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**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING NOTICE/AGENDA
January 13, 2026 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 – December 9, 2025
5. **Special Reports**
 - a. Promotion of Commander Eric Ficht to Deputy Chief, by Mayor Janine Witko;
 - b. Promotion of Sergeant Nicholas Hoffman to Watch Commander, by Mayor Janine Witko;
 - c. Promotion of Officer Justin Hough to Sergeant, by Board of Fire and Police Commission Chairperson Mike Simkins
6. **Public Hearings** – None
7. **Plan Commission Reports** – None
8. **Residents' Comments (agenda items only)**

9. **President's Report** – *Administration, Council of Mayors, Northwest Municipal Conference, Dempster Street Corridor Steering Committee*

- a. Administrative Appointments for Calendar Year 2026

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

11. **Staff Report**

- a. **Village Administrator**
- b. **Corporation Counsel**

12. **Reports by Trustees**

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

- 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)*

- 1) **Ordinance 25-39** (*Introduced December 9, 2025, Second Reading*) Amending Title Seven Entitled “Public Property and Utilities”, Chapter Two Entitled “Tree Preservation” of the Village of Morton Grove Municipal Code

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

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

- 1) **Resolution 26-01** Authorizing a Contract with Axon Enterprise, Inc. for the Purchase of Twelve (12) Taser 10 Devices and Accessories

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

- 1) **Ordinance 25-40** (*Introduced December 9, 2025, Second Reading*) Amending Title Twelve Entitled “Unified Development Code” Chapter Three Entitled “Regulation of Specific Uses in All Zoning Districts” to Establish Section 12-3-9 of the Municipal Code of the Village of Morton Grove to Regulate the Installation and Use of Solar Energy Collection Systems

- 2) **Ordinance 25-41** (*Introduced December 9, 2025, Second Reading*) Approving a Special Use Permit to Authorize the Expansion and Modification of an Existing School at the Property Commonly Known as 9000 Belleforte Avenue, Morton Grove, Illinois
- 3) **Ordinance 25-42** (*Introduced December 9, 2025, Second Reading*) Approving a Preliminary Plat of Subdivision and Special Use Permit with Associated Waivers for a 60-Unit Mixed-Use Development on Property Commonly Known As 8500-8550 Lehigh Avenue and a 0.531-Acre Portion of the Chestnut Street Right-of-Way Petitioned for Vacation in Morton Grove, Illinois
- 4) **Ordinance 25-43** (*Introduced December 9, 2025, Second Reading*) Approving a Plat of Vacation of a Portion of the Chestnut Street Right-of-Way Located Directly West of Lehigh Avenue and Measuring Approximately 0.531 Acres in Morton Grove, Illinois

13. **Presentation of Warrants** – \$365,665.33

14. **Other Business**

15. **Residents' Comments**

16. **Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
DECEMBER 9, 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, John Thill, Connie Travis, and Keith White. Trustee Ashur Shiba was absent with notice.

III. **APPROVAL OF MINUTES**

Mayor Witko asked for a motion to approve the Minutes of the November 25, 2025 Village Board Meeting as presented. Trustee Minx so moved, seconded by Trustee Thill.

Motion passes unanimously via roll call.

IV. **SPECIAL REPORTS**

NONE

V. **PUBLIC HEARINGS**

NONE

VI. **PLAN COMMISSION REPORTS**

Mayor Witko said there were several updates to Plan Commission Cases this evening, and Brandon Nolin, Community Development Administrator, would present them. Mr. Nolin said he would be presenting four cases tonight and asked for the Board's patience because a couple were longer than usual.

1. **PC25-04: Request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems.**

- a. Mr. Nolin said that this case was similar to an earlier draft seen by the Board, except this one includes the ability to sell power back to the grid via a special use. Decommissioning requirements have been established as well. The Plan Commission voted unanimously (5-0) on November 18 to approve these text amendments.
2. **PC25-07: Request for approval of a Preliminary Plat of Subdivision in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and Special Use Permits for a 60-unit mixed-use development with ground floor commercial space in a C/R Commercial/Residential District (12-4-3) with variations for rear year impermeable coverage (12-2-5:B.3), setback for open accessory parking spaces and balconies (12-2-6:G), façade transparency (12-5-7:A.3.k), dwelling units per acre (12-5-7:C), residential unit location (12-5-7:D.1), parkway trees (12-11-2:B.4), and parking lot screening abutting private property (12-11-3:B.2) for the property commonly known as 8500-8550 Lehigh Avenue in Morton Grove, Illinois.**
 - a. Mr. Nolin said this case, and the next one, PC25-08, are grouped together. In PC25-07, 8500 MG LLC, present this evening, is requesting approval for a planned 60-unit development in a four-story building. The project includes a little over 4,000 square feet of commercial space on the ground floor, with an outdoor plaza/café on the north end of the building. The Plan Commission voted unanimously (6-0) in favor for the proposed project on September 16, 2025. Mr. Nolin pointed out that, subsequent to the Plan Commission's approval, the Village received some comments from residents at the Morton House Condominiums. Mr. Nolin said the Village has coordinated with the development team, who indicated they'd be willing to make some accommodations in response to the residents' comments.
 3. **PC25-08: Request for approval of a Plat of Vacation for a portion of the Chestnut Street right of way located directly west of the Lehigh Avenue right of way in Morton Grove, IL, and measuring approximately 0.531 acres, in accordance with Section 12-9-5 of the MG Municipal Code.**
 - a. Mr. Nolin said, in this related case, 8500 MG LLC is again the Applicant, along with the Loyal Order of the Moose No. 376, and is requesting approval of the vacation of a 0.531 acre portion of Chestnut Street, which is required for the project discussed in PC25-07. The Plan Commission voted unanimously (5-0) on November 18 to approve this request.
 - b. Mr. Nolin said, as required by Village Code in validating the vacation, the Village Administrator and staff found that the vacation will benefit the public interest by optimizing the project site footprint to support a walkable and vibrant mixed-use development that meets the requirements of the proposed development; that easements should be retained for the maintenance of public utilities and for vehicular and pedestrian access. It is also recommended that each owner should take title of the centerline of the right of way, and appropriate compensation of the property will be determined by the Village as part of a forthcoming redevelopment agreement.
 4. **PC25-12: Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 9000 Belleforte Avenue in Morton Grove, IL, all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C.**
 - a. Mr. Nolin said that this is a request from DLA Architects Ltd on behalf of Hynes School to allow for the expansion and modification of the existing school. The school expansion would include the

addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. A pair of classrooms currently housed in a temporary structure would be removed as part of the project, and the parking lot would be reconfigured. The number of trees proposed for the interior parking lot falls short of Village requirements. The Plan Commission unanimously (5-0) voted to approve this Special Use Permit request with the condition that 12 trees be planted elsewhere on the property or on another property.

- b. Trustee Thill asked if the Board was going to be voting on any of these cases this evening. Mayor Witko said the Ordinances for each case would be a first reading tonight. Trustee Thill asked if a decision had been made as to where the 12 trees would go. Mr. Nolin said there's some flexibility in the Ordinance to allow the developer to confer with the Village Administrator and staff as to where the 12 trees should be planted. Trustee Thill asked if any construction had begun on the property. Mr. Nolin said a revised landscape plan or a plan for the trees on another property was a requirement before a building permit could be issued.

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

1. **June Mire**, a resident in the Morton House Condominiums, said she has already submitted formal comments, so she'd keep it brief. She and several others who couldn't be here tonight due to mobility issues, have three main concerns. First, security, especially because their property backs up directly to the new development. The residents are concerned about people cutting through there, so they are requesting that a solid wall be installed and designed so it won't be a problem later. A second concern is lighting. There should be no floodlights at the new development. And third, vegetation. She and others at the Condos have been working hard to replace non-native plants with native plants, and they hope the new development will do the same.
2. **Christine Correlli**, also a Morton House Condominium resident, was concerned that a fence would be installed, replacing a wall that's currently there. In fact, she'd prefer that the wall be extended, and pointed out that it's solid. She said she was excited about the development but would be a lot happier if the existing wall could be extended.
3. **Lisa Khabeer** thanked the Mayor for the opportunity to speak and said she was glad the Board is listening. She noted that the mayor in Elgin is stepping up against ICE and saying, "It is not okay, what ICE is doing in our Village," and the Chief of Police in Minneapolis is saying, "When you see masked, armed people kidnapping people, call 9-1-1 because we are not going to allow that to happen."
- a. Ms. Khabeer said she was glad that signage is going up, but felt it doesn't do enough. She said early voting will be starting on February 2, 2026. Then or shortly thereafter, the federal government will be sending 1,000 or more agents back to the Village. She said there's no reason why we cannot have our police department ready and prepared for that, just like they're doing in Evanston, where there are people with no ID, wearing masks, carrying weapons, deploying tear gas, even spraying pepper spray into people's eyes. She urged the Board to not be limited by things they can't do. She pointed out that ICE is not playing by the rules, and wondered so why should the Village? They are

violating our rights every day. She closed by telling the Board, “You’ve got to stand up for us. We’re depending on you. I’m depending on you.”

- b. Mayor Witko said, for clarification, that Ms. Khabeer wasn’t addressing anything on tonight’s Agenda, so technically, she should have waited till the end of the meeting. She noted if anyone else had similar comments, they could come up and speak at the Residents’ Comments portion of the meeting that comes near the end.

VIII. **PRESIDENT’S REPORT**

- 1. Mayor Witko proclaimed the month of December as Niles Township Food Pantry Awareness Month. She urged residents to support the efforts of the Niles Township Food Pantry Foundation by making a monetary donation to the Food Pantry’s Holiday Gift Car Drive and, or donating toiletry items and non-perishable foods.
 - a. Mayor Witko noted that the Niles Township Food Pantry began as a single shelf in the Township building at 5255 Lincoln in Skokie. It then grew to the back room of the building with one full-time employee. In 2009, the Food Pantry was re-established in the Township annex building at 8341 Lockwood. She said, in 2024, the Food Pantry served more than 72,800 individuals and about 3,300 separate households (more than 8 percent of the total households in Niles Township). There continues to be a profound demand for emergency food due to multiple factors, and the demand for food banks, like the Niles Township Food Pantry, is more critical than ever. Mayor Witko then presented the Proclamation to Niles Township Trustee Mazhar Khan, and called on Trustee Travis, as the liaison to the Township, to provide an update.
 - b. Trustee Travis commented that, this week, the Township is especially low on toiletries, baby diapers, baby food, and baby wipes. These items help our neighbors meet their most basic needs, and they go quickly. She encouraged people to pick up an extra item on their next trip to the store and drop it off at the Pantry. Every donation keeps their shelves stocked and our community supported.
- 2. Next, Mayor Witko presented the Board and Commission Chair Appointments for 2026. No action is needed on this item. The appointments run from January 1, 2026, to December 31, 2026.

- a.

Advisory Commission on Aging	Hope Hornstein, Chairperson
Appearance Commission	John Pietron, Chairperson
Community Relations Commission	Theresa Polyak, Chairperson
Economic Development Commission	Mark Fernandez, Chairperson
Environment & Natural Resources Commission	Georgianne Brunner, Chairperson
Fire and Police Commission	Michael Simkins, Chairperson
Plan Commission/Zoning Board of Appeals	Chris Kintner, Chairperson
Special Events Commission	Paul Minx, Chairperson
Traffic Safety Commission	Amit Shah, Chairperson

- Next, Mayor Witko reminded the assemblage that the Village Board Meetings will continue to be held on the 2nd and 4th Tuesday of the month at the Richard T. Flickinger Municipal Center. Meetings begin at 6:00 pm, with the first hour reserved for Closed Session, and the public portion begins at 7:00 pm. Board Meetings are held in the Council Chambers.

The 2026 meeting schedule is as follows:

January 13	May 12	September 8
January 27	May 26	September 22
February 10	June 9	October 13
February 24	June 23	October 27
March 10	July 14	November 10
March 24	July 28	November 24
April 14	August 11	December 8
April 28	August 25	December 22 (cancelled)

- Mayor Witko noted that the regular meetings of the following Boards and Commissions of the Village will be held at the following times and locations:

	TIME	DATES	LOCATION	STAFF LIAISON
Advisory Commission on Aging	1:00pm	2 nd Tuesday of February, April, June, August, October, and December	Civic Center	Zoe Heidorn
Appearance Review Commission	7:00pm	1 st Tuesday of the month	Council Chambers	Brandon Nolin
Community Relations Commission	6:30pm	January 12, 2026, and the 3 rd Monday of March, May, July, September, and November	Scanlon Conference Room	Terry Liston
Economic Development Commission	7:00pm	2 nd Monday of February, April, June, August, October, and December	Scanlon Conference Room	Brandon Nolin
Environment & Natural Resources Commission	6:00pm	1 st Monday of February, April, June, August, October, December	Scanlon Conference Room	Zoe Heidorn

Fire and Police Commission	1:00pm	4 th Tuesday of the month	Fire Station #4	Mike Weitzel Dennis Kennedy
Fire Pension Board		Quarterly (varies)	Fire Station #4	Hanna Sullivan
Plan Commission/ Zoning Board of Appeals	7:00pm	3 rd Tuesday of the month	Council Chambers	Brandon Nolin
Police Pension Board		Quarterly (varies)	Police Station	Hanna Sullivan
Special Events Commission	6:00pm	3 rd Monday of February, April, June, August, October, and December	Public Works 7840 Nagle	Zoe Heidorn
Traffic Safety Commission	7:00pm	1 st Thursday of the month	Council Chambers	Chris Tomich

This meeting and location schedule will also be available on the Village’s website.

5. Next, Mayor Witko said, in addition to their normal roles with the Village, our elected officials serve as liaisons to Boards and Commissions, Departments, and partner governments. She said she'd like to continue the same assignments for 2026, with the addition of Trustee White being assigned to the new proposed Dempster Street TIF.
- **Trustee Khan:** Finance Department and Appearance Commission
 - **Trustee Minx:** Fire Department, Fire Pension Board, Fire & Police Commission, Special Events Commission, RED Center, NIPSTA
 - **Trustee Shiba:** Building Department, Environment & Natural Resources, Legal Department, IT Department, Sawmill Station TIF District
 - **Trustee Thill:** Public Works Department, SWANCC, MG-Niles Water Commission, Traffic Safety Commission
 - **Trustee Travis:** Police Department, Police Pension Fund, Fire & Police Commission, Community Relations Commission, Niles Township
 - **Trustee White:** Community & Economic Development Department, Economic Development Commission, Plan Commission/Zoning Board; Lincoln/Lehigh TIF District, Dempster Street TIF District
 - **Clerk Harford:** Family & Senior Services, Advisory Commission on Aging, Maine Township
 - **Mayor Witko:** Administration Department, Council of Mayors, NWMC, Strategic Plan
6. Mayor Witko commented that, over the last several weeks, the Village has experienced several snowstorms. To date, we've witnessed over 17 inches of snow this season, including 6.7 inches in December already. As always, our Public Works Department has risen to the occasion. Personnel have worked all hours of the day and in inclement conditions to clear our streets and keep the community safe. She thanked the Public Works staff for all of their work so far this year, and said, "Our community thanks you as well."
7. Speaking of snow clearing, Mayor Witko said the Village operates a program to connect young adults with neighbors to provide shoveling assistance. The Village is currently looking for high-school age students to participate in the program and earn some money helping their neighbors. To learn more, please visit the "Snow Shoveling and Lawn Care Program" page on the Village website.
8. Mayor Witko presented a Metra Station update. She said the Village is anticipating that on Monday, December 15, the Village's new Metra station will be complete and open to the public. The Village is still finalizing the station but is excited to say that it will be open for commuters starting next week. Following the new station's opening, the process of demolishing the old station will begin. Commuters should visit the Village's website to stay up to date on any changes and impacts due to the building demolition.

IX.

CLERK'S REPORT

Clerk Harford highlighted a couple of Senior Services the Village provides to its senior. One is the Senior Ride Share Program. This program offers free Lyft rides to qualified residents who are at least 65 years old. Scheduled rides are provided to grocery stores, pharmacies, and medical appointments within Morton Grove. Rides are also available to medical appointments and most

area hospitals and medical buildings. To learn more or to participate, please get in touch with the Village's Social Worker, Liz Schild, at 847-663-3070. Another program Clerk Harford notes is the Village's free Blood Pressure, Cholesterol, and Blood Sugar Screenings. The Village provides these every Wednesday from 9:00 am to noon at the Civic Center, 6140 Dempster Street. No appointment is needed.

X. **STAFF REPORTS**

A. Village Administrator:

1. Mr. Meyer presented **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.**

This is the second reading of this Ordinance.

- a. The Ground Emergency Medical Transportation (GEMT) program is a federally funded Medicaid program that allows communities to be reimbursed for providing ambulance transportation services.
- b. GEMT has increased its ambulance transportation rate to \$2,710 per transport. This Ordinance will increase the fees for ambulance transportation services in the amount of \$2,500 to account for the correct reimbursement rate provided by the GEMT Program and to make the Village whole for costs associated with this service.

- c. Mr. Meyer asked for a motion to Ordinance 25-38. Motion was made by Trustee Minx and seconded by Trustee Khan. Mayor Witko asked if the Board had any questions.

Trustee Thill asked if this increase would be passed on to non-residents only, or to residents as well. Mr. Meyer said both. Trustee Thill said that didn't sound right. Fire Chief Dennis Kennedy explained that the GEMT rate is a calculated rate that we work with Medicare and the federal government for.

- d. Chief Kennedy stated it has been determined that, on average, it costs us, as a Village, \$2,710 to transport somebody to the hospital. Trustee Thill asked if the residents' and non-residents' rates are the same, and the chief said yes. The difference is, for a non-resident that currently would be billed the \$2,500 we've been charging, we're now requesting an increase to \$2,710. With a resident, the cost will also increase to \$2,710, but the Department will take whatever amount the resident's insurance or Medicare will pay, without asking the resident for anything out-of-pocket. Chief Kennedy noted that \$2,710 was based on the Village's actual costs in 2024. Trustee Thill asked if the ambulance is sterilized after each run. Chief Kennedy said yes, it's completely disinfected. Trustee Thill said he thinks a lot of people think it's just taking a person from Point A to Point B. Chief Kennedy said there's a lot more involved in ambulance transport than people think.

There being no further questions from the Board, Mayor Witko called for a roll call vote on Ordinance 25-38.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

2.

Mr. Meyer then presented **Resolution 25-81, Authorizing A Professional Services Agreement With EO Sullivan, LLC Of Libertyville, IL, For Lobbying Services On Behalf Of The Village Of Morton Grove.**

He explained that earlier this year, the Village had issued a request for proposals for lobbying services. The Village received three timely responses. EO Sullivan, LLC, provided a comprehensive plan to address the Village’s need for developing a lobbying program for the new Police Department and Village Hall, and addressing other financial needs and regulatory interests. EO Sullivan includes an impressive team of Ed Sullivan, Dan Shomon, and Corryn Bradley. The team demonstrated in their proposal and interview a clear understanding of the Village’s needs and how to best position the Village for lobbying efforts. The selection committee including the Village Administrator, the Assistant Village Administrator, Police Chief, Finance Director, and Corporation Counsel recommended EO Sullivan, LLC to be chosen to provide lobbyist services to the Village, and this Resolution will authorize an agreement with EO Sullivan to perform these services. The fiscal impact of this resolution is \$55,000, which includes the annual retainer expense of \$54,000 plus costs associated with requisite filings with the State for a registered lobbyist on behalf of the Village.

Trustee Travis moved to approve Resolution 25-81, seconded by Trustee White. A roll call vote was taken.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

A.

3. Village Administrator: (continued)

Lastly, Mr. Meyer reminded the assemblage that the Village’s second Board Meeting in December has been cancelled. The Village’s administrative offices will be closed on December 25, 2025, and on January 1, 2026.

B. Corporation Counsel:

Corporation Counsel Liston had no formal report this evening.

XI.

TRUSTEES' REPORTS

A. Trustee Khan:

1. Trustee Khan presented **Ordinance 25-37, Authorizing An Amendment To The Village Of Morton Grove 2025 Adopted Budget.**

This is the second reading of this Ordinance.

- a. Trustee Khan explained that the Budget for Calendar Year 2025 was adopted on November 27, 2024, which was prior to when the Village purchased property for a new Village Hall and Police Station. 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. 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 has also 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.

Trustee Khan moved to adopt Ordinance 25-37, seconded by Trustee Minx. A roll call vote was taken.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

2. Trustee Khan thanked the Public Works Department for doing amazing work with our snowstorms thus far.

XI.

TRUSTEES' REPORTS (continued)

B. Trustee Minx:

Trustee Minx had no formal report this evening, but echoed Trustee Khan’s praise for the Public Works Department. She also reported that the event Santa Comes to Town, sponsored by the Special Events Commission and the Park District, was very successful, with 325 children visiting with Santa and the Prairie View Center. She thanked the staff of the Park District and everyone who volunteered to help with this event, and wished happy, healthy holidays to all.

C. Trustee Shiba: *In the absence of Trustee Shiba, Trustee White provided his report.*

- 1.

Trustee White introduced **Ordinance 25-39, Amending Title 7 Entitled “Public Property And Utilities,” Chapter 2 Entitled “Tree Preservation” Of The Village Of Morton Grove Municipal Code.**

a.

He said that the Village recognizes the services and functions that trees provide as a collective asset to the Morton Grove community. In March of 2025, the Village was awarded a grant from the Chicago Region Trees Initiative at the Morton Arboretum to assist with street tree plantings throughout the community. In accepting the grant, the Village agreed to revise its tree preservation code to meet the organization’s requirements. The proposed amendments are procedural in nature, have been approved the Morton Arboretum, and serve to further strengthen the Village’s ordinance.

b.

At the request of staff, the Appearance Commission reviewed the proposed amendment at a regularly scheduled meeting on November 5, 2025, and voted unanimously (5-0) to recommend approval of the amendment as presented. If approved by the Village Board, staff will provide notice of the new tree preservation and protection regulations by updates to the Village’s website and by mail (via the water bill), and will provide direct guidance as needed.

Trustee White said, as this is a first reading, no action will be taken this evening.

2.

Next, Trustee White presented **Resolution 25-82, Authorizing A Contractual Agreement With Dell, Inc. To Renew The Microsoft Enterprise Agreement For Microsoft Software Licensing For Operating And Productivity Software For Village Staff And Users.**

a.

He explained that the Village is required to maintain licensing for the software it uses in daily operations. The operating system, individual applications, cloud services, and connectivity to servers all maintain their own licensing scheme. The Enterprise Agreement licensing structure and software maintenance structure was originally established in 2008. The use of an Enterprise Agreement has advantages over individual purchases, including lower platform costs, distributed payments, anniversary period renewals, and software upgrade assurances. The pricing and licensing structure for 2026 was competitively reviewed to ensure the fiscal responsibility of this agreement, and the IT Department Manager has recommended the Village renew its contract with Dell, Inc. of Round Rock, Texas, a large account reseller of Microsoft Software products, and maintains the current pre-negotiated State of Illinois reseller master blanked purchase order 25-448DOIT-INFOT-P-69783 for Microsoft Enterprise Agreement licensing.

b.

The Enterprise Agreement renewal includes an annual maintenance fee for updates and upgrades (Microsoft Software Assurance) and license costs. The license pricing is held stable for three (3) annual renewal periods if there are no adjustments to license quantity. The 2026 renewal is the third renewal period of the three stable pricing periods through the State of Illinois contract. This payment covers the license and maintenance period of January 1, 2026, through December 31, 2026, and the Resolution is prepared before the expiration date for business continuity. The fiscal impact of this resolution for 2026 is \$63,249.05 for licensing and software maintenance expense.

Trustee White moved to approve Resolution 25-82, seconded by Trustee Thill. A roll call vote was taken.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

D. Trustee Thill:

1. Trustee Thill presented **Resolution 25-83, Authorizing A Contract With Advanced Tree Care, Inc. Of Lincolnshire, IL, For The 2026 Tree Trimming Program.**
 - a. He explained that the annual tree trimming program is necessary to maintain the health and appearance of the Village’s tree canopy, and to maintain a safe passageway for the public traveling beneath trees with the Village’s rights-of-way. The Village annually contracts with tree experts to assist in trimming parkway trees. The contract being considered, as permitted under the Village Municipal Code, is a joint bid through the Municipal Partnering Initiative (MPI). MPI is a group of Cook, Lake, and DuPage County municipalities that have successfully leveraged bulk purchasing and workload sharing to reduce the cost of municipal services. Village staff consider it advantageous to contract the service through this method for cost and contractor qualifications.
 - b. The bid amount is based on unit pricing, and the final contract price will be determined by the number of units the Village determines necessary and authorizes. This resolution will authorize a contract with Advanced Tree Care, Inc. of Lincolnshire, IL, for the 2026 Tree Trimming Program, and, if circumstances warrant, will approve the Village Administrator to extend this contract for the 2027 Tree Trimming Program.

The fiscal impact of this resolution is \$60,781.00.

Trustee Thill moved to approve Resolution 25-83, seconded by Trustee Travis. A roll call vote was taken.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

2.
 - a. Next, Trustee Thill presented **Resolution 25-84, Authorizing The Appropriation Of The 2026 Motor Fuel Tax Funds For The Maintenance Of Streets And Highways.**

He explained that each year, the Village receives a portion of the motor fuel tax collected by the State. These funds must be spent on eligible roadway improvements. The State requires an estimate and statement of the maintenance expenses for each program year. For 2026, the estimate is \$771,000.

Trustee Thill moved, seconded by Trustee Minx, to approve Resolution 25-84. A roll call vote was taken.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

Lastly, Trustee Thill encourages residents to move their cars after the plows come through. He said the plows often come back to get the snow they were unable to clear when the cars were parked there. Trustee Thill also complimented the Park District for their work in lighting up the Harrer Park gazebo. He said seeing what they did there really could put you in the Christmas spirit.

E. Trustee Travis:

Trustee Travis had no formal report this evening but said she really admires snowplow drivers who keep coming back till the road is clear. She wished everyone happy holidays, and a healthy and happy New Year.

F. Trustee White:

Trustee White had several Ordinances to introduce this evening. As each is a first reading, no action will be taken on them tonight.

XI. TRUSTEES’ REPORTS (continued)

F. Trustee White: (continued)

1. **Ordinance 25-40, Amending Title 12 Entitled “Unified Development Code,” Chapter 3 Entitled “Regulation Of Specific Uses In All Zoning Districts” To Establish Section 12-3-9 Of The Municipal Code Of The Village Of Morton Grove To Regulate The Installation And Use Of Solar Energy Collection Systems.**

- a. Trustee White said the Community and Economic Development Department continuously reviews and updates the Unified Development Code as needed to keep regulations current and to promote predictable and desirable development. The text amendments in this ordinance are based on input received by Village staff throughout 2024 and staff discussion with the Plan Commission in December 2024 and March 2025.
- b. The Village, as the Applicant, submitted a complete application to the Plan Commission under Case PC25-04 requesting text amendments to Chapter 12-3 of Title 12 to regulate the installation and use of solar energy collection systems. On November 18, the Applicant appeared before the Plan Commission to present the request for approval of the application made under PC25-04. Following

Plan Commission input received in previous meetings, language was added to allow grid-connect solar energy collection systems to obtain special use permits to sell energy for use off-site. The proposed language also requires decommissioning plans for all solar energy collection system installations in commercial or industrial zoning districts. The revised text amendments were unanimously approved by the Plan Commission (5-0).

2. **Ordinance 25-41, Approving A Special Use Permit To Authorize The Expansion And Modification Of An Existing School At The Property Commonly Known As 9000 Belleforte Avenue, Morton Grove, IL.**
 - a. Trustee White said this special use permit had been requested by DLA Architects Ltd., on behalf of Golf School District 67 for the expansion of the existing Hynes Elementary School.
 - b. The school expansion would include the addition of a new administrative office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of an interior courtyard. Several existing classrooms and hallways would be removed as part of the project. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project. Required stormwater management would be provided by a new detention basin to be located in the northeast corner of the subject property along the National Avenue frontage.
 - c. Hynes Elementary School was constructed in the mid-twentieth century and there are no known special use permits or other ordinances regulating the current structure. Schools are a special use within the R-2 zoning district and expansion of the existing school requires a Special Use Permit.
 - d. The case has been unanimously approved by the Appearance Commission, the Traffic Safety Commission, and the Plan Commission, although the Plan Commission had conditions relating to landscaping, lighting, traffic signs, and traffic circulation.
3. **Ordinance 25-42, Approving A Preliminary Plat Of Subdivision And Special Use Permit With Associated Waivers For A 60-Unit Mixed-Use Development On Property Commonly Known As 8500–8550 Lehigh Avenue And A 0.531-Acre Portion Of The Chestnut Street Right-Of-Way Petitioned For Vacation In Morton Grove, IL.**
 - a. Trustee White explained that 8500 MG LLC, the Applicant, submitted complete applications requesting approval of a Preliminary Plat of Subdivision and Special Use Permit for the Village-owned property at 8500–8550 Lehigh Avenue and a portion of the Chestnut Street right-of-way located directly west of Lehigh Avenue right-of-way, measuring approximately 0.531 acres, petitioned for vacation under PC25-08, which was considered by the Plan Commission on November 18, 2025.
 - b. The Applicant proposed to acquire approximately 2.049 acres of Village-owned property and the Chestnut Street right-of-way for the construction of a four-story mixed-use development with ground-floor commercial uses and 60 residential units. Site improvements will include an outdoor seating area, parking area, shared access drive, and landscape areas.

- c. The developer proposes 124 parking spaces to the rear of the principal structure to serve the mixed-use development, which exceeds the Code's reduced transit-oriented development parking requirement of 120 spaces and the demand of 121 spaces established in the submitted traffic and parking impact study. Vehicular access to the development and the Moose Family Center at 6149 Chestnut will be provided by a two-lane shared access drive at the site's southern lot line. Also, the Applicant is proposing to construct nine (9) parking spaces on abutting property to be dedicated to the Loyal Order of the Moose No. 376 for use by the Moose Family Center.
- d. The developer is requesting waivers for rear yard impermeable coverage, open accessory parking space setback, dwelling units per acre, residential unit location, façade transparency, public parkway trees, and parking lot screening abutting private property.
- e. The Appearance Commission voted unanimously to recommend approval of the proposed development, with conditions. The Traffic Safety Commission voted unanimously to recommend approve of the proposed development with comments. The Plan Commission, based on the Application, supporting staff report, and testimony presented at public hearings, voted unanimously to recommend approval of the Preliminary Plat of Subdivision and the Special Use Permit, with conditions relating to site design and operation.
- f. Mayor Witko asked if representatives from the developer would come to the podium and address some of the concerns mentioned by Morton House Condominium neighbors earlier tonight.
- g. Bernard Citron referenced the existing wall the neighbors had spoken about. He said they had looked at it, and honestly felt there were some places that would need to be worked on. They want to be good neighbors, but they felt that requiring this would be the Village's call.

