VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
NOVEMBER 25, 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 – November 12, 2025
5. **Special Reports -** Fire Prevention Week: Poster Contest Winners Announce
6. **Public Hearings** – 2025 Budget for the Village of Morton Grove and the Morton Grove Public Library
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. Appointments:

1) Jenny Cleary - Traffic Safety Commission

b. Update on Immigration Enforcement Activities in Morton Grove
    1) Placement of Signage on Village Property Requiring Parking for Village Business Only in Compliance with the Illinois Trust Act
    2) Designation of Social Worker as a Confidential Resource for Residents Impacted by Immigration Enforcement
    3) Creation of Village Webpage for Immigration Enforcement Information
    4) Creation and Distribution of Resource Flyer for Immigration Enforcement
    5) Requirement of All Staff to Follow the Illinois Trust Act
    6) Overview of Police Department Activities and the Illinois Trust Act

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, Second 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, Second 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

    3) **Resolution 25-77** Fixing the Time and Place for a Public Hearing to Consider the Approval of a Redevelopment Plan and Project for the Dempster Street Redevelopment Project Area, and the Adoption of Tax Increment Allocation Financing Therefor, and Convening a Joint Review Board

    4) **Ordinance 25-38** (*Introduced November 25, 2025, First Reading*) Amending Title 1 Chapter 11 Section 4 Entitled "Fees for Specific Permits, Licenses, Certificates, and Services" of the Municipal Code of the Village of Morton Grove to Update the Ambulance Transport Fees

b. **Corporation Counsel**

12. **Reports by Trustees**

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

1) **Ordinance 25-31** (*Introduced November 12, 2025, Second 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, Second 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

3) **Ordinance 25-37** (*Introduced November 25, 2025, First Reading*) Authorizing an Amendment to the Village of Morton Grove 2025 Adopted Budget

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 25-78** Authorizing Renewals of the Exclusive Franchise Agreement with Wastenot, Inc., for Food Scrap Composting Services in the Village of Morton Grove

2) **Resolution 25-79** Authorizing the Acceptance of a Material Proposal from Cargill, Incorporated for the 2026 Road Rock Salt Purchasing Program

3) **Resolution 25-80** Authorizing A Contract Extension with Al Warren Oil Company, Inc. for the Purchase of Gasoline and Diesel Fuel

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

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, Second 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, Second 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, Second 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** – $952,202.18

14. **Other Business**

15. **Residents' Comments**

16. **Adjournment**

Return to Agenda

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 NOVEMBER 12, 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**

Mayor Witko asked for a motion to approve the Minutes. Trustee Minx moved to approve as presented the Regular Meeting of the Village Board of Trustees, held on October 28, 2025. Trustee Khan seconded the motion.
Motion passes unanimously via voice vote.

IV. **SPECIAL REPORTS**

NONE

V. **PUBLIC HEARINGS**

NONE

VI. **PLAN COMMISSION REPORTS**

NONE

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

NONE

VIII. **PRESIDENT'S REPORT**

1. **Presentation of Key to the Village to Father Dennis O'Neill**

Mayor Witko asked that Trustee Minx and Father Dennis O'Neill join her at the podium for the presentation of the Key to the Village. In honor of Father Dennis and his 21 years as Pastor of St. Martha Parish, now All Saints Parish and his 10 years as founder, collector and curator of Shrine of All Saints The Mayor stated that the Shrine of All Saints is housed in St. Martha of Bethany Church in Morton Grove, Illinois. On November 1, 2015, the Shrine was declared a diocesan shrine by Cardinal Blase Cupich of Chicago. This year, the Shrine of All Saints will celebrate its 10th Anniversary! The Shrine of All Saints currently contains the relics of more than 3200 different saints, making it the second largest collection of such relics in America. It is estimated that 1,800 people from 34 states and 13 different countries have visited the Shrine. Mayor Witko then presented Father Dennis with a key to the Village and thanked him for his service to the community.

Father O'Neil then thanked Mayor Witko he stated he came to Morton Grove two weeks before 9-11, knowing in advance what a great community Morton Grove is. His belief was ratified in 2006 when Family Circle Magazine honored the Village as one of the 10 best places to raise children in the country. And that's been the same ever since. Father O'Neill stated he loved being here and it's been wonderful having you as my neighbors in my home. He stated he intended to die here, God willing, and was "blown away by this honor."

3. **MCC Academy Girls Volleyball Team**
Mayor Witko congratulated the MCC Academy's girls volleyball team for recently winning the regional championship advancing to the Chicago Sectional Semifinals. While they were not able to advance further this year, they became the first Illinois Islamic school to win a regional championship.

4. **Metro on Main Named Project of the Year**
Mayo Witko Congratulated Lexington Homes for their Metro on Main project which just received the Development of the Year Award for the Suburbs from the Chicago Agent Magazine. Lexington redeveloped the southwest corner of Lehigh Avenue and Main Street into an 89-unit townhouse development.

5. **Veterans Day**
Mayor Witko reported this past Sunday, in observance of Veterans Day in Morton Grove, she, Trustees Thill, Minx, and Travis, and Clerk Scanlon-Harford along with staff honored veterans with the members of American Legion Post 134. She thanked Mayor Alpogianis who hosted veterans at his restaurant, Kappy's, on Veteran's Day to honor those who have served this country. The Village is truly lucky that Kappy's calls Morton Grove its home.

CLERK'S REPORT

IX. Clerk Harford provided an update related to Maine Township. The Maine Township Food Pantry has been helping to address issues of food insecurity since 1981. The recently remodeled pantry is open to residents of Maine Township between the hours of 10-1 Tuesday and Friday and 2:30-4:30 on Wednesday. Residents can choose the items they need with a grocery-store-like shopping experience including a selection of dairy, meat, produce, and other refrigerated and frozen items. The Food Pantry provides food to over 400 families each month. The Township also partnered with East Maine School District 63 to assist students from food insecure families by providing Weekend To-Go Bags. This helps students receiving free or reduced lunches during the school week to have access to adequate nutrition over the weekend as well.

X. STAFF REPORTS

A. Village Administrator:

1. Village Administrator Meyer presented **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 for a first reading**.** Mr. Meyer summarized that the Ordinance was modifying four sections of the Village Code in regard to surplus, cleaning up definitions, and updates to the Code to reflect recent regulation changes for e-bikes.

Mr. Meyer presented **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 for Specific Permits, License, Certificates, and Services", of the Municipal Code of the Village of Morton Grove** for a first reading**.** Mr. Meyer stated that the purpose of the Ordinance was to update the Village Code regarding Liquor Licenses and to remove more dated language within the Code.

2. Parking Regulations for the 8000 Block of Menard

Mr. Meyer stated that the Village has been working with residents in the area of Menard and Keeney to address issues with traffic and parking related to morning and afternoon school traffic. In line with other traffic issues, the Village will be using experimental parking starting later this month to respond to the concerns of residents in the area by instituting the following regulations on Menard Avenue between Oakton Avenue and Keeney Street:

- No parking, standing, passenger drop off on school days from 7:30 AM to 8:30 AM
- No parking, standing, passenger drop off on school days from 3:00 PM to 4:00 PM
- No parking for more than one hour on school days 8:30 AM to 3:00 PM except vehicles displaying Zone 1 permit beginning at a point 150 feet north of the centerline of Oakton Street to Keeney Avenue.
- No U-Turns

Additionally, U-Turns will be prohibited on Warren Street from Major Avenue to Marmora Avenue. Please note that the purpose of experimental parking is to develop solutions for parking concerns raised by residents. To this end, please reach out to the Village if you have any questions or feedback at administration@mortongroveil.org or 847-663-3001.

Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI. TRUSTEES' REPORTS

A Trustee Khan:

1

Trustee Khan presented **Ordinance 25-31, 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,** as a first reading. Trustee Khan continued that the 2026 Budget represents the Corporate Authorities' projections of revenue that are expected to become available during fiscal year 2026, as well

2. as recommended expenditures for the Village.

Trustee Khan then presented **Ordinance 25-32, 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,** as a first reading**.** Trustee Khan continued that this ordinance sets the 2025 property tax levy amount that will be collected and will fund

3. 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.

Trustee Khan continued by thanking Father Dennis for his contributions to the community.

B. Trustee Minx:

1. Trustee Minx had no formal report this evening but shared that residents should mark their calendars for Saturday, December 6, as we hold our annual Santa Comes to Town Event. Santa will begin his tour of the Village at Greenwood and Waukegan at 11:00 am and will end at Main Street and Austin Avenue between 1:15 pm to 1:30 pm. Santa will then reappear at the Prairie View Community Center to provide gifts to kids who receive specially marked candy until 3:30 pm. Please visit the Village website to see the Santa Tracker to see where Santa is along the parade route on December 6.

2. Trustee Minx added her thanks to Father Dennis and his role with St. Martha's.

C. Trustee Shiba:

Trustee Shiba stated that he didn't have a formal report but that he wanted to also thank Father Dennis and the St. Martha's community.

D. Trustee Thill:

1. Trustee Thill presented **Resolution 25-76, Authorizing a Change Order with H&H Electric Company for the Traffic Signal and Street Lighting Maintenance Program.** Trustee Thill shared that the Resolution's purpose was to authorize the Village Administrator to execute a change order with H&H Electric Company for the Traffic Signal and Street Lighting Maintenance Program.

Trustee Thill moved to approve Resolution 25-76, seconded by Trustee Shiba.

Mayor Witko called for the vote:

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**aye**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

Motion passes: 6 ayes, 0 nays

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 25-28, Amending Title 6, Entitled Police Regulations, Chapter 4, of the Municipal Code Entitled "Animal Control" T**his is the second reading of this Ordinance. Since the first reading, the nuisance animal control section was updated so the ordinance no longer conflicts with the Cook County managed care of feral cats ordinance as a result of community feedback. 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.

Trustee Travis moved to adopt Ordinance 25-28 as presented, seconded by Trustee Minx. The Mayor called for the vote:

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**aye**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

2. **Motion passes: 6 ayes, 0 nays.**

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.** Trustee Travis said this Ordinance establishes 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 moved to adopt Ordinance 25-28 as presented, seconded by Trustee Minx. The Mayor called for the vote:

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**aye**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

Motion passes: 6 ayes, 0 nays.

3. 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.

4. Trustee Travis then highlighted the Early Childhood Alliance of Niles Township. The organization is a collaboration of 45 organizations geared towards enhancing outcomes for children within the Niles Township. Due to a technical error in the state's budget, the funds for this organization are not available this year, and the organization is asking for the community's help. Trustee Travis stated those interested in helping or learning more about the organization should visit www.nilestownshipeca.org. Trustee Travis then thanked Father Dennis, for his leadership.

F. Trustee White:

1. Trustee White presented three ordinances all for first readings.

2. **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**

3. **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**

4. **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**

5. Trustee White announced The Economic Development Commission is having a hosting a small business workshop series November 19th from 6 p.m. to 730 p.m. and November 20th from 9:00 a.m. to 10:30 a.m. in the Morton Grove Public Library located 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 Resource.

Trustee White then thanked Father Dennis for his leadership in the community and all the great things he has done for Morton Grove.

XII. WARRANTS

Trustee Khan moved to approve Warrant Register for November 12th, 2025 in the amount of $852.77.03. The motion was seconded by Trustee Thill. Mayor Witko called for the vote:

Tr. Khan	**aye**	**Tr. Minx**	**aye**	**Tr. Shiba**	**aye**
Tr. Thill	**aye**	**Tr. Travis**	**aye**	**Tr. White**	**aye**

Motion passes: 6 ayes, 0 nays.

XIII. OTHER BUSINESS

1. Mr. Meyer provided a summary of the Village's activities in regard to immigration enforcement. The Village adheres to both state and federal laws. Specifically, this means that our staff adheres to the Illinois Trust Act and Illinois Voices Act. The Illinois Trust Act was passed in 2017 and provided guidance on local agencies' role in immigration enforcement. It provides local law enforcement or prohibits local law enforcement from participating in civil immigration law enforcement and specifically states that local agencies such as the Village of Morton Grove may not transfer any person into an immigration agent's custody, that we may not give any immigration agent access, including by telephone, to any individual who is in our custody. We may not permit immigrants immigration agents' use of village facilities or equipment, including the use of electronic databases, not available to the public for any investigative or immigration enforcement purpose, and that we may not otherwise render collateral assistance to federal immigration agents, including coordinating an arrest in a courthouse or other public facility, transporting any individuals, establishing a security or

traffic perimeter, or providing other on-site support. Additionally, the village adheres to the 2019 Voices Act, which requires that the village follow specific procedures to support immigrants victimized by violent crimes or human trafficking who help law enforcement investigate or prosecute criminal activity.

Staff will not inquire about someone's immigration status; we will not discriminate against someone based on their immigration status, and we will provide services equally to all those who call for service. Our staff will not investigate someone's immigration status or place of birth and are in custody or who has otherwise been stopped or detained by the village. The public are able to use village resources without providing documentation or proof of U.S. citizenship. To our knowledge, as part of the recent immigration efforts over the last two months, there have not been an instance where the Village's property has been used for immigration enforcement activities.

An additional concern that's been raised is asking the Village to report if and when immigration enforcement is occurring within Morton Grove. The Village is not notified when federal immigration is conducting operations within Morton Grove. If the Village receives a call for service, we can and do render assistance for the callers. However, the Village has not been provided information on any detentions that have occurred and are not provided with information from federal agents regarding any charges issued against those in custody. Available resources for community members include the Illinois Coalition for Immigrant and Refugee Rights, who can be contacted at 855-435-7693 or online at icirr.org; the North Suburban Legal Clinic, Legal Aid Clinic at 847-737-4042 or nslegalaid.org; or the Illinois Immigration Information Hub at 855-435-7693. or IllinoisImmigrationInfo.org. If a person has a fear for their safety or needs emergency assistance, they should call 911.

2. Mayor Witko then made the following statement:
I want to begin by acknowledging the residents who have come tonight because they care deeply about our community, as we all do, and the people in it. Your passion is clear and your voices matter. We all want to see innocent, hardworking people protected, and the village does not tolerate discrimination, hate, bigotry, cruelty against other human beings, no matter their status. Where we differ is how best to achieve that. What is being asked of us tonight to adopt policies or make statements against federal immigration enforcement would not change the reality of the situation. The Village does not have authority, as we all know, over federal agents on our operations or their operations. We are bound by federal and state law, and as our village administrator just stated, the Trust Act already prohibits the use of Village facilities, such as our parking lots, for immigration agents' use. Placing signs or making proclamations would be purely symbolic. They do not give immigrants any additional rights or protection, nor do they restrict federal officers in any way. In my view, signs and proclamations can actually increase risk for vulnerable populations, as we've seen in places like Evanston and Chicago, where visible defiance has only invited more federal attention. If you want to see a change in immigration policy or enforcement practices, I urge you to channel this energy toward those who can actually make that change. Our U.S. senators and representatives, they are the ones with legislative authority over immigration law enforcement.

For the residents' comments coming up, we have several speakers that would like to speak. And during resident comments, you get 4 minutes to talk. We ask that if you're repeating the same message as the speaker before you, please give your name and mention that you agree, but maybe save the four minutes, because there's a lot of people that want to speak. Please note that during this time, it's not a back and forth. The Village Board will be listening intently but not responding to individual comments as this is a time for us to listen.

XIV. **RESIDENTS' COMMENTS**

1. Akhtar Sadiq – 5736 Main Street stated In light of unjust and ruthless activities are being conducted by ICE in Morton Grove and our neighborhood suburbs, he asked Village of Morton Grove to implement a policy to prohibit any civil federal immigration operations on village-owned property without a valid warrant, produce signage providing notice about the new policy for display on village, business, and residential properties. Skokie and Mount Prospect have taken this action. He noted some community members were randomly targeted, detained, and later released after going through a trauma, and they were scared.

2. Mohammed Ahmad, Resident of Morton Grove since 2015. Mr. Ahmed reiterated Mr. Sadiq's comments and asked the Village Board to enact similar resolutions. Mr. Ahmed stated that recent activities will limit our economic revenue. Beyond the money, each of us whether you're a citizen or not, has a duty to the United States Constitution. And the flag that we pledge allegiance to represents that Constitution. He asked if people are going to sit quietly while the federal government tramples the rights of every single citizen living here in Morton Grove? One day Donald Trump is going to end his administration. Hopefully he will leave quietly, but if and goes for a third term in violation of our Constitution, what are residents, police officers and the village board going to do? He apologized if was a little too emotional, but this is something that's close to his heart.

3. Mary Elsner; Longtime resident of Morton Grove. Ms. Elsner asked the Village to take action to implement ice-free zones and identify those properties, to produce signage for the Village properties, and signage for businesses and residents to utilize as a template to restrict civil immigration enforcement on these properties. Other communities including Oak Park, Wilmette, Chicago, and Lake County have or will pass ordinances- why is Morton Grove hesitating? She stated we are living in unprecedented and dangerous times. ICE and federal actors in Chicago and surrounding communities fear they may be brutally and unlawfully taken away at any time in public spaces and private spaces by unidentified poorly trained mask agents. Residents are being abducted and then disappeared without due process, without following the law. She asked if it was okay to traumatize children at a daycare center, to indiscriminately spray chemicals on U.S. citizens and their baby, to deter residents from going to work, leaving them unable to pay their rent, or following mothers walking their young children to school? Morton Grove is already a target of civil immigration enforcement,

and Morton Grove police have been present at detainments. Establishing ice-free zones will help to preserve community trust and help safeguard access to village programs and services. It will also encourage ICE to follow the law. When ICE comes knocking at the Village's door, will the Morton Grove Police, in violation of the Trust Act or the village, hand them a Village-owned property, a controlled property to stage their operations? Will other Village properties be used to assist federal agents in carrying out lawless immigration enforcement? Village officials who truly care about preserving community trust and respecting the dignity, welfare, and safety of everyone in our community need to show you care by using your leadership and humanity to enact ice-free zones.

4. Janice Cha thanked Mayor Witko and the trustees for this opportunity. She urged the Village to consider ending the use of its Flock traffic surveillance cameras that read and record license plates. These were introduced here in 2022 as a way to track the bad guys, but what happens when the bad guy is actually just a neighbor exercising their First Amendment right to free speech in service of protecting someone else's Fourth Amendment right to unreasonable search and seizure? How is this data being protected to ensure that it is not being accessed or used by federal agents?

5. Kim Moldofsky stated on February 12, 2025, she and a fellow resident addressed the Village Board. Their concerns read like a checklist: LGBTQ neighbors worried about the status of their marriages and safety of their families, check; neighbors who depend on Medicaid concerned about getting necessary care, check; home repairs and renovations out of reach due to additional fees from tariffs- check; solar panel permits down in Morton Grove now that the Inflation Reduction Act subsidies will expire – check; federal government employees laid off – check; immigrant neighbors concerned for their families- check; undocumented school children or children of undocumented parents afraid to go to school -check; legal citizens who are afraid due to emboldened immigration, vigilantes and ICE – check. Because ICE and CBP and DHS are sending unmarked cars with masked men lacking badge numbers or sometimes even badges through our streets, it's impossible to tell hooligans from government officials, The chaos felt back in February almost feels quaint now. On Halloween, we had low altitude helicopters flying overhead for most of the afternoon. We had a convoy of ICE and their ilk causing chaos on our street. We had a landscaper abducted on Major. I'm proud that we also had residents handing out whistle kits, monitoring ICE activities, and trying to protect innocent people, legal workers, as well as people who may have committed the civil offense of overstaying their visa. Many residents have reached out to Village leaders to express concerns about this mayhem, and many have heard back that leadership strives to represent the full community or both sides. What is the other side of not wanting a hardworking family man getting disappeared and shipped across the country to a detention facility? What is the other side of upholding constitutional rights? What is the other side of
6. keeping masked marauders out of our community? What is the other side of saying that a whistleblowing citizen should not be met with a gun or tear gas? When does neutrality become complicity? You can't solve federal issues, but you can do more to keep our

community safe. She suggested the Village follow the lead of Des Plaines, Evanston, Wilmette, Skokie and Glencoe by passing legislation, posting about ICE activity on village social media channels in a timely manner, and using social media to share information on some of the things that Chuck shared with us earlier. Make sure that police respond to citizens who call in concerns about whether ICE is active and whether the masked people who claim to be ICE or CBP are not actually criminals. Support the safety of our residents and ensure ICE is kept off their private property. Silence is not protection. It is complicity. She thanked the immigrant and brown folks who have gotten up to speak tonight because they are more vulnerable. White people in our community need to stand up for our neighbors.

7. Lorri Fishman yielded her time and quoted Dr. Jane Goodall: “You cannot get through a single day without making an impact on those around you. What you do makes a difference, and you have to decide what kind of difference you want to make.”

8. Nicole Saidai, 8546 Callie, Morton Grove. Ms. Saidai stated she echoed everything that was said regarding ICE safe zones and ordinances in place already. She disagreed that signage brings more attention to the Village and noted Evanston and Skokie posted signs and now ICE is pulling out and leaving the Broadview facility in Chicago. Signage would show constituents and the people and the residents of this community that you support them, and you want them to be safe and you want them to be heard.

9. John Pascual, 8701 Austin. Mr. Pascual stated he had emailed the village with community concerns. I got two responses, which were copy and paste, talking about respecting all views. He thought if you view what is happening right now to people across this country being snatched up and are okay with that, there's a racist element to that. And racism is a moral flaw. He then read a statement from Dr. Ruth Gomberg, an internationally recognized expert on migration and a resident of Morton Grove. Dr. Gomberg had asked the Village to pass a sanctuary ordinance, which the Village did. Threats to our community are now being realized, as neighbors are being hunted in public, taken from our streets, and disappeared without being able to say goodbye to their families. She has met with neighbors. fellow educators, lawyers, healthcare workers, retirees, and others respond to reports on ICE activity in the area. Most times the rumors are false, but too often it is to confirm a tragedy. Declining to take a stand will not protect us going forward. She requested the Village join Chicago, Evanston, and other suburban communities in passing an injunction to prevent ICE from using taxpayer-funded public property as a staging ground to hunt Morton Grovers. This is not a question of political theater. It is a question of survival. The time has come to be courageous again. The lives of Morton Grovers depend on it.

9. Lisa Khabeer, citizen of Morton Grove. Ms. Khabeer stated the last time she was here she did not feel safe speaking in front of our fire department. Not everyone has the privilege of not being in fear for who they are or what they look like or where they come from. On October

18, there were two abductions from Menards including a Skokie-Fairview family father. On the block of 6000 West Dempster, there was a work site raid. On the 8500 block of Austin, there was another work site raid. On October 22, at MB Financial Bank on Waukegan Road, 10 agents, 4 cars, kidnapped 4 people who were hired to work in the building by a contractor. Morton Grove police were present but did nothing. An 18-year-old sister of this family was beat up by agents. On Major Avenue, a landscaper was abducted. On Beckwith and Waukegan, a video showed a man on the ground screaming that they just took his brother. We can make changes. That's why the Board was elected. While Morton Grove does not have jurisdiction to interfere with lawful ICE behavior, the Morton Grove police do have the right to interfere when they are behaving unlawfully, if they run a red light, assault people by shooting pepper balls at peaceful protesters, by murder, battery, et cetera, they must follow the rules of the state and local organization. As Ben Franklin says, we must all hang together or else we shall all hang separately. She stated that Mayor Witko's response to her post about this rally is not about feelings. She was reiterating what is being said by the community that is on the ground, feeling unsafe, witnessing the brutality and seeing people being abducted while the Mayor says there is nothing she can do. The towns around us are doing things to work toward making it a little more difficult for these agents. We are already a target. They are here. Evanston and Skokie passed ordinances and two school districts just passed resolutions. Evanston's mayor, Daniel Biss is giving you a map of actions that you can follow. He has invited people to reach out to him. He is directing the police to respond. He's sending his sergeants out when there is activity. He's getting these agents' names and IDs. The Mayor's e-mail said there are just as many voices being against adding protections to our city that feel differently than what I asked for in my e-mail. What is the opposite to being against kidnapping? What exactly do these other people stand for? She asked that the Mayor fight for our village.

10. Karina Marin, 10-year resident. Ms. Marin asked to end the Flock contract, declare ICE free zones and stated her my local officials are failing her; the Village Board doing nothing to protect the community. Silence is violence. The Village is not doing enough and needs to step up and take more proactive measures.

11. Haley Aicholzer has been a resident since she was kid and is now a Special Education Teacher in 219 – Last week the Village of Skokie adopted anti-ICE Ordinance. Last week, the Skokie Village members unanimously voted to adopt an anti-ICE ordinance. The community spoke and their representatives finally started to listen. Mayor Witko has refused to openly protect and support the immigrant community by adopting similar anti-ICE ordinances, stating that the Village needs to stay apolitical. Over the course of history, the most important equity issues have all been deemed too political. Enslavement, systemic racism, freedom of speech, poverty and wealth inequality, human trafficking, war crimes, LGBTQIA plus rights, women's voting rights, to name a few. Frankly, if historical leaders had been using this logic, she would not be the first female mayor of Morton Grove, the Mayor cannot say that she values our diversity while hiding behind a veil of neutrality. It is a prime example of moral and ethical

hypocrisy. The Village has the power to implement anti-ICE ordinances, ordinance that will prevent the unlawful racially motivated activities. The community members in this room are non-profit workers, teachers, nurses, business owners, attorneys, immigration lawyers, who know more about immigration than anyone else in the room. She asked the Mayor to do her job.

