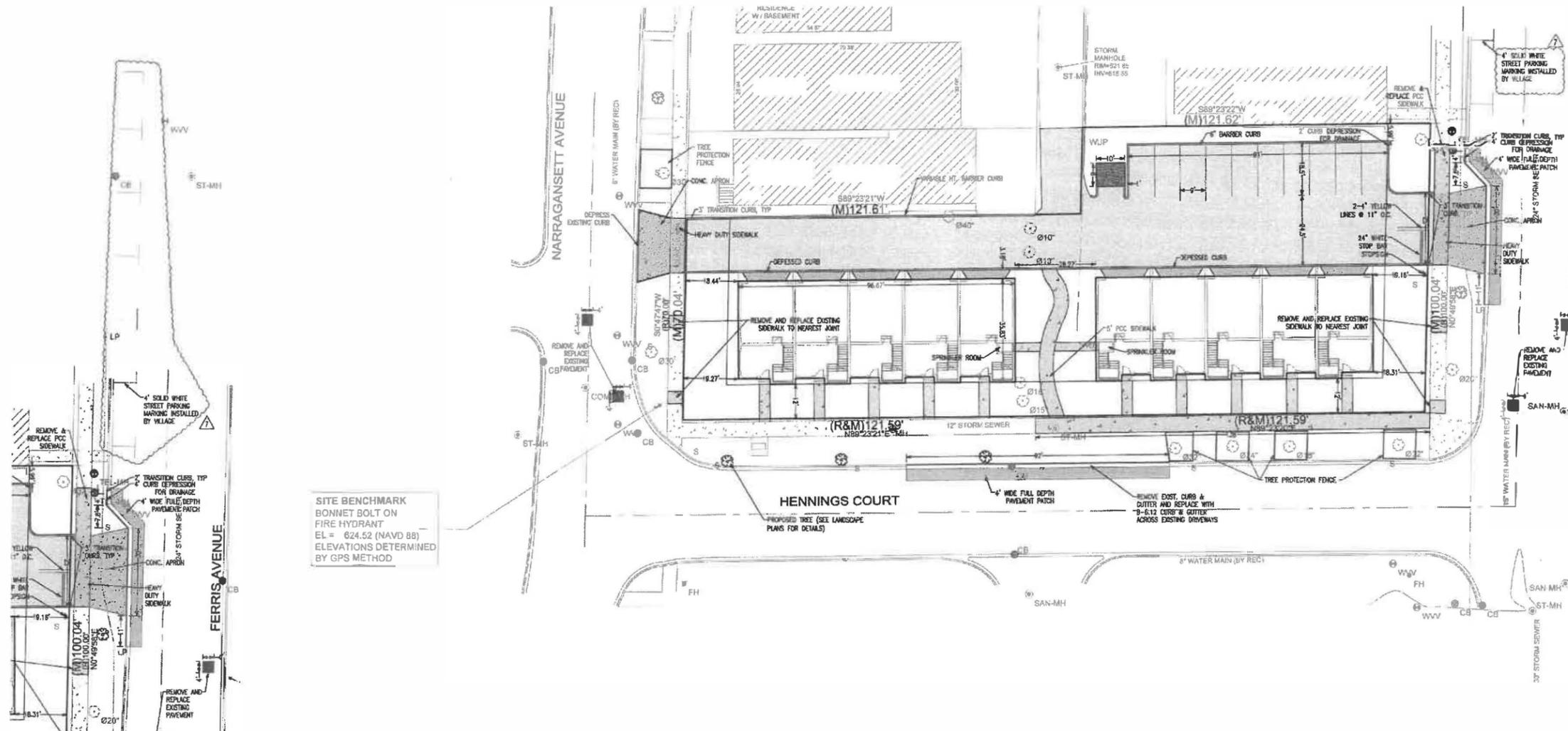
NO.	DATE	REVISIONS
7.	10/27/2023	REVISED PER MORTON CREEK
8.	11/21/2023	ISSUED FOR PERMITS
9.	12/20/2023	REVISED PER VALUE
10.	01/11/2024	REVISED PER VALUE

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DEMOLITION PLAN
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

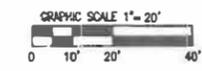
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 GLENVIEW, IL

JUNE 07, 2022
 JOB: 22-019
 SHEET:
DM1
 4 OF 21



PROPOSED IMPROVEMENT TO BE DONE BY VILLAGE OF MORTON GROVE (NORTH OF DRIVEWAY TO FERRIS AVENUE)

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD



CURB LEGEND (COLOR CODED):

- 6" BARRIER CURB, B-S
- DEPRESSED CURB
- TRANSITION CURB - 6" BARRIER TO FLUSH CURB/DEPRESSION

- NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE VILLAGE OF MORTON GROVE.
 3. THE PAVEMENT MARKING SHALL BE PAINT WITHIN SITE LIMIT. THERMOPLASTIC PAVEMENT MARKING WITHIN FERRIS AVENUE HAS BEEN INSTALLED BY VILLAGE OF MORTON GROVE. ANY PAVEMENT MARKING DISTURBED BY CONTRACTOR SHALL BE RESTORED BY CONTRACTOR AND SHALL BE THERMOPLASTIC PAVEMENT MARKINGS.
 4. EXISTING WHEEL STOPS MAY BE USED FOR PARKING SPACES IF REQUESTED BY DEVELOPER. OTHER WHEEL STOPS SHALL BE MOVED TO LOCATION DESIGNATED BY DEVELOPER.
 5. ALL SIDEWALK REMOVAL SHALL BE EXTENDED TO NEAREST JOINT. CURB & CUTTER REMOVAL SHALL BE EXTENDED TO NEXT JOINT OR CRACK IF EXISTING JOINT OR CRACK IS WITHIN 5 FEET OF REMOVAL LIMITS SHOWN ON PLANS. VILLAGE WILL DETERMINE THE EXTENT OF REMOVAL PRIOR TO START REMOVAL PROCESS. CONTRACTOR TO CONTACT VILLAGE PUBLIC WORKS DEPARTMENT.

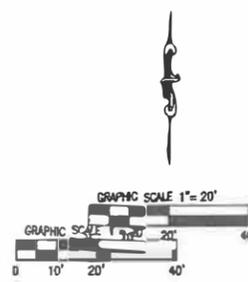
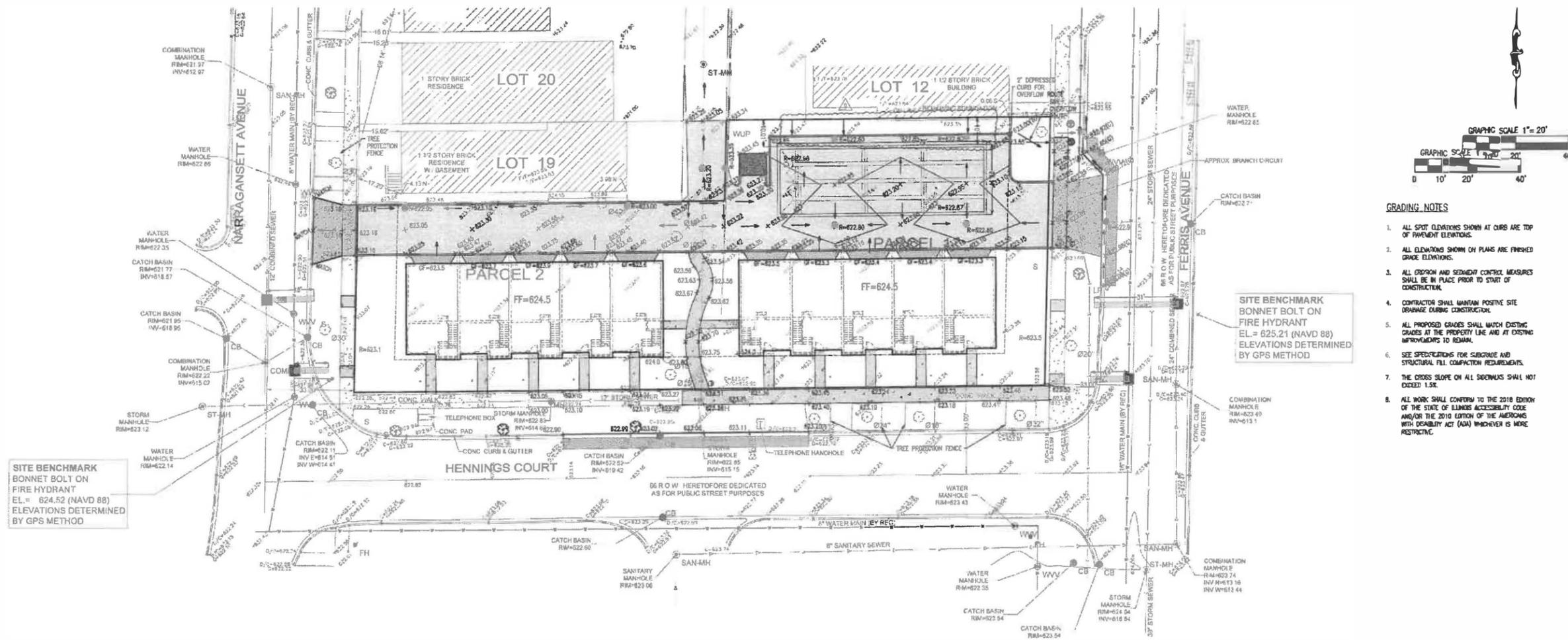
NO.	DATE	REVISIONS
1.	10/27/2023	REVISED PER MORTON GROVE
2.	11/27/2023	REVISED PER MORTON GROVE
3.	12/29/2023	REVISED PER VILLAGE
4.	01/11/2024	REVISED PER VILLAGE

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PROPOSED SITE PLAN
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
 GLENVIEW, IL

JUNE 07, 2022
 JOB: 22-019
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- GRADING NOTES**
1. ALL SPOT ELEVATIONS SHOWN AT CURBS ARE TOP OF PAVEMENT ELEVATIONS.
 2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
 5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE AND AT EXISTING IMPROVEMENTS TO REMAIN.
 6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
 7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 8. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHICHEVER IS MORE RESTRICTIVE.