XI.

- F. Mr. Citron said that this is the first time he's appeared before this Board as a resident. He said he's lived in Morton Grove for about 3 years now, and anecdotally mentioned that when he moved here,
- h. he promptly broke the rules by doing work on his house without a permit. Ultimately, he did get the required permit. He also commended the Village's police and fire services, noting that his nephew had been in a serious accident a couple of months ago, and was rushed to Lutheran General by ambulance. He said the police on the scene were very kind and caring.

- i. Joe Masik, one of the developers, came to the podium and thanked June Mire for the letter she had sent him. He also thanked Ms. Corelli for coming out tonight and for her comments earlier. He said he wants this development to be a good neighbor. To that, he told the assemblage that he had said to the Appearance Commission and Plan Commission about the development's intent to swap out non-native vegetation for native vegetation. The trees planned for the development would be replaced with oak trees. He also said they would completely comply with shielding parking lot lighting as requested by the Plan Commission.

- j. In speaking about the existing brick wall, Mr. Masik said they really need to make sure it's stable and will hold up to all the construction that will be going on. He mentioned that part of it would likely

need to be removed to provide fire access. They will be providing a 3-foot board-on-board fence to completely screen headlights from the forest preserve at the west end of the parking lot.

He said that, if they can save the wall, they'd like also to install a matching 3-foot board-on-board fence on the north end of the property to ensure there is no "cut-through" access to the Morton House site.

- k. Mayor Witko thanked both men for their time and willingness to answer questions with no prior notice. She said they're already demonstrating that they want to be good neighbors. She said the Village is looking forward to a very successful project.
 - l. Trustee Thill asked if they had a start date and a completion date. Mr. Citron said they are working with Village staff right now on a redevelopment agreement and would like start as soon as the project has been approved—realistically, starting in spring with about 16 months to completion.
4. **Ordinance 25-43, Approving A Plat Of Vacation Of A Portion Of The Chestnut Street Right-Of-Way Located Directly West Of Lehigh Avenue And Measuring Approximately 0.531 Acres In Morton Grove, Illinois.**
- a. Trustee White said the proposed vacation will make available for redevelopment by 8500 MG LLC approximately 350 linear feet of a 66-foot wide Village right-of-way, a portion of which will be dedicated to the Loyal Order of the Moose No. 376 for the construction of nine parking spaces, improved with an asphalt roadway, pedestrian facilities, landscape areas, utilities, and signage. Chestnut Street currently dead ends to the west at property owned and operated by the Forest Preserve District of Cook County.
 - b. The street currently services the Moose Family Center at 6149 Chestnut Street, vacant property owned by the Village at 8500 Lehigh Avenue, and a commuter parking lot owned by the Village at 8550 Lehigh Avenue, which was constructed as a temporary use. The property at 8500–8550 Lehigh Avenue and the portion of public right of way proposed for vacation are collectively described as Site E by the Lehigh-Ferris Framework Plan under Ordinance 09-01. The Plan identifies Site E as a preferred site for higher density residential development. The proposed vacation provides the developer with additional contiguous land area to facilitate the 60-unit mixed-use development of Village-owned property under Case 95-07.

Trustee White concluded his report by wishing everyone happy holidays and a safe new year.

XII.

WARRANTS

Trustee Khan presented the Warrant Register for December 9, 2025 in the amount of \$805,454.25. She moved to approve the Warrants as presented, seconded by Trustee Thill. A roll call vote was taken.

Motion passes: 5 ayes, 0 nays, 1 absent.

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

XIII. OTHER BUSINESS

NONE

XIV. RESIDENTS' COMMENTS

Mayor Witko noted that each speaker would be allowed 4 minutes to talk.

1. **Clara, a resident from Callie Avenue** wanted to specifically call attention to the notes on the Village's Know Your Rights webpage, where people are directed to call 911 if they witness unsafe or suspicious activity in the Village. It is noted that the Police Department will respond to reports involving individuals claiming to be federal agents just as it responds to any other incident. The next bullet point, however, states that if federal agents are still present, officers, while not able to intervene in civil immigration enforcement activities, will document the incident. She said this is not a sufficient response to the issue at hand, and, not what the Trust Act says. The Trust Act says that officers cannot participate, support, or assist with immigration enforcement operations. Another bullet point reads the police may not obstruct federal law enforcement agents in performance of their immigration enforcement activities. She said that language is not listed in the Trust Act.
 - a. The crux of the matter is that ICE agents are frequently acting outside the law. Police are absolutely required to stop law-breaking, such as kidnapping, regardless of who's doing it, or they become an accessory to the crime. The police should be trained to spot the difference between the invalid monopoly money warrants often used by ICE and a valid, signed, judicial warrant. When ICE is acting outside the law, our police should be empowered to stop them, not just document the incident. It is critical for us to recognize that Trump's deportation numbers are lower than his predecessor's, who managed to use due process and procedures that weren't designed to terrorize people. It proves that cruelty is the point. She said real leaders don't kowtow to terrorists out of fear. She felt the Board should lead, follow, or get out of the way.
2. **Andrea Cordts** wanted to address the Board's response to their requests. She said she's never really been involved at the Village Board level, until recently when she and some others began speaking out. She felt that the requests they've been making have been reasonable and well thought out, but said that, other than the Board taking a few small steps and some feedback from Mayor Witko, she said it has felt like they've been talking to a brick wall. They have been peaceful and trying to do things the right way. In a time where so many feel powerless against the federal government, it feels that much more hopeless when the Village government also fails to help. She said she doesn't mean that all of their asks to be immediately granted—that would be unreasonable. But it is reasonable to expect a dialogue. She said that she's emailed each of the Board members, some more than once, asking questions and requesting to learn more about how the Board works with the community. She

said she's received almost no response. She reiterated that something that was said at a previous meeting was to do better, and added that the residents who elected you demand it.

3. **Janice Cha** spoke regarding the signage. She thanked for making progress in that area as regards prohibiting ICE agents from using Village-owned property. She requested that the Village post signage (whether temporary or permanent) on Village property that would include language that specifically prohibits civil immigration enforcement activity on Village property. This is what our neighboring suburbs have done and what was requested at previous meetings. She said she feels the signs the Village currently has ordered are insufficient for the purpose they were requested. The signs ordered by the Village omit any reference to federal immigration enforcement, and do not provide sufficient notice to federal immigration agents. She said she'd like to submit a written statement to the Board, for the record, giving these and other reasons for why signage must include specific language that the residents have requested of the Village.

4. **Jeremy Pastin** said he noticed that there was nothing regarding the ongoing immigration activities on tonight's agenda, which he felt was pretty disheartening. It would be easy to jump to the conclusion that the Board members are doing the minimum required to placate those who have spoken about this matter, himself included. He said he would extend the benefit of the doubt and assume that any action or inaction that may have come from the Board was well-intentioned and that there may concerns at play that he and others are not privy to. He said, while he understands the reasoning behind the structure of these sorts of proceedings, it can also create a disconnect.
 - a. Mr. Pastin said that he and others feel they've been clear in expressing their desires but also feel limited by this format. He said he's sure there is common ground that we can meet on but doesn't see how it can be found currently. He said he believed the Board members have their reasons for handling things the way that they have, but they aren't being made clear—at least, not publicly. He stated that he knows there are several organized groups that had representatives speak tonight and at previous meetings, and maybe they've been given a response. However, he said he was not affiliated with any such groups, so he feels he's still in the dark when it comes to the Board's priorities and motives, and he didn't think he was the only one feeling that way. He proposed that some sort of dialogue be opened, where all could express themselves in a constructive and cooperative manner. Something like a Town Hall type of a meeting would be such an opportunity. We could move beyond the rigid structure of a formal meeting, and work together to better understand where we're each coming from. If it was well moderated and narrowly focused, such a dialogue could help bridge the gap, or at least help us in understanding your motivation. He said he is open to a constructive conversation and hopes the Board will consider this proposal.
 - b. The second thing Mr. Pastin wanted to discuss was that he's heard rumors that the alley from Fernald will be closed when the new police station is completed. He said that if it's true, I use that alley daily and would oppose it being closed. It's convenient when big trucks are trying to get around. He hoped the Board would consider that.

5. **Mike Baker, 6427 Elm Street**, said he had spoken at the last meeting. He said basically, his problem is that he has a gravel road butting up to his property. The road is owned by the Forest Preserve District. They sent him a letter, through the Village, indicating they were going to fence the

road, which would give him and his tenants no access to the garage, and that this would happen around January 15, 2026. Further, the Village is telling him he has to build a driveway on the east side of his property. Tonight was the first time he'd heard of the Village's tree conservation program. He found it interesting because putting a driveway on the east side of his property would require him to cut down a 40-foot pine tree. The fence would also prohibit snowplows from going all the way to the end of Elm Street, where the plows usually go to put all the snow from the commuter and resident parking into the Forest Preserve.

- a. Mr. Baker said it's his understanding that the previous owner used that road to get to his garage for 50 years without any problems, so he couldn't understand why it's a problem now. Putting a driveway on the east side of the house would be far more problematic because the ingress/egress for two of the three units in the building is on the east side, and those families have small children. He said he was having nightmares imagining a child darting out and getting hurt (or worse) from a car driving in on the east side of the building, where there's only room for a 9-foot driveway. Mr. Baker said he did not want to take on that liability.

- b. Mr. Baker said he's been working with Mr. Meyer and appreciates his help. He's also been working with Cook County Board Commissioner Josina Morita. She is trying to get the timing of the fence postponed till the spring. He mentioned that he had submitted several FOIA requests to the Village for plats of survey of the property, but there's only been one.

- c. Mr. Baker said he's asking the Village for help. He said he needs a 4-inch variance in order to put a driveway in on the west side of his building, which would save time and money, and would offer his tenants more protection than a driveway on the east side of the building. He said he's starting to feel like his only option is to sell the building.

Mayor Witko asked Mr. Baker if he was still working with Mr. Meyer or with Cook County. He said Mr. Meyer really can't help because it's the Forest Preserve District's land.

6. **June Mire** came to the podium to say how thankful she was for the ambulance service. She had taken a fall earlier this year and said the police and fire departments were there instantly and took very good care of her. She said she's very glad to live in Morton Grove.

7. **Esmerelda**, who has lived in the Village for the past six years, said that she, too, was disappointed in the Village for the way it's handled residents' requests regarding dealing with federal immigration enforcement. She added that, with the recent property tax hike, she and her husband are now debating about whether they want to continue living in Morton Grove. She said she loves Morton Grove; she loves the Morton Grove Library; her son has lots of friends here; but when looking at the perceived lack of support and protection as compared to the things that Skokie, Niles, and Evanston are doing, it's really weighing on them and making them feel they don't want to live here anymore. She said she's sure theirs isn't the only family considering a possible move. She also mentioned a Morton Grove Facebook page has become more vocal and critical, complaining about Muslims moving in, Muslim businesses and restaurants, etc. She said that it just seems like the lack of conversation is emboldening these people.

8. **Mayor Witko** said she hopes you stay and noted she had used the word perceived. And Mr. Pastin used the phrase minimum required. She said she wanted to clarify a few things, because the Board

has taken six steps toward getting the word out and letting people know what they're doing. She wanted the people at home, people who may be afraid to go out or who are hearing that Morton Grove's not safe, or not doing enough to keep people safe, to know that Morton Grove has provided a confidential dedicated line to our social worker so that those people can call and say they can't leave their house to take my child to school, or I can't leave my house to get groceries. Mayor Witko stated we are providing resources for those people and not another municipality has done that. We also are putting up the signs to show that the Village properties stating For Village Business Only. That's all they need to say, but they do point to state and local laws. She commented that we feel that we're absolutely covering our residents who are most in need, we are protecting them, we have resources, we have sent all this information out to religious institutions in the community for them to discuss with their congregations; we're working with the Township, and we have communicated with our congressional representatives because we genuinely believe that's the only way we're going to get anywhere. She said some people might be confused if they're looking for formal action from the Board. We've re-enforced how the police work with the Trust Act and other acts, and also within our own Code and our Personnel policy. None of that needs to be in an ordinance because if our staff steps out of line or asks someone their status, we aren't going to ticket them and bring them to adjudication, because that's not the right mechanism for managing staff. She said she hoped that would clear things up for those who may be waiting for an ordinance or a resolution.

XV.

ADJOURNMENT

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

Motion passes unanimously via a voice vote, with 1 absent.

The meeting adjourned at 8:13 p.m.

PASSED this 13th day of January 2026.

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

APPROVED by me this 13th day of January 2026.

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

APPROVED and FILED in my office this 14th day of January 2026.

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

Minutes by Teresa Cousar

December 16, 2025

President and Board of Trustees

Village of Morton Grove

6101 Capulina Ave.

Morton Grove, IL 60053

SUBJECT: Promoted to the Rank of Police Sergeant

Pursuant to the Rules and Regulations of the Board of Fire and Police Commissioners of the Village of Morton Grove, as amended, and pursuant to the Illinois Revised State Statutes, as amended, 65 ILCS 5/10-2.1-14, and reference to the current promotional register of eligibles for Sergeant, dated 11-08-23, the following person who has previously been qualified and whose name appeared on the eligible promotional register is herewith appointed Sergeant in the Police Department of the Village of Morton Grove, Illinois, effective on the date following his name.

JUSTIN HOUGH

Effective date of appointment – December 29, 2025. Formal swearing in will be held at the Village Board meeting, January 13, 2026, 7:00 p.m., Village Council Chambers.

BY ORDER OF THE BOARD OF FIRE AND POLICE COMMISSIONERS

VILLAGE OF MORTON GROVE, ILLINOIS



Michael Simkins, Chairman

Fire & Police Commission

C: JHough
Chief Weitzel
C. Meyer

**VILLAGE ADMINISTRATIVE APPOINTMENTS
EFFECTIVE JANUARY 1, 2026, THROUGH DECEMBER 31, 2026**

Village Administrator / Building Commissioner

Charles Meyer

Corporation Counsel

Teresa Hoffman Liston

Finance Director/Treasurer

Hanna Sullivan

Fire Chief

Dennis Kennedy

Chief of Police

Michael Weitzel

Director of Public Works

Michael Lukich

Janine Witko, Village President

Legislative Summary

Ordinance 25-39

AMENDING TITLE SEVEN ENTITLED “PUBLIC PROPERTY AND UTILITIES”, CHAPTER TWO ENTITLED “TREE PRESERVATION” OF THE VILLAGE OF MORTON GROVE MUNICIPAL CODE

Introduction:	December 9, 2025
Purpose:	To approve an amendment to Sections 7-2-1, 7-2-4, 7-2-11, and creation of a new Section 7-2-14, to modify and establish regulations relating to tree preservation and protection.
Background:	<p>The Village of Morton Grove recognizes the services and functions that trees provide as a collective asset to the Morton Grove community. In March 2025, the Village was awarded a grant from the Chicago Region Trees Initiative at the Morton Arboretum to assist with street tree plantings throughout the community. In accepting the grant, the Village agreed to revise the Village's tree Preservation Code to meet the organization's requirements. The proposed text amendments are procedural in nature, have been approved by the Morton Arboretum, and serve to further strengthen the Village's ordinance.</p> <p>At the request of Staff, the Appearance Commission reviewed the proposed amendment at a regularly scheduled meeting on November 4, 2025, and voted unanimously (5-0) to recommend approval of the amendment as presented. If approved by the Village Board of Trustees, Village staff will provide notice of the new tree preservation and protection regulations by Village website updates and by mail (via the water bill) and will provide direct guidance as needed.</p>
Programs, Dept's, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The amendments will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	January 13, 2025
Special Considerations or Requirements:	None

ORDINANCE 25-39

AMENDING TITLE SEVEN ENTITLED “PUBLIC PROPERTY AND UTILITIES”, CHAPTER TWO ENTITLED “TREE PRESERVATION” 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 Morton Grove Municipal Code (“Village Code”) establishes certain regulations relating to tree preservation on public property and tree protection during construction on public and private property; 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 reviewed its tree preservation and protection regulations with assistance from the Morton Arboretum and has determined that minor amendments are needed to the regulations to codify best practices already undertaken by the Village on a regular basis;

WHEREAS, the Village recognizes the services and function that trees provide as a collective asset to the Morton Grove community and seeks to enhance regulations applying to trees on public and private property to better preserve and protect the urban forest as critical infrastructure; and

WHEREAS, pursuant to Section 12-10-2:E of the Village Code, the Appearance Review Commission is provided the authority to review and make recommendations to the Village Board of Trustees regarding amendments to Title 12, Chapter 11, entitled "Landscaping And Trees"; and

WHEREAS, the Village (“Applicant”), filed a complete Text Amendment Application to the Village’s Appearance Review Commission under Case AC 25-18 (“Application”) requesting approval of a Text Amendment to modify and establish regulations relating to tree preservation and protection; and

WHEREAS, Village staff recommends that the Text Amendment includes modifications to Title 7, Chapter 2, entitled “Tree Preservation,” to codify language regarding the value of trees as infrastructure, clarify contractor requirements, explicitly establish the authority of the director of public works over plantings on public property, clarify the location of the approved species list, and establish an appeal process for decisions made by the director of public works, which were made part of the Application; and

WHEREAS, the Morton Grove Appearance Commission held a public hearing relative to the above referenced case on November 18, 2025, and at said public hearing, all concerned parties were given the opportunity to be present and express their views for consideration by the Plan Commission; and

WHEREAS, as a result of said public hearing, the Appearance Commission considered all the evidence and testimony presented to it, discussed the merits of the Application, and made certain recommendations through a report dated December 2, 2025, a copy of which is attached hereto and made a part hereof and marked as “**Exhibit A**”; and

WHEREAS, the Corporate Authorities have considered this matter at a Public Meeting and find the Text Amendment, when evaluated in the context of the whole Village, serves the public good; and

WHEREAS, the Village is desirous of assuring all policies are kept current and relevant.

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 7, Chapter 2, Section 1, entitled “Construction,” is hereby amended as follows:

7-2-1: CONSTRUCTION

The Village recognizes the services and function that trees provide as a collective asset to the Morton Grove community and seeks to enhance regulations applying to trees on public and private property to better preserve and protect the urban forest as critical infrastructure. This chapter shall be liberally construed so trees on public places including public rights of way and parkways within the Village of Morton Grove are maintained and protected to the greatest extent possible. Nothing in this chapter shall be construed to supersede the laws and regulations of the state of Illinois regarding the protection of trees except, to the extent allowed by the Illinois constitution, where the regulations in this chapter are more restrictive than those in such state laws and regulations; the regulations in this chapter shall be controlling, except in those instances where state laws have been preempted by this chapter, enforcement of such state laws and this chapter shall be concurrent. The Director of Public Works shall have the authority to make decisions regarding matters of tree management and the enforcement of this chapter and will consult with a certified arborist. (Ord. 07-02, 2-12-2007)

SECTION 3: Title 7, Chapter 2, Section 4, entitled “Qualified Contractors,” is hereby amended as follows:

7-2-4: QUALIFIED CONTRACTORS

It shall be unlawful for any person other than an authorized Village of Morton Grove employee to plant, remove, trim, spray, or otherwise treat any tree on Village owned property including public rights of way and parkways unless such person is deemed qualified by the director of public works or his designee. Contractors authorized to perform tree work in the Village shall adhere to current business licensing requirements including meeting liability insurance and surety bond requirements. All contractors performing any work on publicly owned trees must ensure that a certified arborist is contributing to the performance of the work in some way, including but not limited to having a certified arborist perform the work itself, having an employee or employees perform the work under the supervision (direct or indirect) of a certified arborist, or engaging in consultation with a certified arborist about the work. (Ord. 07-02, 2-12-2007)

SECTION 4: Title 7, Chapter 2, Section 11, entitled “Tree Technical Manual,” is hereby amended as follows:

7-2-11: TREE TECHNICAL MANUAL

The director of public works, with the assistance and consultation of the natural resources commission, shall issue regulations for implementation of this chapter, which shall be known as the "Tree Technical Manual". The "Tree Technical Manual" will be made readily available to the public and shall include, but need not be limited to, standards and specifications regarding:

- A. Replacement of trees allowed to be removed pursuant to this chapter.
- B. Fees in lieu of the replacement of trees.
- C. Exemptions with respect to the replacement of trees.
- D. Testing criteria for determining whether a tree is a nuisance or dangerous within the meaning of this chapter.
- E. Qualifications for persons who are permitted to remove, trim, plant, spray or maintain trees on public property.
- F. Planting, removing, trimming, spraying, or otherwise treating or maintaining any tree on any Village owned property.
- G. Protection of trees during construction. (Ord. 07-02, 2-12-2007)
- H. An approved species list.

SECTION 5: A new Title 7, Chapter 2, Section 14, entitled “Appeal,” is hereby inserted as follows:

7-2-14: APPEAL

The property owner may appeal in writing to the Building Commissioner any decision made by the Director of Public Works under the provisions of this article within thirty (30) days of the decision rendered. If not satisfied with the decision made by the Building Commissioner, the property owner may appeal in writing to the Village Board of Trustees within thirty (30) days of the decision being rendered by the Building Commissioner.

SECTION 6: 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 7: 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 8: This ordinance shall be effective from and after its adoption, approval, and publication as provided by law.

PASSED this 13th day of January 2026.

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

Attested by me this 13th day of January 2026.

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

Attested and Filed in my office this 14th day of January 2026.

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

EXHIBIT A

Appearance Commission Report for AC 25-18

Dated December 2, 2025

To: Village President and Board of Trustees

From: John Pietron, Appearance Commission Chairperson
Charles Meyer, Village Administrator
Teresa Hoffman Liston, Corporation Counsel
Brandon Nolin, AICP, Community Development Administrator

Date: December 2, 2025

Re: Appearance Commission Case AC 25-18

The Village's Department of Community and Economic Development requests approval of a Text Amendment to Municipal Code Sections 7-2-1, 7-2-4, 7-2-11, and creation of a new Section 7-2-14, to modify and establish regulations relating to tree preservation and protection.

Executive Summary

The **Village of Morton Grove ("applicant") is proposing amendments to Chapter 7-2** of the Municipal Code to make minor revisions to the Tree Ordinance (Ord. 24-28) to **help preserve and protect the Village's tree canopy**. Staff is seeking the Appearance Commission's review and recommendation of approval of the proposed amendment prior to consideration by the Village Board of Trustees.

The proposed text amendment was considered by the Appearance Commission at the regularly scheduled meeting on November 4, 2025 and recommended by a vote of 5-0 that the Village Board of Trustees should approve the application.

Application Overview

In March 2025, the Village was awarded a grant to assist with street tree plantings throughout the community from the Chicago Region Trees Initiative at the Morton Arboretum. In accepting the grant, the Village agreed to subject our Tree Ordinance to review **by the Morton Arboretum and make needed revisions to meet the organization's requirements**. While much of the Village's recent Tree Ordinance were aligned with the Morton Arboretum's goals and addressed desired components, some revisions were needed to meet grant requirements.

After receiving initial guidance from the Morton Arboretum, Village Staff submitted revisions to meet grant requirements. The five text changes to the Municipal Code summarized below are procedural in nature, have been approved by the Morton Arboretum, and **serve to further strengthen the Village's ordinance**.

7-2-1: CONSTRUCTION

- Includes an opening statement regarding the importance of trees based on existing language already contained in Chapter 12.
- Affirms that the Director of Public Works is the authority regarding matters of tree management.

7-2-4: QUALIFIED CONTRACTORS

- Strengthens language requiring the use of qualified contractors and a certified arborist.

7-2-11: TREE TECHNICAL MANUAL

- Affirms that the tree technical manual maintained by the Department of Public Works includes an approved species list.

7-2-14: APPEAL

- Establishes an appeal process for property owners regarding tree management and tree ordinance enforcement decisions made by the Director of Public Works.

Commission Review

Appearance Commission

On November 4, 2025, the Appearance Commission reviewed Case AC 25-18. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application.

Appearance Commission – November 4, 2025, Proceedings: *Five members of the Appearance Commission were in attendance at the meeting for Case AC 25-18 held on November 4, 2025.*

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated October 28, 2025, and attached hereto as “Attachment A,” was entered into the public record.

In the case of AC 25-18, the Village of Morton Grove (“applicant”) is proposing amendments to Chapter 7-2 to modify and establish regulations relating to tree preservation and protection. Staff is seeking the Appearance Commission’s review and recommendation of approval of the proposed amendment prior to consideration by the Village Board of Trustees.

In March 2025, the Village was awarded a grant to assist with street tree plantings throughout the community from the Chicago Region Trees Initiative at the Morton Arboretum. In accepting the grant, the Village agreed to subject our Tree Ordinance to review by the Morton Arboretum and make needed revisions to meet the organization’s requirements. While much of the Village’s recent Tree Ordinance were aligned with the Morton Arboretum’s goals and addressed desired components, some revisions were needed to meet grant requirements. The five text changes are procedural in nature, have been approved by the Morton Arboretum, and serve to further strengthen the Village’s ordinance

Commissioner Dahlberg moved to approve case AC 25-18, a request by the Department of Community and Economic Development for approval of a Text Amendment to Sections 7-2-1, 7-2-4, 7-2-11, and creation of a new Section 7-2-14, to modify and establish regulations relating to tree preservation and protection, as presented in the staff report for Case AC 25-18 dated October 28, 2025.

The motion was seconded by Commissioner Manno.

Commissioner Block voting aye

Commissioner Dahlberg voting aye

Commissioner Minx voting aye

Commissioner Manno voting aye

Commissioner Zimmer voting aye

Motion passed 5 -0.

Attachments

- Attachment A – Staff Report to the Appearance Commission for AC 25-18, prepared by Brandon Nolin, AICP, Community Development Administrator, dated October 28, 2025

Attached A

Staff Report to the Appearance Commission for AC 25-18

Prepared by Brandon Nolin, AICP, Community Development Administrator

Dated October 28, 2025

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: October 28, 2025

Re: Appearance Commission Case AC 25-18

The Village's Department of Community and Economic Development requests approval of a Text Amendment to Municipal Code Sections 7-2-1, 7-2-4, 7-2-11, and creation of a new Section 7-2-14, to modify and establish regulations relating to tree preservation and protection.

STAFF REPORT

Introduction

The Village of Morton Grove ("applicant") is proposing amendments to Chapter 7-2 of the Municipal Code to make minor revisions to the Tree Ordinance (Ord. 24-28) to help preserve and protect the Village's tree canopy. Staff is seeking the Appearance Commission's review and recommendation of approval of the proposed amendment prior to consideration by the Village Board of Trustees. The proposed amendment has been provided in Attachment A with proposed additions in red text and deletions are ~~red strikethrough text~~.

In March 2025, the Village was awarded a grant to assist with street tree plantings throughout the community from the Chicago Region Trees Initiative at the Morton Arboretum. In accepting the grant, the Village agreed to subject our Tree Ordinance to review by the Morton Arboretum and make needed revisions to meet the organization's requirements. While much of the Village's recent Tree Ordinance were aligned with the Morton Arboretum's goals and addressed desired components, some revisions were needed to meet grant requirements.

After receiving initial guidance from the Morton Arboretum, Village Staff submitted revisions to meet grant requirements. The five text changes to the Municipal Code summarized below are procedural in nature, have been approved by the Morton Arboretum, and serve to further strengthen the Village's ordinance.

7-2-1: CONSTRUCTION

- Includes an opening statement regarding the importance of trees based on existing language already contained in Chapter 12.
- Affirms that the Director of Public Works is the authority regarding matters of tree management.

7-2-4: QUALIFIED CONTRACTORS

- Strengthens language requiring the use of qualified contractors and a certified arborist.

7-2-11: TREE TECHNICAL MANUAL

- Affirms that the tree technical manual maintained by the Department of Public Works includes an approved species list.

7-2-14: APPEAL

- Establishes an appeal process for property owners regarding tree management and tree ordinance enforcement decisions made by the Director of Public Works.

Recommendation

If the Appearance Commission makes a motion to approve Case AC 25-18, staff recommends the following motion:

Motion to approve Case AC 25-18, a request by the Department of Community and Economic Development for approval of a Text Amendment to Sections 7-2-1, 7-2-4, 7-2-11, and creation of a new Section 7-2-14, to modify and establish regulations relating to tree preservation and protection, as presented in the staff report for Case AC 25-18 dated October 28, 2025.

[or as modified by recommendation of the Appearance Commission]

Attached A
Revised Draft Tree Ordinance

ORDINANCE 25-XX

APPROVING A TEXT AMENDMENT TO MODIFY AND ESTABLISH REGULATIONS RELATING TO TREE PRESERVATION AND PROTECTION

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 Morton Grove Municipal Code (“Village Code”) establishes certain regulations relating to tree preservation on public property and tree protection during construction on public and private property; 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 reviewed its tree preservation and protection regulations with assistance from the Morton Arboretum and has determined that minor amendments are needed to the regulations to codify best practices already undertaken by the Village on a regular basis;

WHEREAS, the Village recognizes the services and function that trees provide as a collective asset to the Morton Grove community and seeks to enhance regulations applying to trees on public and private property to better preserve and protect the urban forest as critical infrastructure; and

WHEREAS, pursuant to Section 12-10-2:E of the Village Code, the Appearance Review Commission is provided the authority to review and make recommendations to the Village Board of Trustees regarding amendments to Title 12, Chapter 11, entitled "Landscaping And Trees"; and

WHEREAS, the Village (“Applicant”), filed a complete Text Amendment Application to the Village’s Appearance Review Commission under Case AC 25-18 (“Application”) requesting approval of a Text Amendment to modify and establish regulations relating to tree preservation and protection; and

WHEREAS, Village staff recommends that the Text Amendment includes modifications to Title 7, Chapter 2, entitled “Tree Preservation,” to codify language regarding the value of trees as infrastructure, clarify contractor requirements, explicitly establish the authority of the director of public works over plantings on public property, clarify the location of the approved species list, and establish an appeal process for decisions made by the director of public works, which were made part of the Application; and

WHEREAS, the Morton Grove Appearance Commission held a public hearing relative to the above referenced case on November 18, 2025, and at said public hearing, all concerned parties were given the opportunity to be present and express their views for consideration by the Plan Commission; and

WHEREAS, as a result of said public hearing, the Appearance Commission considered all the evidence and testimony presented to it, discussed the merits of the Application, and made certain recommendations through a report dated [REDACTED], 2025, a copy of which is attached hereto and made a part hereof and marked as “**Exhibit A**”; and

WHEREAS, the Corporate Authorities have considered this matter at a Public Meeting and find the Text Amendment, when evaluated in the context of the whole Village, serves the public good; and

WHEREAS, the Village is desirous of assuring all policies are kept current and relevant.