12. Andrea Cordts, 8647 Fernald, stated she agreed with everything people have said. There are so many smart, passionate people speaking up, and it's amazing. History tells us that this isn't the only thing that we can expect; this is probably going to escalate. How bad does it have to get before the village does something?

13. Jeremy Pasan stated he has seen the violence that's been hitting Chicago over the past couple of months and cannot sit idly and watch this continue around me. This administration has shown that their words do not match their deeds. We can have our political differences, our differences of opinion, on the issue of undocumented immigrants and their role in this country. He does not believe that deportation is the correct course, but that is a political issue. Under the Obama administration, approximately 3 million people were deported, and we didn't have scenes like those that we have witnessed unfolding recently. This shows that this behavior is not a required aspect of enforcement. The issue at hand is how the rights of people, both citizens and undocumented, are routinely being violated. The issue is the cruelty that is being practiced all around us every day. We need to remember that these are people, too. These people are human beings, too, and their lives have value. These people are our neighbors, our co-workers, our friends, and our family. They have loved ones, children, and families of their own. I cannot, in good conscience, condone the behavior that we have been witnessing. This is not a political issue. This is a moral issue. This is a demonstration of our humanity or lack thereof. Behavior that we've seen from ICE and CBP has been inhumane, cruel, and intentional. They've kept children naked and zip tied in the back of U-Hauls. They've tear gassed and pepper sprayed non-violent protesters exercising their First Amendment rights. They've deliberately revoked visas of people at their immigration hearings and then disappeared them immediately. They have deported people to a prison in a foreign country, a prison that is internationally infamous for its human rights violations. They have engaged in torture and abuse, beating and starving detainees until they agree to self-deport. They have consistently forgone due process. As principled people, it's incumbent upon us to oppose such behavior wherever we see it. While I understand that the village cannot obstruct the processes directly, we can do things to help our community members. Chicago and numerous other suburbs have taken action to educate and protect and care for their residents. I strongly encourage Morton Grove to follow this path. We can still serve those around us, those that make up our community. Diversity was a huge draw for us to move to Morton Grove, and it pains me to see what is happening and not happening in our village today. Based on gender and the color of my skin, I haven't been held back by the systems in place that affect those who aren't so lucky. It's my duty, my responsibility, to use that privilege to help those who aren't as privileged as I am. We can no longer sit quietly and watch as the most vulnerable in our society are intentionally traumatized and abused. If these

actions were being perpetrated on one country by another, they would rightly be called war crimes. Inaction is complicity.

14. Bob Burkhart stated he has often spoken to you on moral issues, and this is a moral issue. Two weeks ago, our landscape owner for at least 15 years, drove to our home, but did not get out of his truck. Mr. Burkhardt said, "What's wrong?" The man said they took two dependable, hardworking individuals on the same day that all the helicopters were over us. He said on that day, five other landscape groups had their people picked up in Skokie. Mr. Burkhardt told the man "Don't worry, we're going to pay you for, even if you're not coming here, it's not safe for you." He saw the video that the landscaper took of the ICE people, yelling and screaming, and she didn't push him down or anything, but it was not a pleasant thing to watch. They couldn't understand her. How do you expect somebody to say something if they don't understand your language? Their offense was being Mexican. For us, having landscape service is not a luxury. It's necessary. We want to stay here. We want to stay in our home. And we call the landscaper our "condo fee" so that we're able to stay in our home. What are we going to do and what is the village going to do to protect these wonderful people. What are we going to do?

15. Marcie Sahinoglu a Skokie resident, said in October, the neighbor who lives across from her was taken into custody at Menards. She then went with his wife, and another neighbor to pick up the truck. They soon found out that he was going to be shipped to El Paso, Texas. It was difficult to pick up her children knowing that his children were going to be picked up and be told that his dad wouldn't be home. She is a civil rights attorney and aware of all of the ways that ICE is violating the laws. Regarding the comment that any action taken by the Village would be symbolic, she stated symbolism matters. What this Village does, symbol or not, matters.

At the conclusion of Residents Comments, Mayor Witko thanked everyone who spoke.

XV. ADJOURNMENT

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

Motion passes unanimously via voice vote.

The meeting adjourned at 8:08 p.m.

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
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 26th day of November 2025.

_____

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

Minutes by Charles L. Meyer and Terry Hoffman Liston

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6250 LINCOLN AVENUE - MORTON GROVE, ILLINOIS 60053
BUSINESS: 847.470.5226
FAX: 847.965.7711
WWW.MORTONGROVEIL.ORG

2025 FIRE PREVENTION POSTER CONTEST

The Morton Grove Fire Department, in conjunction with the Firefighter's Association of Morton Grove, recently conducted its annual Fire Prevention Poster Contest. All the schools located in the Village of Morton Grove were invited to participate.

The students were given a list of fire safety topics to choose from. The posters were judged on the following criteria.

1. The fire safety message is correct.
2. The message is clear.
3. The quality of the artwork of the poster.

The Firefighter's Association of Morton Grove sponsored the awards for the program. A plaque with a digitized photo of each winning poster were given to the winners in each grade (K-8th). The following are the 2025 Poster Contest winners.

GRADE LEVEL	STUDENT NAME	SCHOOL
Kindergarten	Harmain Rehman	MCC Academy
First Grade	Ayyoub Rafiq	MCC Academy
Second Grade	Carl Maries	Hynes Elementary
Third Grade	Sulaiman Puthawala	MCC Academy
Fourth Grade	Raheeba Farhan	Melzer Elementary
Fifth Grade	Juliana Baylock	Edison Elementary
Sixth Grade	Ariel Schiop	Jerusalem Lutheran
Seventh Grade	Allyanna Behrami	Jerusalem Lutheran
Eighth Grade	Maryam Qureshi	MCC Academy

******Overall Winner ******

Fifth Grade	**Juliana Baylock**	**Edison School**

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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 7:00 p.m. 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 Development	
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 Development Sub 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 at 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 Avenue, Morton Grove, Illinois and at the Morton Grove Public Library, 6140 Lincoln Avenue, Morton Grove, Illinois for a period of at least ten (10) days prior to approval

Sincerely,
Charles L. Meyer

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Expression of interest in Village of Morton Grove Traffic and Safety Commission:

As a current member of the Environmental and Natural Resources Commission, I've enjoyed working on projects that help improve our community. While that work is meaningful to me, I'd like to take on a role where I can make a broader impact by helping ensure our streets are safe and efficient for everyone.

I'm skilled at analyzing complex situations, understanding how different components interconnect, and devising practical solutions that are effective. I try to approach every issue with fairness and an open mind, and I value listening to different viewpoints. I'm ready to collaborate with others to make informed decisions that support the safety, livability, and long-term growth of Morton Grove.

In place of my resume, please visit my website: www.motionelementinc.com

I have 26 years of experience working with executive management from prominent organizations such as the Chicago Bears, the Chicago White Sox, Wintrust, Goldman Sachs, Abbott Laboratories, and Boeing. As well as a former presidential advisor, Senator, and lieutenant governor. While I cannot disclose specific details due to confidentiality, these experiences have equipped me with valuable insights and practical communication skills in diverse professional and personal settings.

I appreciate your consideration.

Jenny Cleary
5930 Capulina Avenue
Morton Grove, IL 60053
312.208.0067
jennyc.chicago@gmail.com

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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 8-11-1and 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

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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 8-11-1and 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:

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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

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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:	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: • 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 Additionally, it was found that the Village's Video Gaming Terminal Permit of $275 per machine or terminal per year was significantly lower than that of other home-rule communities in the area. The attached Ordinance modifies this fee to $750 per machine or terminal per year to align with the same fee assessed by the Village of Niles. This modification would be effective January 1, 2026, and would not impact any current video gaming license holders who have already been sent renewal applications, but would be effective for any new licenses or renewals after January 1, 2026.
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

Submitted by: Charles L Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by Zoe Heidorn, Assistant Village Administrator

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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

Code Section	Description	Fee	Unit or Description
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	$750.00	/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 _____

Return to Agenda

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

Return to Agenda

Legislative Summary

Resolution 25-77

FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD

Introduced:	November 25, 2025
Purpose:	To comply with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 (the *"TIF Act"*), to fix the time and place for a public hearing to consider the establishment of a Redevelopment Project Area for Dempster Street from Central Avenue to the Forest Preserve District property.
Background:	Dempster Street from Central Avenue to the Forest Preserve District property has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village. The Village is considering designating this area as a "Redevelopment Project Area" or "TIF District" as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the "TIF Act"). This resolution will authorize the convening of a Joint Review Board meeting on December 16, 2025, at 3:00 p.m. at Village Hall and will set January 27, 2026, at 6:00 p.m. at Village Hall as the time and place for a public hearing to consider the establishment of the Dempster Street TIF District. The Village will provide notice of the public hearing in the January 8, 2026, and January 15, 2026, editions of the *Morton Grove Champion* as required by law.
Programs, Departs or Groups Affected	Administration, Finance, Legal, and Community Development
Fiscal Impact:	None at this time
Source of Funds:	N/A
Workload Impact:	Village Staff will take all steps necessary to implement this Resolution as part of their normal workload
Admin Recommend:	Approval as presented.
Second Reading:	None required.
Special Consider or Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Brandon Nolin, Community Development Administrator
Prepared by: Zoe Heidorn, Assistant Village Administrator

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RESOLUTION 25-77

FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD

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, 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 the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 as supplemented and amended (the *"Act"*), the Village President and Board of Trustees (the *"Corporate Authorities"*) of the Village of Morton Grove, Cook County, Illinois (the *"Village"*), have and do hereby determine it is advisable and in the best interests of the Village and certain affected taxing districts that the Village designate the Dempster Street Redevelopment Project Area, also to be known as the Dempster Street TIF District (the "*Redevelopment Project Area*"), as further described in "**Exhibit A**", attached hereto and incorporated herein, approve the Dempster Street Redevelopment Plan and Project (the *"Redevelopment Plan and Project"*), and adopt tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, and Ordinance 19-02 adopted by the Corporate Authorities on April 22, 2019, the Village has created an Interested Parties Registry for activities related to redevelopment project areas in the Village of Morton Grove, adopted reasonable registration rules, and prescribed requisite registration forms for residents and organizations active within the Village seeking to be placed on said Interested Parties Registry and has or will give public notice of the registry as required by law; and

WHEREAS, the TIF Act also requires that prior to the adoption of ordinances proposing the designation of a redevelopment project area, or approving a redevelopment plan or redevelopment project, the Village shall convene a Joint Review Board, consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county having authority to directly levy taxes on the property within the

Redevelopment Project Area at the time the proposed Redevelopment Project Area is approved, a representative selected by the Village and a public member; and

WHEREAS, the TIF Act also requires that prior to the adoption of ordinances proposing the designation of a Redevelopment Project Area, or approving a Redevelopment Plan or Redevelopment Project, the Village shall conduct a Public Hearing during which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Project Area and Redevelopment Plan and Project; and

WHEREAS, the TIF Act further requires the time and place of such public hearing be fixed by resolution or ordinance adopted by the Corporate Authorities; and

WHEREAS, the TIF Act further requires that not less than ten (10) days prior to adopting the resolution or ordinance fixing the time and place of a public hearing, the Village must make available for public inspection the Redevelopment Plan or a separate report that provides, in reasonable detail, the basis for the proposed Redevelopment Project Area's qualifying as a "Redevelopment Project Area" under the Act; and

WHEREAS, the firm of Johnson Research Group, Inc., has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the *"Report"*) that said proposed Redevelopment Project Area qualifies as a "Redevelopment Project Area" as defined in the TIF Act, which Report has been presented to the Corporate Authorities and has been on file in the official files and records of the Village and has been available for public inspection on the Village website: www.mortongroveil.org and in the Village Administrator's office for at least since at least November 14, 2025, (eleven (11)) days before the adoption of this Resolution); and

WHEREAS, the TIF Act further requires notice of the Public Hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities have heretofore determined it is advisable to convene a Joint Review Board and to hold a Public Hearing to consider the approval of the Redevelopment Plan, the designation of the proposed Redevelopment Project Area, and the adoption of tax increment allocation financing within the Redevelopment Project Area.

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

SECTION 1: Redevelopment Plan and Project and Redevelopment Project Area. The approval of the Redevelopment Plan and Project, the designation of Redevelopment Project Area and the adoption of tax increment allocation financing within the Redevelopment Project Area are hereby proposed.

SECTION 2: Joint Review Board Convened. A Joint Review Board ("JRB") as set forth in the TIF Act is hereby convened, and the Board shall meet, review such documents, and issue such report as set forth in the TIF Act. The first meeting of said Joint Review Board shall be held on **December 16, 2025, at 3:00 p.m.** at 6101 Capulina Avenue, Morton Grove, Illinois. The Village hereby expressly finds and determines said date is at least fourteen (14) days but not more than twenty-eight (28) days after the notice to affected taxing districts hereinafter authorized in Section (c) of this Resolution will be mailed. The JRB shall be established for the purposes set forth in the Act. The JRB shall consist of one representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district, and county having authority to directly levy taxes on the property within the proposed Redevelopment Project Area, a representative selected by the Village and a public member. The public member and the JRB's chairperson shall be selected by a majority of other members of the JRB in conformance with the requirements of 65 ILCS 5/11-74.4-5(b).

SECTION 3: Time and Place of Public Hearing Fixed. A Public Hearing (the "Hearing") shall be held by the Village Board on **January 27, 2026, at 6:00 p.m.** at 6101 Capulina Avenue, Morton Grove, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed designation of the Redevelopment Project Area, the approval of the Redevelopment Plan and Project, and adoption of tax increment allocation financing within the Redevelopment Project Area.

SECTION 4: Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached hereto as Exhibit "B", shall be published at least twice, not more than thirty (30) nor less than ten (10) days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area

SECTION 5: Mailing of Notice of Hearing Authorized.

A. Notice of the Hearing shall be mailed by certified mail not less than ten (10) days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the

proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property.

B. Notice of the Hearing shall also be given within a reasonable time after the adoption of this Resolution by first class mail to all residents within the postal zip code area or areas contained in whole or in part within the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Village for information in accordance with the registration guidelines herein established by the Village;

C. Notice of the hearing shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the Hearing, and such notice shall advise the taxing bodies represented on the JRB of the time and place of the first meeting of the JRB, and shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 6101 Capulina Avenue, Morton Grove, Illinois, concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan and Project;

D. Notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, shall be provided by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the Village determines are located outside the boundaries of the Redevelopment Project Area which are within 750 feet of the boundaries of the Redevelopment Project Area; however, if the total number of residential addresses outside the Redevelopment Project Area and within 750 feet of the boundaries of the Redevelopment Project Area exceeds 750, the Village shall be required to provide the notice to only the 750 residential addresses that, after a good faith effort, the Village determines are outside the Redevelopment Project Area and closest to the boundaries of the Redevelopment Project Area.

SECTION 6: Public Inspection of Proposed Redevelopment Plan. A draft of the proposed Redevelopment Plan was placed on file at the offices of the Village Clerk on November 14, 2025, being a date not less than forty-five (45) days prior to the date of the Hearing.

SECTION 7: Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of the Resolution are, to the extent of such conflict are hereby repealed. This Resolution shall become effective upon its adoption.

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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

EXHIBIT A

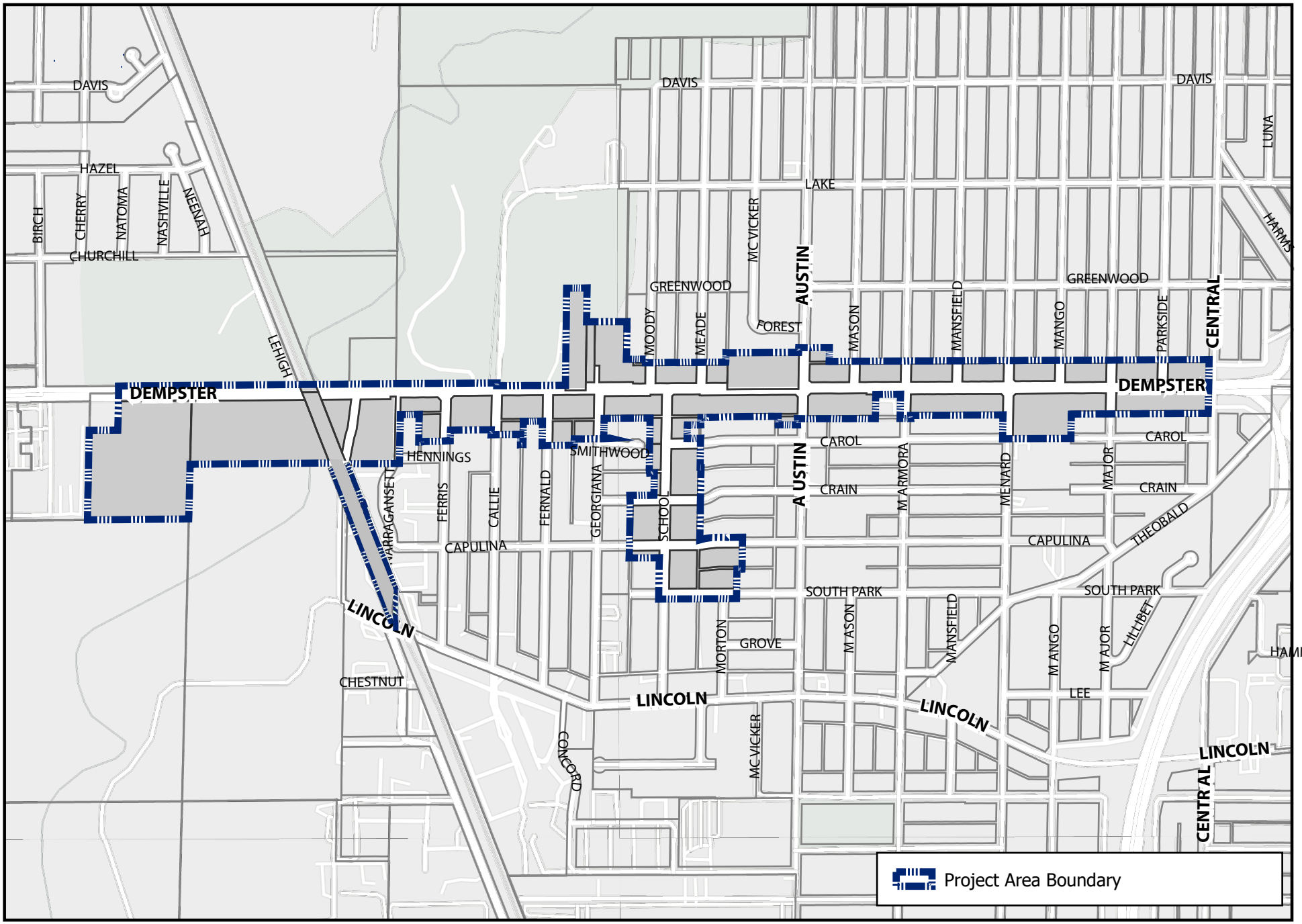
MAP OF PROPOSED DEMPSTER STREET

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EXHIBIT A

MAP OF PROPOSED DEMPSTER STREETREDEVELOPMENT PROJECT AREA/ TIF DISTRICT

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Project Area Boundary

Exhibit A: Dempster Street TIF District

MORTON GROVE
Incredibly Close ✦ Amazingly Open

EXHIBIT B

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NOTICE OF PUBLIC HEARINGVILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS PROPOSED ESTABLISHMENT OF THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA

Notice is hereby given that on January 27, 2026, at 6:00 p.m. at the Village Hall of the Village of Morton Grove, 6101 Capulina Avenue, Morton Grove, Illinois, a Public Hearing will be held to consider the approval of the proposed redevelopment plan and project (the "Redevelopment Plan and Project") and the designation of that certain proposed redevelopment project area to be known as the Dempster Street Redevelopment Project Area (Dempster Street TIF District) (the *"Redevelopment Project Area"*), and the adoption of tax increment allocation financing within the Redevelopment Project Area. The Redevelopment Project Area consists of the territory generally described below:

> *The Redevelopment Project Area is generally bounded on the east by Central Avenue, on the west by the western line of the Cook County Forest Preserve's St. Paul Woods (PIN 10-19-200-003-0000), on the north by the alley north of Dempster Street, and on the south by the alley south of Dempster Street. A portion of the Project Area extends south of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue).*

There will be considered at the hearing comments on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed Redevelopment Project Area, and adoption of tax increment allocation financing therefor. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, 6101 Capulina Avenue, Morton Grove, Illinois. Pursuant to the Redevelopment Plan and Project, the Village proposes to alleviate blighting conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals, and welfare of the public by establishing a public/private partnership, establishing economic growth, development, and employment in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area.

To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction, and installation of public facilities, property assembly, site preparation and improvement, job training, and other eligible

redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative, and other professional costs.

At the public hearing, all interested persons or affected taxing districts may file written comments and objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, , and the adoption of tax increment allocation financing therefor.. The hearing may be adjourned by the Village Board of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

_____

Eileen Scanlon Harford, Village Clerk
VILLAGE OF MORTON GROVE
Cook County, Illinois

Return to Agenda

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF RESOLUTION AND MINUTES

I, the undersigned, do hereby certify I am the duly qualified Village Clerk of the Village of Morton Grove, Cook County, Illinois (the *"Village"*), and as such official I am the keeper of the records and files of the Village President and Board of Trustees of the Village (the *"Corporate Authorities"*).

I do further certify the foregoing is a full, true, and complete copy of

Resolution 25-77

FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD

and a true, correct, and complete copy of the minutes of November 25, 2025, meeting of the Corporate Authorities during which said resolution was adopted.

I do further certify the deliberations of the Corporate Authorities on the adoption of said resolution were conducted openly, the vote on the adoption of said resolution was taken openly, said meeting was held at a specified time and place convenient to the public, notice of said meeting was duly given to all of the news media requesting such notice; an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; said agenda described or made specific reference to said resolution; said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 26th day of November 2025.

_____
Eileen Scanlon Harford, Village Clerk

(SEAL)

Legislative Summary

Ordinance 25-38

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AMENDING TITLE 1 CHAPTER 11 SECTION 4 ENTITLED "FEES FOR SPECIFIC PERMITS, LICENSES, CERTIFICATES, AND SERVICES" OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE TO UPDATE THE AMBULANCE TRANSPORT FEES

Introduction:	November 25, 2025
Purpose:	To amend Title 1 Chapter 11 of the Morton Grove Municipal Code to update the fee schedule for ambulance transport fees
Background:	The Ground Emergency Medical Transportation (GEMT) program is a federally funded Medicaid program that allows communities to be reimbursed for providing ambulance transportation services. GEMT has increased its ambulance transportation rate to $2,710. This ordinance will increase the fees for ambulance transportation services in the amount of $2,500 to account for the current reimbursement rate provided by the GEMT Program and to make the Village whole for costs associated with this service.
Programs, Departments, Group Affected	Administration, Public Works, Finance, and the Fire Department
Fiscal Impact:	Ambulance transportation fees will be increased to $2,500.00
Source of Funds:	
Workload Impact:	Staff will implement these revisions as part of its normal duties
Administrator Recommend:	Approval as presented
Second Reading:	December 9, 2025
Special Considerations or Requirements:	None

Submitted by - Charles L. Meyer, Village Administrator
Reviewed by - Michael Lukich, Director of Public Works
Reviewed by Dennis Kennedy, Fire Chief
Reviewed by - Hanna Sullivan, Finance Director
Prepared by - Teresa Hoffman Liston, Corporation Counsel

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ORDINANCE 25-38

AMENDING TITLE 1 CHAPTER 11 SECTION 4 ENTITLED "FEES FOR SPECIFIC PERMITS, LICENSES, CERTIFICATES, AND SERVICES" OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE TO UPDATE THE AMBULANCE TRANSPORT FEES

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, in order to increase the Village water rates, it is necessary to amend Title 1 Section 4 of the Village Code ("the Fee Ordinance").

WHEREAS, the Ground Emergency Medical Transportation (GEMT) program is the federally funded Medicaid program that allows for communities that provide ambulance transportation services to receive reimbursement for these services; and

WHEREAS, the current GEMT rate has increased to $2,710.00; and

WHEREAS, the Fire Chief, Finance Director/Treasurer and Village Administrator have recommended increasing the fees for ambulance transportation to align with the current reimbursement rate provided by the (GEMT) program to capture the GEMT approved rate, and to make the Village whole for costs associated with this service.

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 11 Section 4 Entitled "FEES FOR SPECIFIC PERMITS, LICENSES, CERTIFICATES, AND SERVICES" of the Municipal Code of the Village of Morton Grove is hereby amended as follows:

A. The fees set forth in the rows pertaining Title 9 Chapter 4 Section 1 which establish ambulance fees and related services are hereby amended to read as follows:

9-4-1	Non-Resident Ambulance Fee BLS-E transport	~~$1,500.00~~$2,500.00	Each

9-4-1	Non-Resident Ambulance Fee ALS1-E transport	~~$1,500.00~~$2,500.00	Each
9-4-1	Non-Resident Ambulance Fee ALS2-E transport	~~$1,500.00~~$2,500.00	Each
9-4-1	Resident Ambulance Fee BLS-E transport	~~$1,500.00~~$2,500.00	Each
9-4-1	Resident Ambulance Fee ALS1-E transport	~~$1,500.00~~$2,500.00	Each
9-4-1	Resident Ambulance Fee ALS2-E transport	~~$1,500.00~~$2,500.00	Each

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 9th day of December 2025

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 9th day of December 2025

Return to Agenda

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

Attested and filed in my office this
10th day of December 2025

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

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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	$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

Admin Recomd: Approval as presented.