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL. = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL. = 625.21 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

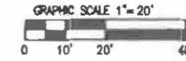
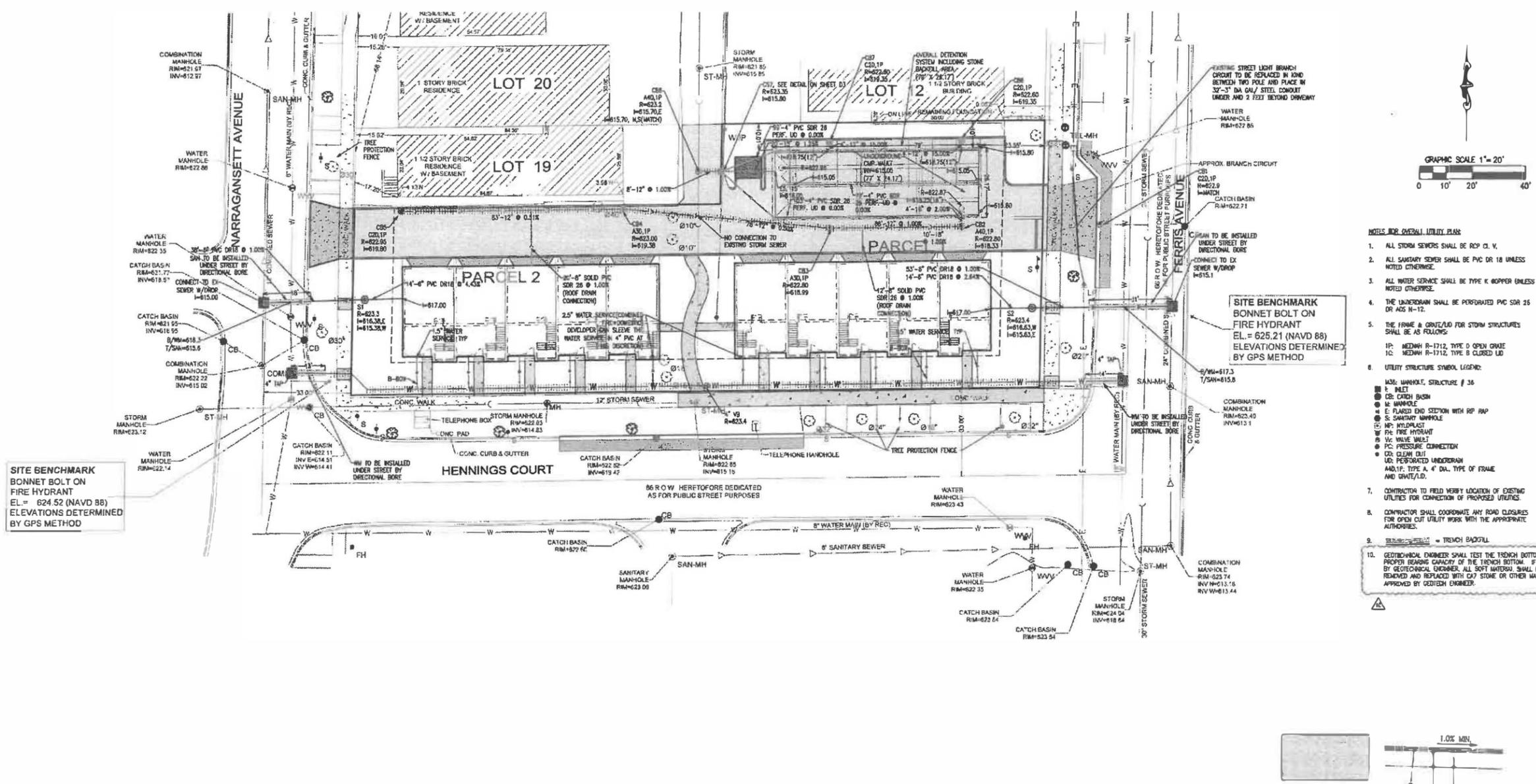
NO.	DATE	REVISION	REVISION BY
1.	10/27/2023	REVISED PER MORTON BORNE	
2.	11/27/2023	REVISED PER MORTON BORNE	
3.	12/09/2023	REVISED PER VALUE	
4.	01/11/2024	REVISED PER VALUE	

ADVANTAGE
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GRADING PLAN
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
 GLENVIEW, IL

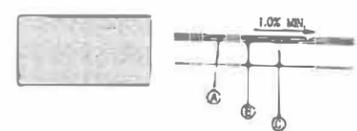
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- NOTES FOR OVERALL UTILITY PLAN:**
- ALL STORM SEWERS SHALL BE RCP 12" V.
 - ALL SANITARY SEWER SHALL BE PVC DR 18 UNLESS NOTED OTHERWISE.
 - ALL WATER SERVICE SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE.
 - THE UNDERDRAN SHALL BE PERFORMED PVC SDR 25 OR AEG 10-12.
 - THE FRAME & GRATE/UD FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
 1P: MEDIAN R-1212, TYPE D OPEN GRADE
 1C: MEDIAN R-1212, TYPE B CLOSED LD
 - UTILITY STRUCTURE SYMBOL LEGEND:
 MH: MANHOLE STRUCTURE # 36
 I: INLET
 CB: CATCH BASIN
 W: WALKWAY
 E: PLACED END SECTION WITH RP RWP
 S: SANITARY MANHOLE
 W: WATER MAIN
 F: FIRE HYDRANT
 V: VALVE INLET
 P: PRESSURE CONNECTION
 C: CLEAN OUT
 UD: PERFORATED UNDERDRAN
 AD: TYPE A 4" DIA. TYPE OF FRAME AND GRATE/UD.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
 - TRENCH BACKFILL
 - GEOTECHNICAL ENGINEER SHALL TEST THE TRENCH BOTTOM FOR PROPER BEARING CAPACITY OF THE TRENCH BOTTOM. IF REQUIRED BY GEOTECHNICAL ENGINEER, ALL SOFT MATERIALS SHALL BE REMOVED AND REPLACED WITH C&G STONE OR OTHER MATERIAL APPROVED BY GEOTECHNICAL ENGINEER.

**SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL. = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD**

**SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL. = 625.21 (NAVD 88)
 ELEVATIONS DETERMINED
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PAVEMENT PATCH SHALL BE AT LEAST FOLLOWING SECTION OR MATCH EXISTING PAVEMENT SECTION
 A 2" GRANULAR CONCRETE SURFACE COURSE, HOT MIX ASPHALT, 1/2" D, 150
 B 2.5" GRANULAR CONCRETE SURFACE COURSE, HOT MIX ASPHALT, 1/2-1/4" D, 150
 C 12" CRUSHED AGGREGATE SUB-BASE, 1/4" D, 150

ASPHALT PAVEMENT SECTION - PAVEMENT PATCH

NO.	DATE	REVISIONS
1.	10/27/2023	REVISED PER MORTON DRAFT
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UTILITY PLAN
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

**P & P PROPERTIES, LLC
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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMIT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PREVENTS SOIL EROSION UNTIL PERMANENT SEEDING IS NOT COMPLETED. YEAR IS APPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PREVENTS PERMANENT EROSION UNTIL PERMANENT SEEDING IS COMPLETED. YEAR IS APPROPRIATE.	X		REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAVES PERMANENT SEEDING UNTIL COMING GROWING SEASON. SEEDS ARE PLANTED IN WINTER MONTHS.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. SODS ARE PLANTED IN WINTER MONTHS. SEEDS ARE PLANTED IN WINTER MONTHS.	X	X	N/A.
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		MC	PREVENTS SOIL EROSION FROM MACHINE TRACKING.	X		N/A.
	POLYMER		P	ADDS BOND TO SOIL SURFACE TO PREVENT EROSION. PROVIDES TEMPORARY COVER UNTIL VEGETATION CAN BE ESTABLISHED.	X		REAPPLY EVERY 12 MONTHS.
	AGGREGATE COVER		AC	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION IS NOT ESTABLISHED. PREVENTS SOIL FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STORM AS NEEDED.
	PAVING	X	PV	PREVENTS PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.	X		N/A.
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSPORT DOWNSTREAM.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		CC	TYPICALLY USED ADVANCE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA BEYOND PROTECTION.	X		N/A.
WATERWAYS	BENCHES		B	SPECIAL CASE OF DIVERSION USED TO STABILIZE SOILS ON SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SOIL STABILITY.	X	X	N/A.
	VEGETATIVE CHANNEL		VC	PROVIDES ADDITIONAL STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXCESSIVE.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VELOCITY FROM WIND OR CURRENTS IS EXCESSIVE TO PREVENT EROSION OF CHANNEL BED OR BANKS.	X		REPLACE PROTECTION WHEN NEEDED.
	STORM SEWER	X	SS	CAN BE USED TO CONVEY EXCESS RAINFALL WATER TO SEWERAGE SYSTEM OR TO COLLECTOR WITH A WEIR.	X		CLEAN SEDIMENT OUT.
ENCLOSED DRAINAGE	UNDER DRAIN		UD	USED TO LOWER WATER TABLE AND PREVENT EROSION OF SOIL UNDER STRUCTURES.	X		N/A.
	STRAIGHT PIPE SPILLWAY		SP	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DI	SAVES SPACE COMPARED TO UNDER DRAIN. USED TO DRAIN SOIL FROM STRUCTURES.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY		WS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS WHICH GREATER THAN PIPE SPILLWAY.	X		CLEAN OUT CONSTRUCTION DEBRIS.
SPILLWAYS	BOX INLET WEIR SPILLWAY	X	X	SAVES SPACE COMPARED TO UNDER DRAIN. USED TO DRAIN SOIL FROM STRUCTURES.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	UNLINED APRON		UA	PROTECTS CONSTRUCTION CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X		REMOVE DISLODGED STONES OR OTHER LAMOR RIP-RAP AS NEEDED.
	SEDIMENT BASIN		SB	USED TO COLLECT SMALL PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SLOPE EROSION OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		REPAIR WEAR OR WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE SWALE OR PROPERTY LINE TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
	STABILIZED CONST. ENTRANCE	X	SC	PREVENTS SOIL FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		REPAIR WEAR AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DC	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET		EB	PREVENTS SOIL, SEEDS AND HELPS WITH VEGETATION.	X	X	REPLACE AS NEEDED.
	TURF REINFORCEMENT MAT		TR	REINFORCES TURF IN CHANNELS AND SLOPES.	X	X	REPLACE AS NEEDED.
	CELLULAR CONFINEMENT		CC	USED TO HOLD TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED.
	OBANONS		OB	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.	X		REPLACE AS NEEDED.
SEDIMENT CONTROL	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL / SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED.
	GEOROCK POROUS PREVENT		GP	USED FOR PORE WATER ACCESS / VEGETATION PROMOTED.	X		REPLACE AS NEEDED.
	INLET PROTECTION	X	IP	USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
SEDIMENT CONTROL	DITCH CHECK		DC	USED FOR FLOW SEDIMENT CONTROL IN SHALLOWS AND CHANNELS.	X		CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SETTLED IN THE WATER COLUMN.	X		REPLACE WHEN HALF DISINTEGRATED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG	X	PB	USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL. PASTE TO TOP OF HILLS BEHIND TO FURN.
SEDIMENT CONTROL	CONCRETE WASHOUT	X	CM	FOR CONCRETE TRUCKS TO WASH-OUT.	X		CLEAN OUT WHEN HALF-FULL. CLEAN WASHOUT CHANNEL WHEN AS NEEDED.
	STREET SWEEPING	X	ST	USED TO PREVENT SALT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF ILLINOIS PERMIT NUMBER 1810, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.

1. SITE DESCRIPTION

THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:

THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF PARK VILLAS TOWNHOMES DEVELOPMENT. THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:

- MASS GRADING
- PAVEMENT CONSTRUCTION
- INSTALLATION OF UTILITIES INCLUDING STORM SEWERS
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM

THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRADING, EXCAVATION, AND GRADING:

THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:

- INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE
- UNDERGROUND UTILITIES INSTALLATION
- THE GRADING IN PAVEMENT AREA
- PAVEMENT CONSTRUCTION

THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

THE TOTAL ESTIMATED AREA OF THE SITE IS 0.250 ACRES. THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 0.250 ACRES.

THE ESTIMATED RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR PARK VILLAS TOWNHOMES, PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.

THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS 0.75. EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT _____ OR NOT AVAILABLE.

NAME OF RECEIVING WATER(S): STORM SEWER
 NAME OF RECEIVING WATERSHED: BERRIS BRANCH, CHICAGO RIVER
 WETLAND ADEQUATE: N/A

2. CONTROLS

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1. ABOVE. FOR EACH MEASURE DESCRIBED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS NEEDED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION OF FIDELITY WHICH ARE INCLUDED AS A PART OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES: PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. IN ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SHOW COVER, STABILIZED ENTRANCE SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

- PERMANENT SEEDING
- SILT FILTER FENCE
- VEGETATIVE FILTER
- STABILIZED CONSTRUCTION ENTRANCE

2. STRUCTURAL PRACTICES

PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

- DETENTION POND
- STORM SEWER SYSTEM
- RIP-RAP PERI-METER PROTECTION
- INLET PROTECTION

3. DUST CONTROL

DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 025 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED:

- SPRINKLING
- SPRAY ON ADHESIVE
- VEGETATIVE COVER
- WATERING

4. STORM WATER MANAGEMENT

PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES USED IN THE SPECIFICATIONS.

THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

- BARRETT FILTERS
- STORM SEWERS
- RETENTION/DETENTION POND
- PERMANENT SEEDING
- OUTLET-FILTERPROFF

5. VELOCITY REDUCTION DEVICES

VELOCITY REDUCTION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTLET CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMIC PRESSURE FROM THE INITIATION OF CONSTRUCTION ACTIVITIES).

STORM WATER MANAGEMENT CONTROL MEASURES:

- RIP-RAP PERI-METER PROTECTION (SEE RIP-RAP TABLE FOR DETAILS)
- OUTLET-FILTERPROFF

6. APPROVED STATE OR LOCAL PLANS

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE ILLINOIS URBAN MANUAL. REQUIREMENTS SPECIFIED IN STANDARDS, SPECIFICATIONS AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL, AND WILL NOT BE ALTERED TO DISCHARGE UNDER THIS PERMIT, UNLESS SPECIFICALLY REFERENCED AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

7. WASTE MANAGEMENT

SOIL AND WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, FUEL AND OTHER FLUIDS WILL BE COLLECTED AND DISPOSED OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOIL MATERIALS INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE. DEBRIS IS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO CONTAINERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEBRIS SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE. IF NECESSARY, CONSTRUCTION WASTE MATERIALS IS NOT TO BE GRABBED ON SITE. WASTE DISPOSAL SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. A SOIL SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASTE. CONCRETE WASTE OR WASTEWATER FROM WASHOUT OF CONCRETE SHOULD BE STORED IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.

8. CONCRETE WASTE MANAGEMENT

CONCRETE WASTE OR WASTEWATER IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE WHEN PRACTICABLE. A SOIL SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE MEET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING EXCESS DEBRIS FOR ANTICIPATED LEVELS OF RAINFALL. THE USED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 60% CAPACITY IS REACHED. HAZARDOUS CONCRETE CAN BE PROPERLY RECYCLED AND USED ASH OR SOIL GAS APPROVED BY THE ENGINEER OR WASHED OFF SITE TO AN APPROPRIATE LANDFILL.

9. CONCRETE CURING

CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTROL AND DISPOSE OF SAND-CUTTING SURFACES. CONCRETE CURING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. MILK GENERATED FROM CONCRETE CURING SHOULD BE CLEANED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

10. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE PERMITTED AREA. VEHICLES SHOULD BE KEPT CLEAN AND MAINTAINED. POND, DRAINAGE-WAY OR STORM DRAIN CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREAS) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF OILS AND FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. OIL PAN OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS. LEAKS SHOULD BE REPAIRED IMMEDIATELY. VEHICLES SHOULD BE KEPT CLEAN AND MAINTAINED. IF ALL USED ON, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND IEPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

11. MATERIAL STORAGE AND GOOD HOUSEKEEPING

MATERIALS AND/OR CONTAINMENTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL STORAGE AND STORAGE. ALL MATERIALS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. REPAIRED-OUT STORAGE AREAS ARE AN ACCEPTABLE ALTERNATIVE MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DEPOSITED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IMMEDIATELY PROTECTED FROM THE ENVIRONMENT.

PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSAL OF THE CONTAINER.

MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOVED.

12. MANAGEMENT OF PORTABLE SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED AQUIFER AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT TRIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTAINMENT LEAK DETECTION SYSTEM. THE CONTAINER SHOULD PREVENT LEAKAGE UNLESS NECESSARY. SANITARY WASTE SHOULD BE STORED IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

13. SPILL PREVENTION AND CLEAN-UP PROCEDURES

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, PADS, GLOVES, GOGGLES, WET LINTER SAWS, SHOVELS AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

14. DE-WATERING OPERATIONS

DURING DE-WATERING/PAVING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL ORDINANCES). INLET HOSES SHOULD BE PLACED IN A STABILIZED SHARP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INLET. PAVING OPERATIONS MAY BE DISCONTINUED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STILES), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO PREVENT WATER FROM BEING DISCHARGED TO PROTECTED AREAS. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

15. OFF-SITE VEHICLE TRUCKING

THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCES SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEEP AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE WILL INCLUDE TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND REPAIRING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES TRAVELING THROUGH MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

16. TOPSOIL STOCKPILE MANAGEMENT

IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERMETER CONTROLS, SUCH AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FORTY-EIGHT (48) DAYS.

4. INSPECTIONS

THE OWNER OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT THE DISTURBED AREAS OF THE SITE DURING CONSTRUCTION WHICH HAVE NOT BEEN STABILIZED. ALL STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SHOWFALL.

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 SHOWFALL IMPACTS TO RECEIVING WATERS LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED BY SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

A REPORT SUBSTANTIATING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL WHOSE INSPECTION, THE DATES OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4, SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH APPLICABLE PART OF THE GENERAL PERMIT.

IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INVOICE OF NON-COMPLIANCE (NOI)" REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY. THE REPORT SHALL INCLUDE INFORMATION ON THE CAUSE OF NON-COMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NON-COMPLIANCE, AND A STATEMENT DETERMINING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NON-COMPLIANCE. ALL REPORTS OF NON-COMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH PART 1.6 OF THE GENERAL PERMIT. THE REPORT OF NON-COMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ALL PACKAGES: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
 DIVISION OF WATER POLLUTION CONTROL
 ATTN: COMPLIANCE ASSURANCE SECTION
 1024 NORTH GRAND AVENUE, EAST
 SPRINGFIELD, IL 62767

ALL LETTERS: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
 DIVISION OF WATER POLLUTION CONTROL
 ATTN: COMPLIANCE ASSURANCE SECTION
 POST OFFICE BOX 19278
 SPRINGFIELD, IL 62719-9278

5. NON-STORM WATER DISCHARGES

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, POSSIBLE SOURCES OF NON-STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE PROPOSED ACTIVITY, ARE DESCRIBED BELOW:

- FIRE FIGHTING ACTIVITIES
- FIRE FIGHTING ACTIVITIES
- WATER USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
- WATER USED TO CONTROL DUST
- POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLESHINGS
- LANDSCAPE IRRIGATION DRAINAGES
- COLLECTED EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
- PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS SPILLED MATERIALS HAVE BEEN REMOVED) AND WHERE DETERGENTS HAVE NOT BEEN USED
- UNCONTAMINATED AIR CONDITONING CONDENSATE
- SPRINKLES
- IRRIGATION DITCHES
- UNCONTAMINATED GROUND WATER
- FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS

6. PROHIBITED NON-STORM WATER DISCHARGES

- CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL)
- BITUMEN COMPOUND
- RESIDUALS FROM WASHOUT AND CLEANUP OF SLUDGE, PAINT
- FORM RELEASE OILS
- CLUBS, COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE OR EQUIPMENT OPERATION AND MAINTENANCE
- SOAPS, SOLVENTS, OR DETERGENTS
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SOURCE OF OTHER RELEASE
- ANY OTHER POLLUTANT THAT COULD CAUSE OR LEAD TO CAUSE WATER POLLUTION

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON L (FT)	MEDIAN RIP-RAP SIZE C (IN)	WIDTH OF APRON U'S FACE W (FT)	WIDTH OF APRON D'S FACE W (FT)	DEPTH OF RIP-RAP D (IN)	AREA OF RIP-RAP (SQ.FT.)	VOLUME OF RIP-RAP (CU.YDS.)
ALL	12	10	6	3.00	13.00	15	8.89	3.7	
ALL	15	10	6	3.75	13.75	15	9.72	4.1	
ALL	18	15	9	4.50	19.50	20	20.00	11.1	
ALL	21	15	9	5.25	20.25	20	21.25	11.8	
ALL	24	18	9	6.00	24.00	20	30.00	16.7	
ALL	27	18	9	6.75	24.75	20	31.50	17.5	
ALL	30	20	9	7.50	27.50	20	38.89	21.6	
ALL	36	24	12	9.00	33.00	28	56.00	43.6	
ALL	42	27	12	10.5	37.50	30	72.00	60.0	
ALL	48	27	15	12.0	39.00	32	76.50	68.0	
ALL	54	27	15	13.5	40.50	32	81.00	72.0	
ALL	60	36	15	15.0	51.00	32	132.00	118.0	
ALL	72	44	18	18.0	62.00	32	195.56	174.0	

OBSERVATION & MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5"
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

CONSTRUCTION SCHEDULE-2022-23

DESCRIPTION	MON-1	MON-2	MON-3	MON-4	MON-5	MON-6	MON-7	MON-8	MON-9
PERMITS (START)									
MASS GRADING									
PAVING									
SITE STABILIZATION									

NPDES CONTRACTOR CERTIFICATE

THIS CERTIFICATION STATEMENT IS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT DESCRIBED BELOW. IN ACCORDANCE WITH NPDES PERMIT AND UNDERSTOOD, ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY ON _____.

PROJECT TITLE: PARK VILLAS TOWNHOMES
 PROJECT LOCATION: MORTON GROVE, COOK COUNTY, ILLINOIS
 DEVELOPER: P & P PROPERTIES, LLC

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE REGULATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WEEER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

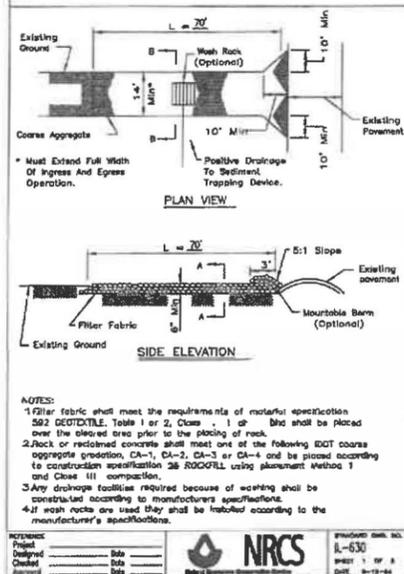
Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

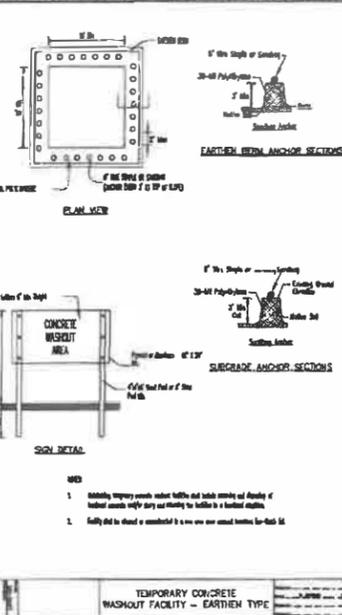
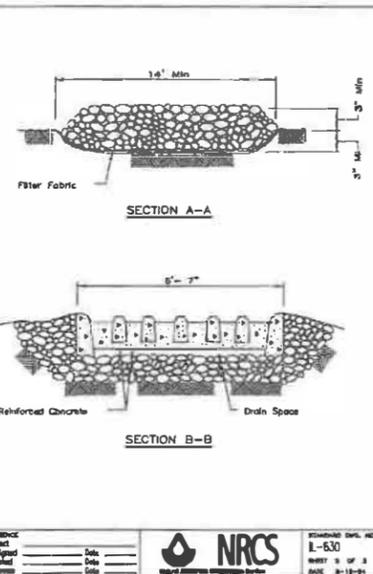
Name: _____ Signature: _____

IMPLEMENTATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMITS												

STABILIZED CONSTRUCTION ENTRANCE PLAN



STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE: Project: Date: Approved: Date: NCRS PROJECT NO. IL-630 SHEET 1 OF 3 DATE: 08-19-24

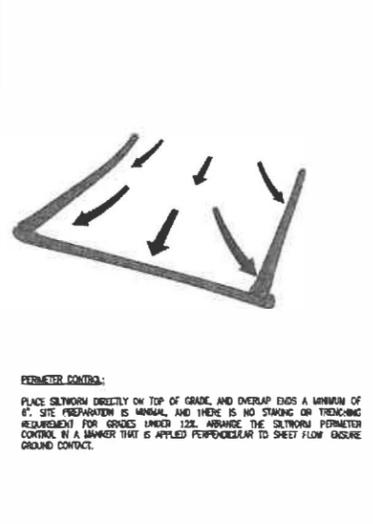
REFERENCE: Project: Date: Approved: Date: NCRS PROJECT NO. IL-630 SHEET 1 OF 3 DATE: 08-19-24

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

NO.	DATE	REVISIONS
1	10/17/2023	REVISED PER MORTON DRAIN
2	11/17/2023	REVISED PER MORTON
3	12/07/2023	REVISED PER MORTON
4	01/17/2024	REVISED PER MORTON

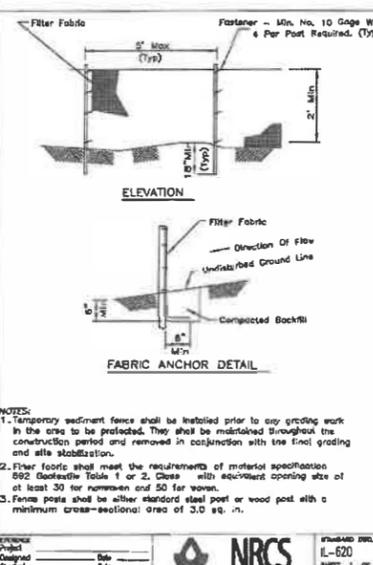
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEWISTON, ILLINOIS 60439
300-520-2617
WWW.AECOM.US

SILTWORM PERIMETER CONTROL SPECIFICATIONS



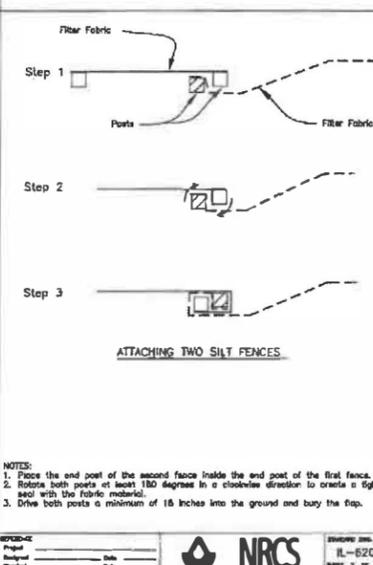
PERIMETER CONTROL:
PLACE SILTWORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MANUAL, AND THERE IS NO STAKING OR TYPING REQUIREMENT FOR GRIDES UNDER 12". ADVANCE THE SILTWORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW ENSURE GROUND CONTACT.

SILT FENCE PLAN



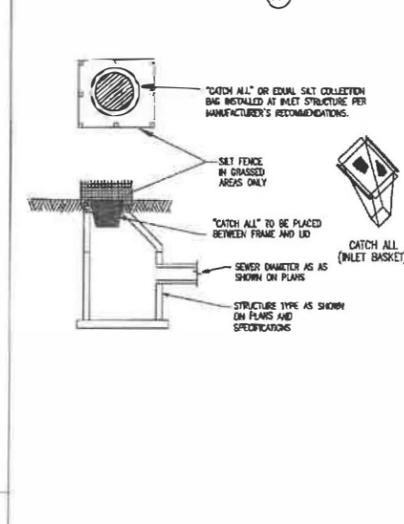
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 or 2, with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

SILT FENCE



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the top.

FILTER FABRIC



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the top.

SILTWORM INSTALLATION SPECIFICATIONS

SILTWORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTWORM	INSTALLED HEIGHT OF STACKED SILTWORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

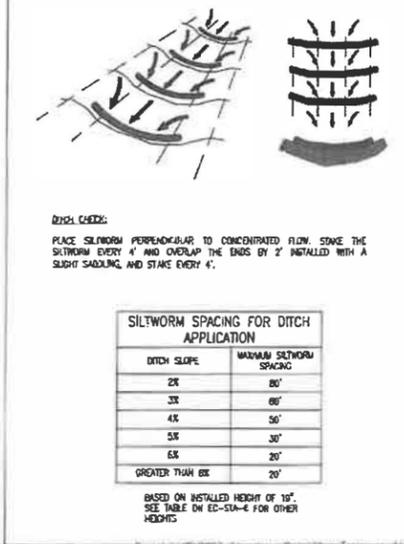
MINIMUM SPECIFICATION FOR SILTWORM		
PROPERTY	UNITS	RANGE
PH	PH	5.6-6.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 1/2" - 2" - 80% FINES = 100% MAX. PARTICLE SIZE 2"

SILTWORM DITCH CHECK DAM ESTIMATED QUANTITIES

LENGTH (FT)	V - DITCH (1)			TRIANGULAR DITCH (2)		
	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 14")	18" SILTWORM (INSTALLED HEIGHT 26")	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")
20	60	48	24	72	60	

(1) ESTIMATED QUANTITIES BASED ON A 4:1 SIDE SLOPE. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.
(2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND <1:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.

DITCH CHECKS



PLACE SILTWORM PERPENDICULAR TO CONCENTRATED FLOW. STAKE THE SILTWORM EVERY 4' AND OVERLAP THE ENDS BY 2" INSTALLED WITH A SLIGHT SAGGING AND STAKE EVERY 4'.

SILTWORM SPACING FOR DITCH APPLICATION	
DITCH SLOPE	MAXIMUM SILTWORM SPACING
2:1	20'
3:1	30'
4:1	40'
5:1	50'
6:1	60'
GREATER THAN 6:1	70'

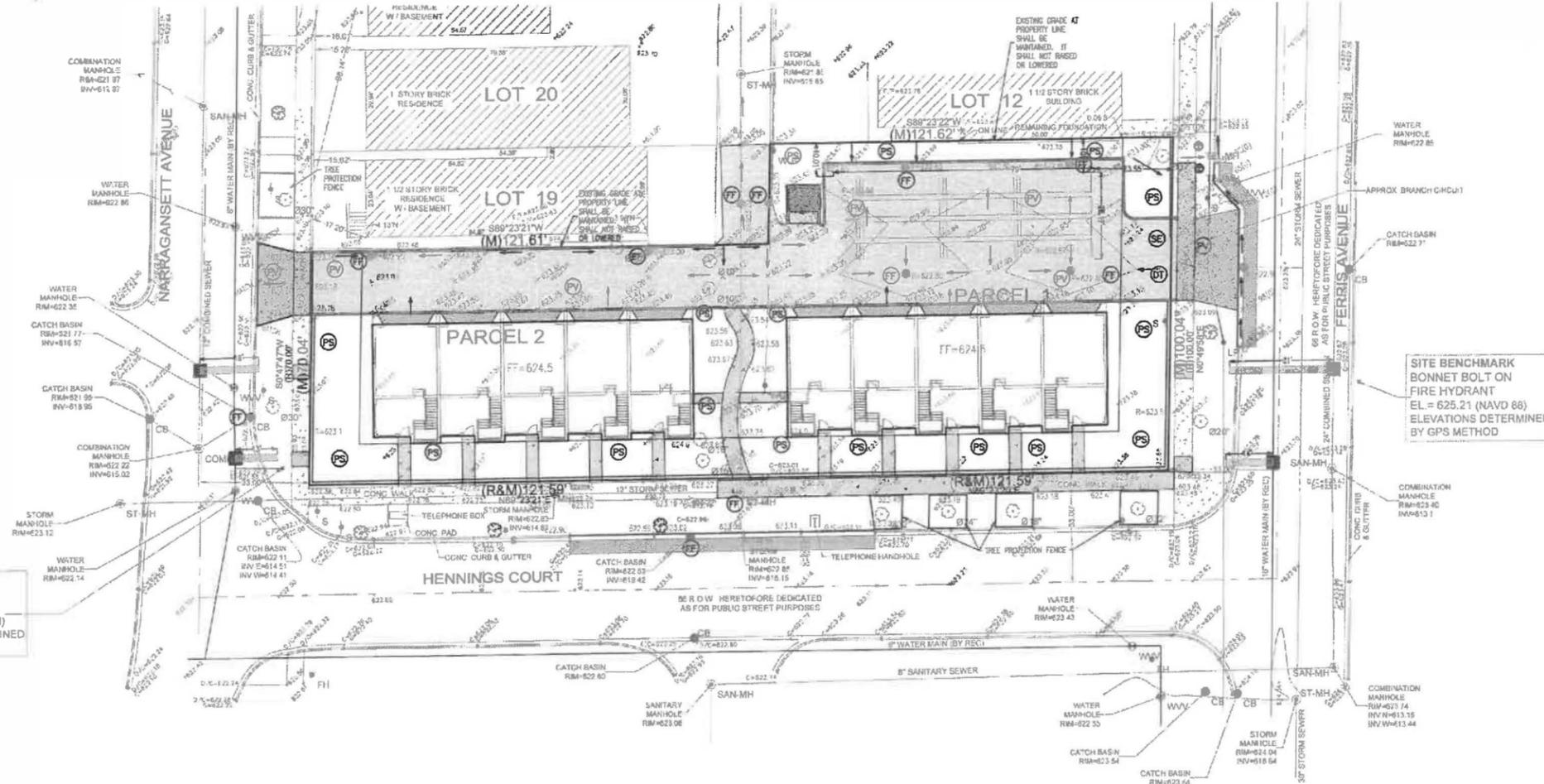
BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-SM-4 FOR OTHER HEIGHTS.

STORM WATER POLLUTION PREVENTION PLAN

P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07 2022
JOB: 22-019
SHEET:
SE2
9 OF 21

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD



EROSION CONTROL LEGEND

- SE STABILIZED CONSTRUCTION ENTRANCE
- DT DUST CONTROL
- PV PAVING
- PS PERMANENT SEEDING
- CM CONCRETE WASHOUT
- FP INLET PROTECTION
- XX SILT FENCE OR SILTWORK

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.