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 7, Chapter 2, Section 1, entitled “Construction,” is hereby amended as follows:

7-2-1: CONSTRUCTION

The Village recognizes the services and function that trees provide as a collective asset to the Morton Grove community and seeks to enhance regulations applying to trees on public and private property to better preserve and protect the urban forest as critical infrastructure. This chapter shall be liberally construed so trees on public places including public rights of way and parkways within the Village of Morton Grove are maintained and protected to the greatest extent possible. Nothing in this chapter shall be construed to supersede the laws and regulations of the state of Illinois regarding the protection of trees except, to the extent allowed by the Illinois constitution, where the regulations in this chapter are more restrictive than those in such state laws and regulations; the regulations in this chapter shall be controlling, except in those instances where state laws have been preempted by this chapter, enforcement of such state laws and this chapter shall be concurrent. The director of public works shall have the authority to make decisions regarding matters of tree management and the enforcement of this chapter and will consult with a certified arborist. (Ord. 07-02, 2-12-2007)

SECTION 3: Title 7, Chapter 2, Section 4, entitled “Qualified Contractors,” is hereby amended as follows:

7-2-4: QUALIFIED CONTRACTORS

It shall be unlawful for any person other than an authorized Village of Morton Grove employee to plant, remove, trim, spray, or otherwise treat any tree on Village owned property including public rights of way and parkways unless such person is deemed qualified by the director of public works or his designee. Contractors authorized to perform tree work in the Village shall adhere to current business licensing requirements including meeting liability insurance and surety bond requirements. All contractors performing any work on publicly owned trees must ensure that a certified arborist is contributing to the performance of the work in some way, including but not limited to having a certified arborist perform the work itself, having an employee or employees perform the work under the supervision (direct or indirect) of a certified arborist, or engaging in consultation with a certified arborist about the work. (Ord. 07-02, 2-12-2007)

SECTION 4: Title 7, Chapter 2, Section 11, entitled “Tree Technical Manual,” is hereby amended as follows:

7-2-11: TREE TECHNICAL MANUAL

The director of public works, with the assistance and consultation of the natural resources commission, shall issue regulations for implementation of this chapter, which shall be known as the "Tree Technical Manual". The "Tree Technical Manual" will be made readily available to the public and shall include, but need not be limited to, standards and specifications regarding:

- A. Replacement of trees allowed to be removed pursuant to this chapter.
- B. Fees in lieu of the replacement of trees.
- C. Exemptions with respect to the replacement of trees.
- D. Testing criteria for determining whether a tree is a nuisance or dangerous within the meaning of this chapter.
- E. Qualifications for persons who are permitted to remove, trim, plant, spray or maintain trees on public property.
- F. Planting, removing, trimming, spraying, or otherwise treating or maintaining any tree on any Village owned property.
- G. Protection of trees during construction. (Ord. 07-02, 2-12-2007)
- H. An approved species list.

SECTION 5: A new Title 7, Chapter 2, Section 14, entitled “Appeal,” is hereby inserted as follows:

7-2-14: APPEAL

The property owner may appeal in writing to the building commissioner any decision made by the director of public works under the provisions of this article within thirty (30) days of the decision rendered. If not satisfied with the decision made by the building commissioner, the property owner may appeal in writing to the Village Board of Trustees within thirty (30) days of the decision being rendered by the building commissioner.

SECTION 6: 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 7: 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 8: This ordinance shall be effective from and after its adoption, approval, and publication as provided by law.

PASSED this ____ day of _____ 2025.

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

ATTESTED by me this ____ day of _____ 2025.

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

ATTESTED and FILED in my office this _____ day of _____ 2025.

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

EXHIBIT A

Appearance Commission Report for **AC 25-XX**

Dated _____

Legislative Summary

Resolution 26-01

AUTHORIZING A CONTRACT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF TWELVE (12) TASER 10 DEVICES AND ACCESSORIES.

Introduced:	January 13, 2026
Purpose:	To upgrade the Police Department's Taser X2 devices by purchasing twelve (12) Taser 10 devices, required accessories and training equipment.
Background:	<p>Every year, staff reviews their current technology and equipment along with researching new technology and grants. During this process, staff determined the Department's inventory of sixteen (16) Axon X2 Tasers were no longer under manufacturer warranty, have exceeded their recommended service life, and are experiencing an increasing rate of mechanical and operational failure. As less lethal weapons play a critical role in reducing injuries to officers and subjects, equipment reliability is essential for both safety and risk reduction. The Department applied for and was awarded a grant to support the acquisition of six (6) new Taser 10 packages through ILEAS. While this funding is appreciated and beneficial, the number awarded is insufficient for reasonable deployment or training coverage. The Department determined it can responsibly reduce its taser inventory from sixteen (16) devices to twelve (12) devices while still maintaining appropriate coverage for all patrol officers and supervisors. By combining the six (6) Taser 10 packages awarded through the grant with the purchase of an additional six (6) Taser 10 packages, the Department may acquire a complete, fully modernized inventory of twelve (12) Taser 10s.</p> <p>In a normal process to review the needs and possible solutions for the Village, several quotes would have been sought in a competitive process to find the lowest cost option for these services. However, several years ago, the Village entered into an agreement with Axon to handle body cameras, in-car video, ALPR, and digital evidence storage for the Police Department. Axon is the sole manufacturer and provider of taser conducted electrical weapons (CEWs) authorized and widely adopted for law enforcement use. Taser devices are proprietary technologies with functionality, safety features, accountability systems, and training standards that are not replicated by other less-lethal devices or vendors. The Taser 10 platform incorporates unique electrical delivery, probe deployment, data capture, and evidence management capabilities that are exclusive to Axon products and are critical to modern law enforcement use-of-force practices. Additionally, the grant funds awarded to the Department are restricted for use specifically toward the acquisition of Taser 10 devices.</p> <p>As such, Village staff recommends not soliciting additional quotes and continuing the use of Axon for this purpose in order to enhance system functionality and integration across Village platforms. The total cost in 2026 is \$58,835.90. This includes a savings of \$9,522.42 for bundling items and returning 16 Taser X2 devices.</p>
Departments Affected	Police Department
Fiscal Impact:	\$58,835.90
Source of Funds:	ILEAS grant (\$21,600) and Asset Forfeiture Fund 54-30-14-55-8104 (\$37,235.90)
Workload Impact:	The management and supervision of this purchase will be performed by the Police Department as part of their normal operations.
Administrator Recommendation	Approval as presented.
Second Reading:	Not Required
Special Requirements:	The Village Administrator has deemed Axon a Sole Source Vender pursuant to 1-9A-4 (B) of the Village Code.

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

RESOLUTION 26-01

AUTHORIZING A CONTRACT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF TWELVE (12) TASER 10 DEVICES AND ACCESSORIES.

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 Police Department annually reviews their current technology and equipment along with researching new technology and grants; and

WHEREAS, pursuant to this review, Staff determined the department's inventory of sixteen (16) Axon X2 Tasers are no longer under manufacturer warranty, have exceeded their recommended service life, and are experiencing an increasing rate of mechanical and operational failure. As less lethal weapons play a critical role in reducing injuries to officers and subjects, equipment reliability is essential for both safety and risk reduction; and

WHEREAS, the Department applied for and was awarded a grant to support the acquisition of six (6) new Taser 10 packages through ILEAS. While this funding is appreciated and beneficial, the number awarded is insufficient for reasonable deployment or training coverage; and

WHEREAS, the Department determined it can responsibly reduce its Taser inventory from sixteen (16) devices to twelve (12) devices while still maintaining appropriate coverage for all patrol officers and supervisors. By combining the six (6) Taser 10 packages awarded through the grant with the purchase of an additional six (6) Taser 10 packages, the Department may acquire a complete, fully modernized inventory of twelve (12) Taser 10s; and

WHEREAS, in a normal process, for the Village, several quotes would have been sought in a competitive process to find the lowest cost option for these services. However, several years ago the Village entered into an agreement with Axon to handle body cameras, in-car video, ALPR, and digital evidence storage for the Police Department. Axon is the sole manufacturer and provider of taser conducted electrical weapons (CEWs) authorized and widely adopted for law enforcement use. Taser devices are proprietary technologies with functionality, safety features, accountability systems, and training standards that are not replicated by other less-lethal devices or vendors. The Taser 10 platform incorporates unique electrical delivery, probe deployment, data capture, and evidence management capabilities that are exclusive to Axon products and are critical to modern law enforcement use-of-force practices. Additionally, the grant funds awarded to the Department are restricted for use specifically toward the acquisition of Taser 10 devices; and

WHEREAS, Axon Taser 10 devices are deemed by the Village Administrator to be unique and will provide a superior utility not obtainable from similar products, or not reasonably available in a competitive market. And therefore, pursuant to Section 1-9A-4 (B) of the Village Code Axon is considered a sole source

vender, and this purchase is exempt from the competitive bidding process set forth in Section 1-9A-4(A) of the Village Code; and

WHEREAS, the project will be funded by a combination of ILEAS Less Lethal Grant Money (\$21,600) and Money Laundering Asset Forfeiture 54-30-14-55-8104 (\$37,235.90).

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 execute a purchase order for the purchase of twelve (12) Taser 10 devices and accessories from Axon for a total cost of \$58,835.90, in substantial conformity with its quote attached as (Exhibit A).

SECTION 3: The Village Administrator and/or his designee are hereby authorized to take all steps necessary to implement the purchase from Axon.

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

Passed this 13th day of January 2026

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

Approved by me this 13th day of January 2026

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

Attested and Filed in my office this
14th day of January 2026

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



Axon Enterprise, Inc.
 17800 N 85th St
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-776504-46007KT

Issued: 12/16/2025

Quote Expiration: 12/26/2025

Estimated Contract Start Date: 03/01/2026

Account Number: 139261

Payment Terms: N30

Mode of Delivery: UPS-GND

Credit/Debit Amount: \$0.00

SHIP TO	BILL TO
Morton Grove Police Dept. - IL 6101 Capulina Ave Morton Grove, IL 60053-2902 USA	Morton Grove Police Dept. - IL 6101 Capulina Ave Morton Grove IL 60053-2902 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Kenny Thomas Phone: (517) 673-1331 Email: kethomas@axon.com Fax:	Michael Weitzel Phone: (847) 663-3864 Email: mweitzel@mortongroveil.org Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$58,835.90
ESTIMATED TOTAL W/ TAX	\$58,835.90

Discount Summary

Average Savings Per Year	\$1,904.48
TOTAL SAVINGS	\$9,522.42

Payment Summary

Date	Subtotal	Tax	Total
Feb 2026	\$58,835.90	\$0.00	\$58,835.90
Total	\$58,835.90	\$0.00	\$58,835.90

Quote Unbundled Price: \$68,358.80
 Quote List Price: \$62,138.00
 Quote Subtotal: \$58,835.90

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
C00026	BUNDLE - TASER 10 BASIC	12	60	\$68.64	\$60.00	\$60.00	\$43,200.00	\$0.00	\$43,200.00
A la Carte Hardware									
100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	1			\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00
100396	AXON TASER 10 - MAGAZINE - INERT RED	5			\$165.00	\$0.00	\$0.00	\$0.00	\$0.00
100401	AXON TASER 10 - CARTRIDGE - INERT	50			\$1.00	\$1.00	\$50.00	\$0.00	\$50.00
100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	5			\$165.00	\$165.00	\$825.00	\$0.00	\$825.00
100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	33			\$86.00	\$47.30	\$1,560.90	\$0.00	\$1,560.90
100400	AXON TASER 10 - CARTRIDGE - HALT	230			\$24.00	\$24.00	\$5,520.00	\$0.00	\$5,520.00
100399	AXON TASER 10 - CARTRIDGE - LIVE	320			\$24.00	\$24.00	\$7,680.00	\$0.00	\$7,680.00
Total							\$58,835.90	\$0.00	\$58,835.90

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - TASER 10 BASIC	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	12	2	02/01/2026
BUNDLE - TASER 10 BASIC	100396	AXON TASER 10 - MAGAZINE - INERT RED	1	1	02/01/2026
BUNDLE - TASER 10 BASIC	100399	AXON TASER 10 - CARTRIDGE - LIVE	120	1	02/01/2026
BUNDLE - TASER 10 BASIC	100591	AXON TASER - CLEANING KIT	1	1	02/01/2026
BUNDLE - TASER 10 BASIC	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	12	1	02/01/2026
BUNDLE - TASER 10 BASIC	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	1	1	02/01/2026
BUNDLE - TASER 10 BASIC	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	1	1	02/01/2026
BUNDLE - TASER 10 BASIC	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	12	1	02/01/2026
BUNDLE - TASER 10 BASIC	20018	AXON TASER - BATTERY PACK - TACTICAL	3	1	02/01/2026
BUNDLE - TASER 10 BASIC	20018	AXON TASER - BATTERY PACK - TACTICAL	12	1	02/01/2026
BUNDLE - TASER 10 BASIC	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	02/01/2026
BUNDLE - TASER 10 BASIC	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	02/01/2026
BUNDLE - TASER 10 BASIC	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	02/01/2026
A la Carte	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	5	1	02/01/2026
A la Carte	100396	AXON TASER 10 - MAGAZINE - INERT RED	5	1	02/01/2026
A la Carte	100399	AXON TASER 10 - CARTRIDGE - LIVE	320	1	02/01/2026
A la Carte	100400	AXON TASER 10 - CARTRIDGE - HALT	230	1	02/01/2026
A la Carte	100401	AXON TASER 10 - CARTRIDGE - INERT	50	1	02/01/2026
A la Carte	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	33	1	02/01/2026
A la Carte	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	1	1	02/01/2026

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - TASER 10 BASIC	101180	AXON TASER - DATA SCIENCE PROGRAM	12	03/01/2026	02/28/2031
BUNDLE - TASER 10 BASIC	20248	AXON TASER - EVIDENCE.COM LICENSE	1	03/01/2026	02/28/2031
BUNDLE - TASER 10 BASIC	20248	AXON TASER - EVIDENCE.COM LICENSE	12	03/01/2026	02/28/2031

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - TASER 10 BASIC	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	12	02/01/2027	02/28/2031
BUNDLE - TASER 10 BASIC	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	3	02/01/2027	02/28/2031
BUNDLE - TASER 10 BASIC	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	12	02/01/2027	02/28/2031
BUNDLE - TASER 10 BASIC	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	02/01/2027	02/28/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	6101 Capulina Ave	Morton Grove	IL	60053-2902	USA
2	6101 Capulina Ave	Morton Grove	IL	60053-2902	USA

Payment Details

Feb 2026						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	5	\$825.00	\$0.00	\$825.00
Annual Payment 1	100396	AXON TASER 10 - MAGAZINE - INERT RED	5	\$0.00	\$0.00	\$0.00
Annual Payment 1	100399	AXON TASER 10 - CARTRIDGE - LIVE	320	\$7,680.00	\$0.00	\$7,680.00
Annual Payment 1	100400	AXON TASER 10 - CARTRIDGE - HALT	230	\$5,520.00	\$0.00	\$5,520.00
Annual Payment 1	100401	AXON TASER 10 - CARTRIDGE - INERT	50	\$50.00	\$0.00	\$50.00
Annual Payment 1	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	33	\$1,560.90	\$0.00	\$1,560.90
Annual Payment 1	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	1	\$0.00	\$0.00	\$0.00
Annual Payment 1	C00026	BUNDLE - TASER 10 BASIC	12	\$43,200.00	\$0.00	\$43,200.00
Total				\$58,835.90	\$0.00	\$58,835.90

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.



Signature

12/27/2025

Date Signed

12/16/2025



Legislative Summary

Ordinance 25-40

AMENDING TITLE TWELVE ENTITLED “UNIFIED DEVELOPMENT CODE” CHAPTER THREE ENTITLED “REGULATION OF SPECIFIC USES IN ALL ZONING DISTRICTS” TO ESTABLISH SECTION 12-3-9 OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE TO REGULATE THE INSTALLATION AND USE OF SOLAR ENERGY COLLECTION SYSTEMS

Introduction:	December 9, 2025
Purpose:	To approve various Text Amendments to regulate the installation and use of solar energy collection systems.
Background:	<p>The Department of Community and Economic Development continuously reviews and updates the Unified Development Code (Title 12, Morton Grove Municipal Code) as needed to keep regulations current and promote predictable and desirable development. The text amendments in this ordinance are based on input received by Staff throughout 2024 and Staff discussion with the Plan Commission in December 2024 and March 2025.</p> <p>The Village of Morton Grove (“Applicant”) submitted a complete application (“Application”) to the Plan Commission under Case PC 25-04 requesting Text Amendments to Chapter 12-3 of Title 12 to regulate the installation and use of solar energy collection systems. On November 18, 2025, the Applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 25-04. Following Plan Commission input received in previous meetings, language was added to allow grid-connect solar energy collection systems to obtain special use permits to sell energy for use off-site. Proposed language also requires decommissioning plans for all solar energy collection system installations in commercial or industrial zoning districts. The revised text amendments were unanimously approved by the Plan Commission (5-0).</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
Source of Funds:	N/A
Workload Impact:	The Text Amendment will be implemented and supervised by staff as part of their normal work activities.
Administrative Recommendation:	Approval as presented
Second Reading:	January 13, 2025
Special Considerations or Requirements:	None

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

ORDINANCE 25-40

**AMENDING TITLE TWELVE ENTITLED “UNIFIED DEVELOPMENT CODE”
CHAPTER THREE ENTITLED “REGULATION OF SPECIFIC USES IN ALL ZONING
DISTRICTS” TO ESTABLISH SECTION 12-3-9 OF THE MUNICIPAL CODE OF THE
VILLAGE OF MORTON GROVE TO REGULATE THE INSTALLATION AND USE OF
SOLAR ENERGY COLLECTION SYSTEM**

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 of Morton Grove submitted a complete Text Amendment Application to the Morton Grove Plan Commission under Case PC 25-04 to consider and recommend adoption of a Text Amendment to Title 12 of the Village of Morton Grove Unified Development Code (Ordinance 07-07) (“Application”); and

WHEREAS, the proposed Text Amendment provides guidance for the installation and use of solar energy collection systems; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, notice of a public hearing for case PC 25-04 on November 18, 2025, was duly published in the Morton Grove Champion, a newspaper of general circulation in the Village of Morton Grove, on October 30, 2025; and

WHEREAS, as required by ordinance, the Village’s Plan Commission held a public hearing relative to the above referenced case on November 18, 2025, and at said public hearing, all concerned parties were given the opportunity to be present and express their views for 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 and made certain recommendations through a report dated December 2, 2025, which was presented to the Village Board on December 9, 2025, and a copy of that report is contained in “**Exhibit A**”; and

WHEREAS, the Corporate Authorities have considered this matter at a Public Meeting and find the Text Amendment, when evaluated in the context of the whole Village, serves the public good; and

WHEREAS, the Village is desirous of assuring all policies are kept current and relevant.

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 12, Chapter 4, Section 3, Subsection D entitled, “Uses,” is hereby amended to include a new special use as follows, to be inserted in alphabetical order:

12-4-3: COMMERCIAL DISTRICTS

D. Uses

	Zoning Districts		
	C-1	C-2	C/R
<u>Solar Energy Collection System – Grid-connected with Resale</u> <u>Controlled by Section 12-3-9</u>	<u>S</u>	<u>X</u>	<u>X</u>

SECTION 3: Title 12, Chapter 4, Section 4, Subsection E entitled, “Uses,” is hereby amended to include a new special use as follows, to be inserted in alphabetical order:

12-4-4: MANUFACTURING DISTRICTS

E. Uses

	Zoning Districts		
	M-O/R	M-1	M-2
<u>Solar Energy Collection System – Grid-connected with Resale</u> <u>Controlled by Section 12-3-9</u>	<u>S</u>	<u>S</u>	<u>S</u>

SECTION 4: Title 12, Chapter 3 is hereby amended to add a new Section 12-3-9 entitled “Solar Energy Collection Systems,” to read as follows:

12-3-9: Solar Energy Collection Systems

Solar energy collection systems are allowed as an accessory use in all districts with the following conditions:

A. Building-Mounted Systems:

1. Location:

- Roof-mounted: Solar energy collection systems may be mounted on any roof face of principal or accessory structures. Systems should be flush mounted when possible.
 - Façade-mounted: Solar energy collection systems may be applied flat against a building façade, or project off a building facade up to three feet (3'), but shall not be mounted to any façade facing the front of the property nor encroach in required yards. Façade-mounted systems shall be prohibited on any building face that orients toward an adjacent residential use.
2. Quantity: The total square footage of the system panels may not exceed the total area of roof surface of the structure to which the system is attached. For facade-mounted panels, the total square footage of the system panels may not exceed twenty percent (20%) of the facade area.
 3. Roof Overhang: No part of a roof-mounted system shall extend over the edge of the roof.
 4. Measuring Height: Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
 5. Maximum Height: Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof. System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system.

B. Free-Standing Systems:

1. Location: Systems are permitted in the rear and side yards only, but may not be located in a required side yard. All parts of a freestanding system shall be located within the buildable area of a parcel.
 2. Maximum Height: Maximum height shall be fifteen feet (15') measured from the grade at the base of the pole to the highest edge of the system.
 3. Setbacks: All parts of the freestanding system shall follow the requirements of a detached accessory structure pursuant Section 12-2-5:B of this Chapter, however no freestanding system shall be located closer than ten feet (10') from a lot line of an adjacent residential use.
 4. Accessory Structure: A free-standing system shall count toward the maximum number of accessory structures allowed, but does not count toward the maximum gross floor area of accessory structures.
- Coverage: The area of a free-standing system shall be included in lot coverage and yard coverage calculations, and shall not occupy greater than seventy-five percent (75%) of the lot area when accessory to a commercial use.
 - Screening: When located on a lot adjacent to a residential use, screening shall be provided that follows the requirements pursuant Section 12-11-5.

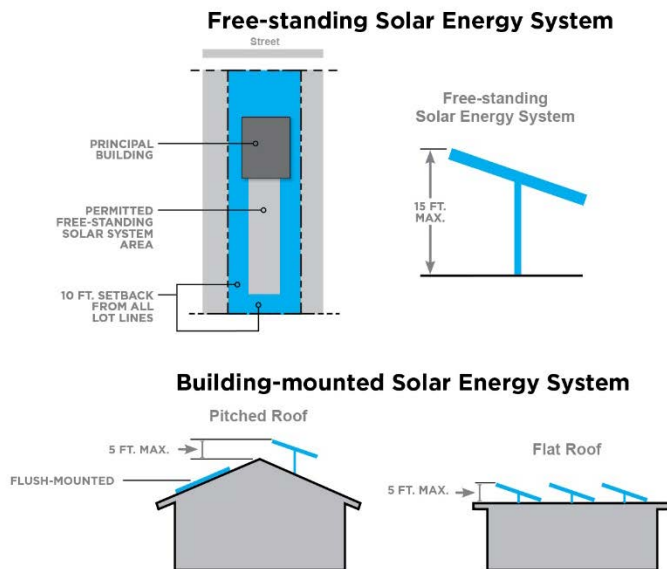
C. Requirements for all Solar Energy Collection Systems:

1. Grid-connected Solar Energy System. A grid-connected solar energy collection system is one that is connected to an electric circuit served by a utility company.
 - a. Net Metering Permitted: All energy produced by a grid-connected solar energy collection system shall be utilized on site, except for net metering as authorized by the applicable electric or other utility.
 - b. Special Use Permit required for Resale: Grid-connected solar energy systems shall only be permitted to sell energy for use off-site in select zoning districts by special use permit as indicated in Section 12-4-3 and Section 12-4-4.
 - c. Traffic Movement: All structures shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
 - d. Location: Grid-connected systems shall be building-mounted. Free-standing systems shall be prohibited.
 - e. Utility Company Notification: No grid-connected system shall be installed until the owner or operator has provided evidence of notification to the electric utility company of the customer's intent to install an interconnected system that complies with the interconnection requirements of the electric utility company.
2. Blending: Efforts shall be made in the design of solar energy systems to incorporate the use of materials, colors, textures, screening and landscaping that will aid in blending the system into the natural setting and existing environment.
3. Wiring and Piping: All exterior electrical and plumbing lines for solar energy collection systems shall be placed in a conduit or in copper piping respectively, shall be installed underground or contained within a raceway that complements the building materials of the principal structure, and shall otherwise comply with all other Village requirements relative to electrical or plumbing lines.
4. Glare and Heat: No glare or heat from a solar energy collection system shall be detectable at any point off the lot on which the system is located. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.
5. No Advertising: Solar energy collection systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a property line.
6. Decommissioning Plan: A decommissioning plan shall be required for all installations in commercial or industrial zoning districts and such a plan shall run with the land. A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) shall be recorded with the Cook County recorder of deeds office. The decommissioning plan shall address the

following:

- a. Defined conditions upon which decommissioning will be initiated;
 - b. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, and foundations;
 - c. Restoration of property to condition prior to development of the solar energy system;
 - d. Timeframe for completion of decommissioning activities, not to exceed twelve (12) months;
 - e. Description and copy of any lease or any other agreement with landowner regarding decommissioning;
 - f. Name and address of person or party responsible for decommissioning; and
 - g. Plans and schedule for updating this decommission plan.
7. Vacancy of Primary Structure: For all installations in commercial and industrial zoning districts, decommissioning shall be required to initiate if the primary structure is vacant for a period of three hundred and sixty-five (365) days. Temporary or partial use of the primary structure shall not be considered in determining the vacancy status.

SOLAR ENERGY COLLECTION SYSTEMS



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 13th day of January 2026.

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

Approved by me this 13th day of January 2026.

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

Attested and Filed in my office this
14th day of January 2026.

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

LIST OF EXHIBITS

EXHIBIT A Plan Commission Report for PC 25-04, dated December 2, 2025

EXHIBIT A

Plan Commission Report for PC 25-04

Dated December 2, 2025

To: Village President and Board of Trustees

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

Date: December 2, 2025

Re: Plan Commission Case PC 25-04

Request for approval of various Text Amendments to establish Section 12-3-9 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems. The applicant is the Village of Morton Grove.

Executive Summary

The Department of Community and Economic Development continuously reviews and updates the Unified Development Code (Title 12, Morton Grove Municipal Code) as needed to keep regulations current and promote predictable and desirable development. Staff has recommended several text amendments based on input received throughout 2024 and discussion with the Plan Commission in December 2024 and March 2025. The text amendments provide guidance for the installation and use of solar energy collection systems and wind energy collection systems.

The background on each recommended text amendment is provided in each section of the Plan Commission Report. The Plan Commission requested one minor revision (the use of the term “ground-mounted” instead of “freestanding” solar energy collection systems) and voted unanimously to approve all Staff recommended text amendments.

Application Overview

On April 11, 2025, the applicant submitted a complete application requesting Text Amendments to Chapter 12-3 of the Unified Development Code (Title 12) to keep regulations current and promote predictable and desirable development. The applicant submitted a report to the Plan Commission, **attached hereto as “Attachment A,” which describes the purpose of the** various amendments and provides supporting information.

Procedural Control

The application proposes to amend Village Code requirements applicable to future development, and is not particular to a specific development. As such, review by the Village departments, Appearance Commission, and Traffic Safety Commission were waived. Various sections of the proposed text amendment were also shared with department representatives from the Building Department, Fire Department, and Public Works Department/Engineering. Working drafts were modified and comments were subsequently incorporated into the draft legislation.

The application was reviewed by the Department of Community and Economic Development, Administration, Corporation Counsel, and Plan Commission, for consideration and final action by the Village Board of Trustees.

Plan Commission Public Hearing

The Village provided public notice for the November 18, 2025, Plan Commission public hearing for Case PC 25-04 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on October 30, 2025. Letters to surrounding property owners and a public notice sign were not required due to the application being for a Text Amendment to the Unified Development Code (Title 12) and not in relation to any particular property.

Plan Commission – November 18, 2025, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 25-04 held on November 18, 2025.

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated May 13, 2025, **and attached hereto as “Attachment A,” was entered into the public record.**

In the case of PC 25-04, the applicant is the Village of Morton Grove who is requesting various text amendments to provide guidance for the installation of solar energy collection systems.

This is similar to the previous draft reviewed and approved by the Plan Commission except sale back to the grid is proposed to be permitted via special use, decommissioning requirements have been established, and wind turbines have been prohibited across all districts, rather than only in residential districts, and therefore removed from the draft language. These edits are based on input received from Administration with input from Village Board members.

Discussion ensued regarding copper conduit requirements. The building department will review the use of copper. Commissioner Stein asked about location of grid systems under item C. Mr. Molin said there was concern with free-standing systems similar to a solar farm. Systems will not be permitted to connect to the grid.

Commissioner Mohr asked about the solar panel light control at the new bank construction site. The Village does not have parameters for temporary installations. Discussion ensued regarding residential small solar-powered lighting fixtures.

There was no public comment.

Commissioner Dorgan made a motion to approve Case PC 25-04 a request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems, with a clarification of Section C-3 regarding copper pipe.

Commissioner Ingram seconded the motion and Chairman Kintner called for the vote.

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

Motion passed (5-0)

Attachments

- Attachment A – Staff Report to the Plan Commission for PC 25-04, prepared by Brandon Nolin, Community Development Administrator, dated November 12, 2025

Attachment B
Staff Report to the Plan Commission for PC 25-04
Prepared by Brandon Nolin, Community Development Administrator,
Dated May 13, 2025

To: Chairperson Kintner and Members of the Plan Commission

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

Date: May 13, 2025

Re: Plan Commission Case PC 25-04

Request for approval of various Text Amendments to establish Sections 12-3-9 and 12-3-10 of the Morton Grove Unified Development Code (Title 12) to provide guidance for the installation and use of solar energy collection systems and wind energy collection systems. The applicant is the Village of Morton Grove.

STAFF REPORT

Public Notice

The Village provided public notice for the May 20, 2025, Plan Commission public hearing for Case PC 25-04 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on May 1, 2025. Letters to surrounding property owners and a public notice sign were not required due to the application being for a Text Amendment to the Unified Development Code (Title 12) and not in relation to any particular property.

Background

The Department of Community and Economic Development continuously reviews and updates the Unified Development Code (Title 12, Morton Grove Municipal Code) as needed to keep regulations current and promote predictable and desirable development. This report outlines several text amendments recommended by Staff based on input received throughout 2024 and discussion with the Plan Commission on December 17, 2024 and March 18, 2025. The background on each recommended text amendment is provided in each section.