Second Reading: Required – November 25, 2025

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

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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.

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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

Return to Agenda

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
	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

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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

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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

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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	General Fund				
	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
	Debt				
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

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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.

Return to Agenda

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

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Ordinance 25-37

AUTHORIZING AN AMENDMENT TO THE VILLAGE OF MORTON GROVE 2025 ADOPTED BUDGET

Introduced:	November 25, 2025
Purpose:	To amend the Adopted 2025 Budget to include the expenditure for architectural fees for the new Village Hall and Police Station and to take advantage of grant funds for additional parkway trees.
Background:	Pursuant to Ordinance 24-21, the budget for Calendar Year 2025 was adopted by the Board of Trustees on November 27, 2024. The Budget represents an estimate of revenues available and recommended expenditures for the Village. Title 1, Chapter 9D, Section 6 of the Municipal Code allows the adopted budget to be amended by a vote of two-thirds of the Corporate Authorities. The Village purchased property for the new Village Hall and Police Station after the 2025 budget was passed. Architectural services were needed to draft plans for the remodel and an addition to the new Village facilities. These costs were dependent on the purchase of the property, which was not certain at the time the budget was passed. The Village also has become aware of grant opportunities to reimburse the Village for the purchase of additional parkway trees. This ordinance will approve an amendment to the 2025 Adopted Budget to reflect these 2025 expenditures.
Programs, Departments or Groups Affected	Administration, Finance, Public Works Departments
Fiscal Impact:	This ordinance will amend the 2025 Adopted Budget by adding $800,000 to account 335060558126 and adding $22,325 to account 025017552240.
Source of Funds:	General Fund Reserves
Workload Impact:	The Finance Department as part of their normal work activities will perform the management and implementation of the budget amendment.
Administrator Recommendation:	Approval as Presented
Second Reading:	December 9, 2025
Special Considerations or Requirements:	This Ordinance will require a two-thirds majority vote to approve as presented.

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

Return to Agenda

ORDINANCE 25-37

AUTHORIZING AN AMENDMENT TO THE VILLAGE OF MORTON GROVE 2024 ADOPTED BUDGET

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 24-21, the budget for Calendar Year 2025 was adopted by the Board of Trustees on November 24, 2024; and

WHEREAS, pursuant to Ordinance 24-21 and pursuant to Section 65 ILCS 5/8-2-9.1 et seq, the Calendar Year Budget document represents an estimate of revenues available to the municipality for the fiscal year together with recommended expenditures for the municipality pursuant to good fiscal management practices; and

WHEREAS, pursuant to Title 1, Chapter 9D, Section 6 of the Municipal Code of the Village of Morton Grove, the Corporate Authorities may from time-to-time amend its adopted budget by a vote of two-thirds of its members; and

WHEREAS, from time-to-time changing circumstances and priorities may necessitate amendments to the budget document; and

WHEREAS, the Village purchased property for a new Village Hall and Police Station at 6201 Dempster after the 2025 budget was passed; and

WHEREAS, the Village needed to engage an architect to begin plans to renovate the existing building as well as add an addition; and

WHEREAS, these costs were dependent on purchasing the property, which was not certain at the time the 2025 budget was passed; and

WHEREAS, the Village received a grant reimbursement opportunity for additional parkway trees; and

WHEREAS, the Village needed to purchase the trees first in order to take advantage of the grant funds.

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

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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 Corporate Authorities hereby amend the 2025 Adopted Annual Budget to adjust the following accounts in General Fund as follows:

Account Number	**Account Name**	**Amount**
Expenditure Account		
335060532390	Professional Services	$ 800,000
025017552240	Tree Replacement	$ 22,325

SECTION 3: The Village Administrator and Director of Finance/Treasurer and/or their designees are hereby authorized to make the necessary amendments to the 2025 Adopted Budget as reflected in Section 2.

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

Passed this 9th day of December 2025

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Approved by me this 9th day of December 2025

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

Attested and filed in my office this
10th day of December 2025

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

Legislative Summary

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Resolution 25-78

AUTHORIZING RENEWALS OF THE EXCLUSIVE FRANCHISE AGREEMENT WITH WASTENOT, INC., FOR FOOD SCRAP COMPOSTING SERVICES IN THE VILLAGE OF MORTON GROVE

Introduced:	November 25, 2025
Purpose:	To authorize an extension of the Franchise Agreement with Wastenot Inc., to operate a Food Scrap Collection Subscription Program for residents and small businesses on a voluntary subscription with fees to be paid by the customer at no cost to the Village.
Background:	In 2023, the Village solicited proposals for year-round food scrap collection services and received two (2) proposals from qualified contractors. After reviewing these proposals and verifying each contractor's availability to provide efficient food scrap collection along with the lowest cost to Village residents and small businesses, the Village Pursuant to Resolution 23-46 entered into a two-year food scrap collection franchise agreement with Wastenot, Inc., of Chicago, Illinois (see Attachment A). The agreement provides an exclusive franchise for the collection of food scrap services for Village residents and small businesses on a voluntary subscription contract with a monthly, quarterly, or annual fees to be paid by the customer directly to Wastenot, Inc., and a Winter Gap Program during the period that off-season for Groot's Landscape Waste/Food Scrap program (December 15 through March 15 each year); at no cost to the Village. The agreement also provides that it could be renewed at the sole option of the Village annually for up to five (5) additional years. This Resolution shall authorize the Village Administrator to enter into a one-year renewal of the agreement for the period from January 1, 2026, through December 31, 2026, and if the Village Administrator deems it in the Village's best interest based on then existing circumstance, to authorize Village Administrator to approve four (4) subsequent one-year renewals for 2027, 2028, 2029 and 2030.
Departments & Groups Affected	Public Works, Administration Village Residents and Small Businesses
Fiscal Impact:	This program will be at no cost to the Village
Source of Funds:	N/A
Workload Impact:	Public Works and Village Administration will manage this agreement as part of their regular workload.
Administrator Recommendation	Approval as presented.
First Reading:	Not Required
Special Consideration	None

Submitted by: Charles L. Meyer, Village Administrator
Prepared by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Michael Lukich, Public Works Director

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RESOLUTION 25-78

AUTHORIZING RENEWALS OF THE EXCLUSIVE FRANCHISE AGREEMENT WITH WASTENOT, INC., FOR FOOD SCRAP COMPOSTING SERVICES IN 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 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, nineteen million tons of waste is landfilled in Illinois every year. Food waste accounts for as much as twenty percent of this waste, which is more than any other single waste stream found in landfills; and

WHEREAS, to help keep food waste out of landfills, in 2020, the Village initiated a year-round food scrap collection program, and entered into a 3-year contract with Collective Resource, Inc., of Evanston, Illinois to offer residents year-round subscription-based food scrap collection services at no cost to the Village; and

WHEREAS, after this contract expired, the Village solicited proposals for year-round food scrap collection services and received two (2) proposals from qualified contractors; and

WHEREAS, in 2023, the Village solicited proposals for year-round food scrap collection services and received two (2) proposals from qualified contractors. After reviewing these proposals and verifying each contractor's availability to provide efficient food scrap collection along with the lowest cost to Village residents and small businesses, the Village, pursuant to Resolution 23-46 entered into a two-year food scrap collection franchise agreement with Wastenot, Inc., of Chicago, Illinois (see Attachment A); and

WHEREAS, the agreement provided an exclusive franchise for the collection of food scrap services for Village residents and small businesses on a voluntary subscription contract with a monthly, quarterly, or annual fees to be paid by the customer directly to Wastenot, Inc., and a Winter Gap Program during the period that off-season for Groot's Landscape Waste/Food Scrap program (December 15 through March 15 each year); at no cost to the Village; and

WHEREAS, the agreement provided that it could be renewed at the sole option of the Village annually for up to five (5) additional years; and

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WHEREAS, the Corporate Authorities deem it in the best interest of the Village to l authorize the Village Administrator to enter into a one-year renewal of the agreement for the period from January 1, 2026 through December 31, 2026, and, if the Village Administrator deems it in the Village's best interest based on then existing circumstance, to authorize the Village Administrator to enter into four (4) subsequent one-year renewals for 2027, 2028, 2029 and 2030.

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 Village Administrator is hereby authorized to renew a Franchise Agreement with Wastenot Inc. of Chicago, Illinois, to operate to offer residents year-round subscription-based food scrap collection services at no cost to the Village.

SECTION 3: The Village Administrator, the Director of Public Works and their designee are hereby authorized to execute and take all steps necessary to implement and enforce the agreements.

SECTION 4: This resolution shall be in full force and effect from and after its passage and approval.

Passed this 25th day of November 2025.

Trustee Khan _____

Trustee Minx _____

Trustee Shiba _____

Trustee Thill _____

Trustee Travis _____

Trustee White _____

Return to Agenda

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

Return to Agenda

Attachment B

VILLAGE OF MORTON GROVE AND WASTENOT, INC.
FOOD SCRAP COLLECTION FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (hereinafter referred to as the "Agreement") entered into this _____ day of _____, 2023, between the Village of Morton Grove, an Illinois municipal corporation with offices located at 6101 Capulina Avenue, Morton Grove Illinois 60053 (hereinafter referred to as the "Village"), and Wastenot, Inc., an Illinois corporation with offices located at 4631 N. Lincoln Ave., Chicago, Illinois 60625 (hereinafter referred to as the "Franchisee").

The Village and Franchisee have agreed to initiate a stand-alone residential and commercial food scrap collection program. The program will entail the collection of food scrap and similar commercially compostable items by the Franchisee from residents and businesses who contract directly with the Franchisee to take part in the program via subscriptions with Franchisee. The Village will promote the subscriptions to residents and businesses, but shall not be a party, nor have any responsibility with respect to the subscriptions

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein and for other good and valuable consideration, the parties hereto agree to the following provisions:

I. DEFINITIONS

For Purposes of the Agreement the following terms shall have the following definitions unless the context clearly demonstrates otherwise.

A. "Food Scrap" means all food including meat, bones, fish, seafood, seafood shells, fruits, vegetables, eggs, eggshells, cheese, whole grain and processed foods, nuts, nut shells, spices, tea, and coffee grounds.
B. "Franchise Area" means all residential units and commercial properties within the borders of the Village of Morton Grove.
C. "Residential Properties" means Single and Multi- Family Residential properties.
D. "Similar Commercially Compostable Items" means all certified compostable cups, bowls, plates, and carry-out containers, including food soiled corrugated cardboard, food soiled paper napkins, paper towels, coffee filters, and paper salt, pepper, and sugar packets. Tea bags (minus staples), blue masking tape, Popsicle sticks, skewers, dryer lint and pure cotton or wool clothes.
E. "Single Family Residence" means detached single family dwellings, townhomes, duplexes, and multi-unit residential dwellings up to and including three-flat and four-unit co-op buildings**.**

II. TERM

A. Primary Term. The Franchise Agreement shall commence on January 1, 2024, shall continue for 2 years (24 months), and expire on or by December 31, 2025. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 30 days prior written notice.
B. Extended Term. The Village, in its sole discretion, may extend the franchise agreement term up to five (5) additional years thereafter upon the same terms, covenants and conditions as herein provided. The Primary Term together with any Extension Term(s) is referred to herein collectively as the "Term."

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III. SERVICES AND FEES

A. Services.
   1. Franchisee shall make the Services available to all properties in the Franchise Area including but is not limited to all residential commercial properties, and event services occurring in the Franchise Area.
   2. Franchise shall provide its customer with the minimum services set forth in Exhibit A (the "Services"). Except as otherwise provided herein, the nature and scope of the Services may only be modified by a writing approved by both parties.
   3. The Franchisee will provide adequate supervision and administration for coordinating the program and complaint follow-up and resolution.
   4. Franchisee shall implement a public relations program in order to promote commercial composting and waste reduction. The Village agrees to help provide public information about the Franchisee's program, including notice and information on the Village's website with links to the website or other service portal of the Franchisee.

B. Exclusivity. In return for Franchisee timely and satisfactorily performing its obligations under this Agreement, the Village shall not authorize any other entity to operate a stand-alone residential and commercial food scrap collection program. This Section shall not apply to any business who has entered into a solid waste collection franchise agreement with the Village (currently Groot Inc., who currently provides combined food waste and landscape waste collection services to Village residents from March 15 through December 15 each year.)

C. Fee.
   1. Franchisee shall enter into subscription agreements pursuant with this Agreement with all willing customers in the Franchise Area pursuant to the lesser of the pricing fees set forth in Exhibit B or the rates Franchisee charges to customer not covered by any Franchise Agreement.
   2. Franchisee shall provide at no charge Services for up to two (2) community or special events, the selection and designation of such events being at the mutual agreement of the parties.
   3. Franchisee shall provide Services at no charge to Village buildings at the Village's request with services modified from time to time by mutual written agreement.

IV. GENERAL PROVISIONS

A. Franchisee represents it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the services set forth in this Agreement ("Services") in accordance with the standards of practice, care, and diligence practiced by recognized companies performing services of a similar nature in existence at the time of performance. The representations and certifications expressed are in addition to any other representations and certifications expressed in this Agreement or expressed or implied by law.

B. Safety. Franchisee shall take all necessary and reasonable precautions to protect the safety of the public, its customers and its employees who are engaged in the performance of the Services.

C. Accounting. During the term of this Franchise Agreement, Grantee shall provide the Village with a yearly accounting on or before November 1st of every year of the address of participating properties, the fees charged to said properties, and the volume food scrap material collected.

D. Representation and Warranties. Franchisee represents and warrants that: (1) If applicable, Franchisee possesses and will keep in force all required licenses to perform the Services, (2) the employees of Franchisee performing the Services are fully qualified, licensed as required, and

skilled to perform the Services; (3) Franchise shall promptly clean up any spills and repair any damage to Village property including rights of way resulting from this Agreement; and (4) Franchisee will dispose of the food scrap at a licensed compost facility. Franchisee must notify the Village in writing of the location for disposal to the Village for approval within 15 days of execution of this Agreement and within 30 days before any change in location.

E. Default.
    1. Village may, terminate this Agreement upon 14 days' written notice if Franchisee fails to cure a default of a term of the Agreement within 30 days of written notice of the Default.
    2. The Village shall have the power to proceed with any right or remedy granted by federal and/or state laws as it may deem in the best interest of the Village, including but not limited to, any suit, action or special proceeding in equity or at law for the specific performance of any covenant or agreement contained herein, or for the enforcement of any proper legal or equitable remedy as the Village shall deem most effectual to protect the rights aforesaid, insofar as such may be authorized by law.
    3. No remedy by the terms of this Agreement conferred upon or reserved to the Village is intended to be exclusive of any other remedy. Any remedy shall be cumulative and shall be in addition to any other remedy given to the Village. No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may deemed expedient. No waiver of any Event of Default shall extend to or shall affect any subsequent default or Event of Default or shall impair any rights or remedies consequent thereto.

F. Conflict of Interest. Franchisee represents and warrants that no prior or present services provided by Franchisee to third parties conflict with the interests of Village in respect to the Services being provided hereunder except as shall have been expressly disclosed in writing by Franchisee to Village and consented to in writing to Village.

G. Indemnity.
    1. Franchisee shall defend, indemnify and hold harmless the Village and its officers, elected and appointed officials, agents, and employees from any and all liability, losses, or damages as a result of claims, demands, suits, actions, or proceedings of any kind or nature, including but not limited to costs, and fees, including attorney's fees, judgments or settlements, resulting from or arising out of any negligent or willful act or omission on the part of the Franchisee or Franchisee's subcontractors, employees, agents or subcontractors during the performance of this Agreement. Such indemnification shall not be limited by reason of the enumeration of any insurance coverage herein provided. This provision shall survive completion, expiration, or termination of this Agreement.
    2. Nothing contained herein shall be construed as prohibiting the Village, or its officers, agents, or employees, from defending through the selection and use of their own agents, attorneys, and experts, at its cost any claims, actions or suits brought against them. Nothing herein shall be construed as a limitation or waiver of defenses available to the Village and employees and agents, including the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq.
    3. At the Village Corporation Counsel's option, Franchisee must defend all suits brought upon all such losses and must pay all costs and expenses incidental to them, but the Village has the right, at its option, to participate, at its own cost, in the defense of any suit, without relieving Franchisee of any of its obligations under this Agreement. Any settlement of any

claim or suit related to this Agreement by Franchisee must be made only with the prior written consent of the Village Corporation Counsel, if the settlement requires any action on the part of the Village.

4. Franchisee shall be responsible for any losses resulting from or arising out of any breach, neglect, or misconduct by Franchisee arising from the performance or omission of its Work or its sub-franchisees' work or otherwise resulting from this Agreement. Acceptance of the work by the Village will not relieve the Franchisee of the responsibility for subsequent correction of any such error, omissions and/or negligent acts or of its liability for loss or damage resulting therefrom. All provisions of this Section shall survive completion, expiration, or termination of this Agreement.

H. Insurance. Franchisee shall carry and maintain at its own cost with such companies as are reasonably acceptable to Village all necessary liability insurance (which shall include as a minimum the requirements set forth below) during the term of this Agreement, for damages caused or contributed to by Franchisee, and insuring Franchisee against claims which may arise out of or result from Franchisee's performance or failure to perform the Services hereunder: (1) worker's compensation in statutory limits and employer's liability insurance in the amount of at least $500,000, (2) comprehensive general liability coverage, and designating Village as additional insured for not less than $1,000,000 combined single limit for bodily injury, death and property damage, per occurrence, and (3) comprehensive automobile liability insurance covering owned, non-owned and leased vehicles for not less than $1,000,000 combined single limit for bodily injury, death or property damage, per occurrence. Franchisee shall give to the Village certificates of insurance for all Services done pursuant to this Agreement before Franchisee performs any Services, or certified copies of the policies of insurance evidencing the coverage and amounts set forth in this Section. Except for Professional liability insurance, the Village may also require Franchisee to provide copies of the Additional Insured Endorsement to said policy(ies) which name the Village as an Additional Insured for all of Franchisee's Services and work under this Agreement. Any limitations or modification on the certificate of insurance issued to the Village in compliance with this Section that conflict with the provisions of this Section shall have no force and effect. Franchisee's certificate of insurance shall contain a provision that the coverage afforded under the policy will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to Village. Franchisee may rely on excess coverage to meet the limits of coverage required under this Agreement. Franchisee understands that the acceptance of certificates, policies, and any other documents by the Village in no way releases the Franchisee and its subcontractors from the requirements set forth herein. Franchisee expressly agrees to waive its rights, benefits, and entitlements under the "Other Insurance" clause of its commercial general liability insurance policy as respects the Village. In the event Franchisee fails to purchase or procure insurance as required above, the parties expressly agree that Franchisee shall be in default under this Agreement, and that the Village may recover all losses, attorney's fees and costs expended in pursuing a remedy or reimbursement, at law or in equity, against Franchisee.

I. FOIA. Pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/7(2), records in the possession of others whom the Village has contracted with to perform a governmental function are covered by the Act and subject to disclosure within limited statutory time limits (five (5) working days with a possible five (5) working day extension). Upon notification from the Village that it has received a Freedom of Information Act request that calls for records within the Franchisee's control, the Franchisee shall promptly provide all requested records to the Village so that the Village may comply with the request within the required time limit. The Village and the Franchisee shall cooperate to determine what records are subject to such a request and whether

any exemptions to the disclosure of such records, or part thereof, are applicable. Vendor shall indemnify and defend the Village from and against all claims arising from the Village's exceptions to disclosing certain records which Vendor may designate as proprietary or confidential. Compliance by the Village with an opinion or a directive from the Illinois Public Access Counselor or the Attorney General under FOIA, or with a decision or order of Court with jurisdiction over the Village, shall not be a violation of this Section.

J. No Assignments or Subcontracts. Franchisee shall not assign all or any part or its rights or obligations hereunder without Village's express prior written approval. Any attempt to do so without the Village's prior consent shall, at Village's option, be null and void and of no force or effect whatsoever. Franchisee shall not employ, contract with, or use the services of any other food scrap hauler, franchisee, special contractor, or other third party in connection with the performance of the Services without the prior written consent of Village.

K. Compliance with Applicable Statutes, Ordinances and Regulations. In performing the Services, Franchisee shall comply with all applicable federal, state, county, and municipal statutes, ordinances, and regulations, at Franchisee's sole cost and expense, except to the extent expressly provided to the contrary herein.

L. Notices. Every notice or other communication to be given by either party to the other with respect to this Agreement, shall be in writing and shall not be effective for any purpose unless the same shall be served personally or by United States certified or registered mail, postage prepaid, addressed if to Village as follows: Village of Morton Grove, 6101 Capulina Avenue, Morton Grove, Illinois 60053, Attention: Village Administrator, and to Franchisee at 4631 N. Lincoln Ave., Chicago, Illinois 60625, or at such other address or addresses as Village or Franchisee may from time to time designate by notice given as above provided.

M. Attorney's Fees. In the event that the either party commences any action, suit, or other proceeding to remedy, prevent, or obtain relief from a breach of this Agreement by Franchisee, or arising out of a breach of this Agreement by the prevailing party shall recover from the other party as part of its judgment, its attorneys' fees and costs incurred in each and every such action, suit, or other proceeding.

N. Waiver. Any failure or delay by Village to enforce the provisions of this Agreement shall in no way constitute a waiver by Village of any contractual right hereunder unless such waiver is in writing and signed by Village.

O. Severability. If any provision of this Agreement should be held void, or unenforceable, the remaining portions hereof shall remain in full force and effect.

P. Choice of Law. The rights and duties arising under this Agreement shall be governed by the laws of the State of Illinois. Venue for any action arising out or due to this Agreement shall be in Cook County, Illinois. The Village shall not enter into binding arbitration to resolve any dispute under this Agreement. The Village does not waive tort immunity by entering this Agreement.

Q. Survival. Except as expressly provided to the contrary herein, all provisions of this Agreement shall survive all performances hereunder including the termination of the Franchisee.

R. No Discrimination. During the performance of the contract, the Franchisee will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, or age or physical or mental disabilities that do not impair ability to work, in all solicitations or advertisements for employees placed by it on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, or disability.

V. FRANCHISEE CERTIFICATIONS

A. Franchisee acknowledges and agrees that should Franchisee or its sub-franchisee provide false information or fail to be or remain in compliance with the Agreement, the Village may void this Agreement.

B. Franchisee certifies that it and its employees will comply with applicable provisions of the U.S. Civil Rights Act, Section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act (42 U.S.C. Section 1201 et seq.) and applicable rules in performance under this Agreement.

C. If Franchisee, or any officer, director, partner, or other managerial agent of Franchisee, has been convicted of a felony under the Sarbanes-Oxley Act of 2002, or a Class 3 or Class 2 felony under the Illinois Securities Law of 1953, Franchisee certifies at least five years have passed since the date of the conviction.

D. Franchisee certifies that it has not been convicted of the offense of bid rigging or bid rotating or any similar offense of any State in the U.S., nor made any admission of guilt of such conduct that is a matter of record. (720 ILCS 5/33 E-3, E-4).

E. Franchisee certifies that it is properly formed and existing legal entity, and as applicable, has obtained an assumed name certificate from the appropriate authority, or has registered to conduct business in Illinois and is in good standing with the Illinois Secretary of State.

F. If more favorable terms are granted by Franchisee to any similar governmental entity in any state in a contemporaneous agreement let under the same or similar financial terms and circumstances for comparable supplies or services, the more favorable terms shall be applicable under this Agreement.

G. Franchisee certifies that it is not delinquent in the payment of any fees, fines, damages, or debts to the Village of Morton Grove.

VI. INTEGRATION

This Agreement, together with Exhibits A and B, sets forth all the covenants, conditions and promises between the parties with regard to the subject matter set forth herein. There are no covenants, promises, agreements, conditions, or understandings between the parties, either oral or written, other than those contained in this Agreement. This Agreement has been negotiated and entered into by each party with the opportunity to consult with its counsel regarding the terms therein. No portion of the Agreement shall be construed against a party because one party drafted that portion as the rule of *contra proferentem* shall not apply.

In the event of any inconsistency between this Agreement, and the Exhibits, this Agreement shall control over the Exhibits.

IN WITNESS WHEREOF, the parties hereto have each approved and executed this Agreement on the day, month and year first above written.

WASTENOT, INC.	**Village of Morton Grove**
By: _____	By:_____
Its: _____	Ralph E. Czerwinski, Village Administrator
FEIN Number: _____	Date: _____
Date: _____	

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EXHIBIT A
SCOPE OF SERVICE

REQUIRED BY RFP

I. Minimum Scope of Services.

1. The Contractor shall provide services for the collection, transportation, and processing via commercial composting of Food Scraps placed for collection by residents and businesses in the Village.

2. Collections shall be at specified times weekly or bi-weekly.

3. Collections shall take place 12 months of the year between 7:00 a.m. and 5:00 p.m. on regularly scheduled weekdays (Monday through Friday), except if a collection is scheduled to take place on a legal holiday, such collection shall be delayed by one day, with Saturday pick-up allowed due to the holiday delay.