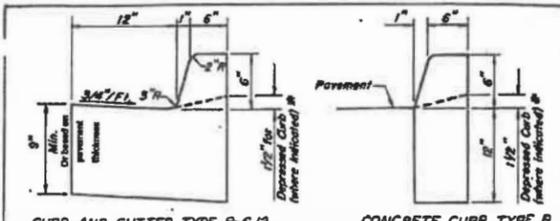
NO.	DATE	REVISIONS
7.	10/27/2023	REVISED PER MOTION GROUND
6.	11/21/2023	REVISED PER IMPROV
5.	12/09/2023	REVISED PER VALUE
4.	01/11/2024	REVISED PER VALUE

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LENOX, ILLINOIS 60439
 WWW.ADVANTAGE-ILL.COM

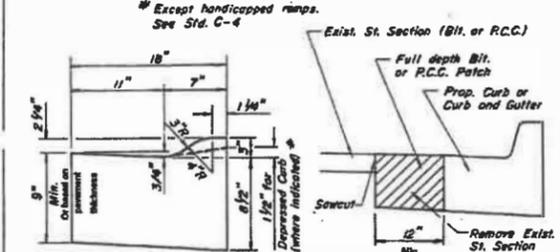
**SOIL EROSION AND
 SEDIMENT CONTROL PLAN**
PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07 2022
 JOB: 22-019
 SHEET:
SE3
 10 OF 21



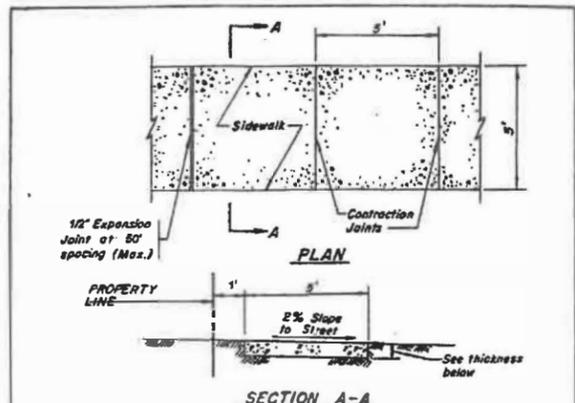
CURB AND GUTTER TYPE B-6.12 **CONCRETE CURB, TYPE B**



CURB AND GUTTER TYPE M-3.12 **CONSTRUCTION DETAIL**

- Notes:**
- All material and workmanship shall conform to the Standard Specifications for Road and Bridge Construction, latest edition.
 - All pours must be separate. No monolithic pours with curb and gutter, driveway approaches, and sidewalks.
 - All sawcuts are to be full depth.
 - The contractor shall notify the Village 48 - hours prior to commencing work.
 - Protective coating shall be installed on all concrete work.
 - Residential driveway materials shall be determined by the Village.

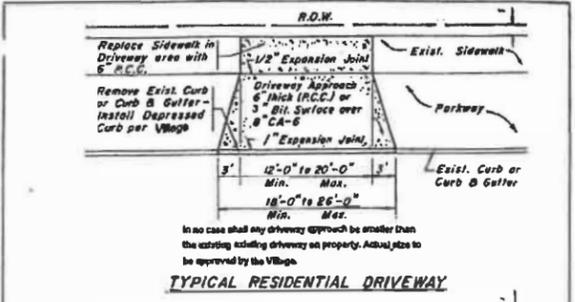
CURB AND COMBINATION CURB AND GUTTER
Village of Morton Grove
CONSTRUCTION STANDARDS C-3



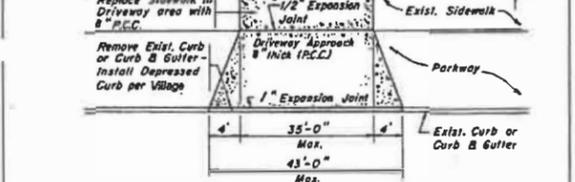
SIDEWALK CONSTRUCTION

- Notes:**
- All material and workmanship shall conform to the Standard Specifications for Road and Bridge Construction, latest edition.
 - All pours must be separate. No monolithic pours with curb and gutter, driveway approaches, and sidewalks.
 - All sawcuts are to be full depth.
 - The contractor shall notify the Village 48 - hours prior to commencing work.
 - Protective coating shall be installed on all concrete work.
 - Install contraction joints 1/8" wide every five (5) lineal feet.
 - Install 1/3" expansion material every fifty (50) lineal feet.
 - Install 1/2" expansion material between the sidewalks and all structures such as light standards, traffic signal standards, poles, columns, or any structure which extends through the sidewalk.
 - Sidewalk Thickness: 5" Everywhere, except where driveways cross sidewalks. 6" Where residential driveways cross sidewalks. 8" Where commercial driveways cross sidewalks.

SIDEWALK CONSTRUCTION
Village of Morton Grove
CONSTRUCTION STANDARDS C-2



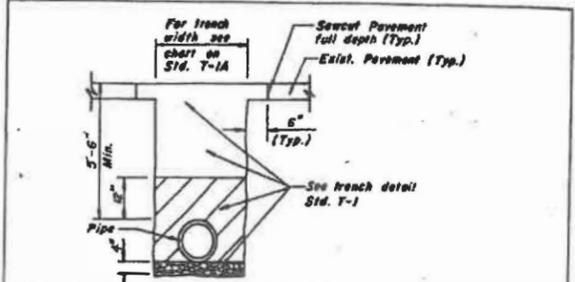
TYPICAL RESIDENTIAL DRIVEWAY



TYPICAL COMMERCIAL DRIVEWAY

- Notes:**
- All material and workmanship shall conform to the Standard Specifications for Road and Bridge Construction, latest edition.
 - All pours must be separate. No monolithic pours with curb and gutter, driveway approaches, and sidewalks.
 - All sawcuts are to be full depth.
 - The contractor shall notify the Village 48 - hours prior to commencing work.
 - Protective coating shall be installed on all concrete work.
 - Residential driveway materials shall be determined by the Village.

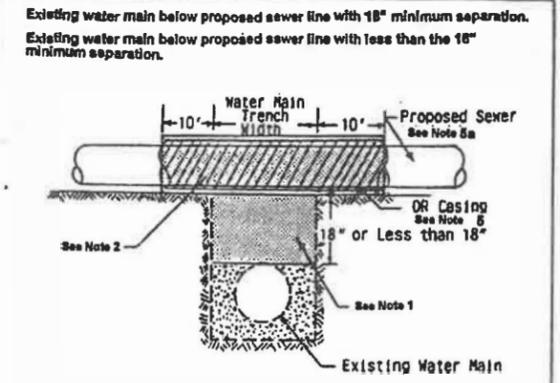
DRIVEWAY CONSTRUCTION
Village of Morton Grove
CONSTRUCTION STANDARDS C-1



Water Main Requirements For New Construction

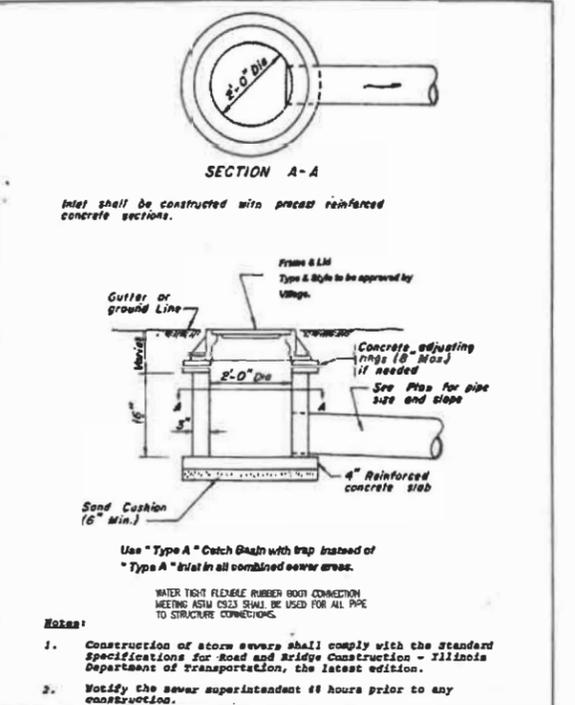
- Minimum depth - 5'-6" to the top of pipe.
- Ductile Iron Water Main - shall conform with ANSI A21.51 (AWWA - C151) Minimum Size 8" Diameter.
- Fire hydrant spacing shall not exceed 300 lineal feet.
- Trench backfill shall comply to Village Standard Drawing No. 7-1.
- All pipe joints shall be push joints with mechanical joint fittings and shall conform to ANSI A11.10 (AWWA-C110).
- Gate valves must be installed at each branch main connection and elsewhere, as required, to allow adequate isolation of individual sections for maintenance.
- All testing shall be done against bulkheads to prevent possible contamination of the Village water system. Tie into the Village system will be done after all testing has passed.
- All testing shall be done in accordance with Section 41-3.12 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, and shall be paid for by the contractor.
- Pavement is to be sawcut full depth before removal begins.
- All water main construction shall require a drawing and calculations signed and sealed by a Professional Engineer.
- Notify the Water Superintendent 48 hours prior to commencing work.
- All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- For Water Main Closures see Standard W and W5.

WATER MAIN CONSTRUCTION
Village of Morton Grove
CONSTRUCTION STANDARDS W-1

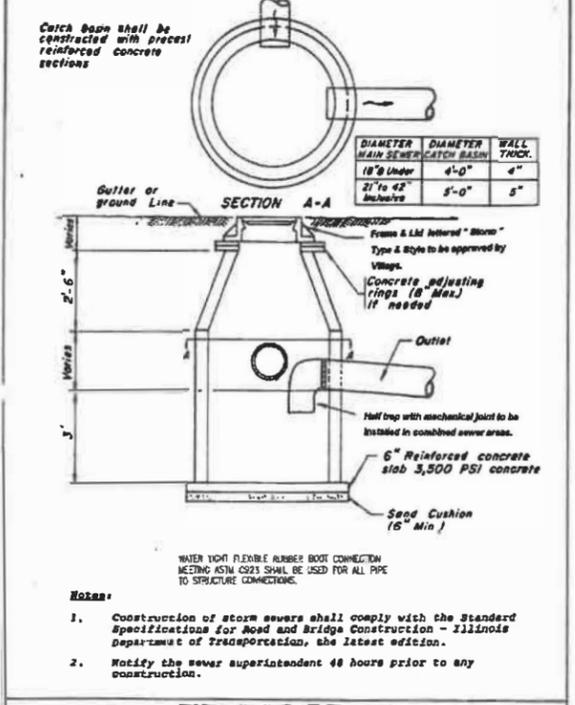


- Notes:**
- Construct Backfill per Village Standard T-1 & T-1A.
 - Provide adequate support for existing water main to prevent damage due to settlement.
 - Point loads shall not be allowed between water main casing and sewer.
 - All casings shall be steel.
- 5a. Construct 20' of proposed sewer with water main material and pressure test or;
- 5b. Use 24" of steel casing for proposed sewer and seal ends of casing.

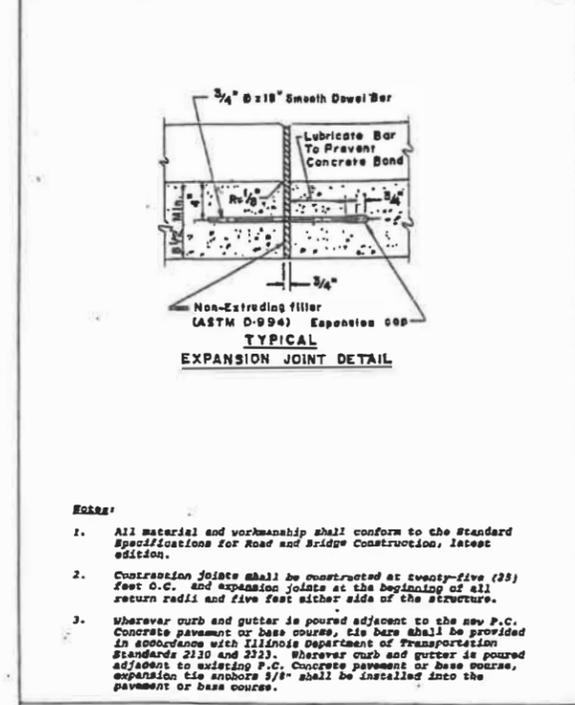
(VERTICAL SEPARATION)
WATER AND SEWER SEPARATION REQUIREMENT
Village of Morton Grove
CONSTRUCTION STANDARDS SEP-4