Solar Energy

Solar energy collection systems are not currently defined within the UDC and Staff reviews requests on a case-by-case basis. The Building Code provides some guidance on solar such as requirements for the use of electrical conduit and structural supports, but there is not guidance to ensure such installations do not have a negative impact on adjacent properties. Staff recommend the following definition and treatment of solar energy collection systems to provide fair certainty to applicants and avoid inconsistent guidance.

NOTE: Following Plan Commission discussion on March 18, 2025, the permitted height for solar energy collection systems on pitched roofs was reviewed by Staff. Staff determined that allowing for systems to extend up to five feet (5') above the surface of a pitched roof was appropriate to allow users to angle solar panels to optimize solar capture. Accommodating all manner of roof angles would be impractical within the Code. The following statement has been included in Section 12-3-9:A.5 to highlight the concern: "System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system."

12-3-9 New Section for Solar

12-3-9: Solar Energy Collection Systems

Solar energy collection systems are allowed as an accessory use in all districts with the following conditions:

A. Building-Mounted Systems

1. Location:
 - a. Roof-mounted: Solar energy collection systems may be mounted on any roof face of principal or accessory structures. Systems should be flush mounted when possible.
 - b. Façade-mounted: Solar energy collection systems may be applied flat against a building facade, or project off a building facade up to three feet (3'), but shall not encroach in required yards.
2. Quantity: The total square footage of the system panels may not exceed the total area of roof surface of the structure to which the system is attached.
3. Roof Overhang: No part of a roof-mounted system shall extend over the edge of the roof.
4. Measuring Height: Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
5. Maximum Height: Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof. System mounting angles should be minimized so as to parallel roof pitch as closely as practical for the functionality of the system.

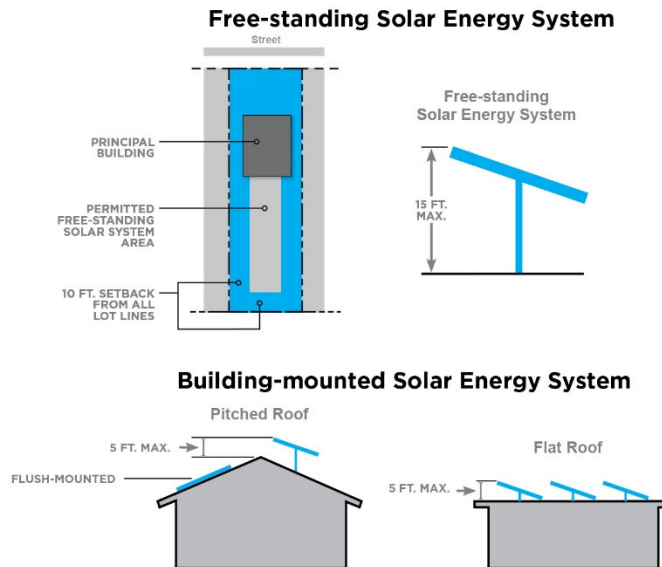
B. Free-Standing Systems

1. Location: Systems are permitted in the rear and side yards only, but may not be located in a required side yard. All parts of a freestanding system shall be located within the buildable area of a parcel.
2. Maximum Height: Maximum height shall be 15 feet (15') in height, measured from the grade at the base of the pole to the highest edge of the system.
3. Setbacks: All parts of the freestanding system shall follow the requirements of a detached accessory structure pursuant Section 12-2-5:B of this Chapter, however no freestanding system shall be located closer than ten feet (10') from an adjacent residential lot line.
4. Accessory Structure: A free-standing system shall count toward the maximum number of accessory structures allowed, but does not count toward the maximum gross floor area of accessory structures.
5. Coverage: The area of a free-standing system shall be included in lot coverage and yard coverage calculations, and shall not occupy greater than 75 percent when accessory to a commercial use.

C. Requirements for all solar energy collection systems.

1. Blending: Efforts shall be made in the design of solar energy systems to incorporate the use of materials, colors, textures, screening and landscaping that will aid in blending the system into the natural setting and existing environment.
2. Wiring and Piping: All exterior electrical and plumbing lines for solar energy collection systems shall be placed in a conduit or copper piping, shall be installed underground or contained within a raceway that complements the building materials of the principal structure, and shall otherwise comply with all other village requirements relative to electrical or plumbing lines.
3. No Resale: All energy produced by a solar energy collection system shall be utilized on site, except for net metering as authorized by the applicable electric or other utility.
4. Glare and Heat: No glare or heat from a solar energy collection system shall be detectable at any point off the lot on which the system is located. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.
5. No Advertising: Solar energy collection systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a property line.

SOLAR ENERGY COLLECTION SYSTEMS



Wind Energy

Wind energy collection systems are not currently defined within the UDC. Staff have received few inquiries regarding wind energy collection systems, but there is potential for such requests to become more frequent as collection systems continue to decrease in scale and residential applications become more common. Staff recommend the following definition and treatment of wind energy collection systems to provide fair certainty to applicants and avoid inconsistent guidance.

NOTE: Following Plan Commission discussion on March 18, 2025, freestanding wind energy collection systems are proposed as prohibited within all residential districts.

- 12-3-10 New Section for Wind

12-3-10: Wind energy collection system

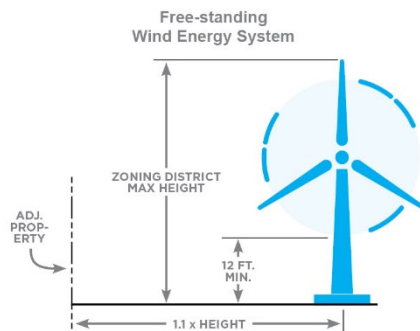
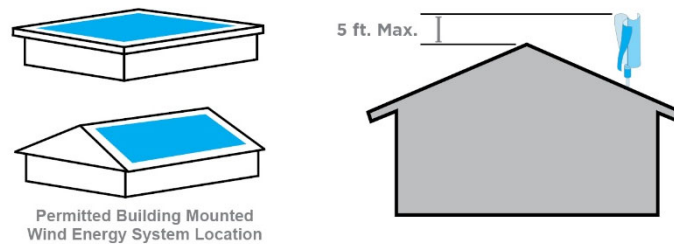
Wind energy collection systems are allowed as an accessory use in all districts with the following conditions:

A. Freestanding Systems

1. Freestanding systems are prohibited within residential districts and are not allowed on zoning lots less than 10,000 sq. ft.
2. Clearance: Minimum clearance between the lowest tip of the rotor or blade and the ground is 12 feet (12').
3. Permitted Yard Location: Allowed only in the side and rear yards.
4. Height: No accessory wind energy collection systems may be greater in height than the maximum building height permitted in the zoning district.
5. Front yards: Turbines may be allowed in the front yards of nonresidential districts with a special use permit provided there are no residential districts within 120 feet of any property line of the zoning lot where the turbine will be located.
6. Setbacks: The base of a wind energy collection systems shall be setback 1.1 times the height of the highest edge of the system from all property lines, overhead utility line poles, public sidewalks or trails, and public rights-of-way. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.

7. Access: Climbing access (rungs or foot pegs) to the tower shall not start until twelve feet (12') above grade to prevent unauthorized access.
- B. Building Mounted Systems.
1. Quantity: One turbine is allowed for every 750 square feet of the combined roof area of all structures on a zoning lot. For a pitched roof, each surface of the roof shall be included in the roof area calculation.
 2. Rated Capacity: A maximum rated capacity of 3 kilowatts (kW) per turbine is allowed.
 3. Height: Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof. Systems shall be affixed to the roof deck of a flat roof or to the ridge or slope of a pitched roof and may not be affixed to the parapet or chimney of any structure.
 4. Systems may exceed the maximum height for a district, but shall not extend more than five feet (5') above the surface of a flat roof or the highest peak of a pitched roof.
- C. Requirements for all small wind energy collection systems.
1. Noise: Except during such short-term events such as utility outage or a severe windstorm, a wind energy system shall not exceed 45 dBA when adjacent to all residential districts, and 55 dBA when in or adjacent to all non-residential districts. Noise levels shall be measured at the adjacent lot line.
 2. Safety: Every wind energy system shall have an internal automatic braking device to prevent uncontrolled rotation of over speeding.
 3. No Resale: All energy produced by a wind energy collection system shall be utilized on site, except for net metering as authorized by the applicable electric or other utility.

WIND ENERGY COLLECTION SYSTEMS



Legislative Summary

Ordinance 25-41

APPROVING A SPECIAL USE PERMIT TO AUTHORIZE THE EXPANSION AND MODIFICATION OF AN EXISTING SCHOOL AT THE PROPERTY COMMONLY KNOWN AS 9000 BELLEFORTE AVENUE, MORTON GROVE, ILLINOIS

Introduction:	December 9, 2025
Purpose:	To approve a Special Use Permit authorizing the expansion and modification of an existing school (Hynes Elementary School) at 9000 Belleforte Avenue.
Background:	<p>DLA Architects, Ltd., on behalf of Golf School District 67 (“applicant”) requested a Special Use Permit for the expansion of the existing Hynes Elementary School at 9000 Belleforte Avenue.</p> <p>The school expansion would include the addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. Several existing classrooms and hallways would be renovated as part of the project. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project. Required stormwater management would be provided by a new detention basin to be located in the northeast corner of the subject property along the National Avenue frontage. Hynes Elementary School was constructed in the mid-twentieth century and there are no known special use permits or other ordinances regulating the current structure. Schools are a special use within the R-2 zoning district and expansion of the existing school requires a Special Use Permit.</p> <p>On November 4, 2025, the Appearance Commission reviewed Case PC 25-12 and voted unanimously to recommend approval of the application. On November 6, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-12 and voted unanimously to recommend approval of the application. On November 18, 2025, the applicant appeared before the Plan Commission to present the request for approval of the application made under Case PC 25-12. Based on the application, staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (5-0) to recommend approval of the Special Use Permit with conditions relating to landscaping, lighting, traffic signs, and traffic circulation.</p>
Programs, Dept’s, Groups Affected	Department of Community and Economic Development
Fiscal Impact:	N/A
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:	January 13, 2026
Special Considerations or Requirements:	None

ORDINANCE 25-41

APPROVING A SPECIAL USE PERMIT TO AUTHORIZE THE EXPANSION AND MODIFICATION OF AN EXISTING SCHOOL AT THE PROPERTY COMMONLY KNOWN AS 9000 BELLEFORTE AVENUE, 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, 9000 Belleforte Avenue, legally described in “**Exhibit A**”, attached hereto, and made a part of this Ordinance, is a 398,057-square-foot parcel and is zoned R-2 Single Family Residence and improved with an elementary school (“Subject Property”); and

WHEREAS, DLA Architects, Ltd., on behalf of Golf School District 67 (“Applicant”) submitted a Special Use Application to the Village’s Plan Commission under Case PC 25-12 (“Application”) requesting a Special Use Permit to authorize the expansion and modification of an existing school which is a Special Use in the R-2 District pursuant to Section 12-4-2:C; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held at a regular meeting of the Plan Commission on November 18, 2025, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on October 30, 2025, written notification was sent to property owners within 250 feet of the Subject Property on October 30, 2025, and a sign was posted on the Subject Property on October 30, 2025, as required by ordinance; and

WHEREAS, on November 4, 2025, the Appearance Commission reviewed the Application, including the site plan, building elevations, signage plan, and landscape plan, issued an Appearance Certificate, and recommended approval of the Application with conditions; and

WHEREAS, on November 6, 2025, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking impact study, and recommended approval of the Application; and

WHEREAS, at the November 18, 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 December 2, 2025, which was presented to the Village Board on December 9, 2025, 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 allow the expansion and modification of an existing school, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors, and assigns.

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

A. The site and building shall be maintained and 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. Special Use Application, submitted by DLA Architects, Ltd., received October 8, 2025;

2. Boundary and Topographic Survey, prepared by WT Group, received October 8, 2025;
3. Final Landscape Plan and Tree Preservation Plan, prepared by Gary R Weber Associates, Inc., dated November 3, 2025;
4. Photometric Plans, submitted by DLA Architects, Ltd., revised November 4, 2025;
5. Proposed Site Plan, prepared by DLA Architects, Ltd., received October 8, 2025;
6. Existing and Proposed First Floor Plan, prepared by DLA Architects, Ltd., received October 8, 2025;
7. Materials Palette, prepared by DLA Architects, Ltd., received October 8, 2025;
8. Building Elevations, prepared by DLA Architects, Ltd., received October 8, 2025;
9. Dumpster Enclosure Plans, prepared by DLA Architects, Ltd., received October 8, 2025;
10. Building Renderings, prepared by DLA Architects, Ltd., received October 8, 2025;
11. Equipment Screening Renderings, prepared by DLA Architects, Ltd., received October 29, 2025;
12. Site Demolition Plans, prepared by WT Group, received October 8, 2025;
13. Site Geometric Plans, prepared by WT Group, received October 8, 2025;
14. Site Development Plans, prepared by WT Group, received October 8, 2025;
15. Site Grading Plans, prepared by WT Group, received October 8, 2025;
16. Site Utility Plans, prepared by WT Group, received October 8, 2025;
17. Stormwater Pollution Prevention Plans, prepared by WT Group, received October 8, 2025;
18. MWRD Summary, prepared by WT Group, received October 8, 2025;
19. Site Circulation Plans, prepared by WT Group, received October 8, 2025;
20. Site Circulation Plan (Fire Truck west access), prepared by WT Group, Ltd., dated October 30, 2025;

21. Stormwater Management Report, prepared by TYLin, dated October 7, 2025;
and
22. Traffic Impact and Parking Study, prepared by TYLin, dated October 7, 2025.

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 operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearings before the Traffic Safety Commission and Plan Commission. Any inconsistencies in 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. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans, landscape plans, elevations, and material specifications for review and approval. Final plans must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.
- D. Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a signage plan, subject to review and approval by the Village Engineer, that implements the recommendations of the Traffic Impact & Parking Study, prepared by TYLin and dated October 7, 2025.
- E. The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated November 12, 2025, by strict or alternative compliance, subject to their respective approvals.
- F. Prior to filing any Building Permit Application, the owner/applicant shall submit a revised landscape plan that provides for a total of 33 shade trees to be planted at the subject property, or the owner/applicant shall submit a landscape plan for another property that includes the planting of 12 shade trees subject to review and approval by

the Village Administrator. If such plans are deemed to be inconsistent with representations made to the Appearance Commission, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

G. Prior to filing any Building Permit Application, the owner/applicant shall submit a revised lighting plan specific to the south parking lot lighting impact to adjacent residences relative to glare subject to review and approval by the Village Administrator.

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

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all 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 13th day of January 2026.

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

Approved by me this 13th day of January 2026.

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

Attested and filed in my office this 14th day of January 2026.

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

LIST OF EXHIBITS

- EXHIBIT A Legal Description, 9000 Belleforte Avenue
EXHIBIT B Plan Commission Report for PC 25-12, dated December 2, 2025

EXHIBIT A

9000 BELLEFORTE AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:

THAT PART OF LOT 6 IN DILG'S SUBDIVISION RECORDED JULY 19, 1902 AS DOCUMENT 3272375, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 11 F. J. BURR'S RESUBDIVISION RECORDED JULY 22, 1955 AS DOCUMENT 16309205; THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID F. J. BURR'S RESUBDIVISION, 986.21 FEET TO A POINT ON THE EAST LINE OF SHERMER AVENUE; THENCE NORTH 13 DEGREES 48 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE, 571.04 FEET TO A POINT ON THE SOUTH LINE OF COMED PROPERTY; THENCE SOUTH 74 DEGREES 19 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE, 1162.28 FEET TO A POINT ON THE WEST LINE OF NATIONAL AVENUE; THENCE SOUTH 00 DEGREES 51 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE, 230.34 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS:

10-18-309-023-0000

EXHIBIT B

PLAN COMMISSION REPORT FOR PC 25-12

Dated December 2, 2025

To: Village President and Board of Trustees

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

Date: December 2, 2025

Re: Plan Commission Case PC 25-12
Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois (PIN 10-18-309-023-0000), all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C. The applicant is DLA Architects, Ltd. on behalf Golf School District 67.

Executive Summary

DLA Architects, Ltd., on behalf of Golf School District 67 (“**applicant**”), is requesting a Special Use Permit for the expansion of the existing school (Hynes Elementary School) at 9000 Belleforte Avenue. The proposed project consists of two one-story additions and interior remodeling to establish a new media center and administration office. The new site design involves full-depth re-pavement of reconfigured parking lots, and new traffic patterns on the south side of the building as well as a new stormwater detention basin. Schools are a special use within the R-2 zoning district and expansion of the existing school requires a Special Use Permit.

The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on November 18, 2025 and recommended by a vote of 5-0 that the Village Board of Trustees should approve the application with certain conditions outlined in this report.

Application Overview

The subject property consists of one (1) parcel occupied by the existing Hynes Elementary School at 9000 Belleforte Avenue in Morton Grove, Illinois. The parcel is approximately 398,057 sq. ft. and zoned R-2 Single Family Residence. The subject property is located to the south of ComEd right-of-way and east across Shermer Road from a commercial property zoned C-2. All surrounding properties to the south, east, and across the ComEd right-of-way to the north are zoned R-2 and improved with single-family residences.

Golf School District 67 is proposing to expand its existing school located at 9000 Belleforte Avenue. The school expansion would include the addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. Several existing classrooms and hallways would be renovated as part of the project. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project.

The adjoining parking lot to the south would be reconfigured for one-way circulation to create a parent drop-off lane that passes the new front entrance and a new parking area. The southwest parking lot would be reconfigured to accommodate bus circulation and drop-off with reduced parking. Lastly, a new parking lot would be established at the west entrance to the school. The reconfigured circulation and parking would provide for 10 additional parking spaces. Access via Belleforte Avenue would be restricted to northbound traffic only (no exit) while Marion Avenue would provide full access to the site. Required stormwater management would be provided by a new detention basin to be located in the northeast corner of the subject property along the National Avenue frontage. In reviewing this concern, the Appearance Commission requested that 12 additional shade trees be planted elsewhere on the property or elsewhere in the Village as a condition of approval. That was also supported by the Plan Commission.

Traffic and Parking Impact

A traffic impact study was prepared by TYLin and is included in the hearing packet for Case PC 25-12. The study demonstrated that the proposed school renovation and parking lot reconfiguration would have minimal impact on traffic operations in the surrounding area and that the proposed parking supply is expected to accommodate existing demand with room for additional potential growth. The report was presented to the Traffic Safety Commission (TSC) on November 6, 2025. *The Village Engineer also issued a series of comments on the Traffic Impact Study and compliance with those comments has been included as a condition of approval.*

Pick-up/Drop-off & Bus Circulation

As noted in the study, the proposed site plan includes several modifications to the on-site surface parking lot that would alter the traffic characteristics of the site, including:

- Lengthening and widening the school's existing pick-up/drop-off lane;
- Reconfiguration of the east side of the lot to provide angled parking and one-way westbound travel;
- Reconfiguration of bus loading/unloading space, including the relocation of all bus traffic to the Marion Avenue access Expansion of the parking lot to provide additional parking spaces;
- Tightening of curb radii to encourage slow vehicular speeds and reduce crossing distances for pedestrians; and
- New sidewalk connections to school property from Marion Avenue.

Buses would continue to load and unload in roughly the same space as today and continue to exit via Marion Avenue. Passenger vehicle pick-up/drop-off would be restricted to inbound only from Belleforte Avenue and a new angled parking area would only be accessible from the east via Belleforte Avenue.

Parking Study

On school property, there are 55 existing spaces in the south parking lot with peak demand (69%) observed prior to afternoon dismissal. The proposed site plan would add 10 spaces to the parking (for a total of 65 spaces) including 14 spaces in a dedicated staff parking lot to be located off the west building entrance. Based on observed parking use and reported staffing levels, the proposed 65 spaces appear to meet Village parking requirements of require one (1) space for each faculty member and other full or part time employees per Section 12-7-3:l.

Commission Review

Appearance Commission

On November 4, 2025, the Appearance Commission reviewed Case PC 25-12. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application including conditions regarding a revised lighting plan and additional shade tree plantings. The Staff Report to the Appearance Commission has been included as "Attachment A".

Traffic Safety Commission

On November 6, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-12 and the Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (7-0) to recommend approval of the application with a condition regarding fire truck movements along the south access drive. Comments reflecting the discussion of the TSC were issued by **Chairman Shah (see "Attachment B")**.

Departmental Review

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

- Building Department: No comments at this time.
- Fire Department: In review of the proposed project, the Fire Prevention Officer issued one comment dated November 7, 2025, stating:
 - *When entering the property from Belleforte, fire apparatus must be able to make the left turn down the drive aisle that divides the diagonal parking stalls. A slight modification to the turning radius may be required.*

- Public Works Department/Engineering: In review of the proposed project, the Village Engineer issued several comments dated November 12, 2025, regarding:
 - Improvements needed to ensure crosswalks are not blocked.
 - Signage for passenger vehicles entering from Marion Avenue.
 - Minimal increases to Marion Avenue parking despite new one-way travel restrictions that would require all vehicles to exit onto Marion Avenue.
 - The need for a revised traffic study to include additional passenger vehicle and bus circulation evaluations, and confirm pedestrian entrance locations and routes.
 - Expansion of the parking analysis to confirm staff levels and related parking demand per Village Code requirements.
 - **Requirements for “Staff Only” signage and crosswalk signage at pedestrian crossings.**

Plan Commission Public Hearing

The Village provided Public Notice for the October 30, 2025, Plan Commission public hearing for PC 25-12 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on October 30, 2025. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on October 30, 2025.

Plan Commission – November 18, 2025, Proceedings: *Five members of the Plan Commission were in attendance at the public hearing for Case PC 25-12 held on November 18, 2025.*

Brandon Nolin, Community Development Administrator, provided a brief introduction to the application. The staff report dated November 12, 2025, and attached hereto as “Attachment D,” was entered into the public record.

In the case of PC 25-12, the applicant DLA Architects (on behalf of Golf School District 67) is requesting approval of site, landscape, and building plans associated with Case PC 25-12, a request for a Special Use Permit to allow the expansion and modification of an existing school (Hynes Elementary School) at 9000 Belleforte Avenue. The parcel is zoned R-2 Single Family Residence and is generally surrounded by other R-2 zoned properties as well as ComEd right-of-way.

The school expansion would include the addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project.

The adjoining parking lot to the south would be reconfigured for one-way circulation to create a parent drop-off lane that passes the new front entrance and a new parking area. The southwest parking lot would be reconfigured to accommodate bus circulation and new parking lot would be established at the west entrance to the school. The project would provide for 10 additional parking spaces. The number of trees proposed for interior parking lot landscaping falls short of Village requirements by 12 trees. The Appearance Commission voted unanimously (5-0) to approve the application with a condition that 12 trees be planted elsewhere at the property or at another property in the Village. A revised draft motion for Plan Commission consideration has been provided in hard copy tonight as a result of further internal discussion regarding how to implement the tree planting requirement.

Commissioner Mohr asked when the Parkview Elementary SUP was approved, and asked if a condition could be added regarding milestones in construction. Parkview was heard in January of this year. Mr. Noin said that milestones are within the purview of the Plan Commission.

Chairman Kintner asked if the screening of the utilities is required for safety. Screening is required by code, the Appearance Commission required screening but did not indicate which materials had to be used.

The photometric table is the most recent. Chairman Kintner asked if there have been any complaints regarding traffic control in the existing conditions. There were no complaints noted.

The applicants and representatives were sworn in.

Commissioner Mohr asked what timeframe was being considered for the construction. Tina Ewanio, Director of Business

Services for District 67, said the construction would occur over the next two Summers, starting with the addition and interior courtyard. To be completed in August in 2027.

Carrie Matlock, of DLA Architects said they will complete the work as quickly as possible to achieve the District's goals.

Chairman Kintner asked if there is planned student and staff population increase in the next 5 years. Ms. Ewanio said enrollment should stay steady, the purpose of the addition is to remove the mobile units and improve traffic flow. He also asked about the environmental friendliness of the building materials. Ms. Matlock described the materials and design incorporating natural light.

The two materials for the utility screening were discussed. The original brick cannot be matched anymore. Instead of dying new brick to match, they would prefer to use a synthetic wood-look material to complement the brick at the front of the building. A contrasting brick would not complement the addition and current building. In terms of shielding the generator, the acoustic screening would be the same using brick or synthetic wood.

Jae Yoo of DLA Architects answered questions regarding the photometric plan. Chairman Kintner said the metrics are good, but asked if the glare would affect the adjacent neighbors. A shield will be added to the new poles. A new study will study the light glare on the residential homes. Ms. Matlock said it may be difficult to study where the glare affects each property and suggested the use of motion detectors on the lights. Mr. Nolan said the lights would need to be on during hours of operation. Chairman Kintner would like to see any nuisance to neighbors addressed.

Chairman Kintner asked Tim Ball, landscape architect with Gary Weber and Associates, to address the conditions presented in the Staff Report. Ms. Matlock said the District is considering future improvements at Heinz school and asked that the required trees not be location specific. They offered to plant them elsewhere in the Village with approval from the Village Administrator.

The drainage plan is extensive, Ms. Cammacho of WT Group, said the detention basin is being increased. The area does flood and the new basin is in a better position to hold water.

Kyle Sant with TYLin described the new traffic pattern. Buses are redirected to enter and exit on Marion, and the parking lot will now have one-way traffic with two lanes westbound from Belleforte to Marion. There will be better on-site capacity for queuing. Chairman Kintner asked about the added traffic on Marion turning on Greenwood. The additional trips are negligible. There be new signage to guide the one-way pattern, and information for the parents. New turning radii accommodate fire apparatus. Mr. Dobrowski is comfortable with the new plan.

There was no public comment. Chairman Kintner said he is concerned about the lighting for the neighbors. Ms. Matlock said they can look at the deflection angle at the height of the pole. Commissioner Ingram asked if future lighting concerns of the neighbors could be addressed by the School District.

Commissioner Stein made a motion to recommend approval of Case PC 25-12, a request for a Special Use Permit to allow the expansion and modification of an existing school, all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C, at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois, subject to the following conditions:

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

Prior to filing any Building Permit Application, the owner/applicant shall provide revised site plans and updated turning exhibits, subject to review and approval by the Fire Chief, that include a widened or otherwise reconfigured south driving area near Belleforte Avenue to accommodate Fire Department vehicles during an emergency response maneuvering through the one-way parking aisle.

Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a signage plan, subject to

review and approval by the Village Engineer, that implements the recommendations of the Traffic Impact & Parking Study, prepared by TYLin and dated October 7, 2025.

The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated November 12, 2025, by strict or alternative compliance, subject to their respective approvals.

Prior to filing any Building Permit Application, the owner/applicant shall submit a revised landscape plan that provides for a total of 33 shade trees to be planted at the subject property, or the owner/applicant shall submit a landscape plan for another property that includes the planting of 12 shade trees subject to review and approval by the Village Administrator. If such plans are deemed to be inconsistent with representations made to the Appearance Commission, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate

Further study of south parking lot lighting impact on adjacent homeowners to the south relative to glare, subject to approval by the Village Administrator.

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

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

Motion passed (5-0)

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 E":

1. Special Use Application, submitted by DLA Architects, Ltd., received October 8, 2025
2. Boundary and Topographic Survey, prepared by WT Group, received October 8, 2025
3. Final Landscape Plan and Tree Preservation Plan, prepared by Gary R Weber Associates, Inc., dated November 3, 2025
4. Photometric Plans, submitted by DLA Architects, Ltd., revised November 4, 2025
5. Proposed Site Plan, prepared by DLA Architects, Ltd., received October 8, 2025
6. Existing and Proposed First Floor Plan, prepared by DLA Architects, Ltd., received October 8, 2025
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19. Site Circulation Plans, prepared by WT Group, received October 8, 2025
20. Site Circulation Plan (Fire Truck west access), prepared by WT Group, Ltd., dated October 30, 2025
21. Stormwater Management Report, prepared by TYLin, dated October 7, 2025
22. Traffic Impact and Parking Study, prepared by TYLin, dated October 7, 2025

Attachments

- Attachment A – Staff Report and Minutes for Appearance Commission for PC 25-12, prepared by Brandon Nolin, AICP, Community Development Administrator, dated October 28, 2025
- Attachment B – Plan Review Comment Form for PC 25-12, prepared by Amit Shah, Traffic Safety Commission Chair, dated November 7, 2025
- Attachment C – Plan Review Comment Form for PC 25-12, prepared by Various Department Heads
- Attachment D – Staff Report to the Plan Commission for PC 25-12, prepared by Brandon Nolin, Community Development Administrator, dated November 12, 2025
- Attachment E – Final Plans and Supporting Documents for PC 25-12

Attachment A
Staff Report and Minutes for Appearance Commission for PC 25-12
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated October 28, 2025

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: October 28, 2024

Re: Appearance Commission Case AC 25-17
Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-12, a request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois (PIN 10-18-309-023-0000), all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C. The applicant is DLA Architects, Ltd. on behalf Golf School District 67.

STAFF REPORT

Application Summary

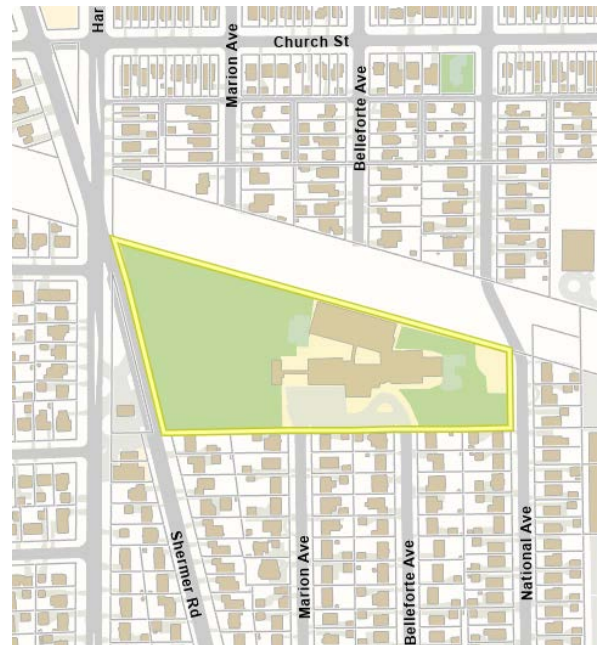
DLA Architects, Ltd., on behalf of Golf School District 67 (“**applicant**”), submitted a complete Special Use Permit application to the Department of Community and Economic Development and an Appearance Certificate is requested for the expansion of the existing school (Hynes Elementary School) at 9000 Belleforte Avenue. The proposed project consists of two one-story additions and interior remodeling to establish a new media center and administration office. The new site design involves full-depth repavement, reconfigured parking lots, and new traffic patterns on the south side of the building as well as a new stormwater detention basin.