4. Scraps that may be collected shall include fruit and vegetable scraps, coffee grounds, meat, dairy products, eggs, weeds, bones, paper products, grains, and bread.

5. The Contractor shall provide rodent and odor-proof collection containers, and the program shall use a "container swap collection" approach for residential units. Container swap collection requires that instead of tipping the container and returning the same tipped container to the property, the Contractor swaps the container(s) for a clean replacement container each time a stop is completed for all containers to be serviced.

6. Collection containers must display weatherproof signage approved by the Village printed and affixed to the container by the Contractor. All containers purchased must be owned and maintained by the Contractor solely. More discussions regarding containers can be negotiated.

7. Residential collection shall take place at the customer's front porch or front entryway, or within reasonable proximity thereof. Residential collection shall not take place in alleys. Commercial collections will take place at the rear of the premises.

8. Collections shall be transported to a licensed facility or facilities mutually agreed upon by the Village and the Contractor and shall be recycled in a manner approved by the Village.

9. The Contractor must retain all data collected for the duration of the contract and be prepared to provide data to the Village in an editable format (Excel, Word, etc.). Data should include the number of households participating and weight/gallons/volume of food scrap collected (which the Contractor uses as a measurement). Please attach a sample data report/snapshot used or provided to a current or former client.

10. The Contractor will make available and provide for the collection of acceptable food scraps for all single-family residential homes within the municipal boundaries of the Village of Morton Grove.

11. The Contractor shall be solely responsible for making the services available on a subscription basis and for all account management and administration services at no cost or obligation to the Village. The Contractor will be fully responsible for billing, invoicing, and collecting payment for all contracted services with individual accounts.

12. The Contractor shall establish rates to be charged to residents and businesses as approved in the contract between the Village and the Contractor, which shall not be changed without the Village's written consent and only due to a change in any Federal, State, or local law, ordinance, or regulation which causes a significant increase in the Contractor's costs.

13. The Contractor shall provide a public information and education program which shall, at a minimum, include information regarding the Contractor's program and promotion of composting and recycling for publication on the Village's website and social media and host or participate in at least one annual community or special event approved in advance by the Village.

14. The Contractor shall maintain and provide the Village Public Works Department, upon request, the names and addresses of all participants in the Food Scrap program.

15. The Contractor shall provide service to Village facilities (Village Hall, Public Works, Fire Stations, and Civic Center) and at Village events (Morton Grove Days, National Night Out, MG Sustainability Expo) if requested shall be provided without charge.

16. The Contractor shall maintain the following insurance during the life of the Agreement. The policy shall contain a provision that the Insurance carrier must provide thirty (30) days written notice to the Village before any cancellation of coverage becomes effective. The insurance requirements are a minimum expectation at the time of submitting the RFP. By submitting an RFP, the bidder acknowledges its responsibility to procure the appropriate insurance coverage and limits consistent with this section. The Village has the right to make amendments to the insurance requirements at the time of the agreement that are reflective of the scope of the work being performed.

INCLUDED WITH WNC'S PROPOSAL

*** If there is an inconsistency between the RFP and WNC's proposal which results in a restriction or diminution of service, the RFP will supersede WNC's Proposal**

YEAR ROUND SERVICE, COLLECTION DAYS, SERVICE WINDOW

- All of WasteNot's service offerings— residential, commercial, multi-unit, and event service— are offered year round.
- WasteNot also has seasonal offerings such as pumpkin collection and holiday tree collection.
- WasteNot will work with Morton Grove and its current haulers to determine the best collection days for residents. These regular collection days will occur between Monday and Friday, in accordance with the requirements of the Village.
- Each participating resident will be serviced between the hours of 7AM and 5PM, in accordance with the Village's requirements.
- Should a holiday occur on a scheduled pickup date, WasteNot will not skip the service date. Instead, WasteNot will schedule an alternative pickup date in accordance with the requirements of The Village. This ensures consistent, clean, and convenient service for all members.

FOOD SCRAPS & ACCEPTED COMPOSTABLES

WasteNot is proud to accept all of the compostable items required by the Village, in addition to many compostable items not accepted by other haulers, including commercially compostable bio-plastics, packaging, and takeout containers. Our comprehensive list of accepted items is as follows:

- All food waste (cooked or raw), including, but not limited to:
  - fruits & vegetables
  - coffee grounds/filters, tea, tea bags
  - meat, fish, bones, seafood, and seafood shells
  - eggshells, nut shells, nuts, pits, spices, and herbs
  - dairy & non-dairy alternatives
  - baked goods & grains
  - flour, sugar
- all BPI-certified products, certified compostable plastics (soft or rigid), and any products marked as "commercially compostable"
- 100% paper products, including:
  - paper towels
  - egg cartons
  - napkins
  - paper sugar packets
  - kraft paper bags
  - flour & sugar bags
  - newspaper
- 100% paper products that are wet or soiled
- pizza boxes
- natural fibers/products, including:
  - 100% cork
  - 100% silk

    - 100% cotton
    - 100% wood
    - 100% bamboo
    - 100% sugarcane
- yard waste, flowers, plant trimmings
- cellulose sponges & natural loofahs
- Pet food, pet fur, untreated human hair, nail clippings
- Houseplants, weeds, soil, plant clippings & trimmings

The graphic of acceptable items we share with our customers is attached (see Attachment 1).

RESIDENTIAL COLLECTION APPROACH

WasteNot uses an innovative approach to residential compost collection that is centered on the engagement, convenience, satisfaction, and retention of our customers. The continued success of our approach is demonstrated by our largest-in-the-region residential customer base and less than 2% churn (as of January 2023).

- Prior to Morton Grove's desired start date, WasteNot will establish an enrollment period in which each eligible household will have the opportunity to enroll in the food scrap collection program. Enrollment will remain open throughout the duration of the contract with Morton Grove.
- Using an online signup form, each interested household will provide contact information, payment information, and collection preferences. Then, a personal WasteNot portal will be created, formalizing the resident's membership.
- Based on initial enrollment, WasteNot will use its routing software to determine the optimal routes and pickup days for each participating member.
- On the first service day, each member will receive their first 5-gallon bucket.
- During the week, the member will begin filling the bucket with any of the compostable materials accepted by WasteNot (see attachment 1 for accepted materials).
- As they are filling the bucket, members can store their bucket wherever they prefer, indoors or outdoors. Customers can use the WasteNot Shop to purchase items like a countertop caddy and compostable liners to make their weekly experience even more convenient. However, these items are not necessary.
- On each following service day, the member will leave their filled 5-gallon bucket in the predetermined location of their choice. WasteNot will collect the filled bucket and swap it out with an empty, industrially cleaned and sanitized bucket.
- This circular, swap-out system continues on the regularly scheduled days for as long as the member opts into the program.
- Using their personal portal, a WasteNot member has the ability at any time to:
    - skip, pause, change, or cancel service
    - view their impact metrics
    - update their billing/contact information or change their service address

- update their account preferences such as email, phone, and opt in for reminders or notifications
- refer and receive referral rewards
- contact our support team and further engage with WasteNot

CONTAINER SIGNAGE

WasteNot recognizes that clean, attractive, and well-labeled containers are key to program success. WasteNot uses a trusted vendor for its custom, weatherproof container signage typically lasting longer than five years. WNC would welcome the Village's signage on the program containers.

DATA, IMPACT, METRICS, & REPORTING

Food scrap collection is one of the easiest and most efficient ways to reduce a home, business, or the Village's environmental impact. Diverting food scraps from the landfill prevents emission of methane gas, a greenhouse gas nearly 20 times more potent than carbon dioxide. For every pound of waste the Village of Morton Grove composts, the equivalent of more than 1.75 pounds of carbon emissions are eliminated from the Village's footprint. The emissions reduction and positive impact on local air quality is even greater after accounting for WasteNot's use of an electric fleet instead of diesel trucks. WasteNot weighs every account's container at every collection to determine how many pounds of compost are diverted each service. Using this detailed information, we are able to provide a robust and interactive reporting system for the Village and its residents.

Metrics for Residents

At any time, residential members can log into their portal to view how much they have composted, and the positive environmental impact it has. Reported metrics include:

- pounds of compost diverted from the landfill
- the carbon emissions equivalency of the amount diverted
- conversions of these stats that make the carbon emissions impact easier for members to conceptualize, such as:
  - miles driven equivalency
  - gallons of gas avoided
  - seedlings planted

Metrics for Morton Grove

WasteNot can provide impact reports biannually or as often as requested by Village administrators. An example report is attached (see Attachment 3). The impact reports will include cumulative metrics encompassing all participating members and institutions in Morton Grove, whether that be residents, businesses, or Village facilities.

- Reports will include the number of participating residential and commercial members,

- Reports will include the cumulative total of compost diverted from landfills (in lbs) and the carbon emissions avoided as a result (lbs)
- The primary objective of WasteNot's reporting is to contextualize the impact of the program and how it advances the Village's overall sustainability goals. Upon request, WasteNot can help convert the metrics it traditionally reports into those most relevant to the Village.
- WasteNot can also advise on how best to communicate metrics to the public, lawmakers, or other relevant parties.
- Individual commercial accounts always have access to their impact metrics, just like residents. Upon request, WasteNot can provide the Village with impact reports specific to particular businesses, institutions, or Village facilities.

RESIDENTIAL COLLECTION LOCATION

Top-of-Drive, Door-to-Door, and End of Driveway collection points are standard operating procedures for WasteNot's residential service. Members specify the exact location most suitable for the container swap and are encouraged to upload a photo of this location to their account. These procedures ensure seamless swaps that avoid unnecessary scheduling and traffic impacts. WasteNot will not service residential receptacles in alleys as per the Village's request.

COMMERCIAL COLLECTION LOCATION

WasteNot is willing and able to provide collection service for any commercial partner in Morton Grove in the rear of the business premises.

PUBLIC INFORMATION AND EDUCATION PROGRAM

WasteNot employs a full service marketing team that is ready and able to provide Morton Grove with Village website landing page design, program educational materials, and more to ensure that the residents of Morton Grove are aware and educated on WasteNot's curbside collection service (see Attachment 2 for the City of Lake Forest's landing page on WNC's compost collection).

Scope of Services - Performance Requirements

RESIDENTIAL CUSTOMER SERVICE

- WasteNot has a team dedicated to customer service that is able to answer any questions members have about service, container swaps, and acceptable items, and ready to assist members with any account inquiries/needs.
- WasteNot has an internal policy that all customer service requests get acknowledged and answered within 24 hours. Our typical response time is much quicker, with an average response time of less than 4 hours.
- In addition to our dedicated support team, we run a daily dispatch system that provides a constant line of communication between our drivers and support team while service routes occur. This allows us to prevent most issues before they even arise, and equips our drivers with the ability to correct most customer service requests immediately as they come in.
- A primary focus of our vetting, hiring, and training processes for drivers is the ability to provide outstanding customer service. These processes allow our drivers to serve as an extension of our in-office support team and ensure customer satisfaction is at the forefront of WasteNot's operations. Our drivers are equipped to answer nearly any question a customer might have and their personability is frequently cited in positive reviews of WasteNot's service.
- WasteNot uploads photos of every container swap to ensure a successful service. Not only does this tool provide us with the information necessary to resolve issues quickly and accurately, it gives us a historical record we use to ensure service remains consistent week-to-week.
- To facilitate quick receipt and resolution of customer requests, WasteNot built a customer portal that allows members to handle common support requests on their own, if they so choose. This includes actions such as skipping, pausing, or canceling service, viewing upcoming and past service days, determining accepted items, and tracking environmental impact.
- WasteNot has a custom, automated reminder system that members can opt to use. The system sends text messages and/or emails directly to members to remind them the night before service occurs.

PROTECTION OF PROPERTY

WNC shall take all reasonable actions to avoid damage as a result of its operations including damage to existing sidewalks, curbs, streets, alleys, trees, parkways, pavements, utilities, adjoining property, and the property of the Village and others. WNC agrees to repair any damage thereto or replace damaged items specifically caused by WNC's operations.

AUTHORIZATION

WNC agrees to provide food scrap collection unless authorization to suspend collection is obtained from the Village. This authorization may be verbal, by the request from the firm and the authorization by the Village.

the building has their account).

EVENT COMPOSTING & SUSTAINABILITY SERVICES

We offer a variety of zero waste event services, which often include:

- Collection of compost and other select waste streams (such as aluminum and glass)
- Custom receptacles, signage, and educational materials
- Compostable product procurement
- Volunteer training and event staffing
- Physical presence with a staffed resource booth

We invest in compost education programs and partner with educational events like the Cook County Environmental Commission's annual Fall Nature Fest and 47th Ward Ecofest because we understand that increasing participation in food scrap collection programs is essential to limit landfill reliance. We have also found event participation to be a vital customer support tool that helps us grow our residential and commercial offerings to fit the needs of our customers.

For events using our compost collection and sustainability services, WNC employees deliver our compost containers to event sites and pick up the containers at the end of the event. Events are able to hire WNC to serve as event staff or volunteer trainers to ensure there is no contamination in the compost containers at the end of the event. WNC event services can also include custom signage designs to ensure event attendees understand what can be composted. To make these events even easier for organizers and guests to navigate, WasteNot is able to offer events compostable products to streamline waste management. In 2003, Over 200,000 people attended events serviced by WNC.

Some of the events that have utilized our Zero Waste services in recent years include:

- Green City Market Chef Barbecue, 2022-2023
- Chicago Gourmet 2023
- Chicago TedX Conference 2023
- Oak Park Microbrew Fest, 2022-2023
- Pumpkin Smash EcoFest with Andersonville Chamber of Commerce, 2021-2022
- Northcenter Sustainability Market, 2022-2023
- 47th Ward Eco Fest, 2022-2023
- Cook County Environmental Commission's Fall Nature Fest, 2021-23

WNC would be willing and able to provide food scrap collection for the Village's events (Morton Grove Days, National Night Out, MG Sustainability Expo) and municipal buildings (Village Hall, Public Works, Fire Stations, and Civic Center). Providing service to public events has been a major tool for the Firm in spreading awareness and educating the public about the importance of composting and our compost services.

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EXHIBIT B

PRICING

Scope of Services - Technical Requirements

PRICING MATRIX

Below is a pricing breakdown available to Morton Grove using the Form 1 matrix provided in the Request for Proposal by the Village:

Form 1:
Pricing Matrix for Food

These bid prices include the collection, transportation, and disposal of food scraps per the performance and technical requirements described in the previous sections. Only single-family home (residential) prices are required to be filled. Additional pricing can be provided and will be refined during negotiations for other property types.

Please indicate the monthly price for each item listed in the below price matrix.

	Pickup Frequency				
Container Size	1x/Week	2x/Week	Bi-Weekly	Other (Explain in Notes)	Notes
Single-Family Residential					
Size: 5-GALLON BUCKET	$ 25	$ X	$ 18	$	
Size:	$	$	$	$	
Size:	$	$	$	$	
Multifamily Residential					
Size: 5-GALLON BUCKET	$ 25	$ X	$ 18	$	
Size: 32-GALLON CART	$	$	$	$	AVAILABLE UPON REQUEST
Size:	$	$	$	$	
Commercial	Commercial Service Pricing Listed Per Service (not monthly)				
Size: 32-GALLON CART	$ 24/cart	$	$ $30	$	PER SERVICE. Cart price subject to reduction per additional cart.
Size: 64-GALLON CART	$48/cart	$	$ X	$	PER SERVICE. Cart price subject to reduction per additional cart.
Size:	$	$	$	$	

Eligible Properties Checklist

Below is WNC's completed Form 2 from the Request for Proposal from the Village. WNC is able to provide compost collection for any building in Morton Grove.

Form 2:
Eligible Properties Checklist

Please select all options that food scraps composting services per the performance and technical requirements listed in the previous sections could be offered to (only single-family residential is required for consideration of the contract award):

Property Type	YES (Service Offered)	NO (Service Not Offered)
Single-family Residential	X	
Multi-family Residential (townhomes, apartments, condominiums, etc.)	X	
Village Buildings/Facilities	X	
Commercial Properties*	X	

* Small restaurants, small-scale local own businesses, etc. can be negotiated and discussed

BILLING, INVOICING, & PAYMENT

- All customers (residential and commercial), are billed for an auto-recurring subscription based on their selected service plan.
- This subscription can be canceled or paused at any time within one service.
- Billing for residential members occurs once every 4 weeks.
- Billing for commercial and multiunit customers occurs either weekly or biweekly (every other week), depending on service frequency.
- All members enter payment information upon signup. They have the choice to pay via credit/debit card or connect directly to a bank account.
- Members can change their payment method or account holder information at any time using their online portal.
- All payments are processed through a widely-used, highly secure, and FDIC-insured payment processor.
- All customers have access to full billing history and downloadable PDF invoices. These are available at any time through the customer portal.

Return to Agenda

Legislative Summary

Resolution 25-79

AUTHORIZING THE ACCEPTANCE OF A MATERIAL PROPOSAL FROM CARGILL, INCORPORATED OF NORTH OLMSTEAD, OHIO FOR THE 2026 ROAD ROCK SALT PURCHASING PROGRAM

Introduced:	November 25, 2025
Purpose:	To authorize the Village Administrator to accept a material proposal from Compass Minerals America Inc. to purchase road rock salt for the 2025 winter snow and ice season.
Background:	The Village has an annual program to purchase road rock salt for the winter snow and ice season. Road rock salt is used to keep the Village-maintained streets, parking lots, and facilities safe during the winter snow and ice season. The purchase of this material is paid for using the Motor Fuel Tax (MFT) fund. The State of Illinois administratively controls the use of MFT funds, and the bidding procedures and contract documents are required to conform to state requirements for these amounts. This contract was awarded through a public bidding process in accordance with the Village of Morton Grove's municipal code and the Illinois Department of Transportation (IDOT) requirements. The contract was advertised, and three (3) sealed bids were received. The low bid was submitted by Cargill Incorporated of North Olmstead, Ohio, with a bid amount of $257,610.00 for three thousand (3,000) tons of road rock salt, as shown in Exhibit A. The Village included terms in the contract documents to provide an option to purchase between 40 and 120 percent of the 3,000-ton contract quantity. The bid amount is based upon unit pricing proposed by Cargill Incorporated for the number of units the Village determines to be in the best interest of the Village. This Resolution will approve a contract with Cargill Incorporated for the 2026 Road Rock Salt Purchasing Program, not to exceed $309,132.00.
Departments Affected	Department of Public Works
Fiscal Impact:	$309,132.00
Source of Funds:	2026 Adopted Budget Motor Fuel Tax Fund Account Number **03-50-60-56-3120**
Workload Impact:	The Department of Public Works will manage and implement the contract as part of its routine operations.
Administrator Recommendation:	Approval as presented.
Second Reading:	Not Required
Special Considerations or Requirements:	None

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Ricardo Garcia, Management Analyst

RESOLUTION 25-79

Return to Agenda

AUTHORIZING THE ACCEPTANCE OF THE MATERIAL PROPOSAL CARGILL INCORPORATED OF NORTH OLMSTEAD, OHIO FOR THE 2026 ROAD ROCK SALT PURCHASING 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 has an annual program to purchase road rock salt for the winter snow and ice season; and

WHEREAS, the road rock salt is used to keep the village-maintained streets, parking lots, and facilities safe during the winter snow and ice season; and

WHEREAS, this material is purchased and paid for using the Motor Fuel Tax (MFT) fund; and

WHEREAS, the State of Illinois administratively controls the use of the MFT funds; and

WHEREAS, the State of Illinois requires the bid procedures and contract documents for these amounts to conform to State requirements; and

WHEREAS, this contract was awarded through a public bid process in accordance with the Village of Morton Grove municipal code and Illinois Department of Transportation (IDOT) requirements; and

WHEREAS, the awarded contract was advertised, three (3) sealed bids were received; and

WHEREAS, the low bid was submitted from Cargill Incorporated of North Olmstead, Ohio, with the bid amount of $257,610.00 for three thousand (3,000) tons of road rock salt. Refer to Exhibit A; and

WHEREAS, the Village included terms in the contract documents to provide an option to purchase between 40 and 120 percent of the 3,000 tons contract quantity; and

WHEREAS, the bid amount is based upon unit pricing proposed by Cargill Incorporated for the number of units the Village determines to be in the best interest of the Village; and

WHEREAS, this Resolution will approve a contract with Cargill Incorporated for the 2026 Road Rock Salt Purchasing Program in an amount not to exceed $309,132.00, which is equivalent to the maximum amount the bidder has agreed to furnish;

WHEREAS, funding for the above purchase for $320,000 is available in the 2026 Adopted Budget MFT Fund.

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

Return to Agenda

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 Village Administrator is hereby authorized to execute the form titled "Acceptance of Proposal to Furnish Materials and Approval of Award" (Exhibit B) to purchase Road Rock Salt from Cargill Incorporated, in an amount not to exceed $309,132.00 without amendment by Village and Cargill Incorporated.

SECTION 3: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract with Cargill Incorporated.

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval.

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

EXHIBIT A

Village of Morton Grove, Cook County, Ilinois
MFT Sec#26-00000-01-GM Material Proposal for Road Rock Salt
Bid Tabulation
Bid Opening: November 4, 2025 10:00am

				Engineer's Estimate		Cargill, Incorporated - Salt, Road Safety 24950 Country Club Blvd., Suite 450 North Olmstead. OH 44070		Midwest Salt LLC 1300 W. Washington Street West Chicago, IL 60185		Morton Salt. Inc. 444 W. Lake Street, Suite 2900 Chicago, Il 60606	
PAY ITEM	**PAY ITEM DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT COST**	**ITEM COST**	**UNIT COST**	**ITEM COST**	**UNIT COST**	**ITEM COST**	**UNIT COST**	**ITEM COST**
1	ROAD ROCK SALT	TON	3000	$90.00	$270,000.00	$85.87	$257,610.00	$87.00	$261,000.00	$88.00	$264,000.00
			CORRECTED TOTAL PROPOSAL AMOUNT		$270,000.00		$257,610.00		$261,000.00		$264,000.00
			AS-READ PROPOSAL AMOUNT				$257,610.00		$261,000.00		$264,000.00

Apparent Low Bidder: **Cargill, Incorporated - Salt, Road Safety**
Apparent Low Bid Amount: **$257,610.00**
Engineer's Estimate of Cost: **$270,000.00**
Difference: **-$12,390.00**

Exhibit "B"

Illinois Department of Transportation

Acceptance of Proposal to Furnish Materials and Approval of Award

Return to Agenda

Local Public Agency	County	Street Name/Road Name	Section Number
Morton Grove	Cook		26-00000-01-GM

Bidder's Name: Cargill, Incorporated - Salt, Road Safety

Bidder's Address	City	State	Zip Code
24950 Country Club Blvd Suite 450	North Olmsted	OH	44070

In accordance with your proposal submitted on 11/04/25 (Date of Submittal), a copy of which is in our files, you have been awarded the contract for furnishing the following materials required in the maintenance (Construction or Maintenance) of the above designated project. Materials shall be inspected in accordance with current Departmental policies.

Item	Unit of Measure	Quantity	Unit Price	Amount
ROAD ROCK SALT	TON	3,000	$85.8700	$257,610.00
			Total	$257,610.00

Terms: Contract amount shall not exceed $371,390 without amendment by both parties.