TYPE "A" INLET
Village of Morton Grove
CONSTRUCTION STANDARDS STS-5



TYPE "A" CATCH BASIN
Village of Morton Grove
CONSTRUCTION STANDARDS STS-2



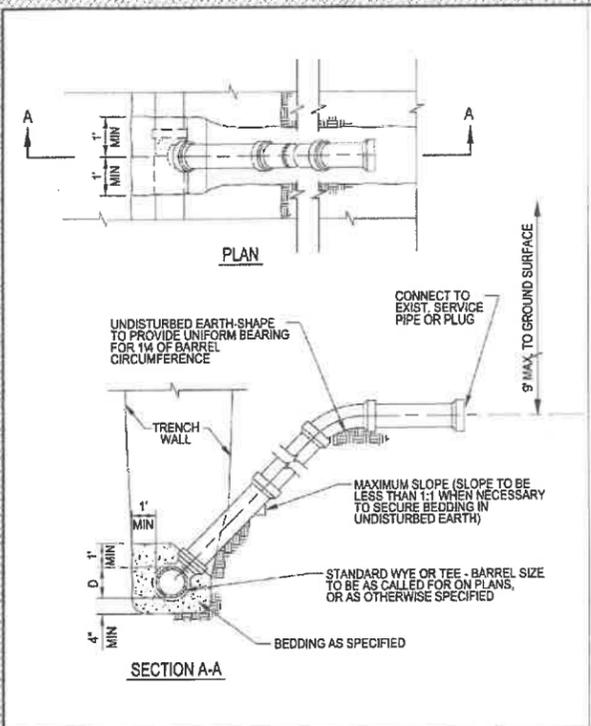
CURB AND COMBINATION CURB AND GUTTER
Village of Morton Grove
CONSTRUCTION STANDARDS C-3A

- Notes:**
- All material and workmanship shall conform to the Standard Specifications for Road and Bridge Construction, latest edition.
 - Contraction joints shall be constructed at twenty-five (25) feet O.C. and expansion joints at the beginning of all return radii and five feet either side of the structure.
 - Whenever curb and gutter is poured adjacent to the new P.C. concrete pavement or base course, tie bars shall be provided in accordance with Illinois Department of Transportation Standards 2130 and 2323. Wherever curb and gutter is poured adjacent to existing P.C. concrete pavement or base course, expansion tie anchors 3/8" shall be installed into the pavement or base course.

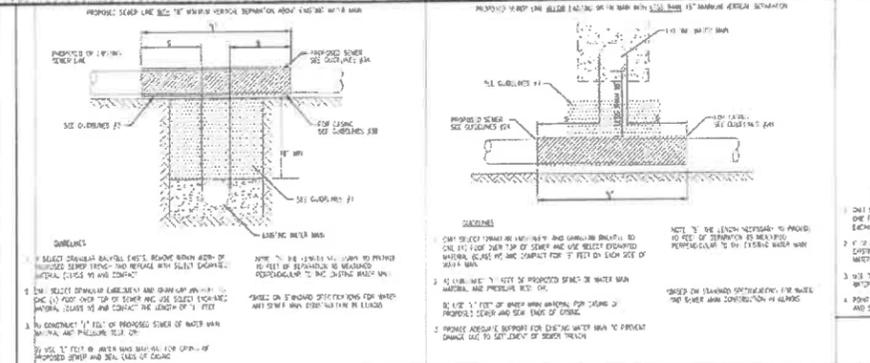
ADVANTAGE
CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60469
 630-520-2467
 www.advantage.com

DETAILS
PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

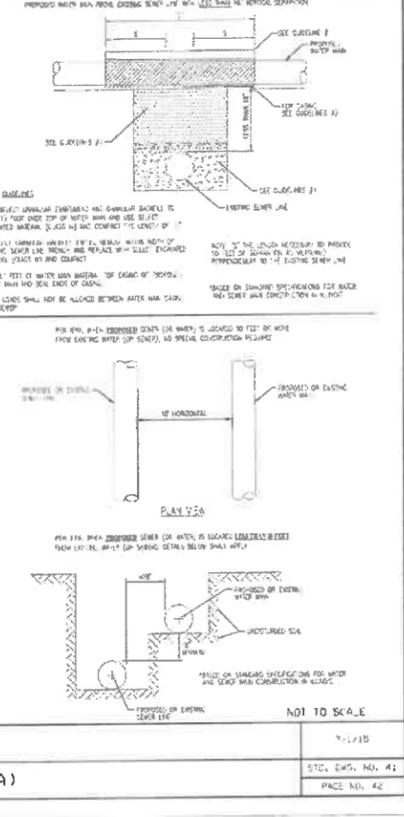
P & P PROPERTIES, LLC
GLENVIEW, IL



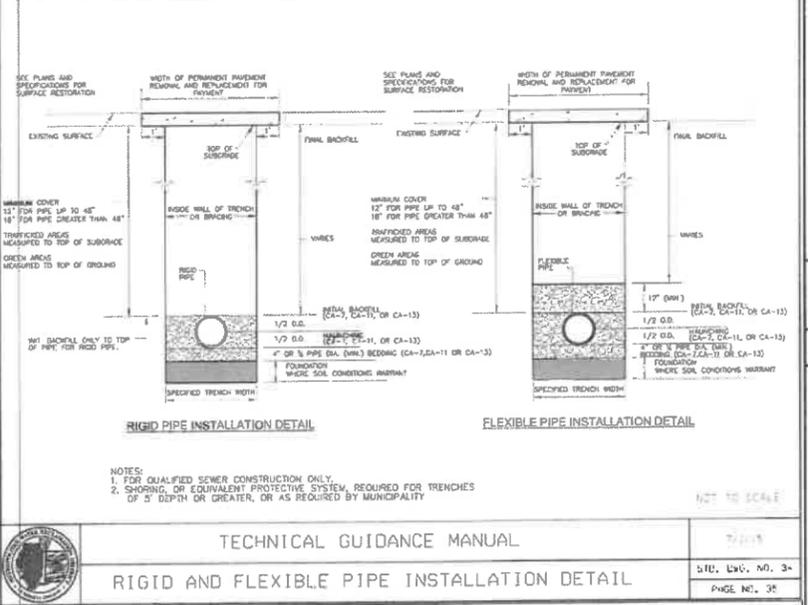
TECHNICAL GUIDANCE MANUAL	7-11-5
TYPICAL RISER SANITARY SERVICE LATERAL	S.D. C&G. NO. 39 PAGE NO. 39



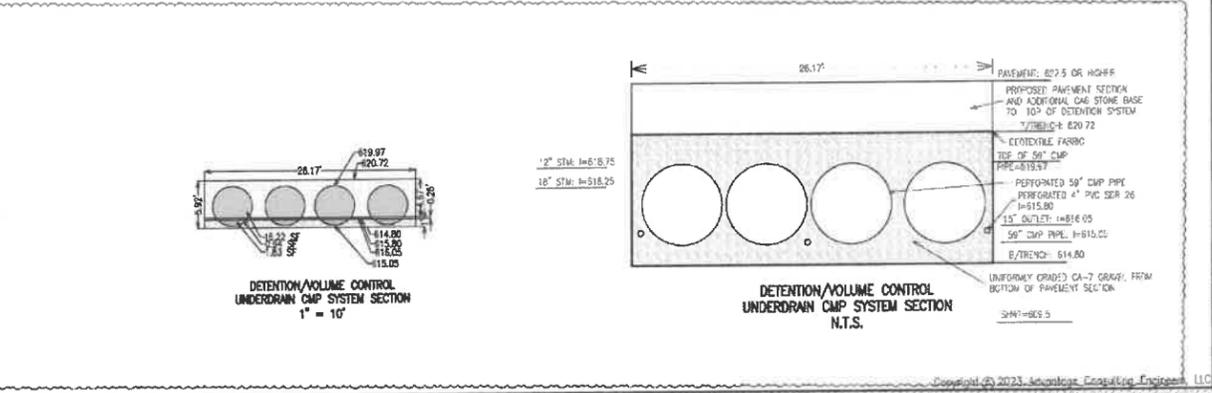
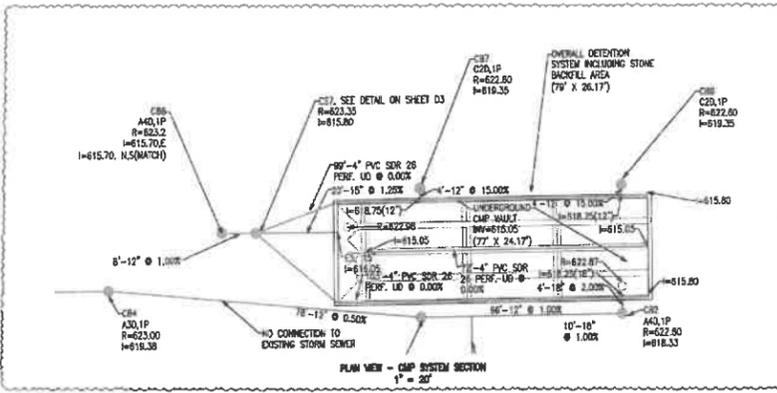
TECHNICAL GUIDANCE MANUAL	7-11-5
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	S.D. C&G. NO. 42 PAGE NO. 42



TECHNICAL GUIDANCE MANUAL	7-11-5
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	S.D. C&G. NO. 34 PAGE NO. 34



TECHNICAL GUIDANCE MANUAL	7-11-5
TYPICAL SANITARY MANHOLE 'A' AND 'B' DETAIL	S.D. C&G. NO. 34 PAGE NO. 48



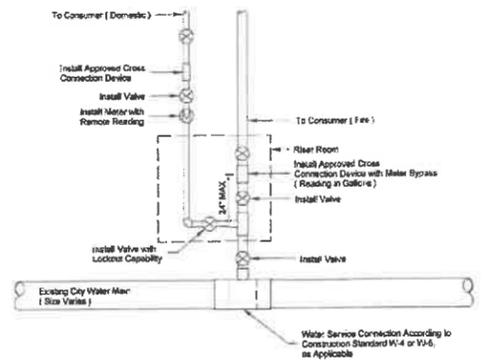
DATE: 10/27/2023
 REVISION: 1
 11/21/2023
 REVISION: 2
 12/29/2023
 REVISION: 3
 01/17/2024
 REVISION: 4

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 CONSULTING ENGINEERS
 80 MAIN STREET, SUITE 17, LEMONT, ILLINOIS 60439
 WWW.ADVANTAGE-ILL.COM
 630-220-2467

P & P PROPERTIES, LLC
 GLENVIEW, IL
 26.17
 12" STIM: 116"8.75
 18" STIM: 116"8.75

PAVEMENT: 8"2.5 OR HIGHER
 PROPOSED PAVEMENT SECTION AND ADDITIONAL ONE STONE BASE TO TOP OF DETENTION SYSTEM
 3" REINFORCED CONCRETE
 1" CONCRETE FIBER
 TOP OF 56" CMP PIPE: 116"8.75
 PERFORATED 56" CMP PIPE: 116"8.75
 PERFORATED 4" PVC SEW 26: 116"8.75
 15" OUTLET: 116"8.75
 56" CMP PIPE: 116"8.75
 E/TRENCH: 514.80
 UNIFORMLY GRADED CA-7 GRAVEL FROM BOTTOM OF PAVEMENT SECTION
 SHW=805.5

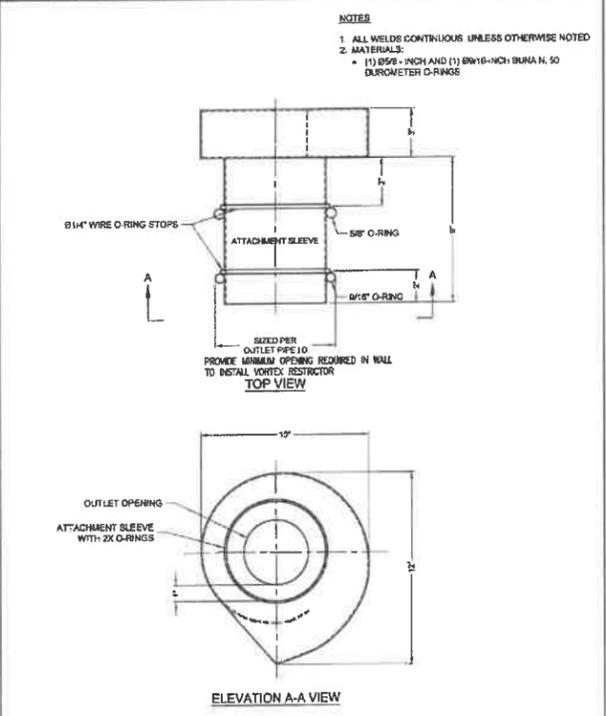
JUNE 07, 2022
 JOB: 22-019
 SHEET:
D2
 13 OF 21



- Notes:
1. Notify the Water Superintendent 48 hours prior to commencing work
 2. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition
 3. All taps will be done by a qualified contractor approved by the Village and are to be inspected by the Village of Morton Grove Water Department, both during and after tapping
 4. Domestic and fire services may be common. The domestic and fire services must be metered separately.