Subject Property

The subject property consists of one (1) parcel occupied by the existing Hynes Elementary School at 9000 Belleforte Avenue in Morton Grove, Illinois. The parcel is approximately 398,057 sq. f.t and zoned R-2 Single Family Residence. The subject property is located to the south of ComEd right-of-way and east across Shermer Road from a commercial property zoned C-2. All surrounding properties to the south, east, and across the ComEd right-of-way to the north are zoned R-2 and improved with single-family residences.

Project Overview

Golf School District 67 is proposing to expand its existing school located at 9000 Belleforte Avenue. The school expansion would include the addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. Several existing classrooms and hallways would be renovated as part of the project. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project.

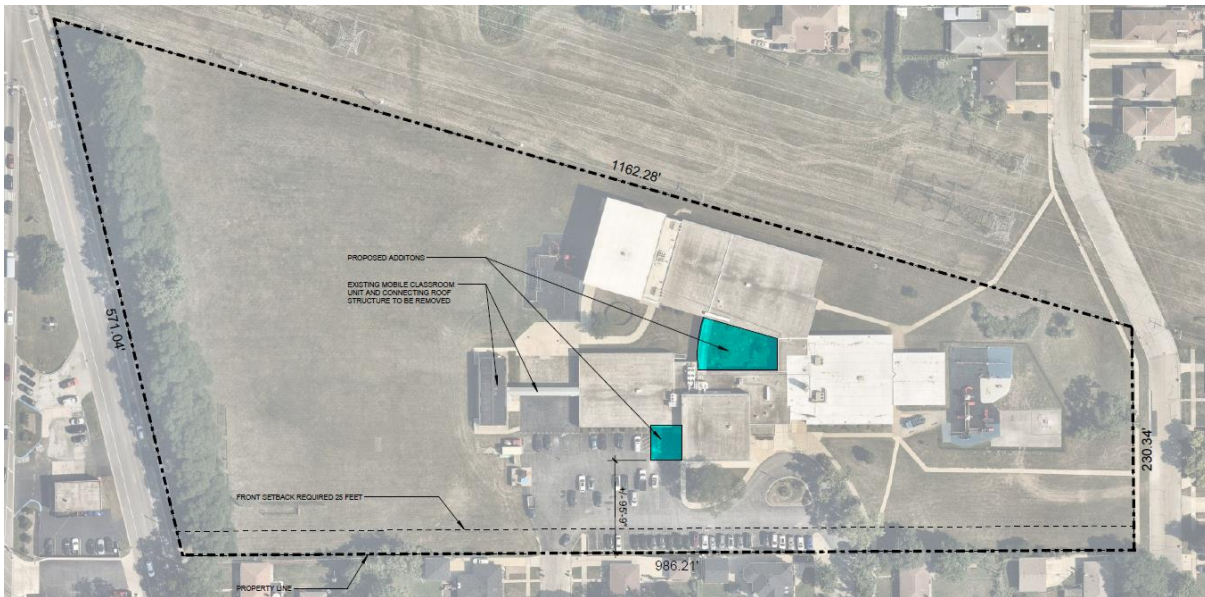


Subject Property Location Map

The proposed administration office addition is 1,680 sq. ft. and the proposed media center addition is 3,965 sq. ft., for a total 5,645 additional sq. ft. The floor area of the school would increase from 49,560 sq. ft. to 55,205 sq. ft., an increase from 12.5% to 13.7% total in lot coverage. The south wall of the proposed addition would align closely with the south wall of the multipurpose room located to the east, which represents the southernmost façade of the school building. The proposed **addition would be located approximately two feet (2 ft.) farther south. The school building's new front setback would be 95.75 ft.**, which is well in excess of the minimum permitted front setback of 25 ft.

The adjoining parking lot to the south would be reconfigured for one-way circulation to create a parent drop-off lane that passes the new front entrance and a new parking area. The southwest parking lot would be reconfigured to accommodate bus circulation and drop-off with reduced parking. Lastly, a new parking lot would be established at the west entrance to the school. The reconfigured circulation and parking would provide for 10 additional parking spaces. Access via Belleforte Avenue would be restricted to northbound traffic only (no exit) while Marion Avenue would provide full access to the site.

Required stormwater management would be provided by a new detention basin to be located in the northeast corner of the subject property along the National Avenue frontage. No new building signage is proposed.



Proposed Site Plan with Additions Highlighted in Blue



Proposed Additions and Remodeling Scope

Building Design

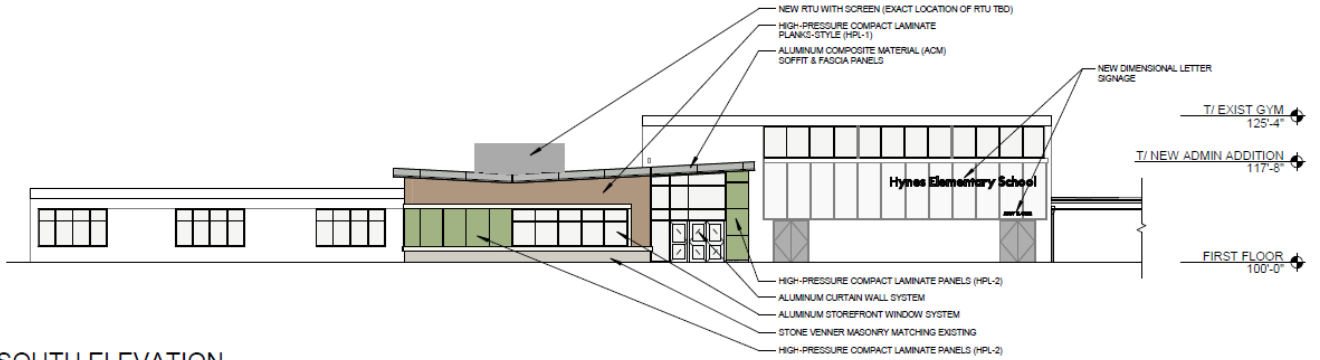
The applicant provided elevations and renderings of the proposed expansion. Sample imagery of the proposed façade materials are provided in the following pages.

Both additions would be one-story and feature flat roofs. The administration office addition (closest to residences to the south) would have a height of 17.7 ft. and would achieve a lower roofline than the adjacent multipurpose room to the east which is 25.3 ft. in height. The media center addition would be located within a portion of the school currently consisting of interior courtyard and would reach a height of 20.7 ft.

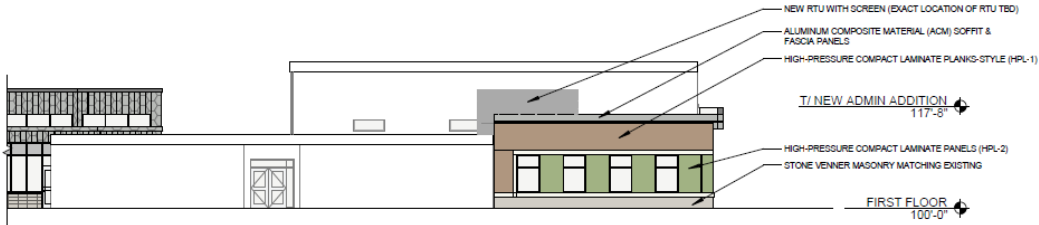
The administration office addition, which would modify the front façade of the school, would feature laminate architectural panels in “spring green” green and “French walnut” brown complemented by aluminum fascia and stone veneer. The media center addition would be primarily visible from the west parking lot that is interior to the site. That addition would utilize formed metal wall panels and a stone veneer base.

A new rooftop mechanical unit would be located on the roof of the administration office addition, but the exact location has not been determined. *The applicant should speak to the location and proposed screening of any rooftop mechanicals and potential sight lines from the south parking lot.*

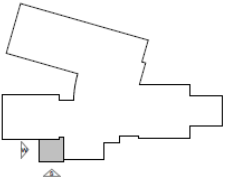
A new dumpster would be located on the western edge of the southwest parking lot and screened from view by a cedar fence and gate.



SOUTH ELEVATION
 1/16" = 1'-0"



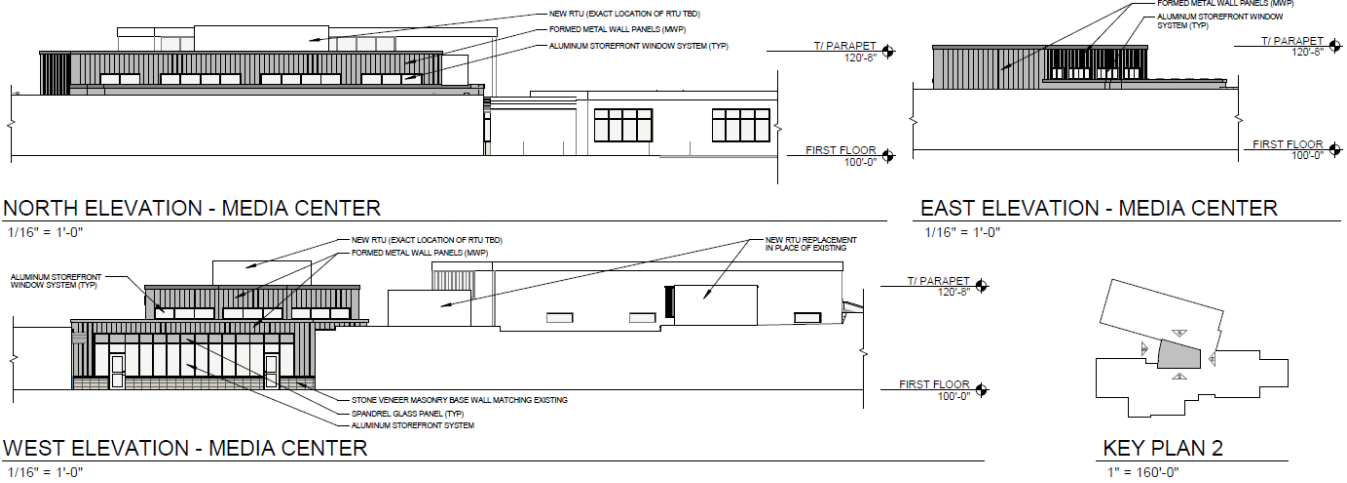
WEST ELEVATION
 1/16" = 1'-0"



KEY PLAN
 1" = 160'-0"



Proposed Administration Addition - South (Top) and West (Middle) Elevations and Rendering (Bottom)



Proposed Media Center Addition - North (Top) and West (Middle) Elevations and Rendering (Bottom)



MATERIAL #1: HIGH-PRESSURE COMPACT LAMINATE PLANKS-STYLE (HPL-1)

- MANUFACTURER: TRESPA
- MODEL: PURA EXTERIOR SIDING
- COLOR: FRENCH WALNUT
- FINISH: MATT
- TEXTURE: SMOOTH



MATERIAL #4: FORMED METAL WALL PANELS (MWP)

- MANUFACTURER: PAC-CLAD
- MODEL: FLUSH & REVEAL WALL PANELS
- COLOR: SLATE GRAY
- FINISH:
- TEXTURE: SMOOTH



MATERIAL #2: HIGH-PRESSURE COMPACT LAMINATE PANELS (HPL-2)

- MANUFACTURER: TRESPA
- MODEL: METEON UNI COLOURS
- COLOR: SPRING GREEN
- FINISH: SATIN
- TEXTURE: SMOOTH



MATERIAL #5: STONE VENEER MASONRY (MATCH EXISTING STONE VENEER)

- MANUFACTURER: TBD
- MODEL: TBD
- COLOR:
- FINISH:
- TEXTURE: SMOOTH



MATERIAL #3: ALUMINUM COMPOSITE MATERIAL (ACM) PANELS

- MANUFACTURER: PAC-CLAD
- MODEL: COMPOSITE WALL PANEL PAC-3000 RS
- COLOR: SLATE GRAY
- FINISH:
- TEXTURE: SMOOTH

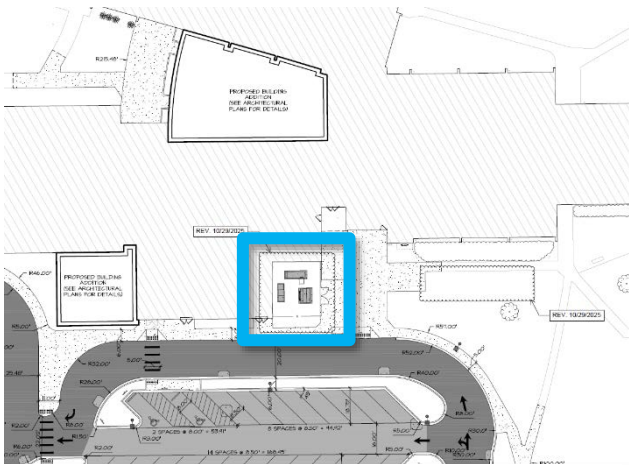
Proposed Façade Materials

Utility Screening

The applicant is proposing to locate a transformer, switchboard, and generator near the current entrance to the multipurpose room entrance. The applicant has indicated they are considering either wood panel fencing or a brick wall to screen the utilities. Renderings of both options have been provided. To ensure an attractive and consistent façade, Staff recommends requiring the use of a matching brick façade which is included as a condition of approval. *The applicant should speak to the proposed utility screening and the proposed location.*



Proposed Utility Screening Rendering – Wood Panels (TOP) and Brick (BOTTOM)



Location of Proposed Utility Screening

Landscape Design

The applicant submitted a landscape plan prepared by Gary R. Weber Associates, Inc. The reconfigured parking lot will be the location of the majority of proposed landscaping. Overall, the proposed landscape plan for the parking lot exceeds minimum greenspace requirements, but falls short of required tree plantings. **The Village’s applicable landscape requirements and requested waivers** are outlined in the following table:

R-2 DISTRICT DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
General Landscaping Requirements			
Interior Landscaping in Parking Lots (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (2,662.6 sq. ft.).	9.5% interior greenspace (3,640.6 sq. ft.)	<i>Compliant</i>
Trees in Parking Lots (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. ...Each parking bay shall have a maximum of twenty (20) spaces in an uninterrupted row. (27 trees req.)	15 trees; Max. 14 cars per row	<i>Noncompliant – Waiver needed to allow 12 fewer shade trees.</i>
Parking Lot Screening Abutting Private Property (12-11-4:B.2)	Landscaping or structure required, min. 5-ft. buffer yard with berm, hedge, maintenance free barrier 5-6 ft. in height	6.7 ft. landscape buffer	<i>Compliant</i>
Tree Preservation Requirements			
Trees Preservation (12-11-7:C)	Unless otherwise provided by this section, tree replacement or a fee-in-lieu shall be required for the removal as follows: Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property. Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4.	Protected Trees Removed: 5 Replacement Trees: 6	<i>Compliant</i>

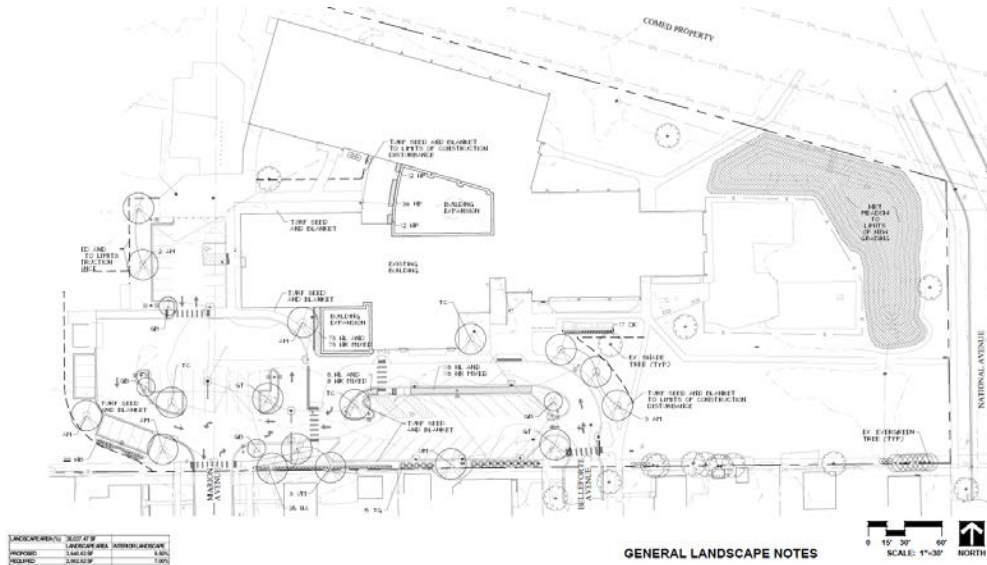
Parking Lot Landscaping

The proposed south parking lot is 38,038 sq. ft. in area. Per Section 12-11-4, a parking lot of that size requires the installation of interior greenspace equal to 7% of the paved areas including one (1) shade tree for every 100 square feet of greenspace provided. The proposed south parking lot requires 2,662.6 sq. ft. of greenspace and 27 shade trees. The applicant proposes sufficient interior greenspace, but is proposing only 15 shade trees which is slightly more than half (55.6%) of the total required. Given the size and location of the proposed interior parking islands, Staff agrees that the ability to include additional shade trees in those locations is limited. However, additional areas on the parking lot edge may be viable locations for shade trees. The applicant should speak to the limited number of shade trees proposed within the interior of the parking lot and the need for a waiver from this requirement.

Tree Preservation

Based on the demolition notes and landscape plan, a total of five (5) trees would be removed as part of the proposed project. All five (5) **of the trees to be removed would qualify as protected trees per the Village’s Tree Ordinance (Ord. 24-28)**. The applicant is proposing to install 21 shade trees comprising five (5) species (maple, ginkgo, honey locust, linden, and elm) that will be at least 2.5 inches in diameter. When accounting for the 15 trees proposed to meet required interior landscaping trees and located in parking lot landscape areas, the proposed landscape plan includes six (6) shade trees that could be considered replacement trees. The six (6) replacement trees consist of three (3) shade trees along the south property line as well as three (3) shade trees along the northeast edge of the parking lot adjacent the drop-off lane and close to the location where four (4) existing shade trees would be lost during construction. As such, Staff believe the proposed tree species and sizes meet the replacement tree requirements of the Tree Ordinance.

NOTE: The required Tree Preservation Plan was not submitted with the initial application, however Staff was able to use the submitted site demolition notes and landscape plan to determine preserved tree locations. The applicant has indicated they will submit the required Tree Preservation Plan prior to the Appearance Commission meeting. Review and approval of a tree inventory and tree preservation plan consistent with Staff's interpretation as presented in this report is included as a condition of approval.




Proposed Landscape Plan

Lighting

The applicant proposes the use of 10 light poles to be located in the parking lot to the south and west of the proposed additions. Numerous wall packs to be mounted at 12 ft. in height are also proposed along the exterior of the building to ensure adequate site lighting and entrance lighting.

The applicant submitted a photometric plan showing levels of illumination throughout the parking lots and along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the **source's horizontal plane**. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures and would be 18.5 ft. in height (which is 6.5 ft. less than the maximum height permitted).

The only property line within proximity to the proposed addition is shared with several single-family homes to the south. Light levels along the south lot line are between 0.1 and 0.6 foot-candles with a typical value of approximately 0.5 foot-candles. Per Section 12-4-3:B.5, lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. The applicant should speak to the types of lighting fixtures proposed in the photometric plan and address concerns regarding sufficient safety lighting and potential glare at the south property line.



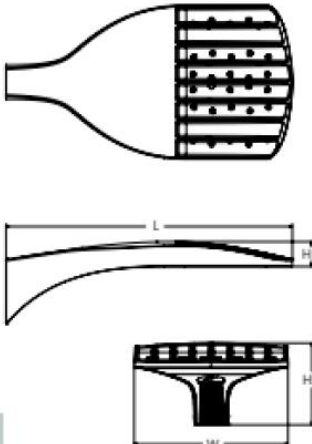
D-Series Size 0
 LED Area Luminaire

d^{series}

DLC LISTED PREMIUM, DLC LISTED, NIGHTTIME FRIENDLY, icda, Wi-Fi, ds, BAA, BABA

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



ds Design Select options indicated by this color background.

Proposed Light Pole Fixtures (Source: Lithonia)

Appearance Commission Review

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

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

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

1. Evaluation Standards:
 - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
 - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
 - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
 - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
 - a. Standards: Appearance standards as set forth in this chapter.
 - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
 - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and

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

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for the expansion and modification of an existing school under Special Use Permit (PC 25-12) for the property commonly known as 9000 Belleforte 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 plans, elevations and material specifications for review and approval. Final plans, elevations and materials must be deemed consistent with the approved materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. This shall include brick screening for new ground-mounted utilities. 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. *Prior to filing any Building Permit Application, the owner/applicant shall submit a revised lighting plan that includes full cutoff fixtures along the south property line, and glare shields or other enhancements, so as to prevent light glare visible to adjacent properties. The final lighting plan will be subject to review and approval by the Community Development Administrator and must be deemed consistent with representations made to the Appearance Commission. If such plans are deemed to be inconsistent with the approved plans or if fixtures are deemed to be of a lower quality than the approved fixtures, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall submit a tree inventory and tree preservation plan subject to review and approval by the Community Development Administrator. If such plans are deemed to be inconsistent with representations made to the Appearance Commission, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

Attachment B
Plan Review Comment Form for PC 25-12,
Prepared by Amit Shah, Traffic Safety Commission Chair
Dated November 7, 2025

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 10/10/2025

CASE NUMBER: PC 25-12

APPLICATION: Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois (PIN 10-18-309-023-0000), all within a R-2 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is DLA Architects, Ltd on behalf Golf School District 67.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, Nov. 7, 2025**.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

Expand south driving area near Belleforte Avenue to accommodate Fire Department vehicles during an emergency response maneuvering through the one-way parking aisle.

These comments accurately represent existing Village regulations or policies.

Name (please print): TSC Chairman Amit Shah

Signed: 

Date: 11/07/2025

Attachment C
Plan Review Comment Forms for PC 25-12
Prepared by Various Department Heads

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

The Building Department has no concerns as it relates to the building plans at this stage.

These comments accurately represent existing Village regulations or policies.

Name (please print):

Signed:

Date:

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

VILLAGE OF MORTON GROVE, ILLINOIS
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DATE DISTRIBUTED: 10/10/2025

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Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

When entering the property from Belleforte, fire apparatus must be able to make the left turn down the drive aisle that divides the diagonal parking stalls. A slight modification to the turning radius may be required.

These comments accurately represent existing Village regulations or policies.

Name (please print): Rick Dobrowski

Signed: *Richard Dobrowski*

Date: 11-7-25

VILLAGE OF MORTON GROVE, ILLINOIS
PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 10/10/2025

CASE NUMBER: PC 25-12

APPLICATION: Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois (PIN 10-18-309-023-0000), all within a R-2 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is DLA Architects, Ltd on behalf Golf School District 67.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by Friday, Nov. 7, 2025.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

The Building Department has no concerns as it relates to the building plans at this stage.

1. TRAFFIC – Signage, curb paint, and/or other method could be considered to ensure crosswalks are not blocked by an idle or queueing vehicle particularly during busy peak times.
2. TRAFFIC – Traffic Study; Figure 5; Proposed Circulation and Recommendations Diagram: This shows all buses entering from Marion Avenue will travel counterclockwise through the west pickup/drop-off area. This is intuitive for bus loading and unloading and is also trainable. Passenger cars intending to park and entering from Marion Avenue may need signage and markings to travel in a clockwise direction.
3. TRAFFIC – Traffic Study; Figure 5; Proposed Circulation and Recommendations Diagram: The Proposed Circulation exhibit requires all vehicles which enter the school property to exit southbound on Marion Avenue. Figure 8; Future Traffic Projections shows a projected increase of only 5 left-turning vehicles, possibly a rounded number, at southbound Marion at Greenwood with no additional right-turning vehicles. This increase seems small compared to what might be expected. The applicant should explain this unexpectedly small increase in exiting volume at Greenwood.
4. TRAFFIC – Traffic Study; Figure 8; Future Traffic Projections: This shows fewer vehicles exiting the site southbound at Marion (West Access) and Belleforte (East Access) than vehicles shown southbound at Greenwood Avenue on each respective street. This difference seems likely attributable to local resident traffic. The Traffic Study should be revised to explain how local traffic might be safely accommodated during peak arrival and dismissal times.
5. TRAFFIC – The Traffic Study should be revised to include analysis how the vehicles shown in the site plan prepared by WT Group can or cannot circulate on the site. It is noted that the turning path of school buses is shown for entering on Marion Avenue. It is not evaluated if a school bus can circulate through the site from Belleforte Avenue if an errant bus or bus routing would be realigned from some reason.

6. TRAFFIC – The Traffic Study should assess whether drop-offs or pickups could be allowed from the east-west aisle between the proposed angled parking spaces or if that should be prohibited.
7. PARKING – The Traffic Study parking analysis is focused on empirical data, which is the current number of empty spaces (on Tuesday, August 26, 2025) and the proposed increase number of parking spaces. Table 1 presents the existing condition to have a 30 percent surplus in on-site parking. The proposal is to increase the number of parking spaces, but there is no stated need or purpose for building more parking. The analysis could provide a comparison of parking rates in the Village Code and other accepted standards and guidance. The number of full-time and part-time school staff is not presented, but could help with an understanding of whether the empirical data in the study is representative. The parking demand of a school day or nighttime event is unexamined. The number of school day or nighttime events could be a critical design parameter. Increasing the number of parking spaces at the site will certainly lessen the impact, but part of this review is to assess whether there will be an adverse impact on the neighboring properties.
8. PARKING – Traffic Study; Recommendations & Conclusions: The Traffic Study recommends that the portion of the lot located north of the bus staging area should be signed as “Staff Only” to minimize conflicts with bus loading/unloading. Village staff agree with this recommendation and recommend that to be a condition of the Special Use Permit.
9. PARKING – The proposed angled parking spaces are 8.5 feet wide. Long-term parking is appropriate for this width. A 9-foot wide parking space is common for high turnover parking. As there is a need for staff parking, it might be a practical option to designate these spaces for staff and visitor parking is could use the wider parking spaces. This is an option, not a requirement.
10. GENERAL – There are several building entrances shown on the site plan. The Traffic Study should be revised to identify the pedestrian access route(s). It is unclear where pedestrian traffic should be directed.
11. GENERAL – There are two curb ramps within the drop-off/pickup segment. The northern curb ramp is part of the pedestrian access route. The purpose of long curb ramp at the southern end of the drop-off/pickup area is unclear. Without understanding the legitimate purpose for the curb ramp, staff recommends eliminating it.
12. GENERAL – The Public Works Department would like to work with the District as part of this redevelopment of the site to identify and designate school routes of the District’s choosing. The Village has had school speed zones and crosswalks on nearby streets for decades, but it is not clear if those safety measures are aligned with the practice and desires of the District.
13. GENERAL – The site plan makes it clear that the classroom trailer at the western end of the site is planned to be removed. The Traffic Study does not state the classroom trailer will not be part of the future site and the Figure 5 shows the classroom trailer within the proposed configuration. It would helpful to revise the Traffic Study to clarify the proposed condition does not include a classroom trailer.
14. GENERAL – The Traffic Study should analyze the pedestrian crossing on Belleforte Avenue to evaluate if providing a narrower opening would adversely affect capacity of parking and drop-off/pickup operations because it would shorten the crossing distance for pedestrians and eliminate the multi-threat crash referred to in the Traffic Study with regard to the drop-off/pickup operation. Similarly, the north-south crosswalk separating the eastern part of the facility from the western part of the facility should be evaluated for opportunities for shortening the crossing distance and traffic calming.
15. GENERAL – School crosswalk signs with a supplementary downward arrow should be included at all pedestrian crossings.

16. GENERAL – We understand the Fire Department would park truck with a pump just beyond the intersection where the new drop-off/pickup operation and the new angled parking will be located. The existing fire hydrant nearest the fire department connection at the building will need to be relocated to realign with the location where a pumper truck.

These comments accurately represent existing Village regulations or policies.

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

Signed: 

Date: 11/12/2025

Attachment D
Staff Report to the Plan Commission for PC 25-12
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated November 12, 2025

To: Chairperson Kintner and Members of the Plan Commission

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

Date: November 12, 2025

Re: Plan Commission Case PC 25-12

Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois (PIN 10-18-309-023-0000), all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C. The applicant is DLA Architects, Ltd. on behalf Golf School District 67.

STAFF REPORT

Public Notice

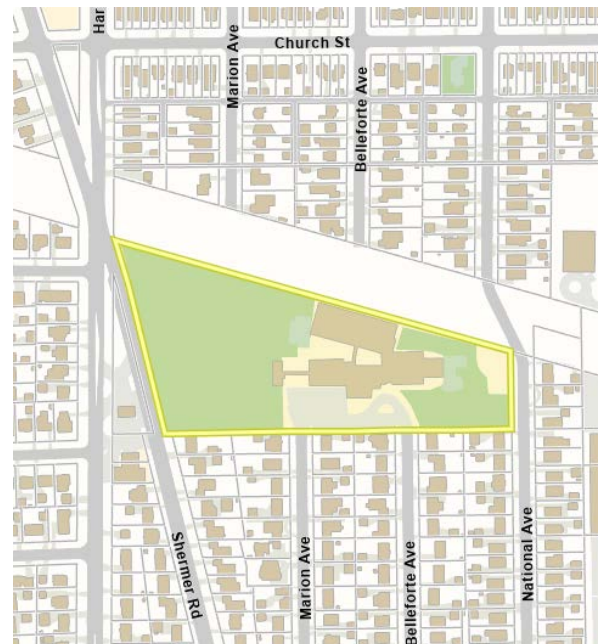
The Village provided Public Notice for the November 18, 2025, Plan Commission public hearing for PC 25-12 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on October 30, 2025. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on October 30, 2025.

Application Summary

DLA Architects, Ltd., on behalf of Golf School District 67 (“**applicant**”), **submitted a complete** Special Use Permit application to the Department of Community and Economic Development requested for the expansion of the existing school (Hynes Elementary School) at 9000 Belleforte Avenue. The proposed project consists of two one-story additions and interior remodeling to establish a new media center and administration office. The new site design involves full-depth re-pavement of reconfigured parking lots, and new traffic patterns on the south side of the building as well as a new stormwater detention basin.

Subject Property

The subject property consists of one (1) parcel occupied by the existing Hynes Elementary School at 9000 Belleforte Avenue in Morton Grove, Illinois. The parcel is approximately 398,057 sq. ft. and zoned R-2 Single Family Residence. The subject property is located to the south of ComEd right-of-way and east across Shermer Road from a commercial property zoned C-2. All surrounding properties to the south, east, and across the ComEd right-of-way to the north are zoned R-2 and improved with single-family residences.