Shipping Instructions:

For Municipal Projects

Municipal Official Signature & Date

For County And Road District Project

Highway Commissioner Signature & Date

County Engineer/Superintendent of Highways Signature & Date

Illinois Department of Transportation
Concurrence in Approval of Award

Regional Engineer Signature & Date

Return to Agenda

Legislative Summary

Resolution 25-80

AUTHORIZING A CONTRACT EXTENSION WITH AL WARREN OIL COMPANY, INC. FOR THE PURCHASE OF GASOLINE AND DIESEL FUEL

Introduced:	November 25, 2025
Purpose:	To authorize the Village Administrator to approve a contract extension through the Suburban Purchasing Cooperative with Al Warren Oil Company, Inc. to purchase gasoline and diesel fuel for Village-owned vehicles
Background:	As a member of the Northwest Municipal Conference, the Village participates in the joint purchasing program offered by the Suburban Purchasing Cooperative (SPC), where gasoline and diesel fuel are competitively bid to reduce costs for multiple communities. In June 2024, Al Warren Oil Company, Inc. of Hammond, Indiana, was awarded Contract #230 by the SPC, effective from July 6, 2024, through July 5, 2025. (See Exhibit A). The contract gave the SPC the right to extend the contract for (3) three additional (1) one-year periods under the same terms and conditions of the original contract. In May 2025, the SPC extended Contract #230 through July 5, 2026 (see Exhibit B). This Resolution authorizes the Village Administrator to extend its contract for gasoline and diesel fuel from Al Warren Oil Company, Inc. through July 1, 2026. If the SPC extends Contract #230, and if the Village Administrator deems then existing circumstances so warrant the extension, the Village Administrator is authorized to extend the contract through July 5, 2028.
Programs, Departments or Groups Affected	All Village Departments
Fiscal Impact:	Approximately $85,475.00/year
Source of Funds:	2025 Adopted Village Budget from Account Numbers 02-50-27-56-1110, 40-50-33-56-1110, 02-30-14-55-4169, and 02-40-15-55-4169
Workload Impact:	The Public Works Department will manage this contract as part of its normal operations
Administrator Recommendation:	Approval as presented.
Second Reading:	Not Required

Submitted by: Charles L. Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Reviewed by: Hanna Sullivan, Finance Director/Treasurer
Reviewed by: Mike Lukich, Director of Public Works
Prepared by: Ricardo Garcia, Management Analyst

RESOLUTION 25-80

Return to Agenda

AUTHORIZING A CONTRACT EXTENSION WITH AL WARREN OIL COMPANY, INC. FOR THE PURCHASE OF GASOLINE AND DIESEL FUEL

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, Village Departments routinely fuel Village-owned vehicles at the refueling station located at the Public Works Facility, 7840 Nagle Avenue; and

WHEREAS, to reduce the cost of purchasing gasoline and diesel fuel, the Village participates in the Suburban Purchasing Cooperative (SPC), a joint purchasing program offered by the Northwest Municipal Conference in which gasoline and diesel fuel are competitively bid for multiple communities; and

WHEREAS, in June 2024, the SPC solicited a Request for Proposal for the purchase of gasoline and diesel fuel under Contract #230; and

WHEREAS, Al Warren Oil Company, Inc. of Hammond, Indiana, was awarded Contract #230 effective from July 6, 2024, through July 5, 2025. (See Exhibit A). The contract gave the SPC the right to extend the contract for (3) three additional (1) one-year periods under the same terms and conditions of the original contract; and

WHEREAS, in May 2025, the SPC extended Contract #230 through July 5, 2026 (see Exhibit B); and

WHEREAS, this Resolution will authorize the Village Administrator to extend its contract for gasoline and diesel fuel from Al Warren Oil Company, Inc. through July 1, 2026. If the SPC extends Contract #230, and if the Village Administrator deems then existing circumstances so warrant the extension, the Village Administrator is authorized to extend the contract periodically through July 5, 2028; and

WHEREAS, funding for this contract is available in Account Numbers 02-50-27-56-1110, 40-50-33-56-1110, 02-30-14-55-4169, and 02-40-15-55-4169 for the purchase of gasoline and diesel fuel for use in Village-owned vehicles, in the total amount of $85,475.00.

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

Return to Agenda

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 Village Administrator is authorized to extend Contract #230 to purchase gasoline and diesel fuel from Al Warren Oil Company, Inc. through July 5, 2026.

SECTION 3: The Village Administrator is further authorized to extend this contract periodically through July 5, 2028, without further Board action if the SPC extends Contract #230 and if the Village Administrator deems existing circumstances at that time warrant such contract extension(s).

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval.

Passed this 25th day of November 2025

Trustee Minx _____

Trustee Shiba _____

Trustee Khan _____

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

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

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

EXHIBIT A

Return to Agenda

SPC SUBURBAN PURCHASING COOPERATIVE

A Joint Purchasing Program For Local Government Agencies

June 25, 2024

Mr. Arnie Berg
Al Warren Oil Co., Inc.
1646 Summer Street
Hammond, IN 46320

Dear Ms. Okon,

This letter is to inform you that the Suburban Purchasing Cooperative (SPC) Governing Board has approved the award of the 2024 Gasoline (87, 89, & 92 Octane), Diesel Fuel, Ethanol 75 & 85 and B20 Bio Diesel Fuel Contract (#230) to Al Warren Oil Co., Inc. based on your responsible, responsive bid in compliance with all bid specification requirements.

With acceptance of this contract, Al Warren Oil Co., Inc. agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

The duration of the contract is Contract shall be July 6, 2024 through July 5, 2025. The SPC reserves the right to extend the contract for (3) three additional (1) one-year periods under the same terms and conditions of the original contract.

Al Warren Oil Co., Inc., Hammond, IN will handle all billing.

Al Warren Oil Co., Inc. shall remit to the NWMC Purchasing Manager on a quarterly basis, an amount equal to 0.5 % of the total dollar volume for the quarter. Contractor must furnish a report of purchases made from the contract by the last of the month following the end of each fiscal quarter:

Quarter 1 – May, June, July, due August 31
Quarter 2 – August, September, October, due November 30
Quarter 3 – November, December, January, due February 28
Quarter 4 – February, March, April, due May 31

This report is to be submitted to the NWMC Purchasing Director in Excel via email to edayan@nwmc-cog.org, and mailed to 1600 East Golf Road, Suite 0700, Des Plaines, Illinois 60016 and shall include the following information: ordering municipality, date of order, date of delivery, item descriptions, total quantity delivered, item price (including mark-up and applicable taxes), total order extended price, and total volume for the quarter.

DuPage Mayors & Managers Conference
1220 Oak Brook Road
Oak Brook, IL 60523
Suzette Quintell
Phone: (630) 571-0480
Fax: (630) 571-0484

Northwest Municipal Conference
1600 East Golf Rd., Suite 0700
Des Plaines, IL 60016
Ellen Dayan, CPPB
Phone: (847) 296-9200
Fax: (847) 296-9207

South Suburban Mayors And Managers Association
1904 West 174th Street
East Hazel Crest, IL 60429
Kristi DeLaurentiis
Phone: (708) 206-1155
Fax: (708) 206-1133

Will County Governmental League
3180 Theodore Street, Suite 101
Joliet, IL 60435
Cherie Belom
Phone: (815) 729-3535
Fax: (815) 729-3536

Return to Agenda

The SPC looks forward to a productive year working with Al Warren Oil Co., Inc. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention.

Sincerely,

Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference

06/25/2024	6/26/24
Name: Ellen Dayan Date	Name: Arnie Berg Date
Northwest Municipal Conference	Al Warren Oil Co., Inc.

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EXHIBIT B

Return to Agenda

SPC SUBURBAN PURCHASING COOPERATIVE

A Joint Purchasing Program For Local Government Agencies

May 12, 2025

Mr. Arnie Berg
Al Warren Oil Co., Inc.
1646 Summer Street
Hammond, IN 46320

Dear Mr. Berg,

This letter is to inform you that the Suburban Purchasing Cooperative (SPC) Governing Board has approved the first of three (3) available one-year contract extensions of the 2025 Gasoline (87, 89, & 92 Octane), Diesel Fuel, Ethanol 75 & 85 and B20 Bio Diesel Fuel Contract (#230) to Al Warren Oil Co., Inc. from July 6, 2025 through July 5, 2026. The SPC reserves the right to extend the contract for two (2) additional one-year periods under the same terms and conditions as the original contract.

With acceptance of this contract, Al Warren Oil Co., Inc. agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

Al Warren Oil Co., Inc., Hammond, IN will handle all billing.

Al Warren Oil Co., Inc. shall remit to the NWMC Purchasing Manager on a quarterly basis, an amount equal to 0.5 % of the total dollar volume for the quarter. Contractor must furnish a report of purchases made from the contract by the last of the month following the end of each fiscal quarter:

Quarter 1 – May, June, July, due August 31
Quarter 2 – August, September, October, due November 30
Quarter 3 – November, December, January, due February 28
Quarter 4 – February, March, April, due May 31

This report is to be submitted to the NWMC Purchasing Director in Excel via email to edayan@nwmc-cog.org, and mailed to 1600 East Golf Road, Suite 0700, Des Plaines, Illinois 60016 and shall include the following information: ordering municipality, date of order, date of delivery, item descriptions, total quantity delivered, item price (including mark-up and applicable taxes), total order extended price, and total volume for the quarter.

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Cherie Belom
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Fax: (815) 729-3536

Return to Agenda

The SPC looks forward to a productive year working with Al Warren Oil Co., Inc. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention.

Sincerely,

Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference

05/12/2025
Name: Ellen Dayan Date
Northwest Municipal Conference

5/13/25
Name: Arnie Berg Date
Al Warren Oil Co., Inc.

DuPage Mayors & Managers Conference
1220 Oak Brook Road
Oak Brook, IL 60523
Suzette Quintell
Phone: (630) 571-0480
Fax: (630) 571-0484

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Legislative Summary

Return to Agenda

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:	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. 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. 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.
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

Submitted by: Chuck Meyer, Village Administrator
Reviewed by: Teresa Hoffman Liston, Corporation Counsel
Prepared by – Brandon Nolin, Community Development Administrator

Return to Agenda

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.

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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

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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

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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

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EXHIBIT B

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

To: **Village President and Board of Trustees**

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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:I, 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:I, 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

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

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VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 8/15/2025

CASE NUMBER: PC 25-10

APPLICATION: Request for approval of a Special Use Permit for a Mixed Use Development in a C/R Commercial/Residential District (12-5-7:E) with variations to lot width (12-5-7:C), rear setback (12-5-7:C), number of structures on a zoning lot less than one acre (12-2-2:A), landscaping requirements (12-11), and off-street parking (12-7-3:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois.

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

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

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1. 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.

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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:I, 12-5-7:C). Pursuant to Section 12-16-4:2, Appearance Commission review is required for all Special Use Permit applications.

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



Subject Property Location Map

Subject Property

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

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

Project Summary

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

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

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

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

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

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

Site Design

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

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

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

Building Design

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

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



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

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

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

Landscape Design

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

Signage

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

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

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

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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)

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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:I, 12-5-7:C) for the property commonly known as 6222 Lincoln Avenue and 8503-8509 Fernald Avenue (10-20-114-049-0000, 10-20-114-050-0000) in Morton Grove, Illinois. The applicant is Johnnie Jiron.

Public Notice

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

Application Summary

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

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



Subject Property Location Map

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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)

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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.

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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.

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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

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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:	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. 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. 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.
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

Submitted by – Charles L. Meyer, Village Administrator
Reviewed by - Teresa Hoffman Liston, Corporation Counsel
Prepared by – Brandon Nolin, AICP, Community Development Administrator

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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.

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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

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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

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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 FEEET 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

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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

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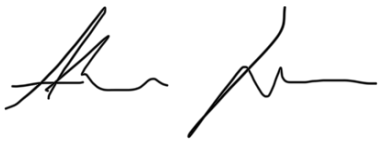
Dear Brandon,

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

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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:	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"). 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. 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.
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

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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

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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 an made a part hereof and market 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

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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.

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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

Return to Agenda

26th day of November 2025.

_____

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

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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

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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, TOWNSHP 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

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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- 26FERRIS 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

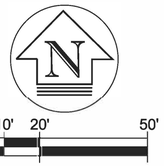
AREA = 12,161 SQFT OR 0.279 ACRE

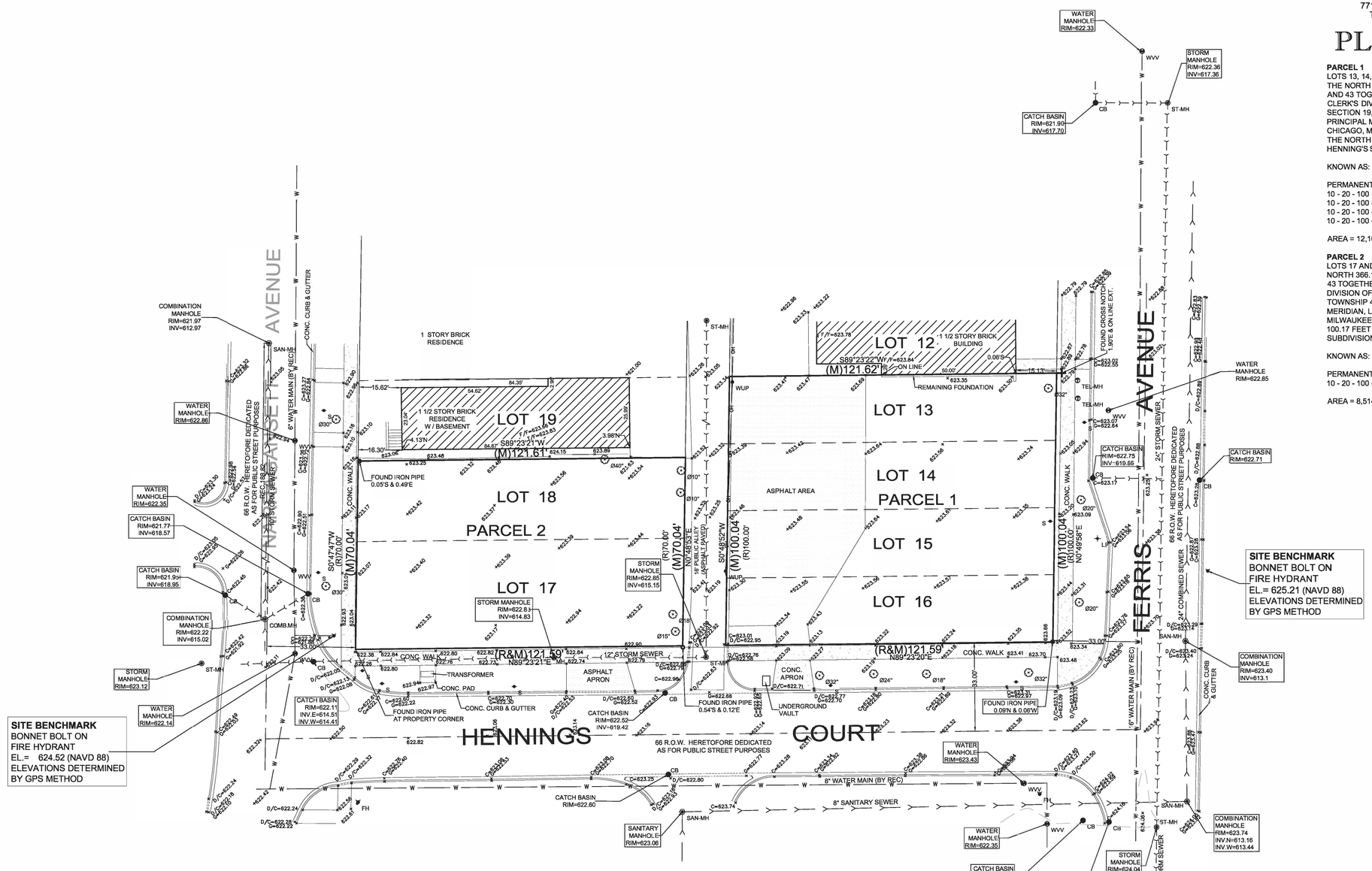
PARCEL 2
LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST 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





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
	WOOD UTILITY POLE
TR	TREE
	T/F=TOP OF FOUNDATION
	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, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

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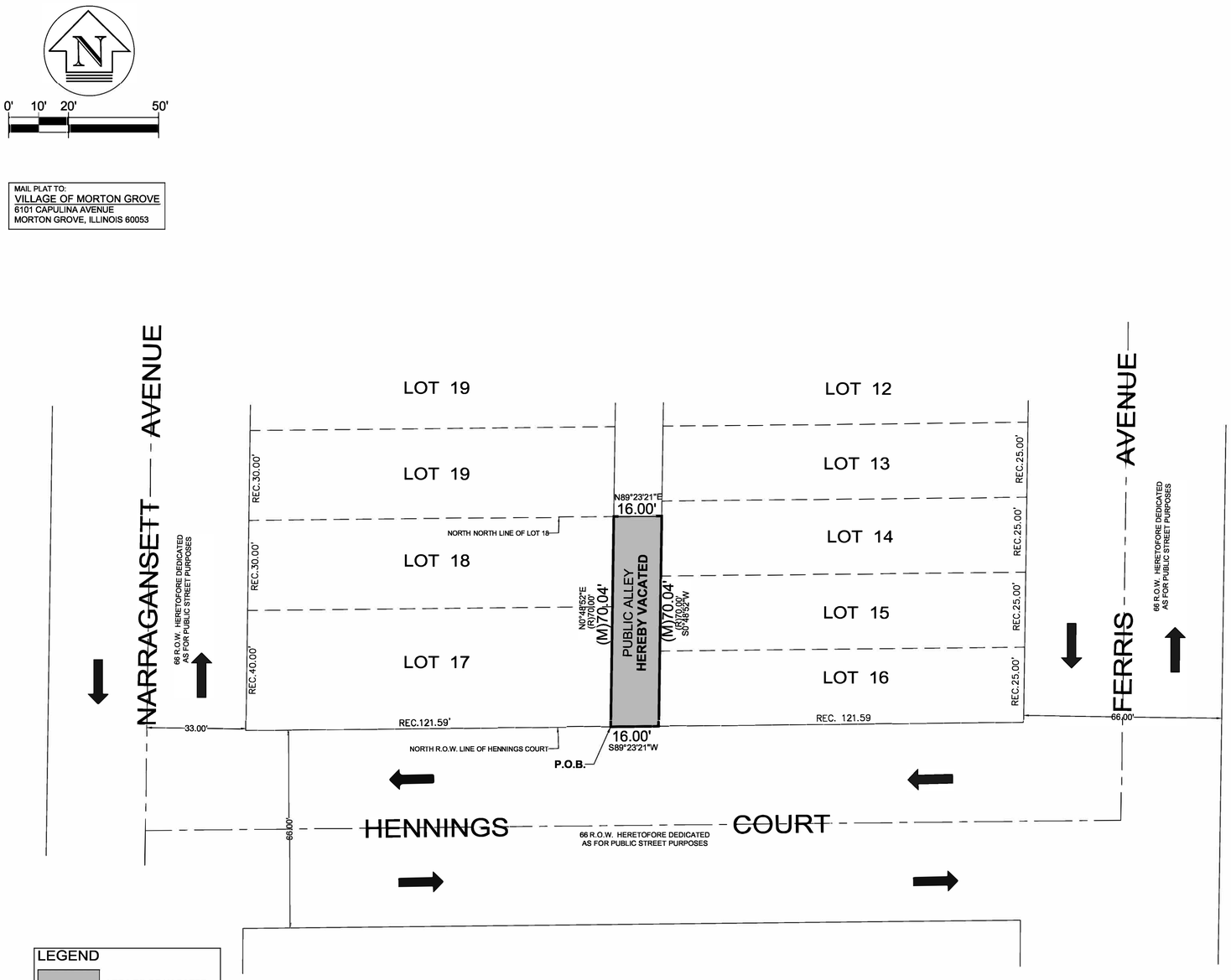
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

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 HENNINGS 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.

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

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



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

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.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY:_____
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

PROJECT No.:	2022-29848-2
ISSUE DATE:	03/08/22
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		
2		
3		
4		
5		
6		

Return to Agenda

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.

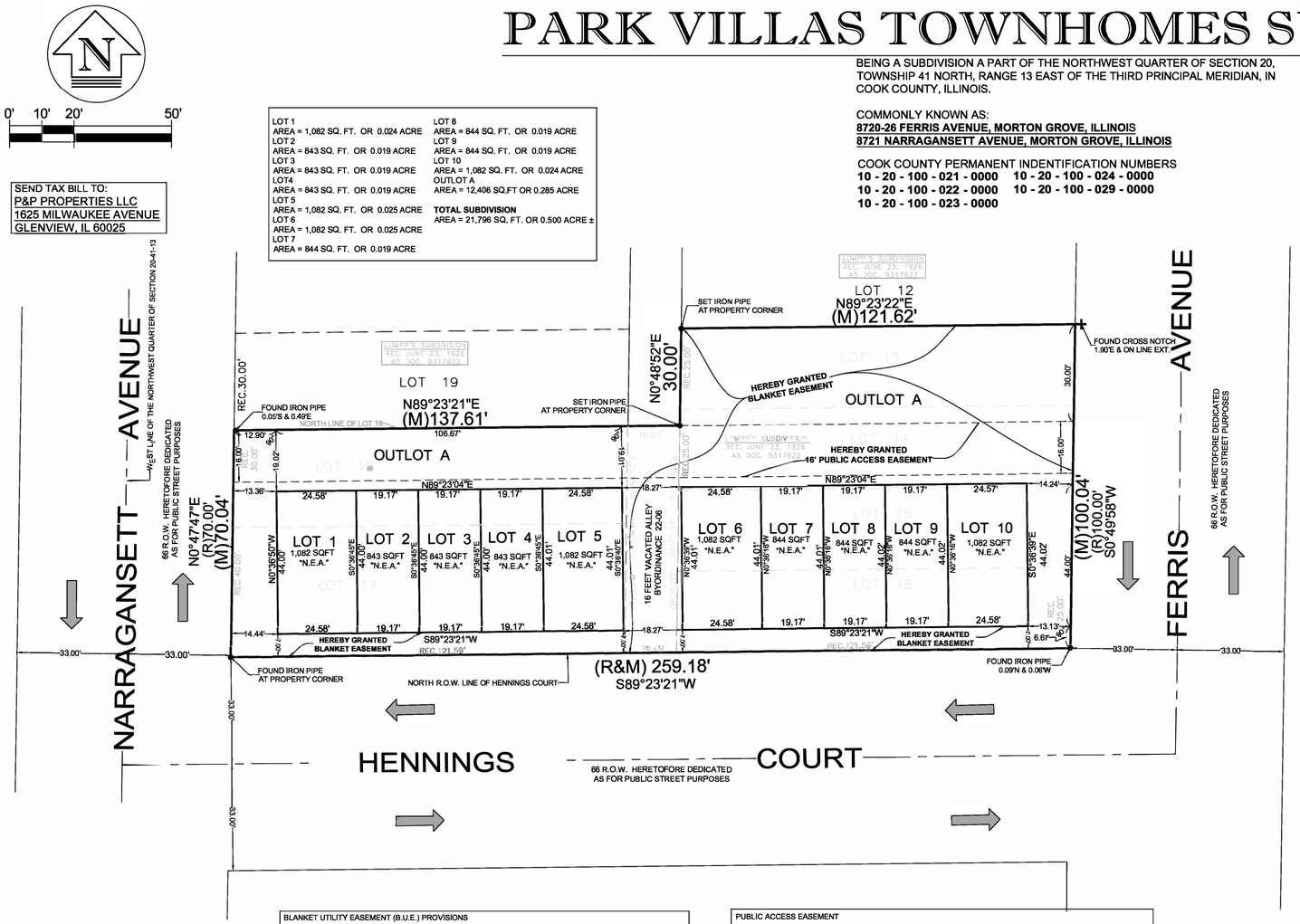
COMMONLY KNOWN AS:
8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS
8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS

COOK COUNTY PERMANENT INDENTIFICATION 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

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

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

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
LOT4	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		



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 HEREON DRAWN.

ADDITIONALLY, **P&P PROPERTIES LLC**, HEREBY CERTIFIES THAT THE PROPERTY HEREON 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. LAWNICZAK, 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 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 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 HENNINGS 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 HEREON 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. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

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 FRANCHISEE 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 GRANTEES' FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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 ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS (ILLINOIS REVISED STATUTES, CH. 30, PAR. 302 (E)). AS AMENDED FROM TIME TO TIME.
THE TERM "COMMON AREA OR AREAS IS DEFINED AS A LOT PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED, 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 "A" & "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 GRANTEES 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 WITHIN THE BLANKET UTILITY EASEMENT SHALL BE MAINTAINED BY THE CROSSINGS 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 HEREON, 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 HEREON 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 DIRECTIONAL'S
- (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

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FINAL SITE IMPROVEMENT PLANS

FOR

PARK VILLAS TOWNHOMES

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

EXHIBIT E

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

RECEIVED
JAN 18 2024
VILLAGE OF MORTON GROVE

(State of Illinois)
(County of Will)
s.s.

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.

DESIGN ENGINEER — 11/30/2025 EXP. DATE

OWNER

THAKOR P. PATEL
062-49673
REGISTERED
PROFESSIONAL
ENGINEER OF ILLINOIS

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

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

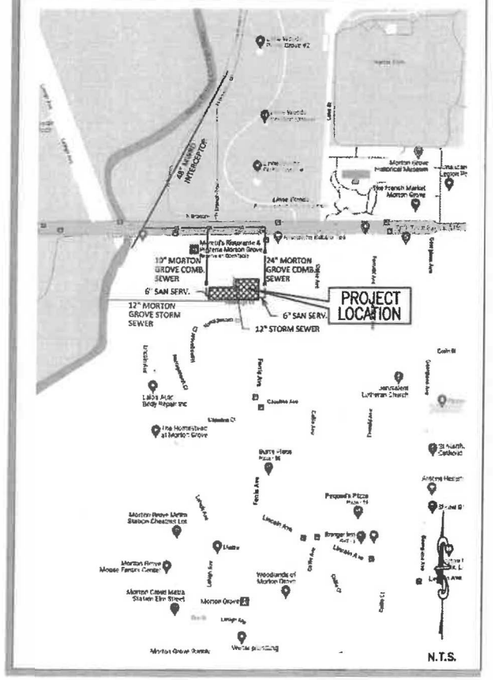
ADVANTAGE NOTE
ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

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

LOCATION MAP



INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	GENERAL NOTES AND TYPICAL SECTIONS
3	EX1	EXISTING CONDITIONS PLAN
4	DM1	DEMOLITION PLAN
5	L1	GEOMETRIC PLAN
6	G1	GRADING PLAN
7	U1	UTILITY PLAN
8-9	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN
10	SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
11	S1	SPECIFICATIONS
12-14	D1-D3	DETAILS
15	DR1	DRAINAGE AREA EXHIBIT
16	MT1	MAINTENANCE AND MONITORING PLAN
17-21		CMP DETENTION SYSTEM BY CONTECH

REVISIONS

ORIGINAL PLAN DATE: JUNE 7, 2022

#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER MORTON GROVE/MWRDGC	07/25/22
2	ALL	REVISED PER MORTON GROVE/MWRDGC	08/19/22
3	1	REVISED PER MWRDGC	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 MWRDGC	11/21/23
9	6	REVISED PER VILLAGE	12/20/23
10	7	REVISED PER VILLAGE	01/11/24

JANUARY 11, 2024
ENGINEER
THAKOR P. PATEL, P.E.
patel@aceengr.us
ILLINOIS REGISTRATION NO.: 062-049673
EXPIRATION DATE: 11/30/2025
PROFESSIONAL DESIGN FIRM NO.: 184-005786
EXPIRATION DATE: 04/30/2025
DATE
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL AND EXPIRATION DATE OF SEAL OF THE ENGINEER

THAKOR P. PATEL
062-49673
REGISTERED
PROFESSIONAL
ENGINEER OF ILLINOIS

ACE

22-019
PARK VILLAS
JAN 11, 2024

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

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GENERAL NOTES

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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 THERETO 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 IN 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 RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS 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 J.U.L.L.I.E. AT 800-892-0123, 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 ENGINEERS LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN 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 DISAGREEMENT 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 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION

   B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES 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 DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. 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 REMOVED 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 ITEMS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE 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 AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN 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. OWNER 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 CONTRACTOR'S 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, OIL AND GREASE, RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY 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 BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. PERSONS TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING TRAILS, CURBS, PAVEMENT AND PARKWAYS 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 DIRT AND DEBRIS.