COMBINED DOMESTIC & FIRE SERVICE CONNECTION

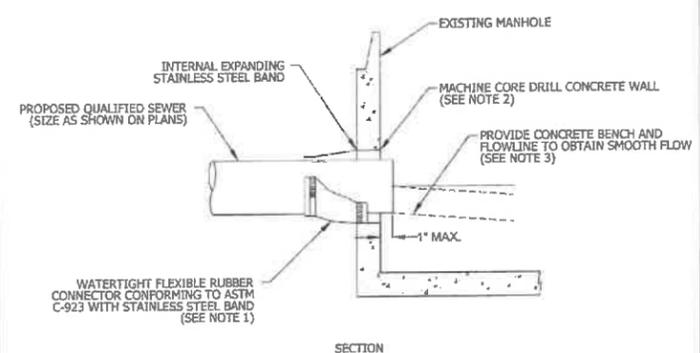
MORTON GROVE
Village of Morton Grove
CONSTRUCTION STANDARDS W - 7



This CAD file is for the purpose of providing customer new control equipment to be furnished by Control Construction Products and may not be transferred to other equipment used by the customer. This includes information, including the Control Construction Products logo and the Fluidic-Amp or Fluidic-Amp logo and other information, may be used by the customer. Review to any part of this CAD file without the written consent of Control Construction Products may be considered a violation of the Fluidic-Amp or Fluidic-Amp logo and other information.

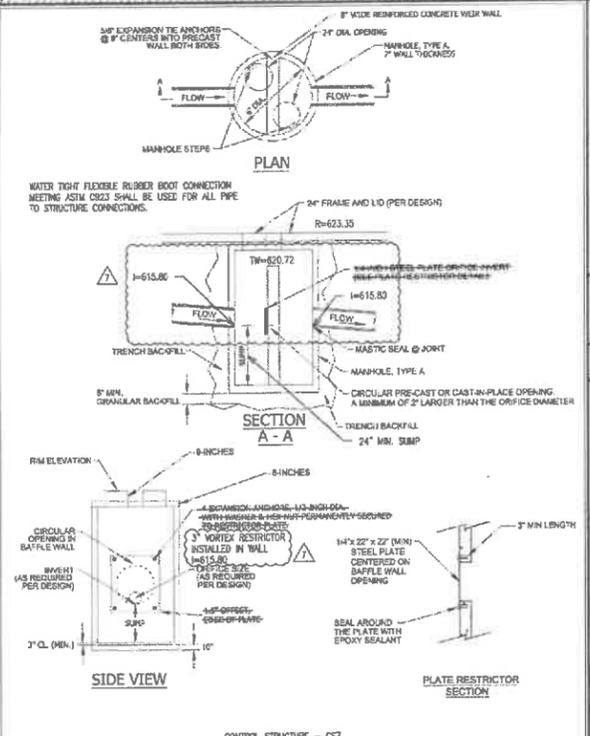
CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9225 Center Point Dr., Suite 622, West Chester, OH 45389
603.336.1122 613.465.2200 613.642.1923 FAX

FLUIDIC-AMP VORTEX VALVE
MODEL FA1012 w/ SLEEVE ATTACHMENT



- NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
 2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
 3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
 4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
 5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
 6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

TECHNICAL GUIDANCE MANUAL
PIPE TO EXISTING MANHOLE CONNECTION DETAIL
10/02/18
STD. DWG. NO. 42
PAGE NO. 43



- NOTES:
1. STRUCTURE AND BAFFLE WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE.
 2. RESTRICTORS LESS THAN 4" IN DIAMETER PROVIDE HOOD/SHOUT OR WIRE MESH.
 3. BAFFLE WALL PERMANENTLY INSTALLED AS PRECAST OR CAST-IN-PLACE.
 4. PIPE TO STRUCTURE CONNECTIONS SHALL BE ASTM C923 IN COMBINED SEWER AREAS.
 5. CAUTION: 1/4-INCH STEEL PLATE DIMENSIONS TO BEST FIT PROPOSED STRUCTURE.
 6. ANCHOR EMBEDMENT SHALL BE 3-INCHES MINIMUM.
 7. SEE STRUCTURAL PLANS FOR REINFORCEMENT DETAILS.

TECHNICAL GUIDANCE MANUAL
TYPICAL OUTLET CONTROL STRUCTURE (WALL) DETAIL

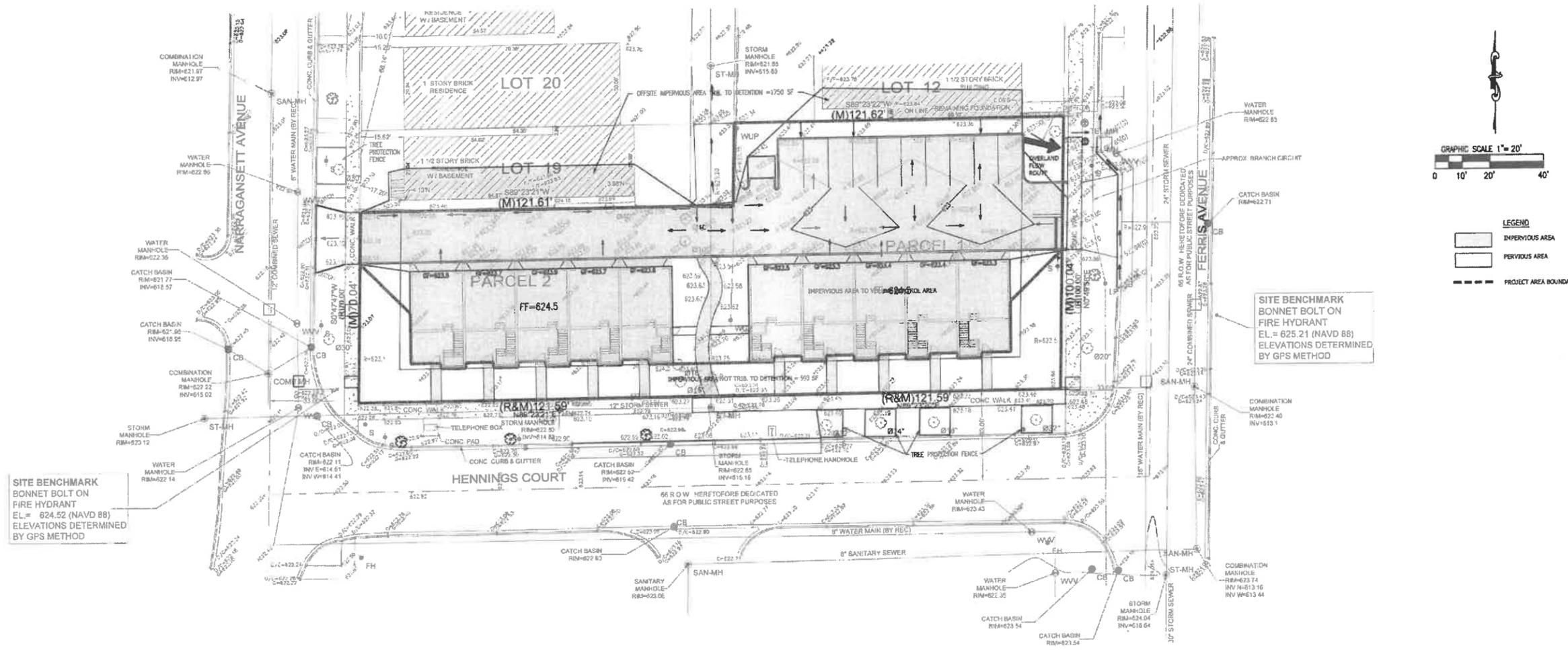
NO.	DATE	REVISION
7.	10/27/2023	REVISED PER MORTON GROVE
8.	11/21/2023	REVISED PER MORTON GROVE
9.	12/20/2023	REVISED PER MORTON GROVE
10.	01/11/2024	REVISED PER MORTON GROVE

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DETAILS
PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

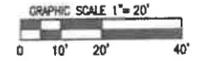
P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07, 2022
JOB: 22-019
SHEET:
D3
14 OF 21



SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 624.52 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD

SITE BENCHMARK
 BONNET BOLT ON
 FIRE HYDRANT
 EL = 625.21 (NAVD 88)
 ELEVATIONS DETERMINED
 BY GPS METHOD



LEGEND
 [Hatched Box] IMPERVIOUS AREA
 [White Box] PERVIOUS AREA
 [Dashed Line] PROJECT AREA BOUNDARY

MWRD DRAINAGE AREA SUMMARY	
TOTAL OWNERSHIP AREA	0.50 ACRES
TOTAL DEVELOPMENT AREA	0.50 ACRES
PROPOSED PERVIOUS AREA	0.149 ACRES
PROPOSED IMPERVIOUS AREA	0.351 ACRES
DETENTION BASIN	
DESIGN HWL	620.72
NWL	615.80
VOLUME CONTROL HWL	616.05
VOLUME CONTROL NWL	614.80
DETENTION VOLUME REQUIRED	0.1577 AC FT
DETENTION VOLUME PROVIDED	0.1585 AC FT
VOLUME CONTROL REQUIRED	0.0292 AC FT
VOLUME CONTROL PROVIDED	0.0298 AC FT
TOTAL IMPERVIOUS AREA	0.351 ACRES
IMPERVIOUS AREA TRIB. TO VOLUME CONTROL	0.356 ACRES
CURVE NO.	93.00
ADJUSTED CURVE NO.	87.06
TIME OF CONCENTRATION	0.25 HR.