Subject Property Location Map

Project Overview

Golf School District 67 is proposing to expand its existing school located at 9000 Belleforte Avenue. The school expansion would include the addition of a new administration office to the west of the current multi-purpose room and would form a new primary entrance to the school. A second addition that would serve as a new media center is proposed for a portion of the school currently consisting of interior courtyard. Several existing classrooms and hallways would be renovated as part of the project. A pair of classrooms currently housed in a temporary structure and connected via a walkway with plastic vestibule on the west side of the school would be removed as part of the project.

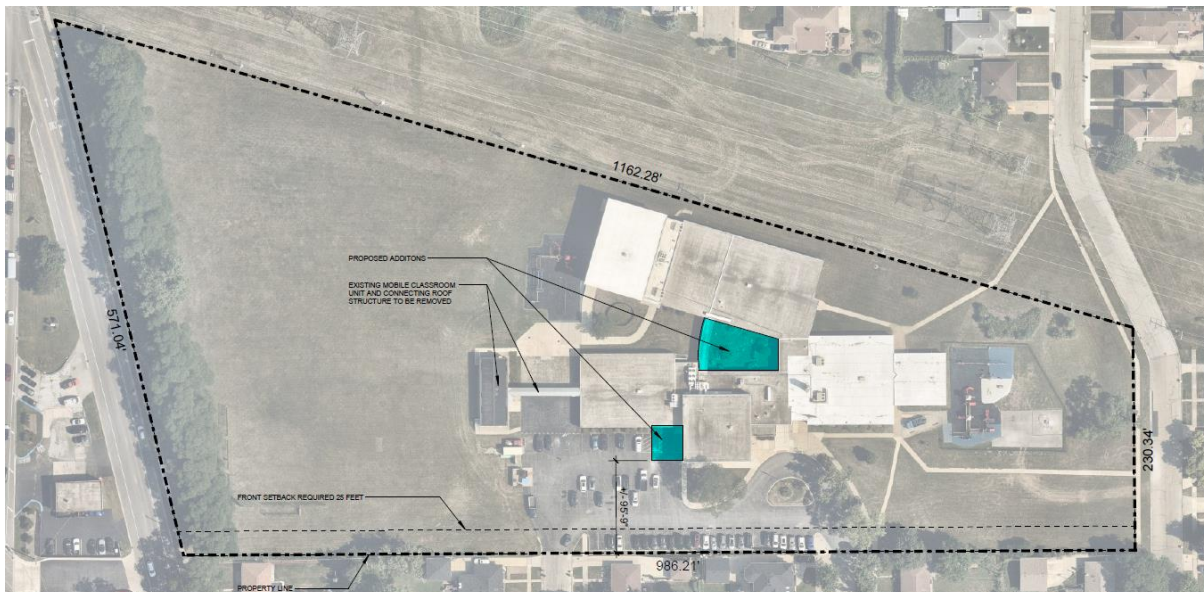
The proposed administration office addition is 1,680 sq. ft. and the proposed media center addition is 3,965 sq. ft., for a total 5,645 additional sq. ft. The floor area of the school would increase from 49,560 sq. ft. to 55,205 sq. ft., an increase from 12.5% to 13.7% total in lot coverage. The south wall of the proposed addition would align closely with the south wall of the multipurpose room located to the east, which represents the southernmost façade of the school building. The proposed addition would **be located approximately two feet (2 ft.) farther south. The school building's new front setback would be 95.75 ft.**, which is well in excess of the minimum permitted front setback of 25 ft.

The adjoining parking lot to the south would be reconfigured for one-way circulation to create a parent drop-off lane that passes the new front entrance and a new parking area. The southwest parking lot would be reconfigured to accommodate bus circulation and drop-off with reduced parking. Lastly, a new parking lot would be established at the west entrance to the school. The reconfigured circulation and parking would provide for 10 additional parking spaces. Access via Belleforte Avenue would be restricted to northbound traffic only (no exit) while Marion Avenue would provide full access to the site.

Required stormwater management would be provided by a new detention basin to be located in the northeast corner of the subject property along the National Avenue frontage. No new building signage is proposed.

Zoning Review

Hynes Elementary School was constructed in the mid-twentieth century and there are no known special use permits or other ordinances guiding the current structure. Schools are a special use within the R-2 zoning district and expansion of the existing school requires a Special Use Permit.



Proposed Site Plan with Additions Highlighted in Blue



Proposed Additions and Remodeling Scope

Building Design

The applicant provided elevations and renderings of the proposed expansion. Sample imagery of the proposed façade materials are provided in the following pages. All components of the addition would have a flat roof. The two-story portion of the addition (closest to the existing school) would have a height of 28.5 ft. and would achieve a similar roofline to the nearby gymnasium addition on east side of the school property. The northernmost portion of the proposed addition would be a single story that is 15.2 ft in height.

The first floor of the addition would use an orange brick to match the façade of the existing school building. The second floor would utilize vertical aluminum siding with a faux wood finish. The primary entrance to the proposed addition would be emphasized in the west façade using a combination of windows and spandrel glass from floor to roof, and a metal canopy over the door. Rooftop mechanicals would be screened by a metallic silver screen on all sides.



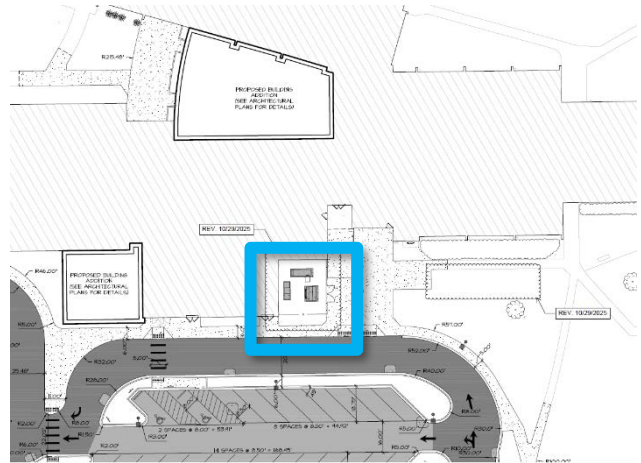
Proposed Administration Addition - South (TOP) and West (BOTTOM) Renderings

Utility Screening

The applicant is proposing to locate a transformer, switchboard, and generator near the current entrance to the multipurpose room entrance. The applicant has indicated they are considering either manufactured panel fencing with a wood-like appearance or a brick wall to screen the utilities. Renderings of both options were provided by the applicant.

During Appearance Commission discussion, the applicant indicated a preference to install the manufactured panel fencing citing lower maintenance costs compared to a brick wall and the inability to match the brick to the existing façade. The architect indicated that in a similar project, the new brick had to be stained to match the weathered color of the existing brick.

In making a motion to approve the Appearance Certificate for the application, the Appearance Commission did not stipulate which material the applicant must select in its motion to approve the application. Discussion did not indicate a concern with either material.



Location of Proposed Utility Screening



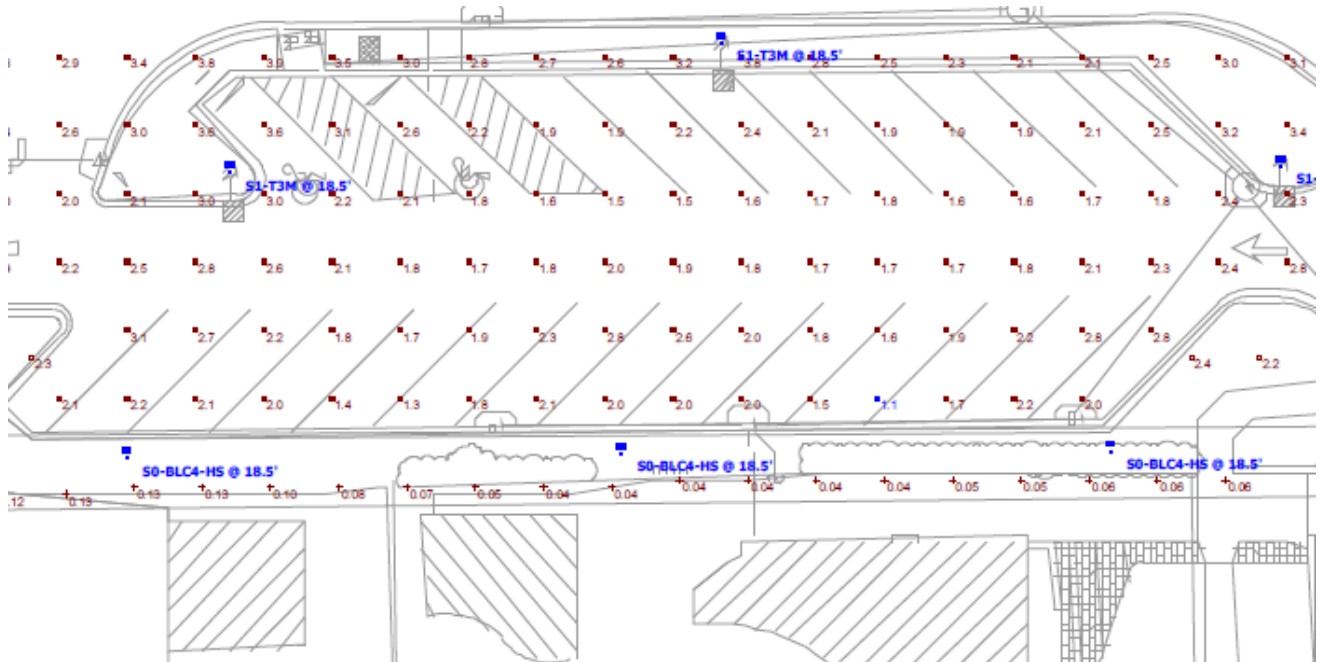
Proposed Utility Screening Rendering – Wood Panels (LEFT) and Brick (RIGHT)

Lighting

The applicant proposes the use 10 light poles to be located in the parking lot to the south and west of the proposed additions. Numerous wall packs to be mounted at 12 ft. in height are also proposed along the exterior of the building to ensure adequate site lighting and entrance lighting.

The applicant submitted a photometric plan showing levels of illumination throughout the parking lots and along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the **source's horizontal plane**. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures and would be 18.5 ft. in height (which is 6.5 ft. less than the maximum height permitted).

The only property line within proximity to the proposed addition is shared with several single-family homes to the south. In response to Staff comments and Appearance Commission discussion regarding potential light spillover, the applicant revised the lighting plan to include external glare shields on the light poles along the south property line. The revised lighting plan provides light levels along the south lot line at between 0.1 and 0.13 foot-candles with a typical value of approximately 0.08 foot-candles. Glare may not be evident from surrounding properties or adjacent public rights of way. The proposed light levels appear to meet requirements of Section 12-4-3:B.5, which states lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible.



Proposed Lighting Plan & Photometric Analysis at South Property Line

Landscape Design

The applicant submitted a landscape plan prepared by Gary R. Weber Associates, Inc. The reconfigured parking lot will be the location of the majority of proposed landscaping. Overall, the proposed landscape plan for the parking lot exceeds minimum **greenspace requirements, but falls short of required tree plantings.** The Village's applicable landscape requirements and requested waivers are outlined in the following table:

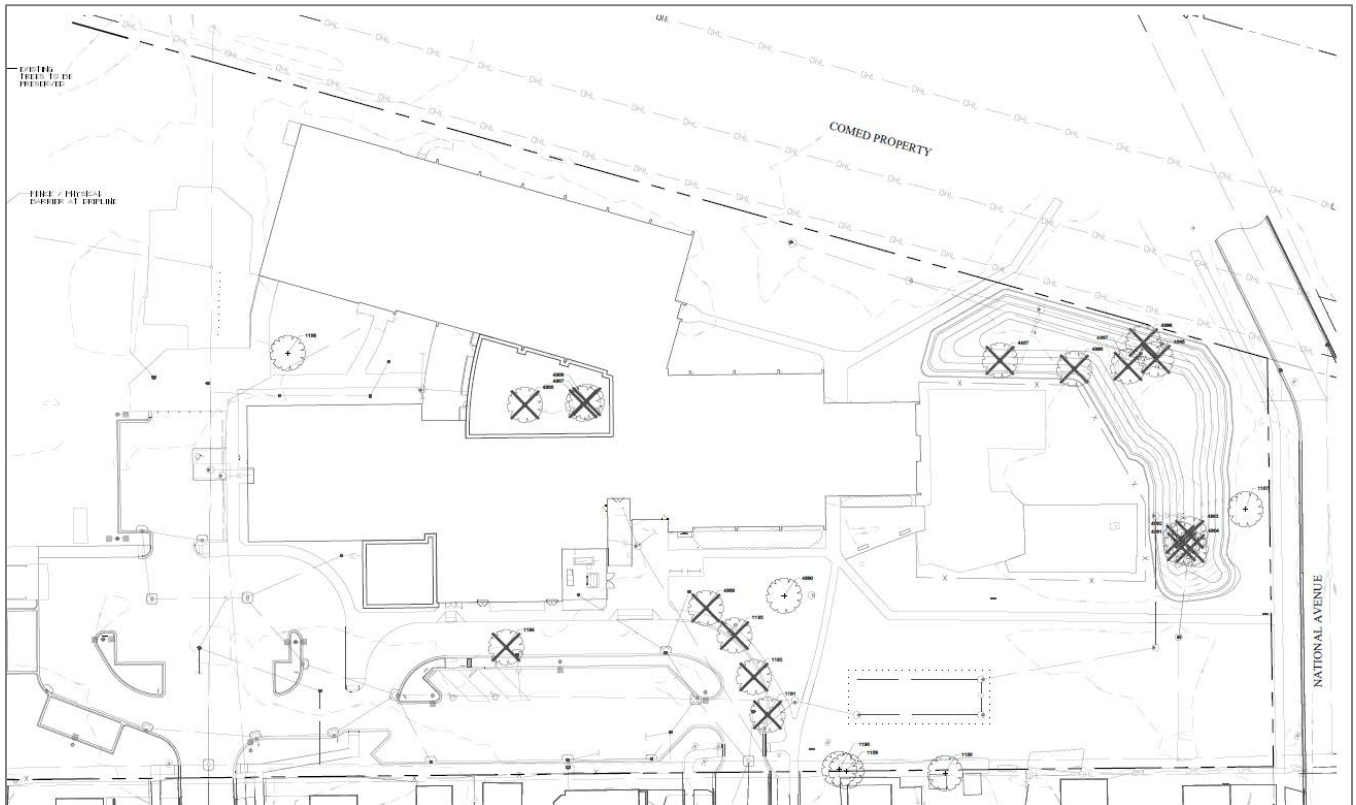
R-2 DISTRICT DIMENSIONAL CONTROLS	REQUIREMENT	PROPOSED	COMPLIANCE
General Landscaping Requirements			
Interior Landscaping in Parking Lots (12-11-4:B.3)	7% of the paved area not including buffer landscape areas (2,662.6 sq. ft.).	9.5% interior greenspace (3,640.6 sq. ft.)	<i>Compliant</i>
Trees in Parking Lots (12-11-4:B.3)	Where practical, each separate landscaped area shall contain at least one tree, and a tree shall be planted for each one hundred (100) square feet of interior landscaping. ... Each parking bay shall have a maximum of twenty (20) spaces in an uninterrupted row. (27 trees req.)	15 trees; Max. 14 cars per row	<i>Noncompliant – Waiver needed to allow 12 fewer shade trees.</i>
Parking Lot Screening Abutting Private Property (12-11-4:B.2)	Landscaping or structure required, min. 5-ft. buffer yard with berm, hedge, maintenance free barrier 5-6 ft. in height	6.7 ft. landscape buffer	<i>Compliant</i>
Tree Preservation Requirements			
Trees Preservation (12-11-7:C)	One (1) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property.	Protected Trees Removed: 3 Replacement Trees: 6	<i>Compliant</i>

Parking Lot Landscaping

The proposed south parking lot is 38,038 sq. ft. in area. Per Section 12-11-4, a parking lot of that size requires the installation of interior greenspace equal to 7% of the paved areas including one (1) shade tree for every 100 square feet of greenspace provided. The proposed south parking lot requires 2,662.6 sq. ft. of greenspace and 27 shade trees. The applicant proposes sufficient interior greenspace, but is proposing only 15 shade trees which is slightly more than half (55.6%) of the total required. Given the size and location of the proposed interior parking islands, Staff agrees that the ability to include additional shade trees in those locations is limited. However, additional areas on the parking lot edge may be viable locations for shade trees. *In reviewing this concern, the Appearance Commission requested that 12 additional shade trees be planted elsewhere on the property or on school district property elsewhere in the Village as a condition of approval. That condition is included in the draft motion for the Plan Commission's consideration.*

Tree Preservation

Based on the required tree preservation plan, a total of 18 trees would be removed as part of the proposed project. Three (3) of the trees to be removed would qualify as protected trees per the Village's Tree Ordinance (Ord. 24-28). The applicant is proposing to install 21 shade trees comprising five (5) species (maple, ginkgo, honey locust, linden, and elm) that will be at least 2.5 inches in diameter. When accounting for the 15 trees proposed to meet required interior landscaping trees and located in parking lot landscape areas, the proposed landscape plan includes six (6) shade trees that could be considered replacement trees. The six (6) replacement trees consist of three (3) shade trees along the south property line as well as three (3) shade trees along the northeast edge of the parking lot adjacent the drop-off lane and close to the location where four (4) existing shade trees would be lost during construction. As such, Staff believe the proposed tree species and sizes meet the replacement tree requirements of the Tree Ordinance.



Tree Preservation Plan

Traffic and Parking Impact

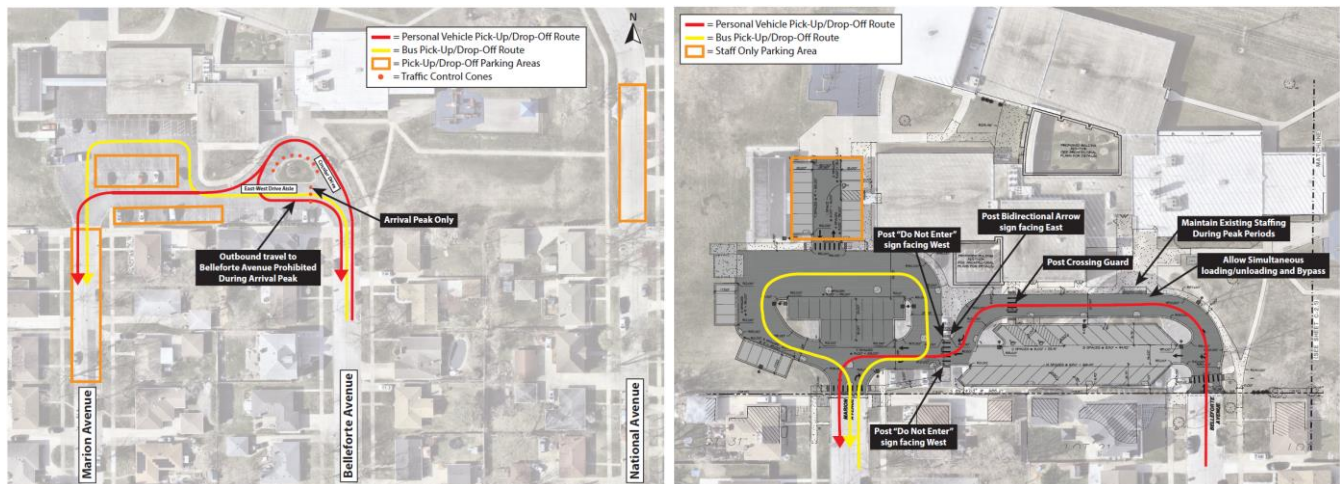
A traffic impact study was prepared by TYLin. The study is included in the hearing packet for Case PC 25-12 and was presented to the Traffic Safety Commission (TSC) on November 6, 2025. Based on the analysis, TYLin found that the proposed school renovation and parking lot reconfiguration would have minimal impact on traffic operations in the surrounding area and that the proposed parking supply is expected to accommodate existing demand with room for additional potential growth. As noted in the study, the proposed site plan includes several modifications to the on-site surface parking lot that would alter the traffic characteristics of the site, including:

- Lengthening and widening the school's existing pick-up/drop-off lane;
- Reconfiguration of the east side of the lot to provide angled parking and one-way westbound travel;
- Reconfiguration of bus loading/unloading space, including the relocation of all bus traffic to the Marion Avenue access Expansion of the parking lot to provide additional parking spaces;
- Tightening of curb radii to encourage slow vehicular speeds and reduce crossing distances for pedestrians; and
- New sidewalk connections to school property from Marion Avenue.

Pick-up/Drop-off & Bus Circulation

Currently, buses enter the site via Belleforte Avenue, load and unload in the western portion of the parking lot, and exit via Marion Avenue. After completion of the proposed project, buses are expected to enter the site via Marion Avenue to minimize interaction with personal vehicles entering via Belleforte Avenue. Buses would continue to load and unload in roughly the same space as today and continue to exit via Marion Avenue. Passenger vehicle pick-up/drop-off would be restricted to inbound only from Belleforte Avenue and a new angled parking area would only be accessible from the east via Belleforte Avenue.

TYLin recommended using signs to designate staff parking and clearly communicate the proposed one-way circulation in the eastern portion of the lot. TYLin also recommended posting a crossing guard during arrival and dismissal periods at the pedestrian crossing across the pick-up/drop-off circular drive, and maintaining the existing staff support currently used today during arrival/dismissal periods to encourage efficient use of curb space and matching students with queued vehicles.



Existing Circulation Diagram (LEFT) and Proposed Circulation (RIGHT)

Parking Study

On school property, there are 55 existing spaces in the south parking lot with peak demand (69%) observed prior to afternoon dismissal. The proposed site plan would add 10 spaces to the parking (for a total of 65 spaces) including 14 spaces in a dedicated staff parking lot to be located off the west building entrance.

Per Section 12-7-3:1, elementary schools require one (1) space for each faculty member and other full or part time employees. Per comments made by Golf School District 67 representatives at the Traffic Safety Commission meeting, Hynes Elementary has approximately 50 staff on a regular basis with some staff traveling between buildings and some additional staff who visit from the Niles Township Special Education Cooperative. Based on observed parking use and reported staffing levels, the proposed 65 spaces appear to be sufficient, but this parking requirement was not assessed by the study.

Commission Review

Appearance Commission

On November 4, 2025, the Appearance Commission reviewed Case PC 25-12. At the conclusion of the discussion, the Appearance Commission voted unanimously (5-0) to recommend approval of the application including conditions regarding a revised lighting plan and additional shade tree plantings. The Staff Report to the Appearance Commission and related minutes have **been included as “Attachment A.”**

Traffic Safety Commission

On November 6, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-12 and the Traffic Impact Study. At the conclusion of the discussion, the TSC voted unanimously (7-0) to recommend approval of the application. If the Plan Commission approves the request to amend the Special Use Permit, the following condition was recommended for inclusion by the TSC (**see “Attachment B”**):

- *Expand south driving area near Belleforte Avenue to accommodate Fire Department vehicles during an emergency response maneuvering through the one-way parking aisle.*

Departmental Review

The proposed project was reviewed by several department representatives with the Fire Department and the Department of Public Works being the only departments **to provide comments (see “Attachment C”)**.

- Building Department: No comments at this time.
- Fire Department: In review of the proposed project, the Fire Prevention Officer issued one comment dated November 7, 2025, stating:
 - *When entering the property from Belleforte, fire apparatus must be able to make the left turn down the drive aisle that divides the diagonal parking stalls. A slight modification to the turning radius may be required.*
- Public Works Department/Engineering: In review of the proposed project, the Village Engineer issued several comments dated November 12, 2025, regarding:
 - Improvements needed to ensure crosswalks are not blocked.
 - Signage for passenger vehicles entering from Marion Avenue.
 - Minimal increases to Marion Avenue parking despite new one-way travel restrictions that would require all vehicles to exit onto Marion Avenue.
 - The need for a revised traffic study to include additional passenger vehicle and bus circulation evaluations, and confirm pedestrian entrance locations and routes.
 - Expansion of the parking analysis to confirm staff levels and related parking demand per Village Code requirements.
 - **Requirements for “Staff Only”** signage and crosswalk signage at pedestrian crossings.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

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.

Recommendation

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

Motion to recommend approval of Case PC 25-12, a request for a Special Use Permit to allow the expansion and modification of an existing school, all within a R-2 Single Family Residence District pursuant to Section 12-4-2:C, at the property commonly known as 9000 Belleforte Avenue in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans, landscape plans, elevations, and material specifications for review and approval. Final plans must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide revised site plans and updated turning exhibits, subject to review and approval by the Fire Chief, that include a widened or otherwise reconfigured south driving area near Belleforte Avenue to accommodate Fire Department vehicles during an emergency response maneuvering through the one-way parking aisle.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a signage plan, subject to review and approval by the Village Engineer, that implements the recommendations of the Traffic Impact & Parking Study, prepared by TYLin and dated October 7, 2025.*
4. *The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated November 12, 2025, by strict or alternative compliance, subject to their respective approvals.*
5. *Prior to filing any Building Permit Application, the owner/applicant shall submit a revised landscape plan that provides for a total of 33 shade trees to be planted at the subject property, or the owner/applicant shall submit a landscape plan for another property owned ~~by Golf School District 67~~ that includes the planting of 12 shade trees **subject to review and approval by the Village Administrator**. If such plans are deemed to be inconsistent with representations made to the Appearance Commission, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
6. *[Any additional conditions requested by the Plan Commission]*

Attachments

- Attachment A – Staff Report and Minutes for the Appearance Commission for PC 25-12, prepared by Brandon Nolin, AICP, Community Development Administrator, dated October 28, 2025
- Attachment B – Plan Review Comment Form for PC 25-12, prepared Amit Shah, Traffic Safety Commission Chair dated November 7, 2025
- Attachment C – Plan Review Comment Forms for PC 25-12, prepared by various Department Heads
- Attachment D – Final Plans and Supporting Documents for PC 25-12

Attachment A
Staff Report and Minutes for Appearance Commission for PC 25-12
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated October 28, 2025

Attachment B
Plan Review Comment Form for PC 25-12,
Prepared by Amit Shah, Traffic Safety Commission Chair
Dated November 7, 2025

Attachment C
Plan Review Comment Forms for PC 25-12
Prepared by Various Department Heads

Attachment D
Final Plans and Supporting Documents for PC 25-12

1. *Special Use Application, submitted by DLA Architects, Ltd., received October 8, 2025*
2. *Boundary and Topographic Survey, prepared by WT Group, received October 8, 2025*
3. *Final Landscape Plan and Tree Preservation Plan, prepared by Gary R Weber Associates, Inc., dated November 3, 2025*
4. *Photometric Plans, submitted by DLA Architects, Ltd., revised November 4, 2025*
5. *Proposed Site Plan, prepared by DLA Architects, Ltd., received October 8, 2025*
6. *Existing and Proposed First Floor Plan, prepared by DLA Architects, Ltd., received October 8, 2025*
7. *Materials Palette, prepared by DLA Architects, Ltd., received October 8, 2025*
8. *Building Elevations, prepared by DLA Architects, Ltd., received October 8, 2025*
9. *Dumpster Enclosure Plans, prepared by DLA Architects, Ltd., received October 8, 2025*
10. *Building Renderings, prepared by DLA Architects, Ltd., received October 8, 2025*
11. *Equipment Screening Renderings, prepared by DLA Architects, Ltd., received October 29, 2025*
12. *Site Demolition Plans, prepared by WT Group, received October 8, 2025*
13. *Site Geometric Plans, prepared by WT Group, received October 8, 2025*
14. *Site Development Plans, prepared by WT Group, received October 8, 2025*
15. *Site Grading Plans, prepared by WT Group, received October 8, 2025*
16. *Site Utility Plans, prepared by WT Group, received October 8, 2025*
17. *Stormwater Pollution Prevention Plans, prepared by WT Group, received October 8, 2025*
18. *MWRD Summary, prepared by WT Group, received October 8, 2025*
19. *Site Circulation Plans, prepared by WT Group, received October 8, 2025*
20. *Site Circulation Plan (Fire Truck west access), prepared by WT Group, Ltd., dated October 30, 2025*
21. *Stormwater Management Report, prepared by TYLin, dated October 7, 2025*
22. *Traffic Impact and Parking Study, prepared by TYLin, dated October 7, 2025*

Attachment E
Final Plans and Supporting Documents for PC 25-12

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SPECIAL USE APPLICATION

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

Case Number: _____ Date Application Filed: _____

APPLICANT INFORMATION

Applicant Name: _____
Applicant Organization: DLA Architects, Ltd
Applicant Address: Two Pierce Place, Suite 1300
Applicant City / State / Zip Code: Itasca, IL 60143
Applicant Phone: Office: _____
Applicant Email: _____
Applicant Relationship to Property Owner: Architect for Client
Applicant Signature: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: _____
Owner Address: 9401 Waukegan Road
Owner City / State / Zip Code: Morton Grove, IL 60053
Owner Phone: _____
Owner Email: _____
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 9000 Belleforte Ave, Morton Grove, IL 60053
Property Identification Number (PIN): 10-18-309-023
Property Square Footage: 9.24 Acres (402,463 square feet)
Legal Description (attach as necessary): Hynes Elementary School
Property Zoning District: R-2 Single Family Residence

APPLICATION INFORMATION

Requested Special Use: Building Additions and site work at Hynes Elementary School in R-2 Residential District
Purpose of Special Use (attach as necessary): _____
The project involves one-story additions (media center & admin suite) and interior remodeling as well as HVAC, plumbing, fire protection, electrical, and lighting replacements. The new site design involves full-depth repavement, reconfigured & new parking lots and new traffic patterns on the south side of the building.