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 GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.

29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING 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 UNCONFINED 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-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

31. CONTRACTOR SHALL VIDEO 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 SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.

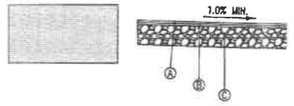
33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, 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 IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION 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 SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

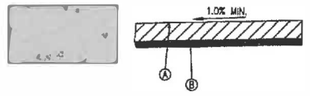
36. THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.

37. ALL WORK MUST COMPLY WITH THE VILLAGE OF MORTON GROVE'S ADOPTED BUILDING CODES AND AMENDING ORDINANCES.



A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. D, N50
B 2.25" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, IL-19.0, N50
C 12" CRUSHED AGGREGATE SUB-BASE, TY. B.

ASPHALT PAVEMENT SECTION - ALLEY/PARKING AREA



A 10" PORTLAND CEMENT CONCRETE PAVEMENT W/DOS BAR
B 6" CRUSHED AGGREGATE SUB-BASE, TY. B

SECTION: DUMPSTER PAD

CONTACTS

ENGINEER

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439
PHONE: (630) 520-2227
CONTACT: THAKOR P PATEL

DEVELOPER:

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

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
BW	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	COMBINED SEWER	
42	CONTOUR	701
+43.2	SPOT GRADE	+ 701.30
	SANITARY MANHOLE	
● C.O.	SANITARY CLEANOUT	● C.O.
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	YARD DRAIN	
L1	STREET LIGHT	
L1	STREET LIGHT W/MAST ARM	
	OVERFLOW DIRECTION	
	CURB	
XX XX XX	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
E	ELECTRIC	
C	GAS	
	OVERHEAD WIRES	
	UTILITY POLE	
DS	DOWNSPOUT (TO UNDERGROUND)	
DS	DOWNSPOUT (TO SURFACE)	DS
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
TD	TOP OF CURB, DEPRESSED	
TW, BW	TOP WALL, GROUND AT BOTTOM OF WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	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	
	IRON PIPE	
	RETAINING WALL	

NO.	DATE	REMARKS
7.	10/27/2023	REVISED PER VILLAGE COMMENTS
8.	11/21/2023	REVISED PER VILLAGE COMMENTS
9.	12/26/2023	REVISED PER VILLAGE COMMENTS
10.	01/17/2024	REVISED PER VILLAGE COMMENTS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-2467
www.agcllc.us

GENERAL NOTES AND TYPICAL SECTIONS

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
GLENVIEW, IL

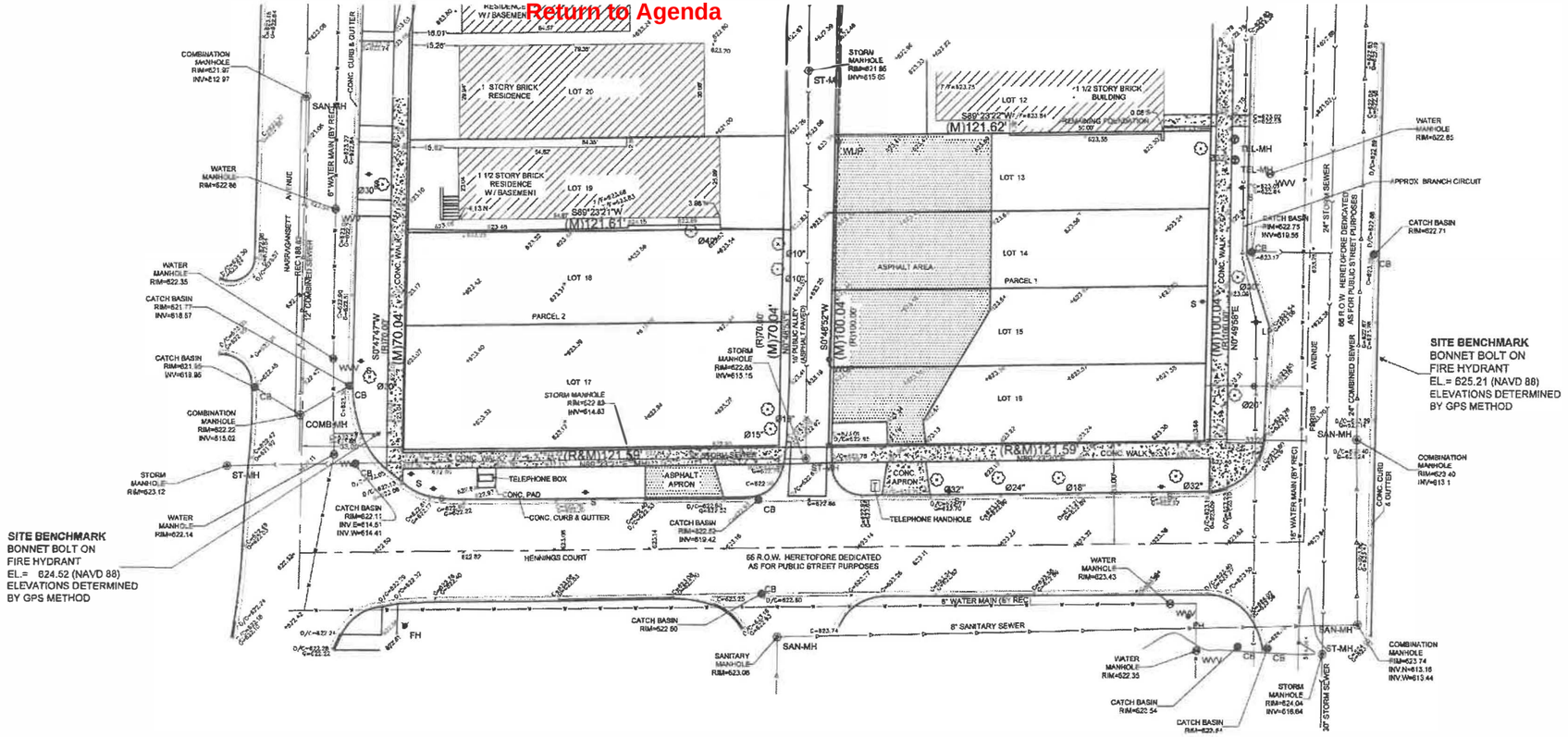
JUNE 07, 2022
JOB: 22-019

SHEET:
TS1

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

BENCH MARK

BONNET BOLT ON FIRE HYDRANT @ NEX OF HENNINGS & NARRAGANSET

EL.= 624.52 (NAVD 88)

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

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EXISTING CONDITIONS

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

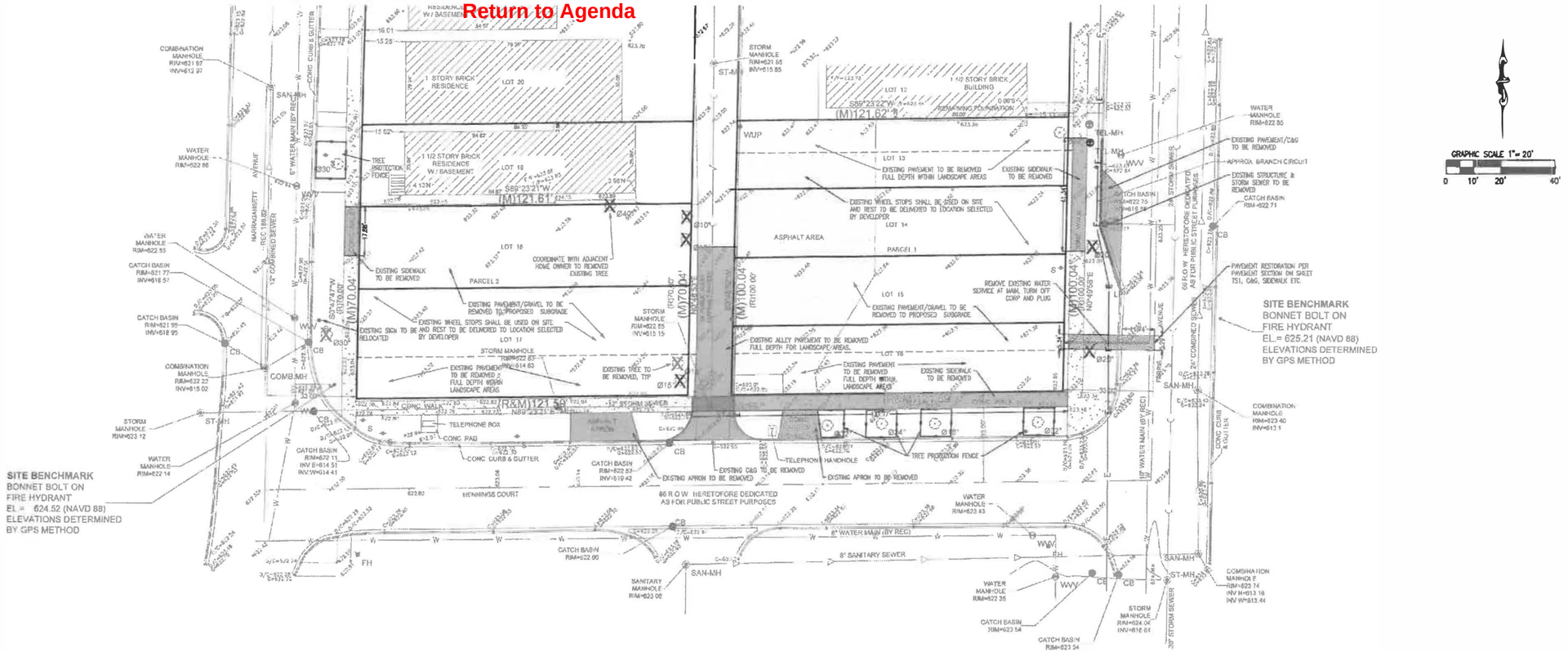
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DEMOLITION NOTES

1. CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
3. COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE SERVICES PRIOR TO DEMOLITION.
4. NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER, AND WATER DEPARTMENT APPROVAL.
5. ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
6. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND/OR RIGHT OF-WAYS.
7. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
8. THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJOINING PROPERTY.
9. ALL EXISTING UTILITIES INDICATED TO BE ABANDONED SHALL BE EXCAVATED AT EACH END, PLUG BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR GROUT PLUG. ALL STRUCTURES TO BE ABANDONED SHALL BE REMOVED BY AT LEAST 3 FEET BELOW FINAL GRADE AND BACKFILL WITH CA1 OR CA7 UP TO SUBGRADE

LEGEND

EXISTING IMPROVEMENTS TO BE REMOVED AND/OR REPLACED

TREE TO BE REMOVED

NO.	DATE	REMARKS
7.	10/27/2023	REVISED PER MORTON ENGR
8.	11/21/2023	REVISED PER MWRDGC
9.	12/20/2023	REVISED PER VILLAGE
10.	01/17/2024	REVISED PER VILLAGE

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DEMOLITION PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

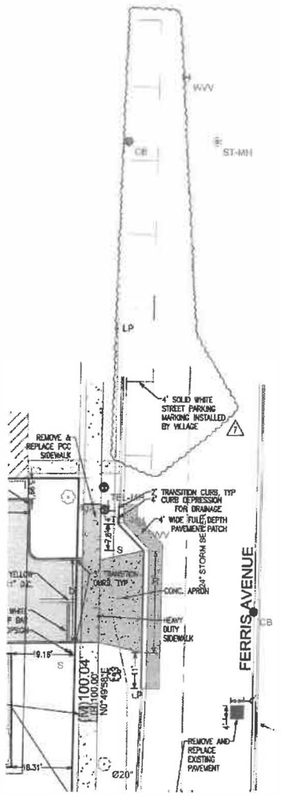
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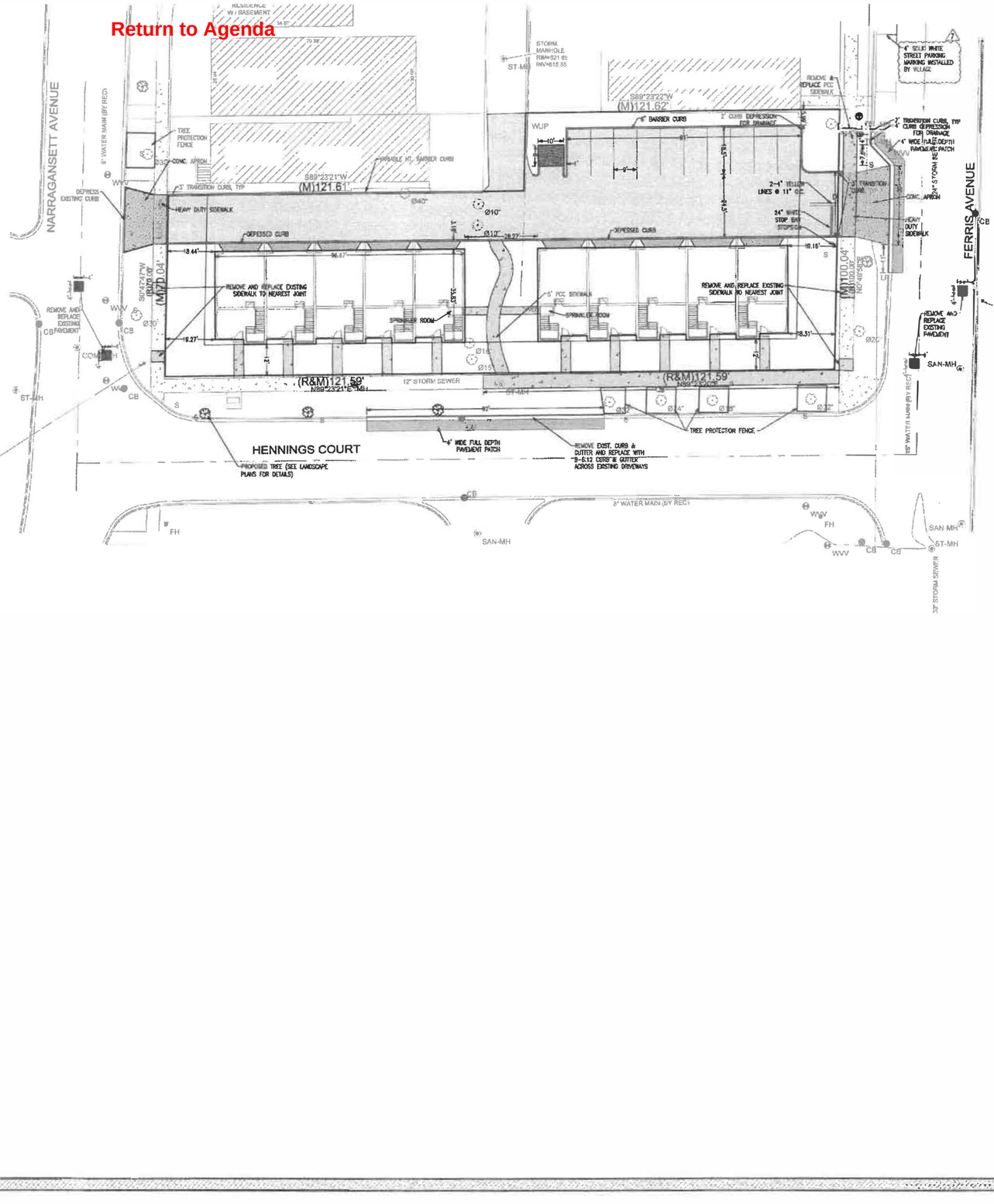
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PROPOSED IMPROVEMENT TO BE DONE BY VILLAGE OF MORTON GROVE (NORTH OF DRIVEWAY TO FERRIS AVENUE)



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

GRAPHIC SCALE 1" = 20'
0 10' 20' 40'

CURB LEGEND (COLOR CODED):

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

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 ME EXTENDED TO NEAREST JOINT. CURB & GUTTER REMOVAL SHALL BE EXTENDED TO NEXT JOINT OR CRACK IF EXITING 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	REMARKS
7.	10/27/2023	REVISED PER MORTON GROVE
8.	11/21/2023	REVISED PER MWRDGC
9.	12/19/2023	REVISED PER VILLAGE
10.	01/17/2024	REVISED PER VILLAGE

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PROPOSED SITE PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

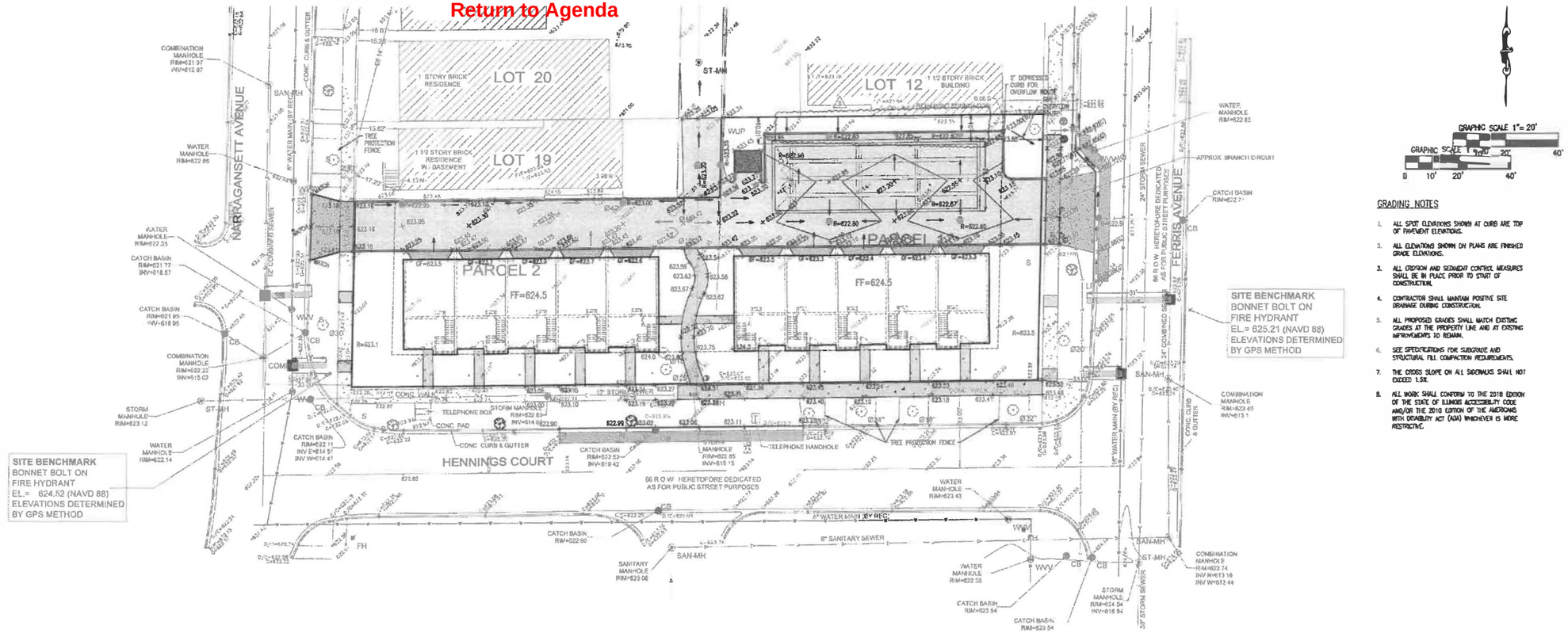
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GRADING NOTES

1. ALL SPOT ELEVATIONS SHOWN AT CURB 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.

NO.	DATE	REMARKS
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GRADING PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

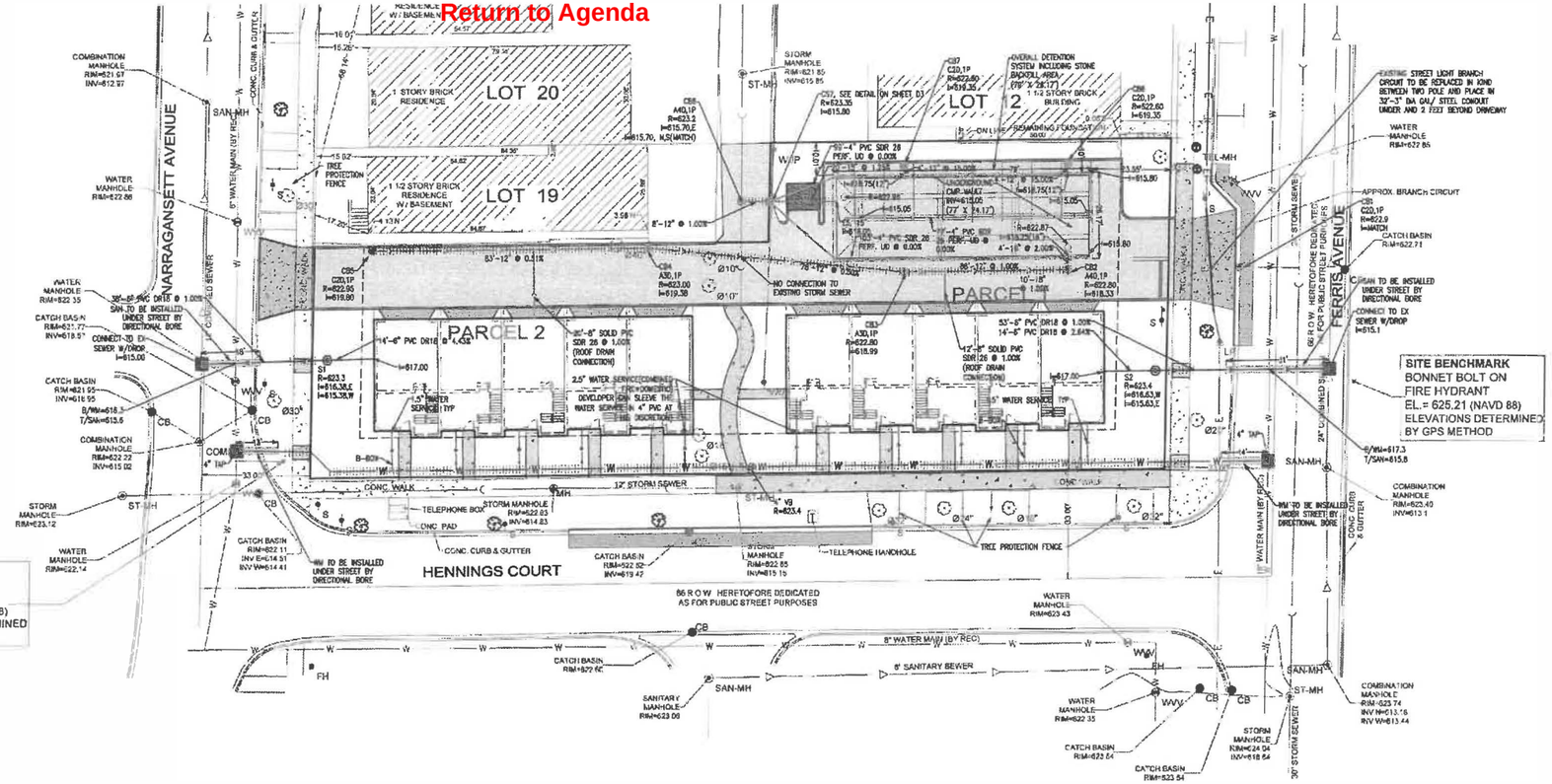
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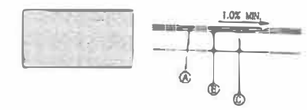
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NOTES FOR OVERALL UTILITY PLAN

1. ALL STORM SEWERS SHALL BE RCP CL. V.
2. ALL SANITARY SEWER SHALL BE PVC DR 18 UNLESS NOTED OTHERWISE.
3. ALL WATER SERVICE SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE.
4. THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 DR ADS N-12.
5. THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
   - I-P: NEENAH R-1712, TYPE D OPEN GRATE
   - I-C: NEENAH R-1712, TYPE B CLOSED LID
6. UTILITY STRUCTURE SYMBOL LEGEND:
   - M36: MANHOLE, STRUCTURE # 36
   - I: INLET
   - CB: CATCH BASIN
   - M: MANHOLE
   - E: FLARED END SECTION WITH RIP RAP
   - S: SANITARY MANHOLE
   - MP: MYLOPLAST
   - W: PW: FIRE HYDRANT
   - Vc: VALVE VAULT
   - PC: PRESSURE CONNECTION
   - CO: CLEAN OUT
   - UD: PERFORATED UNDERDRAIN
   - A40,1P, TYPE A, 4' DIA., TYPE OF FRAME AND GRATE/LID.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
8. CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
9. [redacted] = TRENCH BACKFILL
10. GEOTECHNICAL ENGINEER SHALL TEST THE TRENCH BOTTOM FOR PROPER BEARING CAPACITY OF THE TRENCH BOTTOM. IF REQUIRED BY GEOTECHNICAL ENGINEER, ALL SOFT MATERIAL SHALL BE REMOVED AND REPLACED WITH CA7 STONE OR OTHER MATERIAL APPROVED BY GEOTECH ENGINEER.