NO.	DATE	REVISIONS
7.	10/27/2023	REVISED PER MORTON DRIVE
8.	11/23/2023	REVISED PER MWRD
9.	12/20/2023	REVISED PER VILLAGE
10.	01/11/2024	REVISED PER VILLAGE

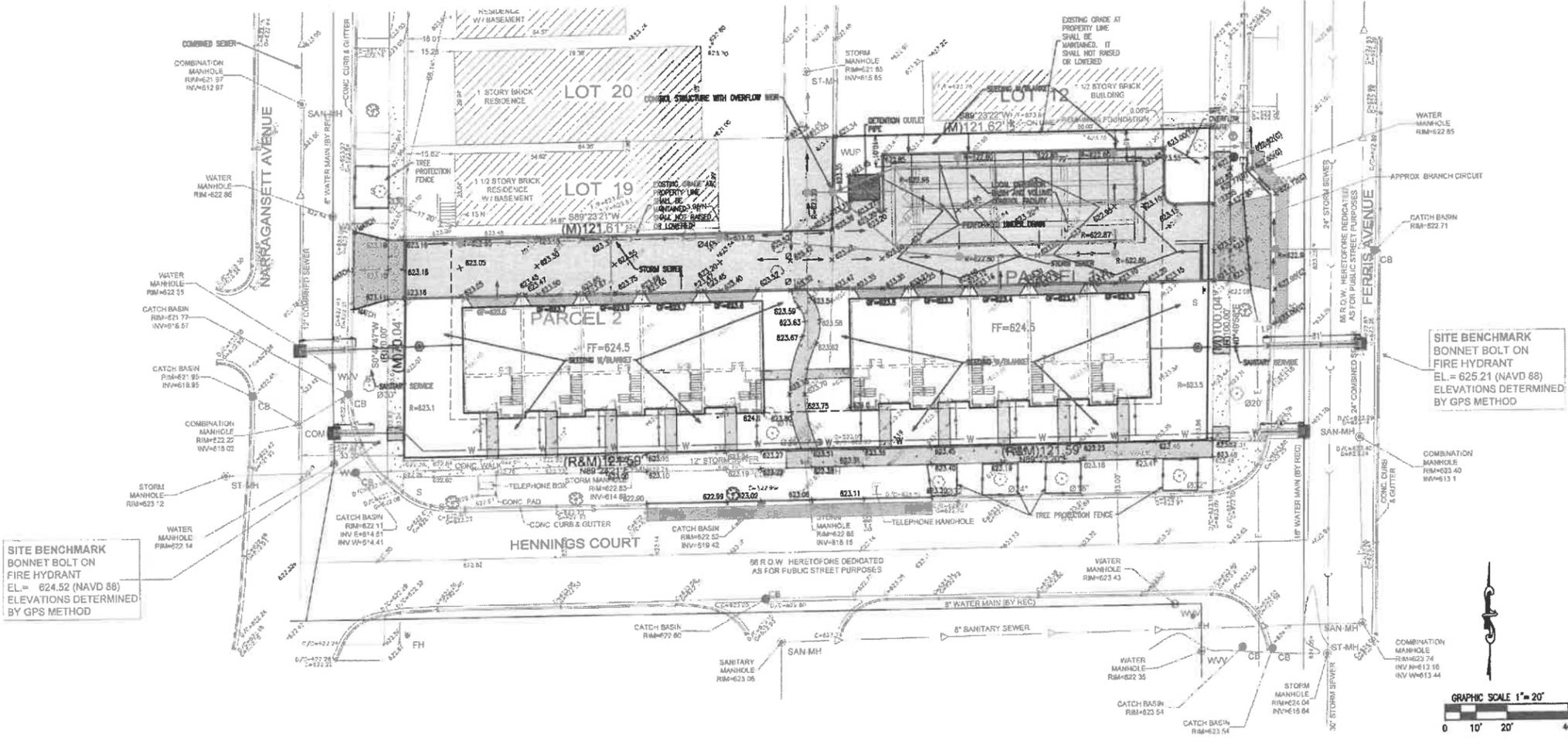
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DRAINAGE AREA EXHIBIT
 PARK VILLAS TOWNHOMES
 MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
 GLENVIEW, IL

JUNE 07, 2022
 JOB: 22-019

SHEET:
DR1
 15 OF 21



SITE BENCHMARK
BONNET BOLT ON
FIRE HYDRANT
EL = 624.52 (NAVD 88)
ELEVATIONS DETERMINED
BY GPS METHOD

OWNER WILL OWN AND MAINTAIN ALL STORM
SEWERS, DETENTION BASIN AND SANITARY SERVICES

PARCEL 1
LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET
OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 18 FEET OF
LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN
AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH
100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY,
ILLINOIS

KNOWN AS: 8720-28 FERRIS AVENUE, MORTON GROVE, ILLINOIS

PERMANENT INDEX NUMBER:
10 - 20 - 100 - 021 - 0000
10 - 20 - 100 - 022 - 0000
10 - 20 - 100 - 023 - 0000
10 - 20 - 100 - 024 - 0000
10 - 20 - 100 - 029 - 0000

AREA = 12,161 SQFT OR 0.279 ACRE

PARCEL 2
LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF
LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 18 FEET OF LOT
44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN
AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH
100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY,
ILLINOIS

KNOWN AS: 8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS

PERMANENT INDEX NUMBER:
10 - 20 - 100 - 022 - 0000

AREA = 8,514 SQFT OR 0.196 ACRE

VOLUME CONTROL SUMMARY:
VOLUME CONTROL REQUIRED: 0.0292 AC FT
VOLUME CONTROL PROVIDED: 0.0298 AC FT

PIN:
10 - 20 - 100 - 021 - 0000
10 - 20 - 100 - 022 - 0000
10 - 20 - 100 - 023 - 0000
10 - 20 - 100 - 024 - 0000
10 - 20 - 100 - 029 - 0000

PROPERTY LOCATION: SECTION 19, TOWNSHIP 41N, RANGE 13E
TOTAL CONTIGUOUS OWNERSHIP: 0.50 ACRES (INCLUDES ALLEY)
PROJECT AREA: 0.50 ACRES (INCLUDES ALLEY)

EXAMPLE MAINTENANCE PLAN FOR X DEVELOPMENT

The Owner of the Park Villa Townhomes, with facilities as shown on this exhibit (E&R R), shall assume responsibility for the following proposed maintenance activities:

- General**
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
 - ✓ Litter and debris shall be controlled.
 - ✓ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
 - ✓ Accumulated sediment to be disposed of properly, along with any wastes generated during maintenance operations.
 - ✓ Rip-rap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape.
 - ✓ Roads shall be swept, vacuumed and/or washed on a regular basis.
- Storm Management Facilities**
All components of the storm water management facilities shall be checked routinely between March and November and maintained to ensure proper performance. It is critical that all inlets and outlets to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:
 - ✓ Side Slopes/Embankments/Emergency Overflow Structure
 - ✓ Inspect embankments for settlement and erosion
 - ✓ Remove woody growth from the embankment
 - ✓ Any landslides, hire Registered Professional Engineer for design resolution
 - ✓ Seed and any eroded areas
 - ✓ Sign of piping (leakage) or seepage, repair
 - ✓ Stabilize emergency overflow structures if erosion observed
 - ✓ Remove obstructions blocking emergency overflow spillway

- Vegetated Areas**
 - ✓ Regular mowing to control vegetation, no cutting of negative vegetation
 - ✓ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
 - ✓ Evidence of grazing, motorbikes, or other vehicles, repair.
 - ✓ Check for invasive vegetation, remove when possible.
 - ✓ All vegetation must be maintained per the approved planting plan.
- Outlet Control Structure**
 - ✓ Inspect restriCTOR and remove debris if clogged or discharge reduced
 - ✓ Remove accumulated sediment of outlet
 - ✓ Scour and erosion of outlet, repair and reseed
 - ✓ Any ice damage to outlet of pipe, repair if necessary
 - ✓ Condition of trash racks, remove debris
 - ✓ Outlet channel conditions downstream Access for Maintenance Equipment
 - ✓ Remove any obstructions placed in maintenance statements

- Safety Features**
 - ✓ Access controls to hazardous areas
 - ✓ Loose or damaged posts
 - ✓ Loose or broken wires
 - ✓ Condition of gates
 - ✓ Signs
- Detention Volume**
 - ✓ Inspect all storm water detention facilities to ensure that the constructed volume for detention is maintained. No sediment, liquid, or other dumping into the facility shall be allowed. Specific locations in the storm water management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

- Volume Control Facility**
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
 - ✓ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
 - ✓ Surface of permeable pavement shall be cleaned with low-pressure power washer.
 - ✓ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
 - ✓ Appropriate signage shall be repaired if damaged or illegible.
- Storm Water Collection System**
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:
 - Storm Sewers/Manholes**
 - ✓ Remove accumulated leaves and other debris from gutter
 - ✓ Reset covers/No on-as-needed basis
 - ✓ Remove accumulated sediment from manhole bottom when 50% of manhole is filled
 - Storm Sewers/Culverts**
 - ✓ Visually inspect pipes by removing manhole lids, make repairs as necessary
 - ✓ Storm sewers and culverts shall be checked for siltation deposits of rocks, debris, and within the conduit, clean out as necessary
 - ✓ Restore rip rap at outlets if erosion observed
 - ✓ Restore rip rap at outlets
 - ✓ Repair and reseed any eroded areas

- Overflow Flow Routes (Ditches/Swales)**
 - ✓ Annual visual inspections shall be performed that verify the design capacity of the overflow flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
 - ✓ Remove any obstructions that have been placed in the drainage path
 - ✓ Seed and sod any eroded areas
 - ✓ Restore rip rap as necessary
 - ✓ Regrade to provide positive drainage as necessary
 - ✓ Regular mowing to control vegetation

- Vegetated Areas**
 - ✓ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
 - ✓ Evidence of grazing, motorbikes, or other vehicles, repair.
 - ✓ Check for invasive vegetation, remove when possible.
 - ✓ Regular mowing to control vegetation; it is recommended that active vegetation remain uncut.
 - ✓ Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
 - ✓ Complementary alternate areas shall be reseeded with appropriate vegetation according to the approved planting plan.

- Qualified Sewer Construction**
 - ✓ Perform manhole inspections once every five years; make repairs as necessary
 - ✓ Perform sewer inspections once every five years; make repairs as necessary.
 - ✓ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
 - ✓ Remove any obstructions placed in maintenance statements that may impede maintenance equipment access.

REVISIONS

NO.	DATE	REVISION
1.	10/27/2023	REVISION PER MORTON GROVE
2.	11/27/2023	REVISION PER MORTON GROVE
3.	12/29/2023	REVISION PER MORTON GROVE
4.	01/11/2024	REVISION PER MORTON GROVE

ADVANTAGE
CONSULTING ENGINEERS

MAINTENANCE AND
MONITORING PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07, 2022
JOB: 22-019
SHEET:
MT1
16 OF 21

EXHIBIT F
Certificate of Conformance of Constructed Improvements

CERTIFICATE OF CONFORMANCE OF CONSTRUCTED IMPROVEMENTS

Development Legal Name: Townhome Development at Park Villas (North Side Hennings Court between Ferris Avenue and Narragansett Avenue)

Developer: P&P Properties, LLC
1625 N Milwaukee Avenue
Glenview, Illinois 60025

I, Chris Tomich, as Village Engineer of Morton Grove, certify all improvements required to be constructed or installed in, or upon, such streets or thoroughfares in connection with the approval of the plat of subdivision by the village board of trustees, have been fully completed and the construction or installation thereof has been approved by him, and that provisions regarding the performance and maintenance guarantees have been met.

Signed Chris R. Tomich

Date 10/31/2025

P&P Properties, LLC
1625 Milwaukee Avenue
Glenview, IL 60025

October 22, 2025

Chris Tomich
Village Engineer
Village of Morton Grove
Public Works Department
7840 Nagle Ave
Morton Grove, IL 60053

RE: Site Improvement Permit # JS122-0003 Park Villas, 6330,2,4,6,8 and 6340,2,4,6,8
Hennings Court Acceptance

Chris,

Thank you for your email this morning informing us that above-referenced site improvements passed yesterday's inspection.

This letter is our formal request for the Village of Morton Grove to accept the site improvements.

Please sign and return this letter to us so that we can submit to the surety bond company so that they can issue the maintenance agreement policy.

Sincere thanks,

Jenny Park

Jenny Park,
Managing Member,
P&P Properties, LLC

Accepted:

Chris Tomich
Village Engineer,
Village of Morton Grove