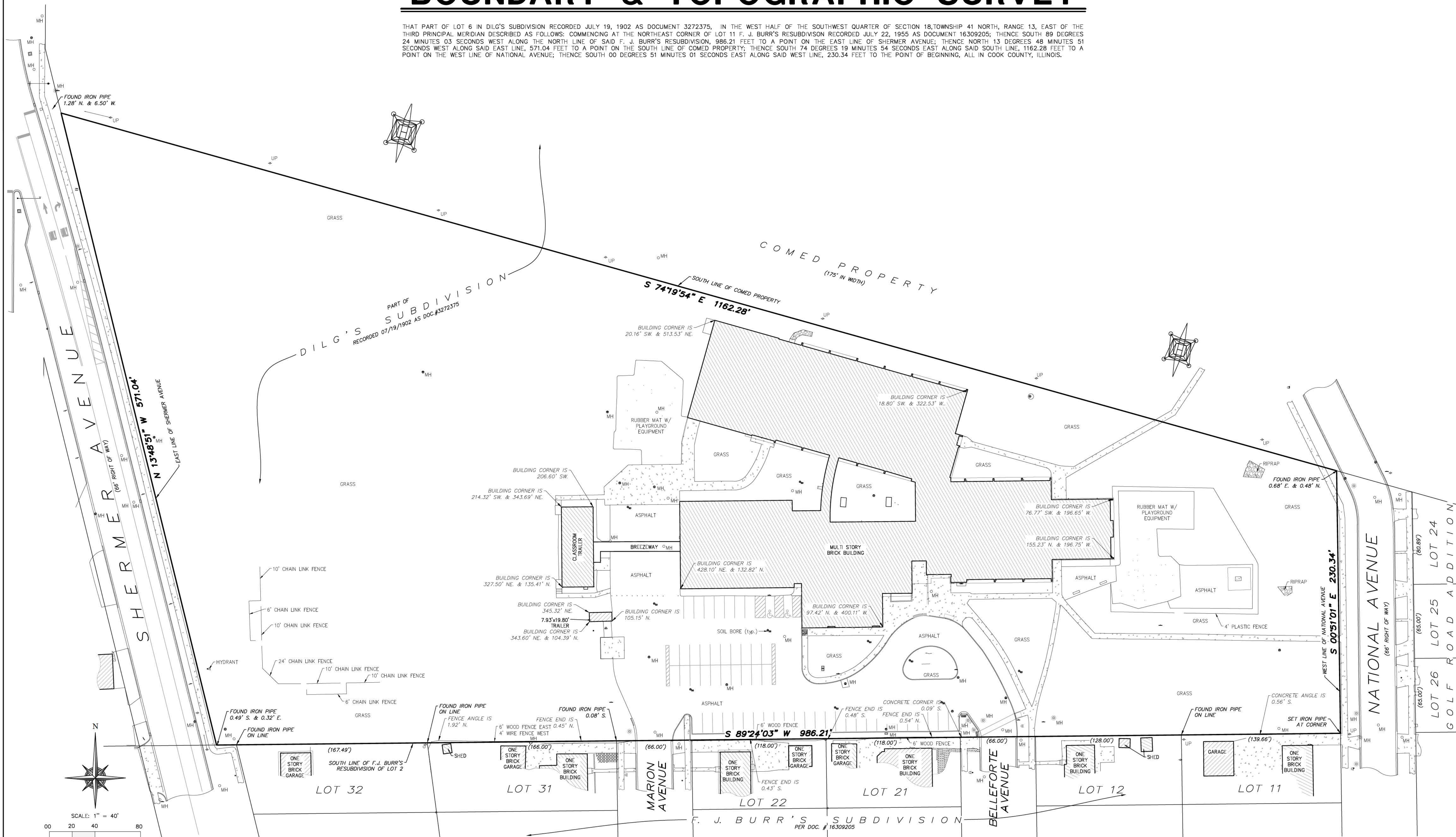
RESPONSES TO STANDARDS FOR SPECIAL USE

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

- a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
The proposed Special Use is an expansion and site work to the existing Hynes Elementary School. The project does not change any of the operations or amount of enrolled students. This project will not be detrimental or endanger the public health, safety, morals, comfort and general welfare.
- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
Adequate buffering (no less than existing buffering) between the reconfigured parking lots and neighboring properties has been provided. The Special Use will not be injurious to the use and enjoyment of other neighboring properties nor diminish & impair property values of the neighboring properties.
- c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The proposed expansion to the existing school will not impede the normal and orderly development and improvement of the neighboring properties. The existing mobile classroom unit to the west of the existing school will be removed as a part of the project.
- d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
All new and modified utilities including MEPFP and site circulation/drainage are included in the engineering plans. All other utilities are existing to remain. Traffic patterns have been studied and the proposed layout was tailored in order to improve efficiency and reduce traffic backups within the neighborhood.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
The proposed site design attempts to improve the current traffic in Belleforte and Marion Ave during the bus drop-off and pick-up times. Refer to the engineering plans and traffic study.
- f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.
The proposed Special Use is not contrary to the objectives of the current MG comprehensive plan for the existing Hynes Elementary School.
- g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.
The proposed Special Use will conform to the applicable regulations of the district and will be modified pursuant to the recommendations of the Commission.

BOUNDARY & TOPOGRAPHIC SURVEY

THAT PART OF LOT 6 IN DILG'S SUBDIVISION RECORDED JULY 19, 1902 AS DOCUMENT 3272375, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 11 F. J. BURR'S RESUBDIVISION RECORDED JULY 22, 1955 AS DOCUMENT 16309205; THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID F. J. BURR'S RESUBDIVISION, 986.21 FEET TO A POINT ON THE EAST LINE OF SHERMER AVENUE; THENCE NORTH 13 DEGREES 48 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE, 571.04 FEET TO A POINT ON THE SOUTH LINE OF COMED PROPERTY; THENCE SOUTH 74 DEGREES 19 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE, 1162.28 FEET TO A POINT ON THE WEST LINE OF NATIONAL AVENUE; THENCE SOUTH 00 DEGREES 51 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE, 230.34 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 40'
BAR SCALE
BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

LEGEND			
	PROPERTY LINE		UTILITY POLE
	CENTER LINE		SOIL BORING
	EASEMENT LINE		TELECO/ELEC MANHOLE
	BUILDING SETBACK		HANDRAIL
	SECTION LINE		GUARDRAIL
	RECORD DATA		GUY WIRE ANCHOR
	CONCRETE		CONTOUR LINE
	EVERGREEN/DECIDUOUS WITH SIZE IN NOTES		EDGE GRAVEL/STONE
	SHRUB/SHRUB LINE		FENCE LINE
	MONITOR WELL		FLARED END SECTION
	GAS VALVE		STORM SEWER
	UTILITY MARKINGS (cable, elec, fiber)		SANITARY SEWER
	PEDESTAL (teleco, elec, cable)		COMBO SEWER
	ELECTRIC METER		WATER SERVICE LINE
	WATER MAIN		OVERHEAD LINE
	FIBER OPTIC LINE		GAS LINE
	U.G. TELECO LINE		U.G. ELECTRIC LINE

SURVEY NOTES:

- SITE BENCHMARK #1 - SET CROSS ON NORTHEAST BOLT OF HYDRANT LOCATED IN GRASS APPROXIMATELY 8.6' WEST OF MARION AVENUE AND 37' SOUTH OF MH #11, AS SHOWN ON SHEET SUR-3. ELEVATION=646.80' (NAVD88)
- SITE BENCHMARK #2 - BURY BOLT ON HYDRANT ON THE EAST SIDE OF BELLEFORTE AVENUE, AT THE SE CORNER OF PARKING LOT ENTRANCE AS SHOWN ON SUR-2. ELEVATION=645.95' (NAVD88)
- SITE BENCHMARK #3 - FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF SHERMER ROAD, 43' SOUTHWEST OF THE SOUTHWEST FENCE CORNER OF NORTH DUGOUT AS SHOWN ON SHEET SUR-3. ELEVATION=649.12'
- PERMANENT INDEX NUMBER (P.I.N. #): 10-18-309-023
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION, VISIBLE MARKINGS AND UTILITY LOCATED BY UNDERGROUND DETECTIVE WORK ORDER NUMBER 00224010
- PROPERTY AREA: 402,463 SQUARE FEET (9.24 ACRES)

SURVEY NOTES CON'T:

- FIELD WORK COMPLETED ON 5/30/2025
- SURVEY PREPARED FOR: GOLF SCHOOL DISTRICT 67
- BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.
- SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT. REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. SURVEYOR CREATED PROPERTY DESCRIPTION AS IT WAS NOT PROVIDED.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE THE WT GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 25TH DAY OF AUGUST AT HOFFMAN ESTATES, ILLINOIS.

THE WT GROUP, LLC

Franjo I. Matcic
FRANJO I. MATCIC - PLS #035-003556 EXPIRES 11/30/2026
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HYNES ELEMENTARY SCHOOL
9000 BELLEFORTE AVENUE
MORTON GROVE, ILLINOIS

RECORDED 07/03/1959 AS DOC #1297088
LOT 24
LOT 25
LOT 26
GOLF ROAD ADDITION

ISSUE

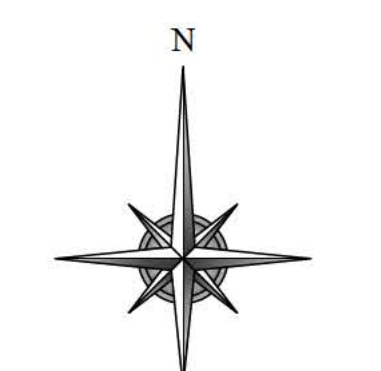
TO	DATE
CLIENT	6/4/25
CLIENT	6/5/25
CLIENT	8/12/25
CLIENT	8/25/25

CHECK-FIRM
DRAWN-REM
JOB: C2500034
SUR-1
SHEET 1 OF 4
BOUNDARY & TOPOGRAPHIC SURVEY

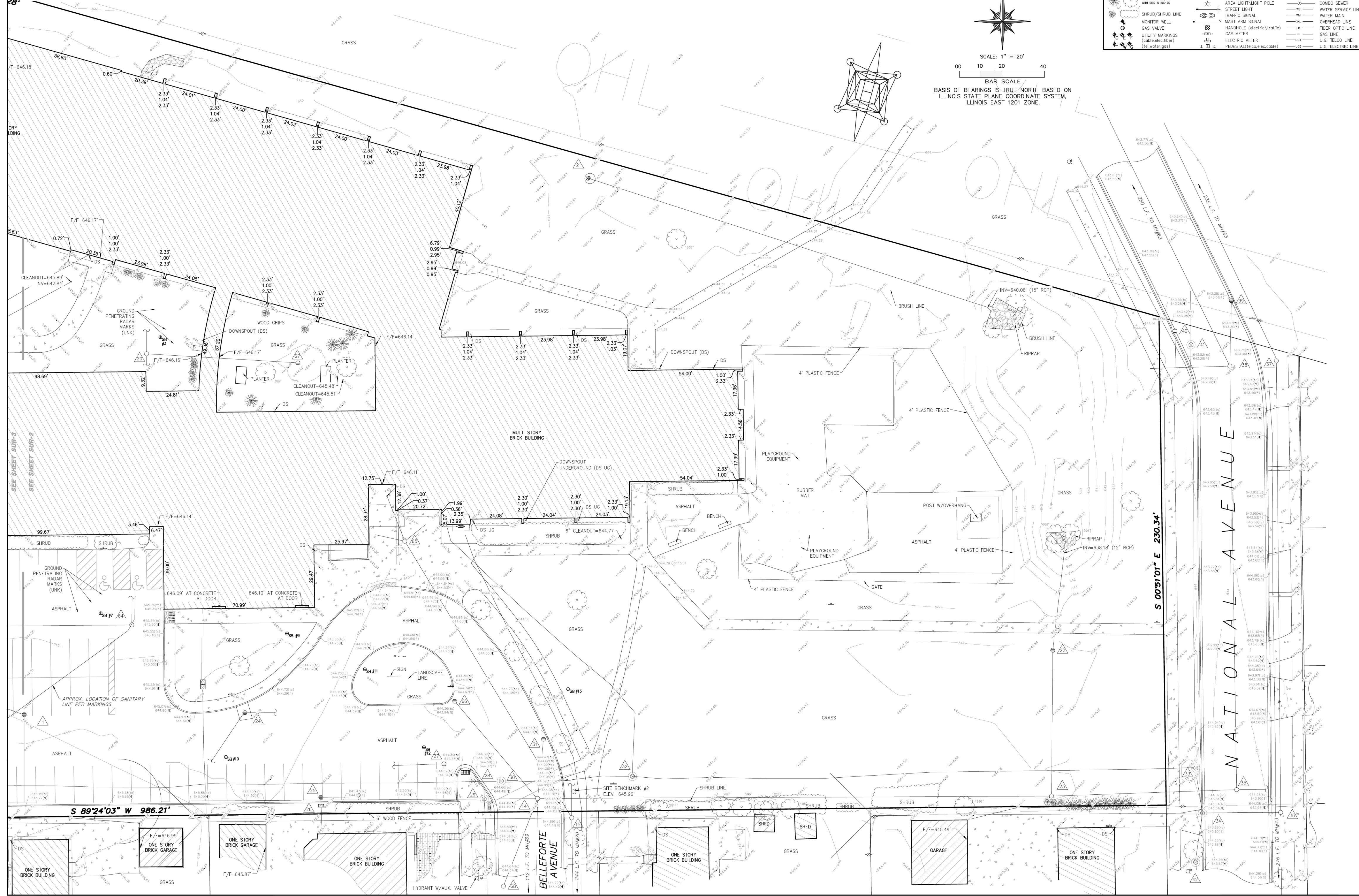
SEE SHEET SUR-4 FOR RIM
AND INVERT INFORMATION

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND			
	PROPERTY LINE		UTILITY POLE
	CENTER LINE		TYPICAL SIGN
	EASEMENT LINE		MAILBOX
	BUILDING SETBACK		CLOSED MANHOLE
	SECTION LINE		OPEN GRATE MANHOLE
	RECORD DATA		BEEHIVE FRAME MANHOLE
	TOP OF (CONCRETE, ETC.)		GUTTER FRAME MANHOLE
	SPOT OF (GRASS, ETC.)		VALVE VAULT
	CONCRETE		FIRE HYDRANT
	EVERGREEN/DECIDUOUS		B-BOX / SERVICE VALVE
	SHRUB/GRUB LINE		POST LIGHT/GROUND LIGHT
	MONITOR WELL		AREA LIGHT/POLE
	GAS VALVE		STREET LIGHT
	UTILITY MARKINGS		TRAFFIC SIGNAL
	(CABLE, ELEC, FIBER)		MAST ARM SIGNAL
	(TEL, WATER, GAS)		HANDHOLE (ELECTRIC, CABLE)
	SOIL BORING		ELECTRIC METER
	TELECO/ELEC MANHOLE		PEDESTAL (TELECO, ELEC, CABLE)
	HANDRAIL		U.G. TELECO LINE
	CURBSIDE		U.G. ELECTRIC LINE
	GUY WIRE ANCHOR		
	CONTOUR LINE		
	EDGE GRAVEL/STONE		
	FENCE LINE		
	FLARED END SECTION		
	SANITARY SEWER		
	COMBO SEWER		
	WATER SERVICE LINE		
	WATER MAIN		
	OVERHEAD LINE		
	FIBER OPTIC LINE		
	GAS LINE		



SCALE: 1" = 20'
00 10 20 40
BAR SCALE
BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.



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ISSUE

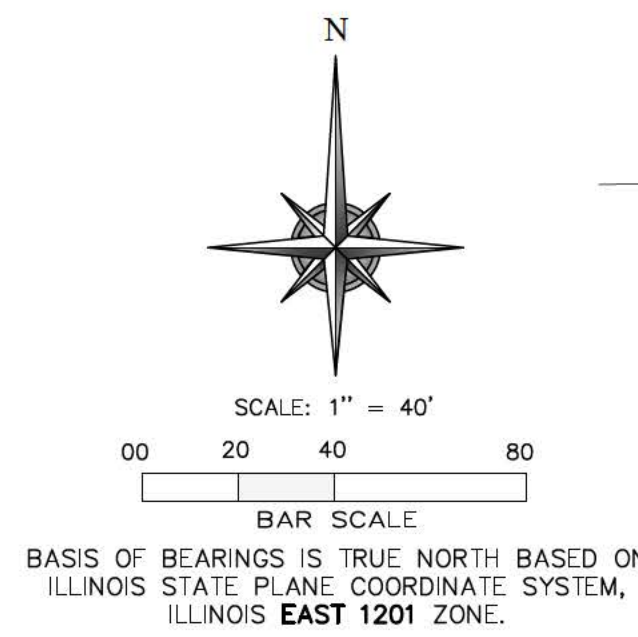
TO	DATE
CLIENT	6/4/25
CLIENT	6/5/25
CLIENT	8/12/25
CLIENT	8/25/25

CHECK-FIM
DRAWN-REM
JOB: C2500034
SUR-2
SHEET 2 OF 4
BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET SUR-4 FOR RIM AND INVERT INFORMATION

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET SUR-4
SEE SHEET SUR-3



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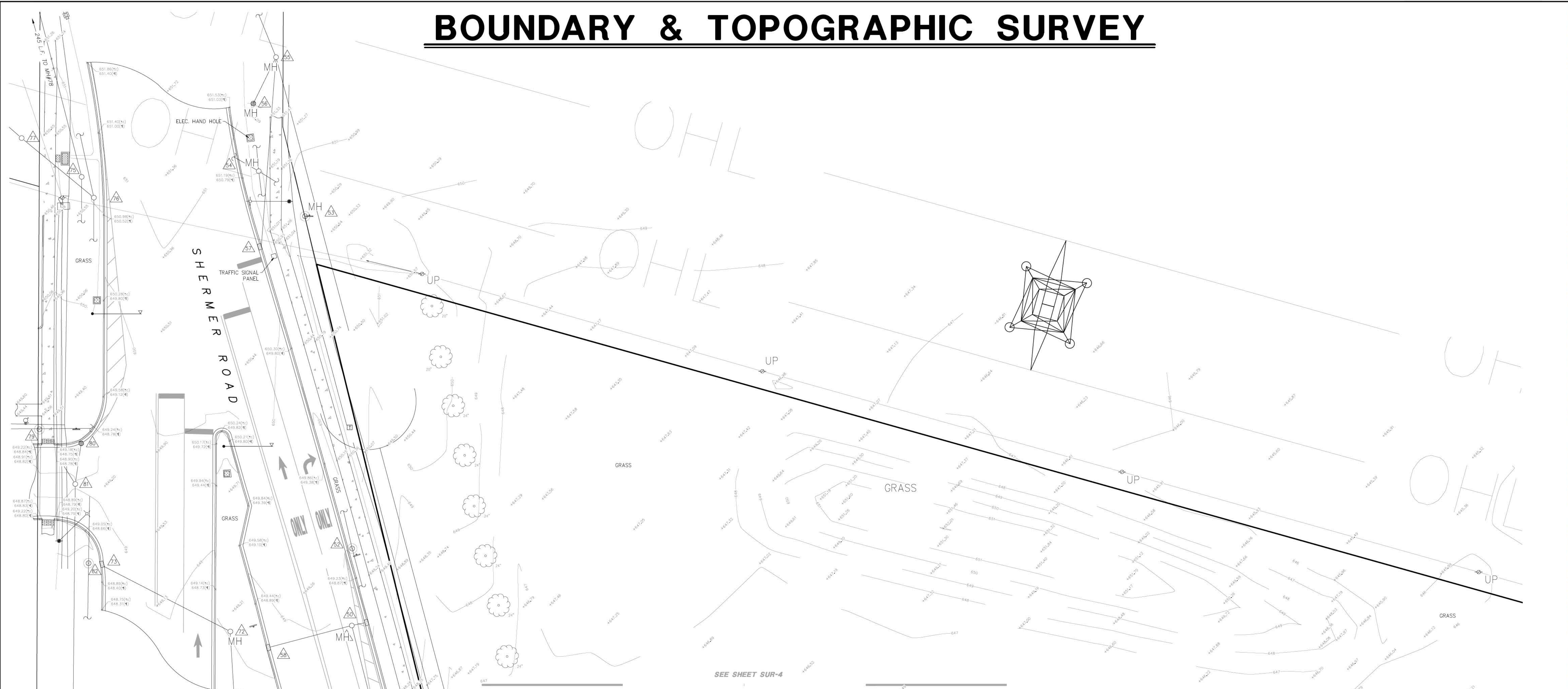
ISSUE

TO	DATE
CLIENT	6/4/25
CLIENT	6/5/25
CLIENT	8/12/25
CLIENT	8/25/25

CHECK/FIM
DRAWN/REM
JOB: C2500034
SUR-3
SHEET 3 OF 4
BOUNDARY & TOPOGRAPHIC SURVEY

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BOUNDARY & TOPOGRAPHIC SURVEY



1. RIM=644.62' (STORM) 36" CONCRETE STRUCTURE INV=640.37' (6" PVC NW) INV=640.31' (6" PVC S)	11. RIM=645.32' (WATER) 48" CONCRETE STRUCTURE TOP OF PIPE=639.80' (8" DIP N/S)	24. RIM=644.10' (STORM) 36" CONCRETE STRUCTURE INV=641.56' (4" PVC E) INV=639.44' (6" PVC SW)	30. RIM=644.26' (SANITARY) 36" BLOCK STRUCTURE INV=634.66' (10" CLAY N/S) INV=634.66' (8" CLAY W)	49. RIM=645.04' (STORM) RIM ON PIPE INV=637.46' (42" RCP NW/SE) INV=642.19' (12" RCP SW)	62. RIM=644.55' (STORM) 36" CONCRETE STRUCTURE INV=639.60' (8" CLAY NW/NE) INV=639.15' (15" RCP SE/NNW)	75. RIM=650.98' (SANITARY) 36" CONCRETE STRUCTURE INV=636.05' (10" CLAY NW/S)
2. RIM=645.33' (SANITARY) 48" CONCRETE STRUCTURE INV=637.37' (8" CLAY N) INV=637.34' (8" CLAY W) INV=638.02' (2 X 12" CLAY W) INV=637.46' (8" CLAY S) INV=637.18' (8" CLAY E)	12. RIM=648.14' (STORM) RIM ON PIPE INV=635.60' (42" RCP N) INV=635.60' (12" RCP E)	25. RIM=644.62' (STORM) 24" CONCRETE STRUCTURE INV=643.85' (4" PVC E) INV=643.59' (4" PVC S)	37. RIM=643.79' (SANITARY) 36" CONCRETE STRUCTURE INV=635.55' (8" CLAY N/S)	50. RIM=648.69' (STORM) 48" CONCRETE STRUCTURE INV=636.44' (6" CLAY NW/SE/NN)	63. RIM=645.37' (STORM) 48" CONCRETE STRUCTURE INV=638.10' (12" CLAY N/W)	76. RIM=650.73' (STORM) 48" CONCRETE STRUCTURE INV=647.50' (8" CLAY SE/NN) POSSIBLY ABANDONED
3. RIM=644.89' (STORM) 24" CONCRETE STRUCTURE INV=643.12' (4" PVC NNE) INV=642.90' (6" PVC ESE) INV=643.10' (4" PVC S)	13. RIM=647.10' (SANITARY) 36" CONCRETE STRUCTURE INV=639.24' (9" CLAY NW/E/S)	26. RIM=645.15' (STORM) 12"x12" PLASTIC STRUCTURE INV=644.42' (4" PVC N/S)	38. RIM=643.82' (STORM) 36" BLOCK STRUCTURE INV=639.63' (8" CLAY N/W) INV=638.50' (15" RCP S/NN)	51. RIM=648.89' (STORM) 48" CONCRETE STRUCTURE INV=645.07' (12" RCP NE/SW) INV=644.69' (12" RCP SE)	64. RIM=644.81' (SANITARY) 48" CONCRETE STRUCTURE INV=638.73' (8" CLAY CAPPED NE) INV=638.73' (8" CLAY SE) INV=639.09' (6" CLAY NNW) INV=638.73' (6" PVC NW)	77. RIM=653.60' (SANITARY) 36" CONCRETE STRUCTURE INV=636.87' (10" CLAY SE/NN)
4. RIM=645.56' (SANITARY) 48" CONCRETE STRUCTURE INV=641.25' (8" CLAY N) INV=639.19' (8" CLAY E) INV=639.17' (8" CLAY S)	14. RIM=644.08' (STORM) RIM ON PIPE INV=640.93' (8" METAL NW) INV=639.24' (6" PVC S) INV=631.25' (42" RCP E/W) INV=640.51' (4" PVC SSW) INV=637.45' (15" CLAY S)	27. RIM=644.08' (STORM) 36" CONCRETE STRUCTURE INV=639.24' (6" PVC S) INV=641.89' (4" PVC W)	39. RIM=643.95' (STORM) 24" CONCRETE STRUCTURE INV=640.17' (6" PVC S)	52. RIM=650.96' (WATER) 48" CONCRETE STRUCTURE 645.93' AT TOP OF 8" DIP SE/NN	65. RIM=643.60' (STORM) 36" CONCRETE STRUCTURE INV=640.90' (8" RCP SE)	78. RIM=649.23' (WATER) 48" CONCRETE STRUCTURE 642.88' AT TOP OF 8" DIP E/W 643.48' AT WATER LEVEL
5. RIM=644.89' (SANITARY) 48" CONCRETE STRUCTURE INV=641.04' (6" CLAY NE/S)	15. RIM=644.67' (SANITARY) 36" CONCRETE STRUCTURE INV=635.95' (8" CLAY NW) INV=635.95' (8" CLAY N/E) INV=640.35' (12" CLAY S)	28. RIM=644.72' (WATER) 48" CONCRETE STRUCTURE 638.42' AT TOP OF 6" DIP N/E	40. RIM=643.03' (STORM) 48" CONCRETE STRUCTURE INV=639.60' (8" RCP SW)	53. RIM=651.29' (UNKNOWN) RIM ON PIPE 631.19' AT BOTTOM OF STRUCTURE LINES NW/SE/SSW/NW SIZE AND MATERIAL UNKNOWN	66. RIM=644.79' (STORM) 36" CONCRETE STRUCTURE INV=641.84' (8" CLAY SW)	79. RIM=648.60' (STORM) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
6. RIM=644.57' (STORM) CONCRETE STRUCTURE INV=640.33' (BOTTOM OF 6" VERTICAL CPP) ACCORDING TO THE DIRECTOR OF BUILDINGS THIS STRUCTURE IS A DRY WELL	16. RIM=645.15' (STORM) 36" CONCRETE STRUCTURE INV=640.33' (8" CLAY E/W) RCP N) INV=640.53' (8" CLAY E/W) INV=640.35' (12" CLAY S)	29. RIM=644.47' (WATER) 48" CONCRETE STRUCTURE 638.99' AT TOP OF 6" DIP E/W	41. RIM=644.23' (WATER) 42" CONCRETE STRUCTURE 639.65' (8" DIP N/S)	54. RIM=651.67' (STORM) RIM ON PIPE INV=646.89' (12" RCP S/SW) INV=646.89' (12" RCP NE)	67. RIM=644.79' (STORM) 36" CONCRETE STRUCTURE INV=640.90' (8" RCP SE)	80. RIM=648.60' (STORM) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
7. RIM=644.15' (STORM) 24" CONCRETE STRUCTURE INV=642.79' (6" CPP NW) FULL OF WATER AND ICE ACCORDING TO THE DIRECTOR OF BUILDINGS THERE IS ONLY ONE PIPE IN THIS STRUCTURE	17. RIM=647.27' (SANITARY) UNABLE TO OPEN PROPERTY OWNER IS FULL OF DEBRIS	30. RIM=644.08' (STORM) 48" CONCRETE STRUCTURE 638.99' AT TOP OF 6" DIP E/W	42. RIM=644.72' (WATER) 42" CONCRETE STRUCTURE 639.65' (8" DIP N/S)	55. RIM=650.79' (STORM) RIM ON PIPE INV=646.89' (12" RCP S/SW) INV=646.89' (12" RCP NE)	68. RIM=644.75' (STORM) 36" CONCRETE STRUCTURE INV=639.04' (12" RCP N)	81. RIM=644.26' (STORM) 36" CONCRETE STRUCTURE INV=642.79' (8" CLAY NNE) INV=644.26' (10" CLAY NE) INV=642.79' (10" CLAY S) INV=642.89' (10" CLAY NN) POSSIBLY ABANDONED
8. RIM=643.10' (STORM) 48" CONCRETE STRUCTURE INV=638.75' (8" CLAY NE) INV=641.10' (6" CPP S)	18. RIM=645.22' (SANITARY) UNABLE TO OPEN	31. RIM=644.08' (STORM) 48" CONCRETE STRUCTURE 638.99' AT TOP OF 6" DIP E/W	43. RIM=643.76' (SANITARY) 36" CONCRETE STRUCTURE INV=634.01' (10" RCP N/S)	56. RIM=647.77' (STORM) 24" CONCRETE STRUCTURE INV=647.66' (12" RCP NE)	69. RIM=644.04' (STORM) 36" CONCRETE STRUCTURE INV=639.04' (12" RCP N)	82. RIM=648.65' (SANITARY) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
9. RIM=644.11' (STORM) 48" CONCRETE STRUCTURE INV=641.38' (8" CLAY ESE)	19. RIM=645.56' (STORM) 48" CONCRETE STRUCTURE INV=638.12' (10" CLAY N/S) INV=638.64' (8" CLAY E)	32. RIM=643.82' (STORM) 48" CONCRETE STRUCTURE 639.30' AT WATER LEVEL 637.57' AT TOP OF DIP E/W SIZE UNKNOWN	44. RIM=645.30' (STORM) 24" CONCRETE STRUCTURE INV=642.34' (12" RCP NW) INV=642.46' (12" RCP NE) INV=641.72' (12" RCP SW)	57. RIM=646.57' (STORM) 48" CONCRETE STRUCTURE INV=640.75' (8" CLAY NE) INV=637.12' (42" RCP SE) INV=637.12' (36" RCP W) INV=641.59' (12" CAPPED LINE NW) INV=643.70' (12" RCP NW)	70. RIM=644.96' (SANITARY) 36" CONCRETE STRUCTURE INV=637.14' (10" PVC N/S)	83. RIM=648.65' (SANITARY) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
10. RIM=645.40' (STORM) RIM ON PIPE INV=635.57' (NW) INV=633.21' (42" RCP E/W) INV=639.76' (12" RCP S)	20. RIM=643.65' (STORM) 48" CONCRETE STRUCTURE INV=641.11' (15" RCP E)	33. RIM=643.90' (WATER) 48" CONCRETE STRUCTURE FULL OF WATER	45. RIM=645.30' (STORM) 24" CONCRETE STRUCTURE INV=642.34' (12" RCP NW) INV=642.46' (12" RCP NE) INV=641.72' (12" RCP SW)	58. RIM=646.80' (STORM) 48" CONCRETE STRUCTURE INV=640.75' (8" CLAY NE) INV=637.12' (42" RCP SE) INV=637.12' (36" RCP W) INV=641.59' (12" CAPPED LINE NW) INV=643.70' (12" RCP NW)	71. RIM=643.01' (STORM) 48" CONCRETE STRUCTURE INV=639.34' (8" CLAY S)	84. RIM=648.65' (SANITARY) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
	21. RIM=643.82' (STORM) 48" CONCRETE STRUCTURE INV=637.93' (12" RCP N) INV=637.93' (3.15" RESTRICTOR S)	34. RIM=643.82' (WATER) 60" CONCRETE STRUCTURE 637.97' AT TOP OF 12" DIP N/S 637.97' AT TOP OF 8" DIP E	46. RIM=645.30' (STORM) 24" CONCRETE STRUCTURE INV=642.34' (12" RCP NW) INV=642.46' (12" RCP NE) INV=641.72' (12" RCP SW)	59. RIM=646.80' (STORM) 48" CONCRETE STRUCTURE INV=640.75' (8" CLAY NE) INV=637.12' (42" RCP SE) INV=637.12' (36" RCP W) INV=641.59' (12" CAPPED LINE NW) INV=643.70' (12" RCP NW)	72. RIM=643.01' (STORM) 48" CONCRETE STRUCTURE INV=639.34' (8" CLAY S)	85. RIM=648.65' (SANITARY) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
	22. RIM=643.82' (STORM) 72" METAL STRUCTURE INV=635.79' (12" RCP N) INV=630.40' (42" RCP E/W)	35. RIM=644.39' (STORM) RIM ON PIPE INV=637.93' (15" RCP N) INV=630.40' (42" RCP E/W)	47. RIM=645.62' (STORM) 48" CONCRETE STRUCTURE INV=642.60' (12" RCP NW)	60. RIM=646.28' (STORM) 48" CONCRETE STRUCTURE INV=644.80' (12" RCP SE)	73. RIM=646.80' (STORM) 48" CONCRETE STRUCTURE INV=643.33' (12" RCP NE)	86. RIM=648.65' (SANITARY) 48" CONCRETE STRUCTURE 642.98' AT TOP OF 8" DIP N/S 643.48' AT WATER LEVEL
			48. RIM=646.28' (STORM) 48" CONCRETE STRUCTURE INV=644.12' (12" RCP NW/NE) INV=642.21' (12" RCP SE)	61. RIM=645.73' (STORM) 24" CONCRETE STRUCTURE INV=636.96' (36" RCP N/S)		