PAVEMENT PATCH SHALL BE AT LEAST FOLLOWING SECTION OR MATCH EXISTING PAVEMENT SECTION
A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. D, N50
B 2.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, IL-19.0, N50
C 12" CRUSHED AGGREGATE SUB-BASE, TY. B.

ASPHALT PAVEMENT SECTION - PAVEMENT PATCH

NO.	DATE	REMARKS
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UTILITY PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SD	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS BEFORE SEEDING MAY BE APPROP.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		DC	PROVIDES SOIL ROUGHENS FOR EROSION CONTROL.	X		N/A
	POLYMER		P	ADDED BENEFICIARY OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 12 MONTHS.
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES 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 TRANSFER DOWNSLOPE	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		DC	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	DC	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDES ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VELOCITY WILL NOT PERMIT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHEN VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY LARGEST LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A SWALE/DITCH		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	X	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR SITE'S VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAIN SEDIMENT BASINS.		X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPW	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		X	CLEAN OUT CONSTRUCTION DEBRIS
	BOX INLET WEIR SPILLWAY	X	BIS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LONGER WEIR LENGTH.		X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON		LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER 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 SHEET FLOW OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		SILT FENCE SHALL BE REMOVED WHEN SILT IS HALF-FULL. REMAIN ANY DAMAGED SILT FENCE REPLACED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET		EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLD TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL / SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	PF	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.
	DITCH CHECK		DC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATER COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	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, FABRIC IS TORN, OR HOLES BEGIN TO FORM
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.	X		CLEAN OUT WHEN HALF-FULL. CLEAN WASHOUT GRAVEL AREA AS NEEDED
	STREET SWEEPING	X	SW	USED TO PREVENT SALT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON La (FT)	MEDIAN RIP-RAP SIZE D (IN)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	6.89	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
EROSION CONTROL									
SITE CLEARING									
MASS GRADING									
UTILITIES									
PAVING									
SITE STABILIZATION									

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT ILR10, 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

1. 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

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

2. 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 CRUBBING, EXCAVATION, AND GRADING:

   THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:

   A. INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE
   B. MASS GRADING
   C. UNDERGROUND UTILITIES INSTALLATION
   D. FINE GRADING IN PAVEMENT AREA
   E. PAVEMENT CONSTRUCTION

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

3. THE TOTAL ESTIMATED AREA OF THE SITE IS 0.50 ACRES.
   THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 0.50 ACRES.

4. THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE STORMWATER 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 0.76
   EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT _____ OR NOT AVAILABLE

   NAME OF RECEIVING WATER(S) STORM SEWER
   NAME OF ULTIMATE RECEIVING WATER(S) NORTH BRANCH CHICAGO RIVER
   WETLAND ACREAGE N/A

5. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:

   A. SEDIMENT FROM DISTURBED SOILS
   B. PORTABLE SANITARY STATIONS
   C. FUEL TANKS
   D. STAGING AREAS
   E. WASTE CONTAINERS
   F. CHEMICAL STORAGE AREAS
   G. OIL OR OTHER PETROLEUM PRODUCTS
   H. ADHESIVES
   I. PAINT
   J. SOLVENTS
   K. DETERGENTS
   L. FERTILIZERS
   M. RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)
   N. CONSTRUCTION DEBRIS
   O. LANDSCAPE PLANTS
   P. CONCRETE AND CONCRETE TRUCKS
   Q. LITTER

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 DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS 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 INITIATED 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 ON 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 SNOW COVER, STABILIZATION MEASURES SHALL BY 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:

   A. PERMANENT SEEDING
   B. SILT FILTER FENCE
   C. VEGETATIVE FILTER
   D. STABILIZED CONSTRUCTION EVERSANCE

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.

   A. DETENTION POND
   B. STORM SEWER SYSTEM
   C. RIP-RAP AT OUTLET PROTECTION
   D. INLET PROTECTION

3. DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED.

   A. IRRIGATION
   B. SPRAY ON ADHESIVE
   C. VEGETATIVE COVER
   D. MULCHING

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 IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES USED IN THE SPECIFICATIONS.

   THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

   A. BARRIER FILTERS
   B. STORM SEWERS
   C. RETENTION/DETENTION PONDS
   D. PERMANENT SEEDING
   E. OUTLET PROTECTION

5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW 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 HYDRODYNAMICS PRESENT PRIOR TO THE INITATION OF CONSTRUCTION ACTIVITIES).

   STORM WATER MANAGEMENT CONTROL INCLUDES:

   A. RIP-RAP FOR OUTLET PROTECTION (SEE RIP-RAP TABLE FOR QUANTITY)
   B. SWALE/DITCH

3. 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 MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS 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 SIGNATAL, OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

7. WASTE MANAGEMENT

   SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF 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 SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD 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. THOSE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED 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-OR UTILITIES WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.

8. CONCRETE WASTE MANAGEMENT

   CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN 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 INLET 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 ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PERIODICALLY PICKED UP AND DISPOSED OF PROPERLY WHEN SUFFICIENT CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL

9. CONCRETE CUTTING

   CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING 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 REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) 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 MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, STORM DRAINS. DRIP PANS 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. LEAKING VEHICLES SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, 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 MANUFACTURERS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

11. MATERIAL STORAGE AND DOOD HOUSEKEEPING

    MATERIALS AND/OR CONTAMINANTS 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 DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED 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. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE MONITOR 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 DISPOSED 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 ADEQUATELY 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 DISPOSING OF THE CONTAINER.

    MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED

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 NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF 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, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

14. DE-WATERING OPERATIONS

    DURING DE-WATERING/PUMPING 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 PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

15. OFF-SITE VEHICLE TRACKING

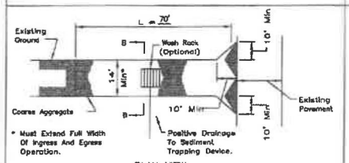
    THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEPT AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE AND RESURFACE TOP LAYERS OF STONE AND STONEDUST, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

16. TOPSOIL STOCKPILE MANAGEMENT

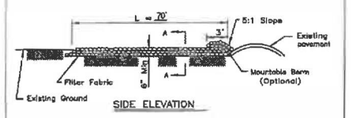
    IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR

Return to Agenda

STABILIZED CONSTRUCTION ENTRANCE PLAN



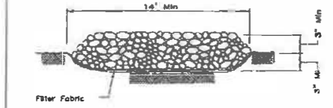
PLAN VIEW



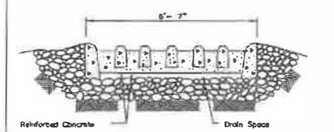
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class ___ or ___ and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 35 ROCKFILL using placement method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

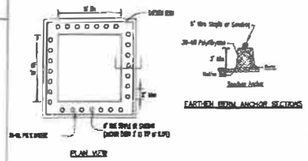
STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A–A

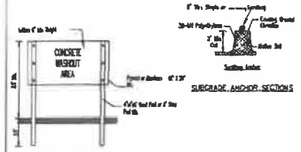


SECTION B–B



PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS



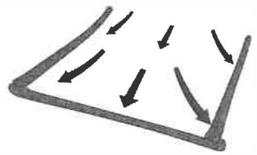
SIGN DETAIL

SUBGRADE ANCHOR SECTIONS

NOTES
1. Establish temporary concrete washout facilities and inform concrete and chemical of washout concrete and/or slurry and direct to facilities in a functional condition.
2. Facility shall be cleaned or constructed to a new one once annual becomes half-full.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

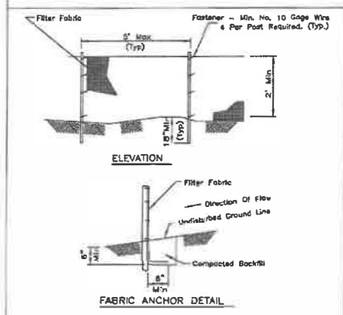
SILTWORM PERIMETER CONTROL SPECIFICATIONS



PERIMETER CONTROL:

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

SILT FENCE PLAN

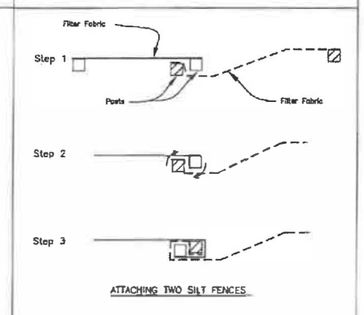


ELEVATION

FABRIC ANCHOR DETAIL

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 the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class ___ 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

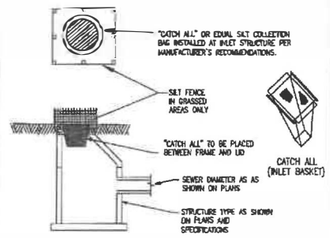


ATTACHING TWO SILT FENCES

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 flap.

FILTER FABRIC

PLAN SYMBOL (FF)



CATCH ALL (INLET BASKET)

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	5.0–8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 ½"–1"–90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTWORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTWORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTWORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR. WHERE POSSIBLE SILTWORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE ½ ACRE PER 100 LF OF SILTWORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE ARE SHALL BE 15 ACRES. AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

SILTWORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTWORM SHALL CONTINUE UP THE SIDE SLOPES TO THE LIP OF BANK OR A MAXIMUM OF 2 FEET ABOVE THE INSTALLED HEIGHT. SILTWORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

SILTWORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTWORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

SILTWORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

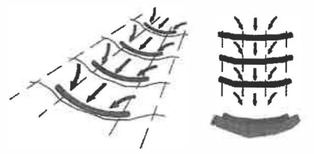
SILTWORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTWORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTWORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

SILTWORM DITCH CHECK DAM ESTIMATED QUANTITIES

	V – DITCH (1)			TRAPEZOIDAL DITCH (2)		
	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")
LENGTH (FT)	20	80	48	24	72	80

(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 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION



DITCH CHECK:

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%	80'
3%	65'
4%	50'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-STM-E FOR OTHER HEIGHTS

NO.	DATE	REMARKS
7.	10/27/2023	REVISED PER MORTON GROVE
8.	11/21/2023	REVISED PER VARIOUS
9.	12/28/2023	REVISED PER VILLAGE
10.	01/11/2024	REVISED PER VILLAGE

ADVANTAGE
CONSULTING ENGINEERS
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STORM WATER POLLUTION PREVENTION PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

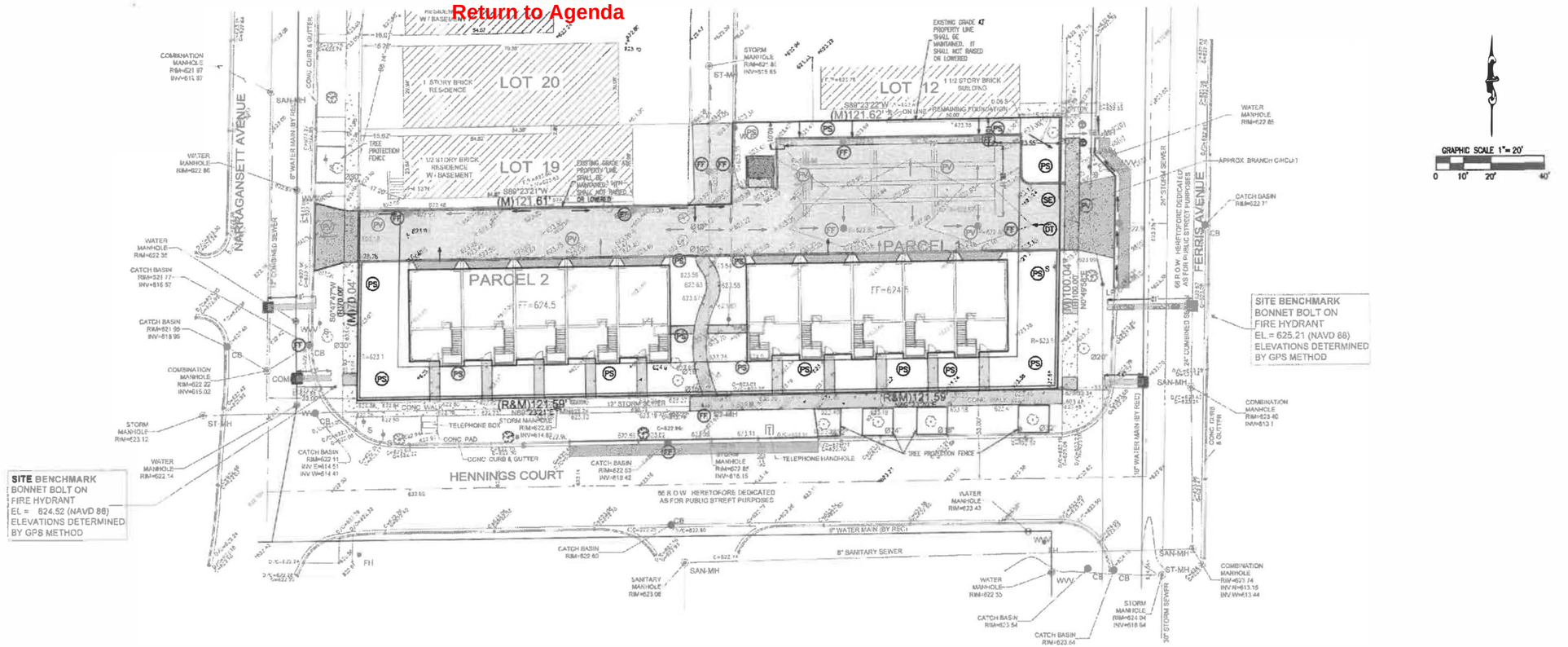
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GLENVIEW, IL

JUNE 07, 2022
JOB: 22-019

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EROSION CONTROL LEGEND

- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (DT) DUST CONTROL
- (PW) PAVING
- (PS) PERMANENT SEEDING
- (CW) CONCRETE WASHOUT
- (FF) INLET PROTECTION
- —XX— SILT FENCE OR SILTWORM

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	REMARKS
7.	10/17/2023	REVISED PER MORTON GROVE
8.	11/21/2023	REVISED PER MWRDGC
9.	12/26/2023	REVISED PER VILLAGE
10.	01/11/2024	REVISED PER VILLAGE

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SOIL EROSION AND SEDIMENT CONTROL PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
GLENVIEW, IL

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MWRD TYPICAL GENERAL NOTES

A REFERENCE SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   - VILLAGE OF MORTON GROVE, MUNICIPAL CODE;
   - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
   - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, (CALL 708-588-4060).
2. THE VILLAGE OF MORTON GROVE ENGINEERING DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE TESTS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS N/A FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL VALVES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY AND MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212
8-INCH TO 15-INCH DIAMETER SDR 26	ASTM F-679	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/Dr=46	ASTM D-3350	ASTM D-3261,F-2620(HEAT FUSION)
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3212,F-477(GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	ASTM D-3212,F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212,F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES AND NEED NOT EXCEED EIGHT (8) INCHES. BEDDING SHALL BE CLASS CA-7, OR CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THIS PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS (SHEWER-TAP® MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING. USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FINALLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION ON THE SEWER TO LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL SEPARATIONS DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MONOLITHIC CONCRETE BASE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN CONJUNCTION WITH AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. ACCURATELY LOCATED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E SOIL EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSFERRED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE ON HOLD BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

EARTHWORK

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1. TOPSOIL EXCAVATION

EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION BELOW STRUCTURALLY UNSUITABLE MATERIALS OR COMPACTED EARTH FILL MATERIAL, AND CUT AREAS OF THE NON-STRUCTURAL ZONES. TOPSOIL MAY NOT HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN NON-STRUCTURAL FILL AREAS SUCH AS REAR YARDS.

PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL ARE TO BE APPROVED BY OWNER PRIOR TO PLACEMENT.

EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT TO BE STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING A MINIMUM OF 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION

EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.

PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +/- . THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS AND THE MAXIMUM LIFT THICKNESS SHALL BE ADJUSTABLE IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.

COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AND BUILDING PAD AREAS. SIDEWALK, ETC., BOB TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ALL EXISTING ITEMS WHICH ARE TO BE REMAIN. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.

3. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT OR BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. THE GRADING CONTRACTOR SHALL:

MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM PONDING INTO OR STANDING IN EXCAVATED AREAS.

SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED FOR ALL EXCESS FRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

SCARIFY AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT, THIS APPLIES TO OUT AREAS AS WELL AS FILL AREAS

PROVIDE WATER AS DIRECTED BY SOILS ENGINEER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED IN THESE PLANS. ALL CONTRACTORS SHALL COMPLY WITH SWPPP AND NPDES REQUIREMENTS.

USE LIME STABILIZATION IN THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.

5. TESTING AND FINAL ACCEPTANCE

THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURBS AND GUTTER AND THE BASE MATERIAL THIS SHALL BE WITNESSED AND APPROVED BY GRA REPRESENTATIVE AND OWNER.

ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE GRA REPRESENTATIVE AND OWNER.

THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

6. DRAIN TILES

ANY DRAIN TILES ENCOUNTERED SHALL BE MARKED. ANY DRAIN TILES THAT ARE DAMAGED SHALL BE REPAIRED OR ROUTED FOR POSITIVE DRAINAGE TO AVOID ANY POTENTIAL DRAINAGE ISSUE FOR THE UPSTREAM PROPERTY OWNERS.

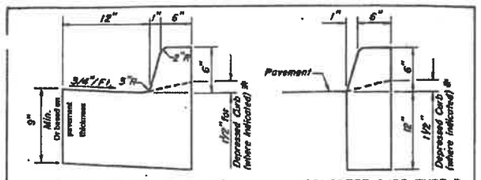
STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.
2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. 12" AND 15"RCP SHALL BE CLASS IV UNLESS NOTED OTHERWISE. AES N-12, OR APPROVED EQUAL. 18" AND 24" RCP SHALL BE CLASS III. 30" AND 36" RCP SHALL BE CLASS II. 42" AND LARGER RCP SHALL BE CLASS I. ALL STORM SEWER PIPE SHALL BE 28 PIPE PIPES SHALL CONFORM TO ASTM STANDARDS. THE JOINTS SHALL BE PER MANUFACTURER'S RECOMMENDATION AND ASTM STANDARDS. ALL ORDERDRAINS SHALL BE AES N-12 OR PVC SDR 26.
3. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM 4" MINIMUM PVC SDR26 UNLESS NOTED OTHERWISE OR DIVED THE GROUND
4. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE BUTYL ROPE JOINTS. A MINIMUM OF SIX (6) INCHES ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET IN FULL MORTAR BED
5. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A BEDDING, 1/4" TO 3/4" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN 4" BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA11-13. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL FOR FLEXIBLE PIPE SHALL BE NON-FACULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS I. THE COST OF BEDDING MATERIAL SHALL BE MEASURED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 85% OF THE MODIFIED PROCTOR DENSITY.
6. THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SPECIFIED ON UTILITY PLANS. THE MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND IF A PUBLIC LINE THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.
7. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
8. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
9. MINIMUM COVER SHALL BE 3' UNLESS SPECIAL PRECAUTIONS ARE SPECIFIED.

SIGNING AND PAVEMENT MARKING

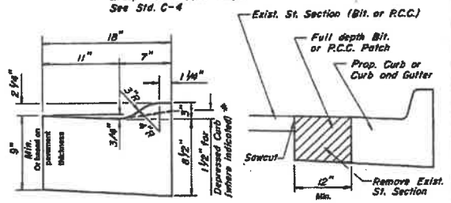
1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH RETROREFLECTED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY SIZE "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 (OR 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728)
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001; EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE PAINT PER SSRBC EXCEPT AS NOTED BY THE PLANS.
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR LOW WEAR APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (

Return to Agenda



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

\# Except handicapped ramps. See Std. C-4



CURB AND GUTTER TYPE M-3.12 — CONSTRUCTION DETAIL

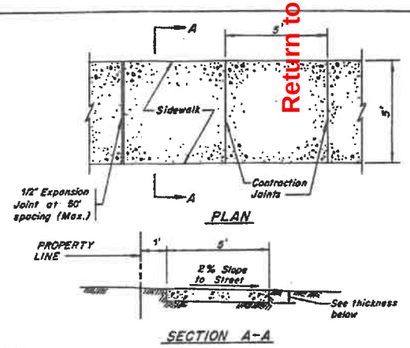
Notes:

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

CURB AND COMBINATION CURB AND GUTTER

Village of Morton Grove

CONSTRUCTION STANDARDS C-3



PLAN

SECTION A-A

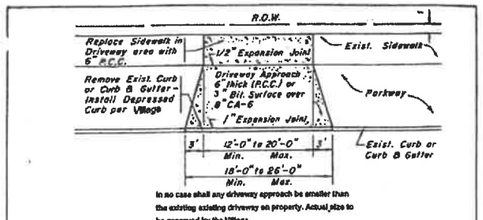
Notes:

1. All material and workmanship shall conform to the Standard Specifications for Road and Bridge Construction, latest edition.
2. All pours must be separate. No monolithic pours with curb and gutter, driveway approaches, and sidewalks.
3. All sawcuts are to be full depth.
4. The contractor shall notify the Village 48 - hours prior to commencing work.
5. Protective coating shall be installed on all concrete work.
6. Install contraction joints 1/8" wide every five (5) lineal feet.
7. Install 1/2" expansion material every fifty (50) lineal feet.
8. 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.
9. Sidewalk Thickness: 5" Everywhere, except where driveways cross sidewalks.
   6" Where residential driveways cross sidewalks.
   8" Where commercial driveways cross sidewalks.

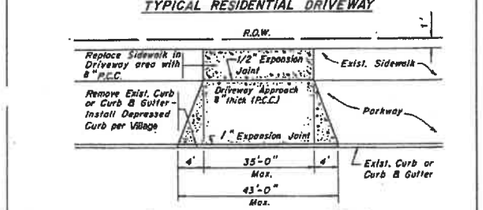
SIDEWALK CONSTRUCTION

Village of Morton Grove

CONSTRUCTION STANDARDS C-2



TYPICAL RESIDENTIAL DRIVEWAY



TYPICAL COMMERCIAL DRIVEWAY

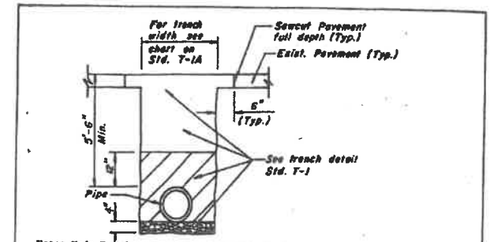
Notes:

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

DRIVEWAY CONSTRUCTION

Village of Morton Grove

CONSTRUCTION STANDARDS C-1



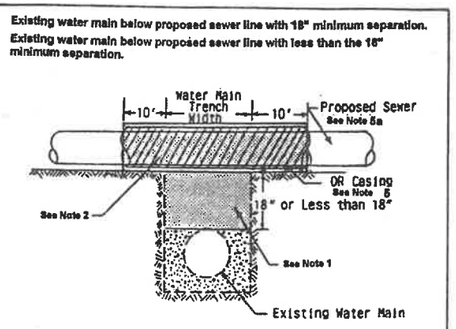
Water Main Requirements For New Construction

1. Minimum Depth - 5'6" to the top of pipe.
2. Ductile Iron Water Main - Shall conform with ANSI A21.51 (AWVA - C151) Minimum Size - 8" Diameter.
3. Fire Hydrant spacing shall not exceed 300 lineal feet.
4. Trench Backfill shall comply to Village Standard Drawing No. T-1.
5. All pipe joints shall be push joints with mechanical joint fittings and shall conform to ANSI A21.10 (AWWA-C110).
6. Gate valves must be installed at each branch main connection and elsewhere, as required, to allow adequate isolation of individual sections for maintenance.
7. 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.
8. 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.
9. Pavement is to be sawcut full depth before removal begins.
10. All water main construction shall require a drawing and calculations signed and sealed by a Professional Engineer.
11. Notify the Water Superintendent 48 hours prior to commencing work.
12. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
13. For Water Main tie-ins see Standard W6 and W5.

WATER MAIN CONSTRUCTION

Village of Morton Grove

CONSTRUCTION STANDARDS W-1



Notes:

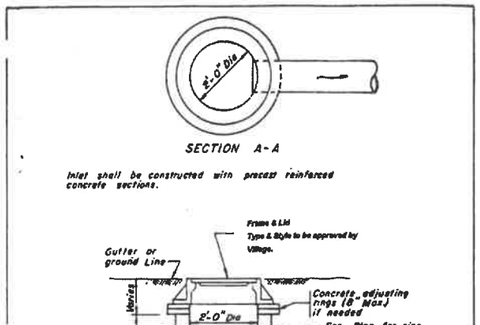
1. Construct Backfill per Village Standard T-1 & T-1A.
2. Provide adequate support for existing water main to prevent damage due to settlement.
3. Point loads shall not be allowed between water main casing and sewer.
4. All casings shall be steel.
5. a. Construct 20' of proposed sewer with water main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



Use "Type A" Catch Basin with trap instead of "Type A" Inlet in all combined sewer areas.

WATER TIGHT FLEXIBLE RUBBER BOOT CONNECTION MEETING ASTM C923 SHALL BE USED FOR ALL PIPE TO STRUCTURE CONNECTIONS.

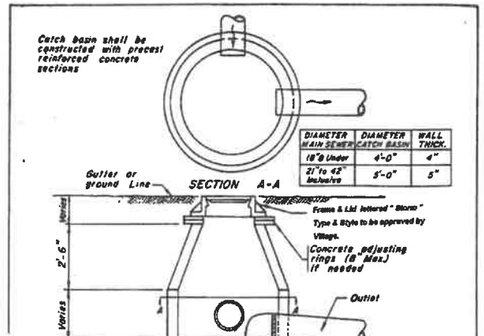
Notes:

1. Construction of storm sewers shall comply with the Standard Specifications for Road and Bridge Construction - Illinois Department of Transportation, the latest edition.
2. Notify the sewer superintendent 48 hours prior to any construction.

TYPE "A" INLET

Village of Morton Grove

CONSTRUCTION STANDARDS STS-5



WATER TIGHT FLEXIBLE RUBBER BOOT CONNECTION MEETING ASTM C923 SHALL BE USED FOR ALL PIPE TO STRUCTURE CONNECTIONS.

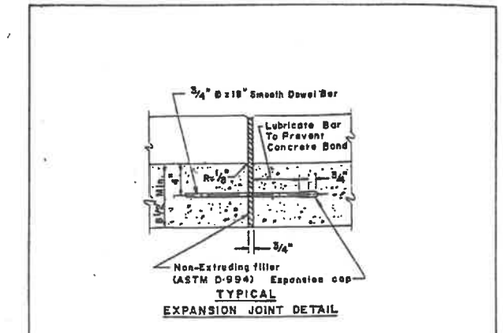
Notes:

1. Construction of storm sewers shall comply with the Standard Specifications for Road and Bridge Construction - Illinois Department of Transportation, the latest edition.
2. Notify the sewer superintendent 48 hours prior to any construction.

TYPE "A" CATCH BASIN

Village of Morton Grove

CONSTRUCTION STANDARDS STS-2



TYPICAL EXPANSION JOINT DETAIL

Notes:

1. All material and workmanship shall conform to the Standard Specifications for Road and Bridge Construction, latest edition.
2. 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.
3. Wherever 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 2333. Wherever curb and gutter is poured adjacent to existing P.C. Concrete pavement or base course, expansion tie anchors 3/4" shall be installed into the pavement or base course.

CURB AND COMBINATION CURB AND GUTTER

Village of Morton Grove

CONSTRUCTION STANDARDS C-3A

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

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-220-2467
www.adeni.us

DETAILS

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

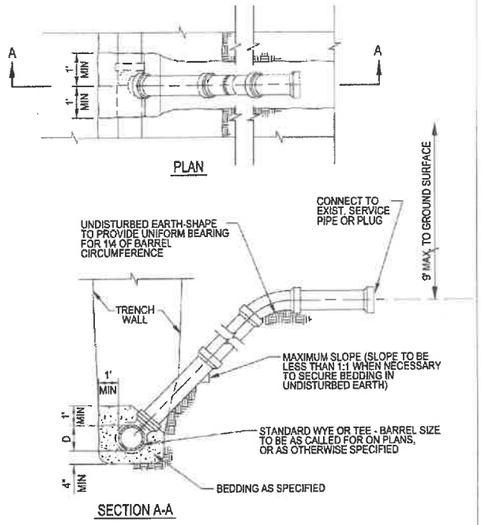
P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07, 2022
JOB: 22-019

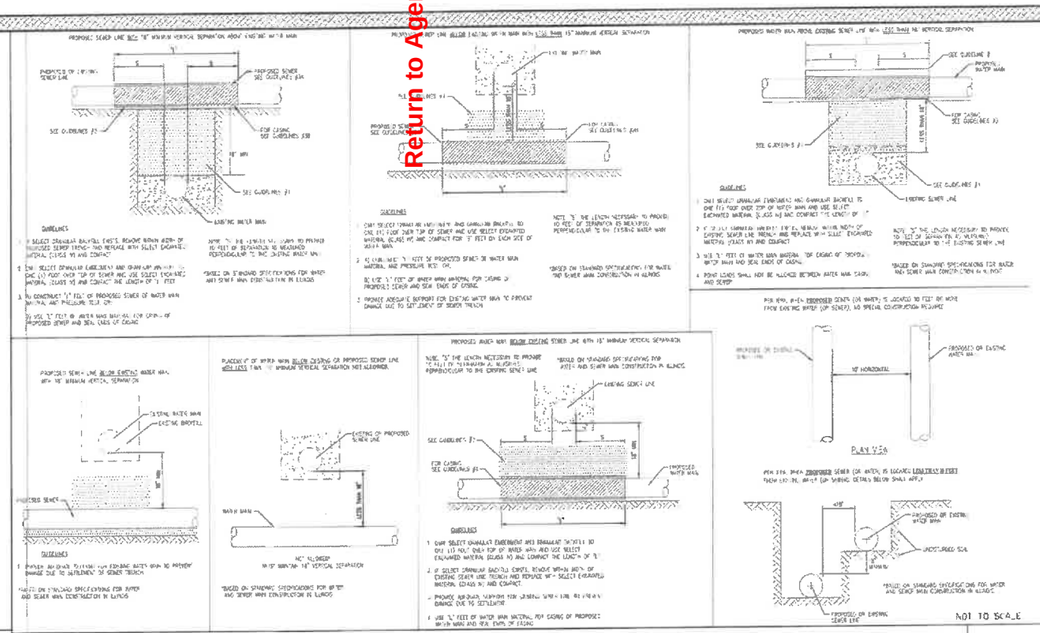
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12 OF 21

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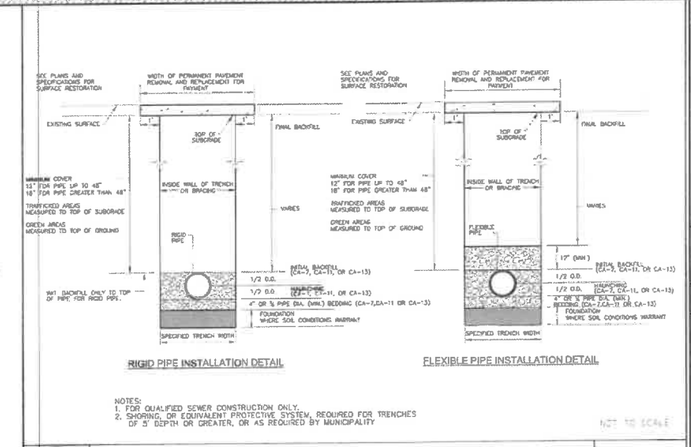
Return to Agenda



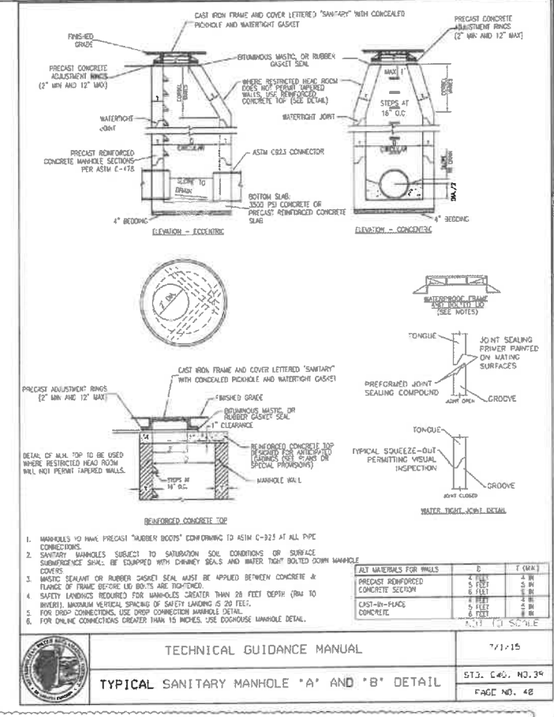
TECHNICAL GUIDANCE MANUAL — 7/1/15
TYPICAL RISER SANITARY SERVICE LATERAL — STD. DWG. NO. 39 — PAGE NO. 39



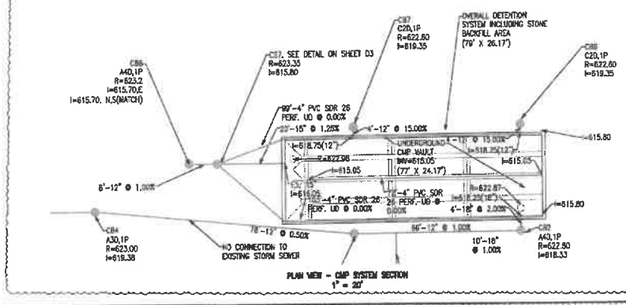
TECHNICAL GUIDANCE MANUAL — 7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA) — STD. DWG. NO. 41 — PAGE NO. 42

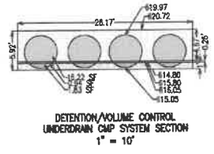


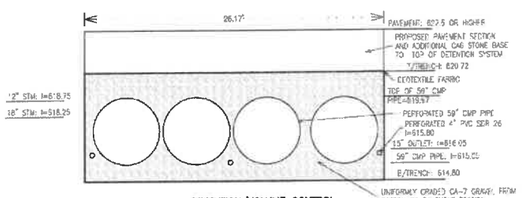
TECHNICAL GUIDANCE MANUAL — 7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL — STD. DWG. NO. 34 — PAGE NO. 35



TECHNICAL GUIDANCE MANUAL — 7/1/15
TYPICAL SANITARY MANHOLE 'A' AND 'B' DETAIL — STD. DWG. NO. 36 — PAGE NO. 48







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

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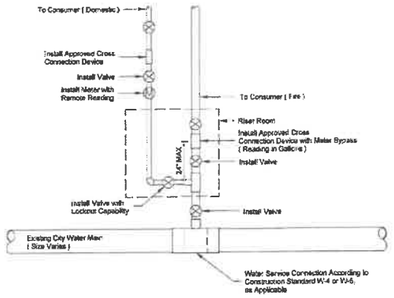
DETAILS

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
GLENVIEW, IL

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.

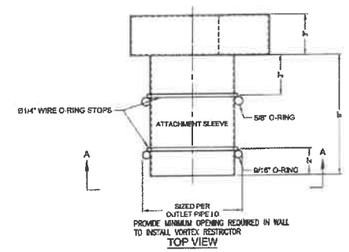
COMBINED DOMESTIC & FIRE SERVICE CONNECTION

MORTON GROVE
Incredible Close & Surrounded Open

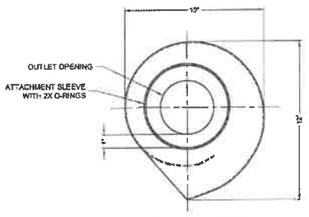
Village of Morton Grove
CONSTRUCTION STANDARDS

W - 7

NOTES
1. ALL WELDS CONTINUOUS UNLESS OTHERWISE NOTED
2. MATERIALS:
   - (1) Ø5/8 - INCH AND (1) Ø9/16-INCH BUNA N, 50 DUROMETER O-RINGS



TOP VIEW



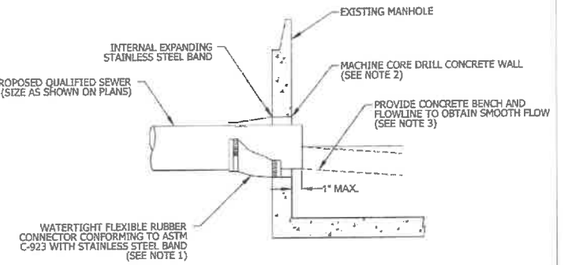
ELEVATION A-A VIEW

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800.338.1122 | 513.645.7000 | 513.645.7993 FAX

FLUIDIC-AMP VORTEX VALVE
MODEL FA1012 w/ SLEEVE ATTACHMENT

DATE: 07/08/19 | FILE NAME: FA1012-S VORTEX VALVE DETAIL WITH SLEEVE | DESIGNER: DRH | CHECKED: ---

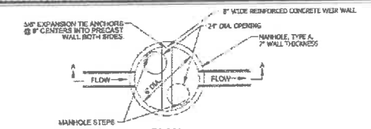


SECTION

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.

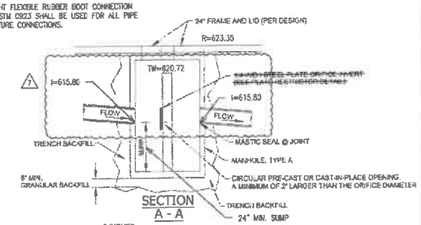
NOT TO SCALE

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

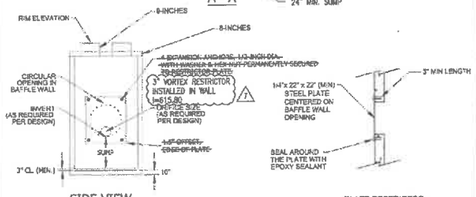


PLAN

WATER TIGHT FLEXIBLE RUBBER BOOT CONNECTION MEETING ASTM C923 SHALL BE USED FOR ALL PIPE TO STRUCTURE CONNECTIONS.



SECTION
A - A



SIDE VIEW

PLATE RESTRICTOR SECTION

CONTROL STRUCTURE - CS7
(FOR LOCAL DETENTION ONLY)

NOTES:
1. STRUCTURE AND BAFFLE WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE.
2. RESTRICTORS LESS THAN 4" IN DIAMETER PROVIDE HOODSNOUT 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	REMARKS
7.	10/27/2023	REVISED PER MORTON GROVE
8.	11/21/2023	REVISED PER MWRDGC
9.	12/20/2023	REVISED PER VILLAGE
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CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-2467
www.aceeng.us

DETAILS

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

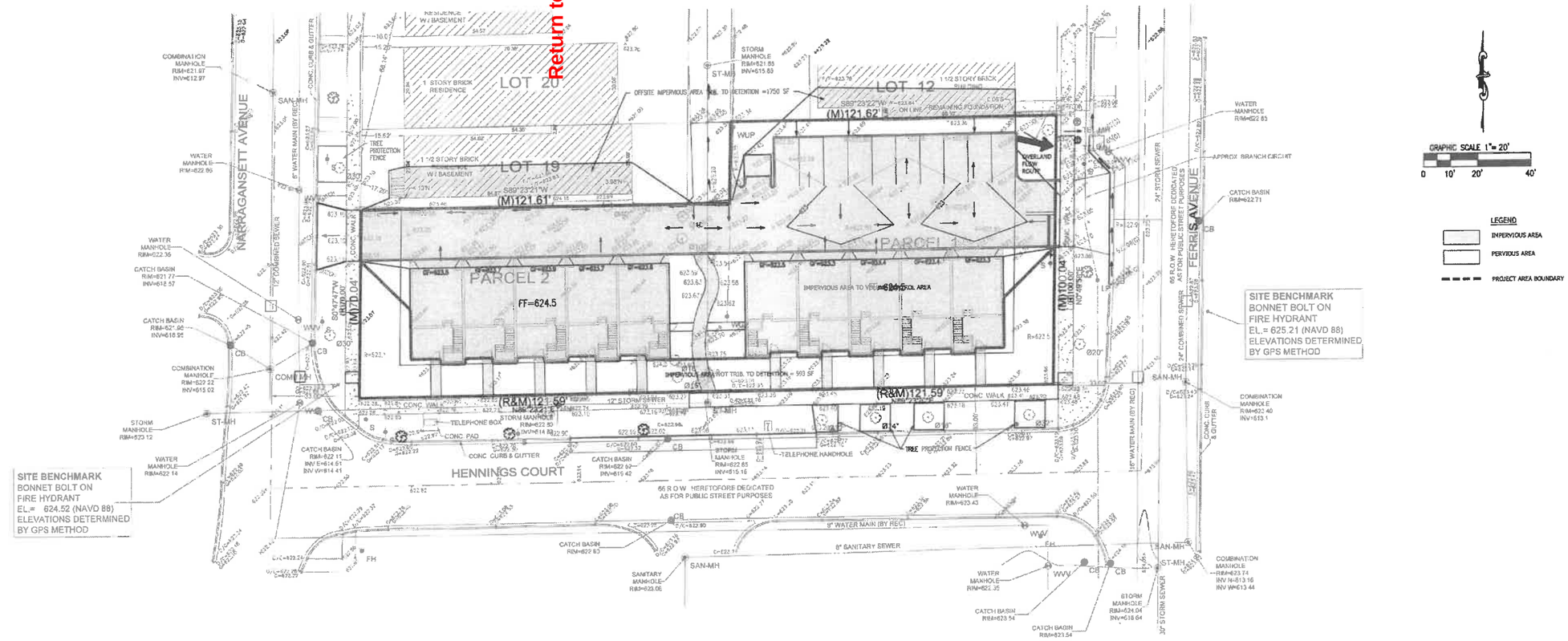
P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07, 2022
JOB: 22-019

SHEET:
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NO.	DATE	REMARKS
7.	10/27/2023	REVISED PER MORTON GROVE
8.	11/21/2023	REVISED PER MWRDGC
9.	12/20/2023	REVISED PER VILLAGE
10.	01/11/2024	REVISED PER VILLAGE

MWRD DRAINAGE AREA SUMMARY

TOTAL OWNERSHIP AREA	0.50	ACRES
TOAL 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	
VOLULME CONTROL HWL	616.05	
VOLULME 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	0.336	ACRES
CURVE NO.	93.00	
ADJUSTED CURVE NO.	87.06	
TIME OF CONCENTRATION	0.25	HR.

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DRAINAGE AREA EXHIBIT

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

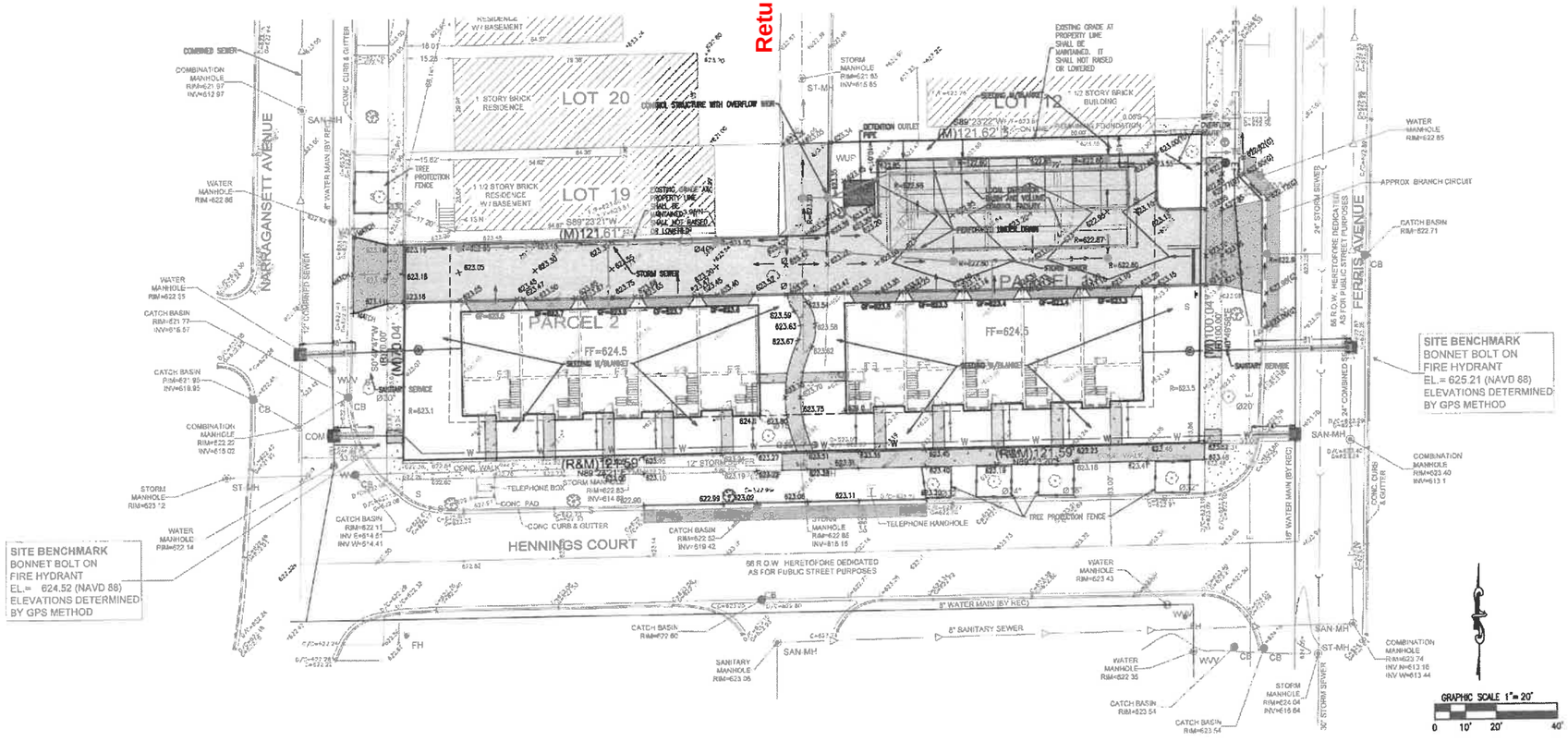
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PIN:
10 – 20 – 100 – 021 – 0000
10 – 20 – 100 – 022 – 0000
10 – 20 – 100 – 023 – 0000
10 – 20 – 100 – 024 – 0000
10 – 20 – 100 – 029 – 0000

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

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: 8720-28 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

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

VOLUME CONTROL SUMMARY:	
VOLUME CONTROL REQUIRED:	0.0232 AC FT
VOLUME CONTROL PROVIDED:	0.0298 AC FT

EXAMPLE MAINTENANCE PLAN FOR X DEVELOPMENT

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

1. General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
x — Litter and debris shall be controlled
x — Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
x — Accumulated sediment shall 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
x — Roads shall be swept, vacuumed and/or washed on a regular basis

2. Storm Management Facilities
All components of the storm water management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows 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 breaks, hire Registered Professional Engineer for design resolution
— Seed and sod any eroded areas
x — Sign of piping (leakage) or seepage, repair
— Stabilize emergency overflow structure if erosion observed
x — Remove obstructions blocking emergency overflow spillway

Vegetated Areas
x — Regular mowing to control vegetation, no cutting of negative vegetation
x — 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.
x — Evidence of grazing, motorbikes, or other vehicles, repair
x — Check for invasive vegetation, remove where possible
x — All vegetation must be maintained per the approved planting plan

Outlet Control Structure
x — Inspect restrictor and remove debris if clogged or discharge reduced
x — Remove accumulated sediment at outlet
x — Scour and erosion at outlet, repair and reseed
x — Any ice damage to outlet of pipe, repair if necessary
x — Condition of trash racks, remove debris
x — Outlet channel conditions downstream Access for Maintenance Equipment
x — Remove any obstructions placed in maintenance easements

Safety Features
— Access controls to hazardous areas
— Fences
— 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, topsoil, 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.

3. 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:
x — 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.

4. 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
x — Remove accumulated leaves and other debris from gates
x — Reset covers/lids on as-needed basis
x — Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts
x — Visually inspect pipes by removing manhole lids, make repairs as necessary
x — Storm sewers and culverts shall be checked for siltation deposits of blocks, outlets, and within the conduit, clean out as necessary
— Restore rip rap at outfalls if erosion observed
— Restore rip rap at outfalls
x — Replant and reseed any eroded areas

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

5. Vegetated Areas
x — 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.
x — Evidence of grazing, motorbikes, or other vehicles, repair.
x — Check for invasive vegetation, remove when possible.
x — Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
x — Dead or damaged non-native grassy areas – repair with seeding with fertilization or seeding with mulch.
x — Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Outfitted Sewer Construction
— Performed manhole inspections once every five years; make repairs as necessary
x — Perform sewer inspections once every five years; make repairs as necessary.
x — Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
x — Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

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MAINTENANCE AND MONITORING PLAN

PARK VILLAS TOWNHOMES
MORTON GROVE, ILLINOIS

P & P PROPERTIES, LLC
GLENVIEW, IL

JUNE 07, 2022
JOB: 22-019

SHEET:
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EXHIBIT F
Certificate of Conformance of Constructed Improvements

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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 _____

Date 10/31/2025

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

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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