SEE SHEET SUR-4

SEE SHEET SUR-3

- SURVEY NOTES:**
- SITE BENCHMARK #1 - SET CROSS ON NORTHEAST BOLT OF HYDRANT LOCATED IN GRASS APPROXIMATELY 8.6' WEST OF MARION AVENUE AND 37' SOUTH OF MH #11, AS SHOWN ON SHEET SUR-3. ELEVATION=646.80' (NAVD88)
 - SITE BENCHMARK #2 - BURY BOLT ON HYDRANT ON THE EAST SIDE OF BELLEFORTE AVENUE, AT THE SE CORNER OF PARKING LOT ENTRANCE AS SHOWN ON SUR-2. ELEVATION=645.96' (NAVD88)
 - SITE BENCHMARK #3 - FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF SHERMER ROAD, 43' SOUTHWEST OF THE SOUTHWEST FENCE CORNER OF NORTH DUGOUT AS SHOWN ON SHEET SUR-3. ELEVATION=649.12'
 - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION, VISIBLE MARKINGS AND UTILITY LOCATED BY UNDERGROUND DETECTIVE WORK ORDER NUMBER 00224010
 - FIELD WORK COMPLETED ON 5/30/2025
 - SURVEY PREPARED FOR: GOLF SCHOOL DISTRICT 67
 - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201' ZONE.
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND		
PROPERTY LINE	UTILITY POLE	SOIL BORING
CENTER LINE	TYPICAL SIGN	TELECO/ELEC MANHOLE
EASEMENT LINE	MAILBOX	HANDRAIL
BUILDING SETBACK	CLOSED MANHOLE	QUORRAL
SECTION LINE	OPEN GRATE MANHOLE	COY WIRE ANCHOR
RECORD DATA	BEEHIVE GRATE MANHOLE	CONTOUR LINE
(XXX) TOP OF (SQUARE) ETC	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE
(XXX) BOTTOM OF (ORGANIC, GUTTER/ETC)	VALVE VAULT	FENCE LINE
CONCRETE	FIRE HYDRANT	FLARED END SECTION
EVERGREEN/DECIDUOUS	B-BOX / SERVICE VALVE	STORM SEWER
W/ SIZE IN NOTES	POST LIGHT/GROUND LIGHT	SANITARY SEWER
SHRUB/SHRUB LINE	AREA LIGHT/LIGHT POLE	COMBO SEWER
MONITOR WELL	STREET LIGHT	WATER SERVICE LINE
GAS VALVE	WATER MAIN	WATER MAIN
UTILITY MARKINGS	MAST ARM SIGNAL	OVERHEAD LINE
(cable, elec, fiber)	HANDHOLE (electric, traffic)	FIBER OPTIC LINE
(f, w, water, gas)	GAS METER	GAS LINE
	ELECTRIC METER	U.G. TELECO LINE
	PEDESTAL (teleco, elec, cable)	U.G. ELECTRIC LINE

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WT Group
 Engineering • Design • Consulting

HYNES ELEMENTARY SCHOOL
 9000 BELLEFORTE AVENUE
 MORTON GROVE, ILLINOIS

ISSUE

TO	DATE
CLIENT	6/4/25
CLIENT	6/5/25
CLIENT	8/12/25
CLIENT	8/25/25

CHECK-FIM
 DRAWN-REM
 JOB: C2500034
SUR-4
 SHEET 4 OF 4
 BOUNDARY & TOPOGRAPHIC SURVEY

Final Landscape Plan

Hynes Elementary

Morton Grove, Illinois

November 3rd, 2025

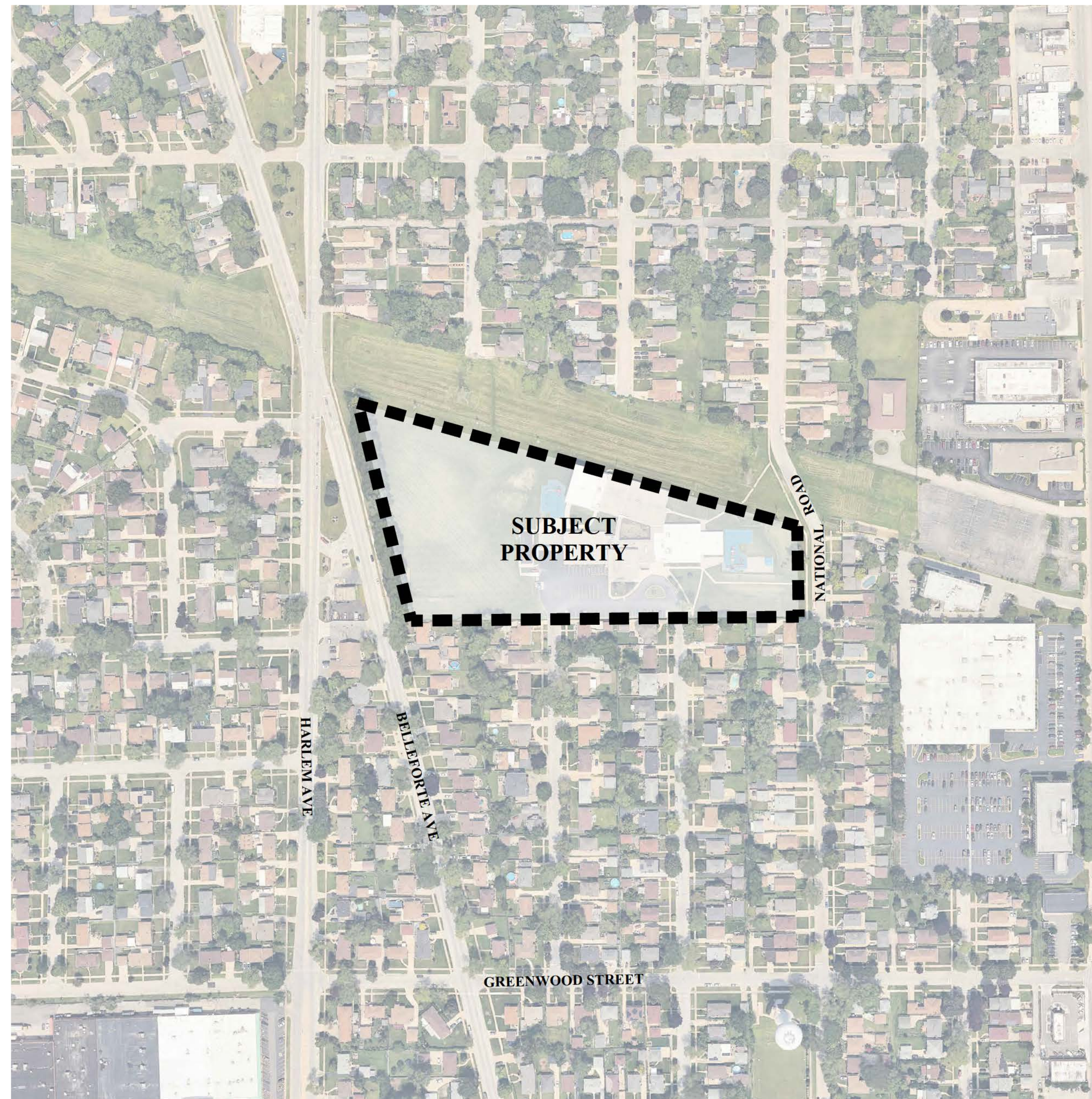
CONSULTANTS:



LANDSCAPE ARCHITECT:
 GARY R. WEBER ASSOCIATES, INC
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
 WT GROUP
 2000 CENTER DRIVE, SUITE B411
 HOFFMAN ESTATES, ILLINOIS 60192



LOCATION MAP
 SCALE: 1"=200'

INDEX OF PLAN SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
L1.0	COVER SHEET
L1.1	SITE LANDSCAPE PLAN
L1.2	TREE PRESERVATION PLAN
L1.3	LANDSCAPE SPECIFICATIONS

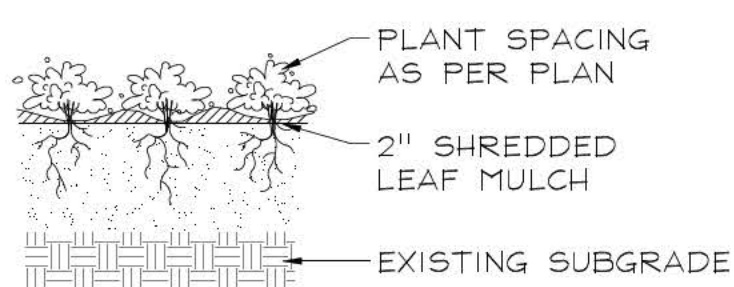
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AM	8	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
GB	5	Ginkgo biloba 'Princeton Sentry' PRINCETON SENTRY GINKGO	2 1/2" Cal.	COLUMNAR MALE ONLY
GT	2	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
TC	2	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
UM	4	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
DECIDUOUS SHRUBS				
HA	35	Hydrangea paniculata 'SMHPQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
HB	22	Hydrangea paniculata 'Bobo' BOBO HYDRANGEA	24" Tall	3' O.C.
EVERGREEN TREES				
TG	15	Thuja 'Green Giant' GREEN GIANT ARBORVITAE	8' Ht.	6' O.C.
ORNAMENTAL GRASSES				
CK	11	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PERENNIALS				
HP	60	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HL	199	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
HR	199	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
MISC. MATERIALS				
13		SHREDDED HARDWOOD MULCH	C.Y.	
9		SHREDDED LEAF MULCH	C.Y.	
.48		TURF SEED & EROSION CONTROL BLANKET	AC.	

NATIVE AREA QUANTITIES

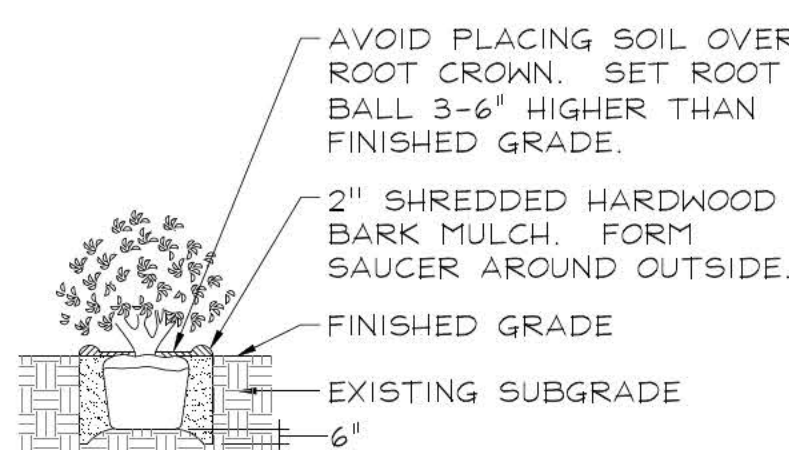
Key	Qty	Description
	0.3	WET MEADOW SEED & BLANKET

PLANTING DETAILS



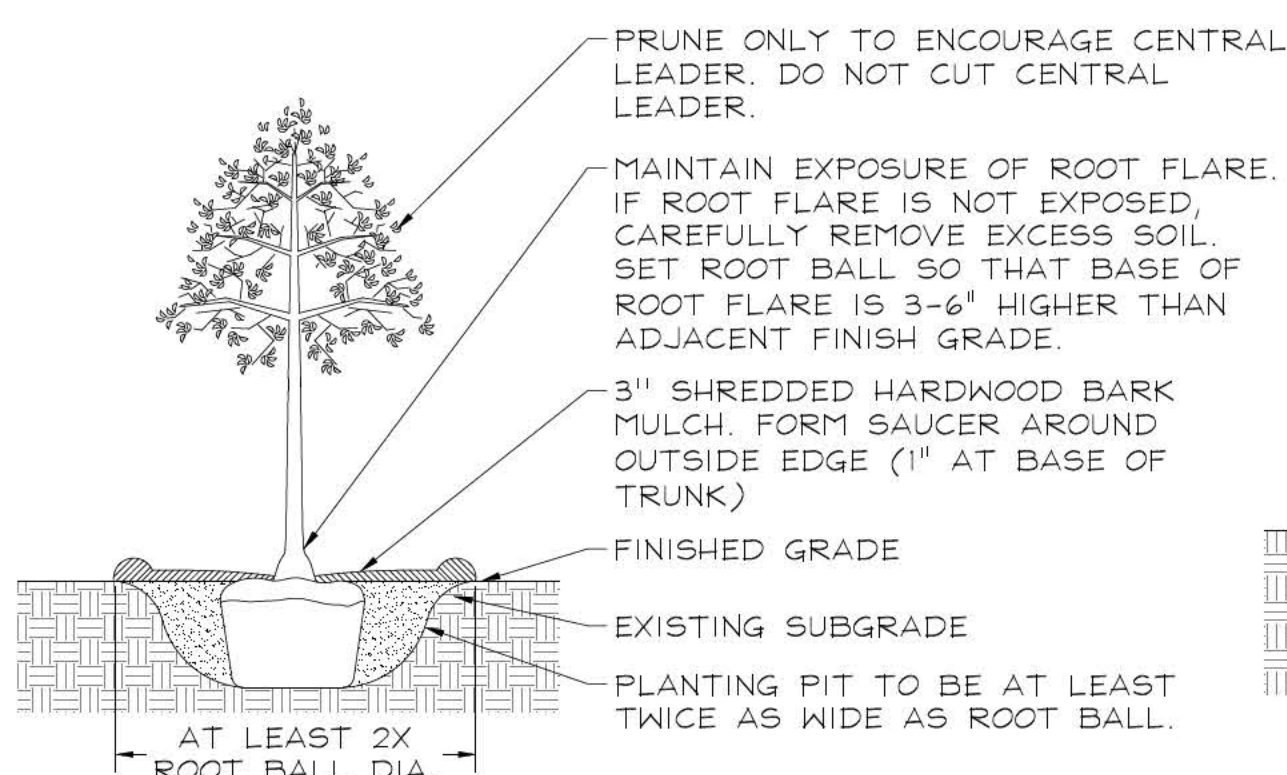
PERENNIALS AND GROUNDCOVERS

NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS

NOT TO SCALE



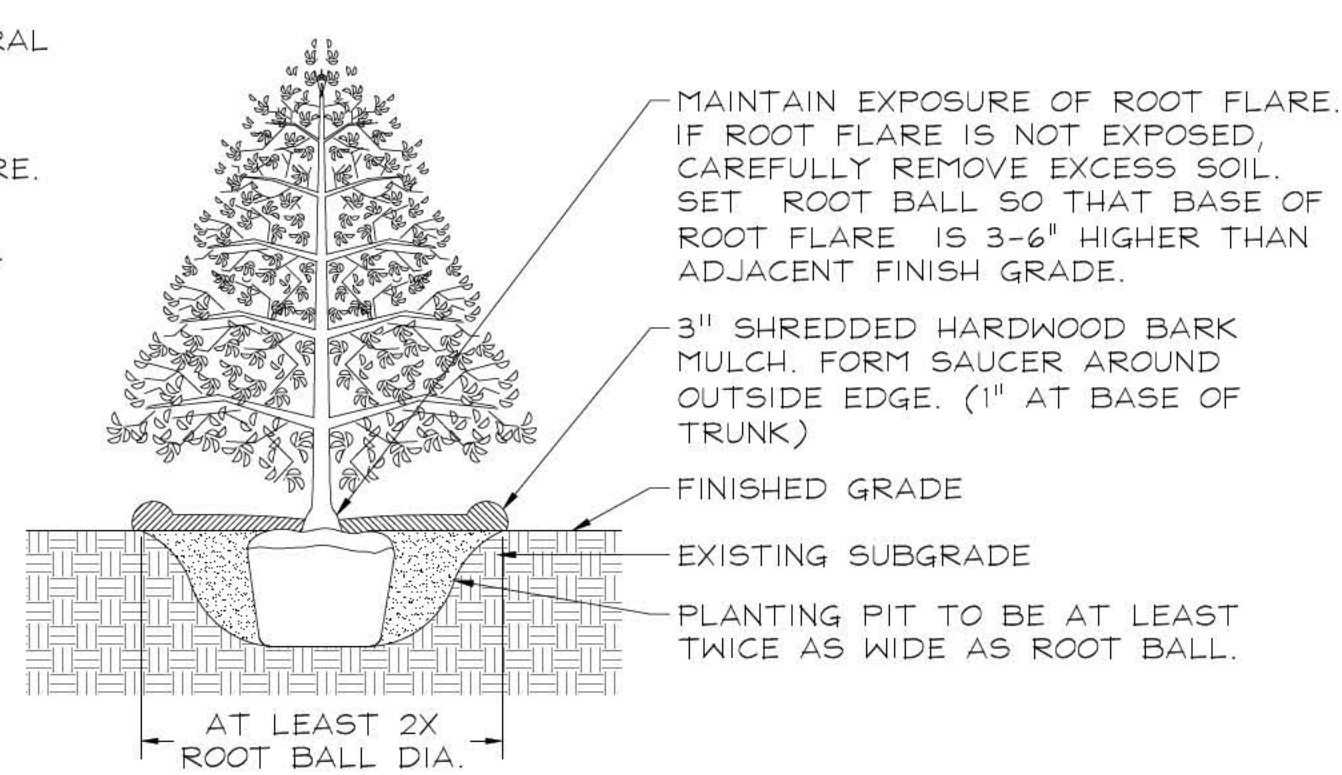
DECIDUOUS TREES

NOT TO SCALE

LANDSCAPE AREA (%)	38,037.47 SF	LANDSCAPE AREA	INTERIOR LANDSCAPE
PROPOSED	3,640.63 SF		9.50%
REQUIRED	2,662.62 SF		7.00%

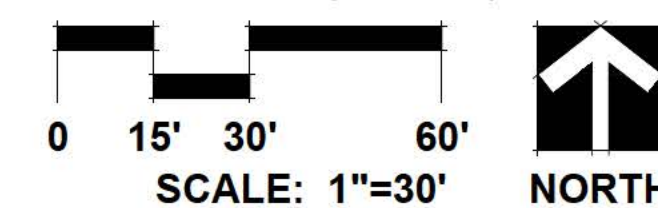
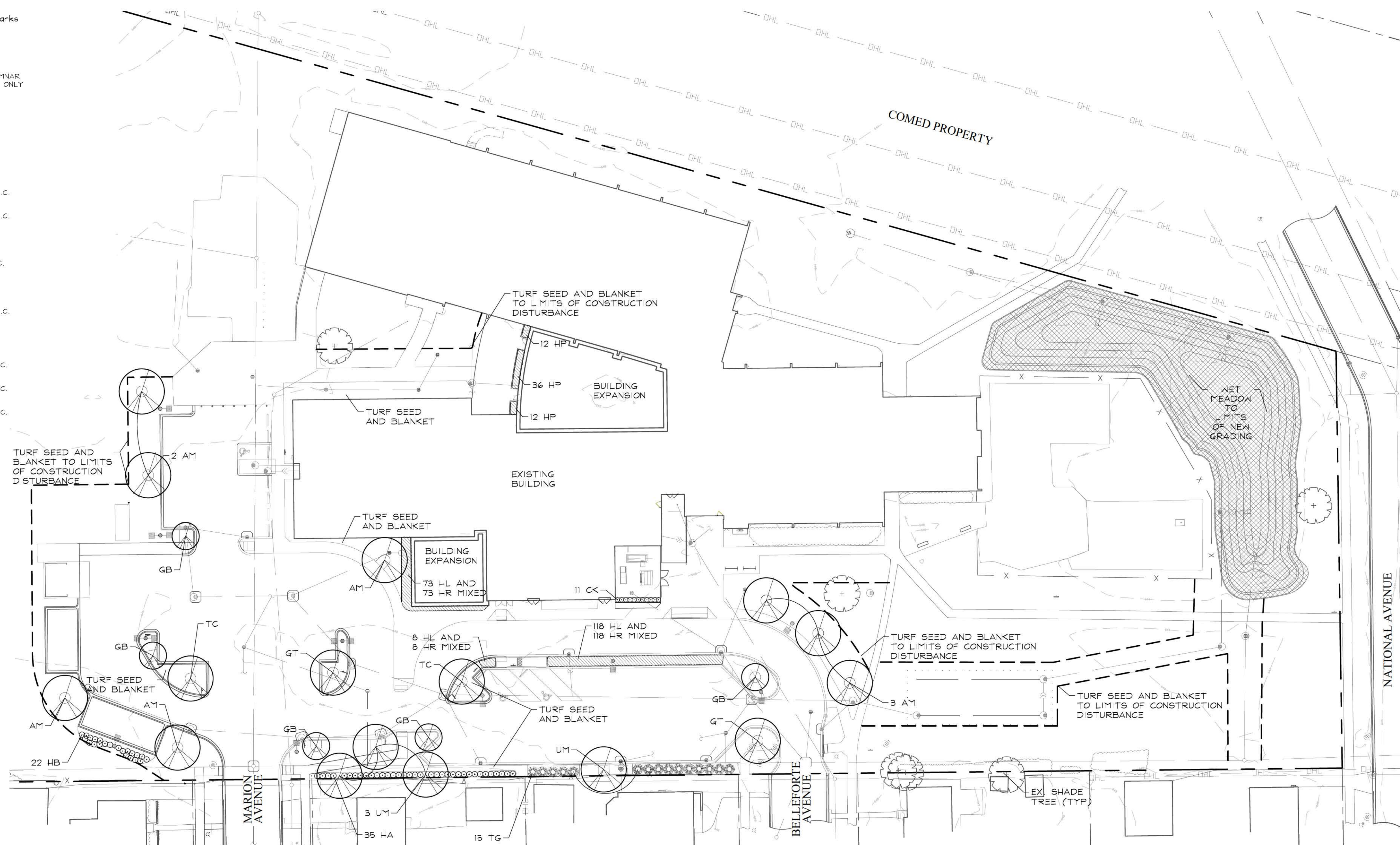
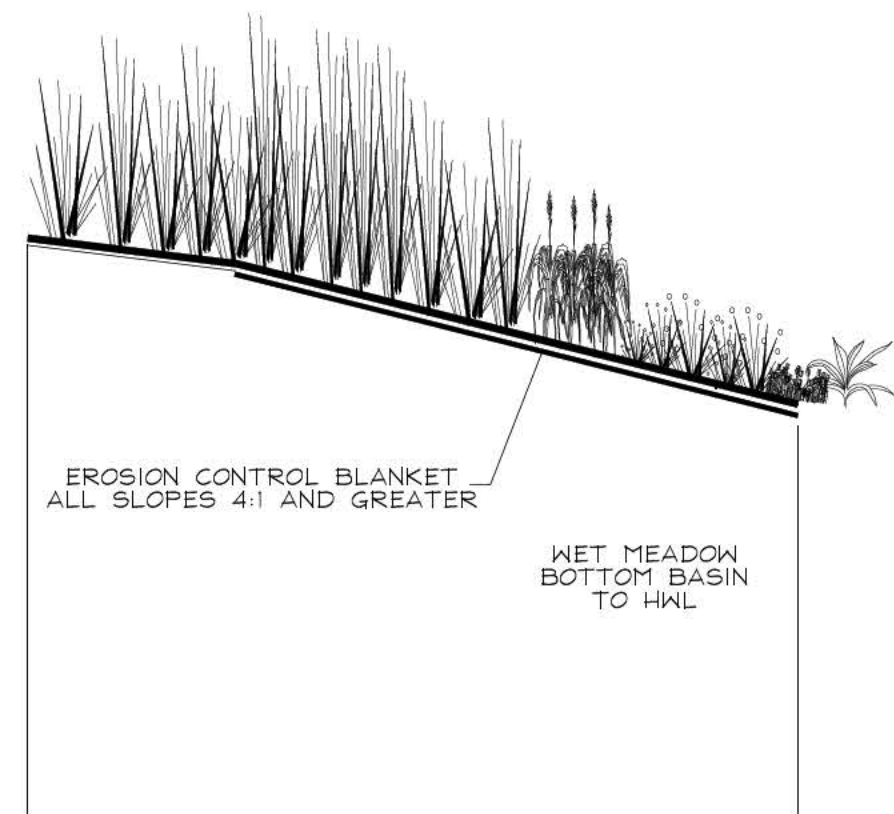
EVERGREEN TREES

NOT TO SCALE



NATURALIZED STORMWATER BASIN SECTION

NOT TO SCALE



GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
- See General Conditions and Specifications for landscape work for additional requirements.

W-T JOB NUMBER-C2500035

WT GROUP

Specialty (Interior/Exterior) Landscaping
Civil (Land Survey) / Telecommunication / Aquatic
Accessibility Consulting / Design / Program Management
Engineering with Precision, Place & Passion.

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SITE LANDSCAPE PLAN

SHEET: **L1.1**

DLA ARCHITECTS
www.dla-llc.com

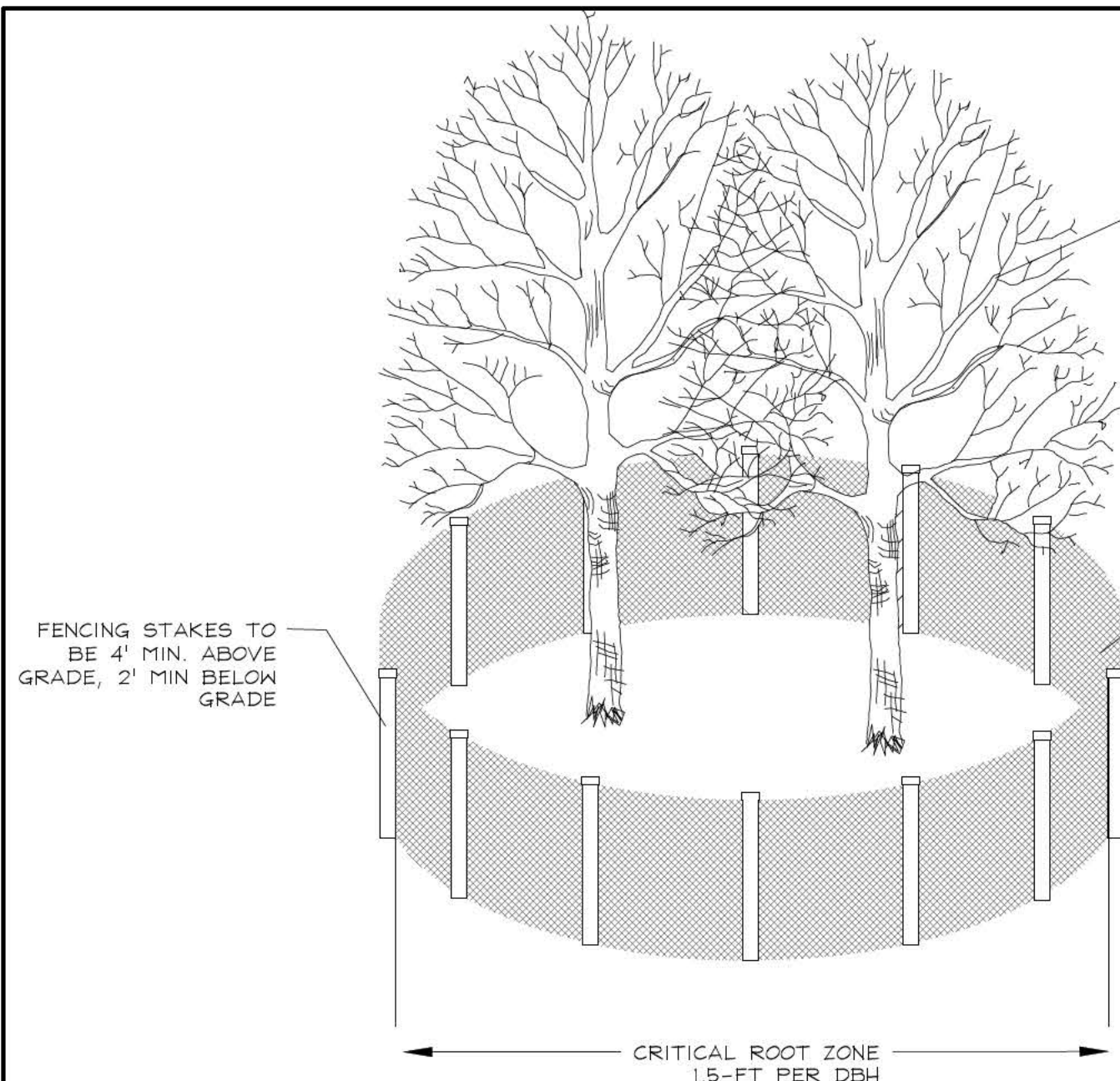
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HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
GOLF SCHOOL DISTRICT 67
9000 BELLEFORTE AVENUE
MORTON GROVE, IL 60053

DATE: _____ MARK: _____

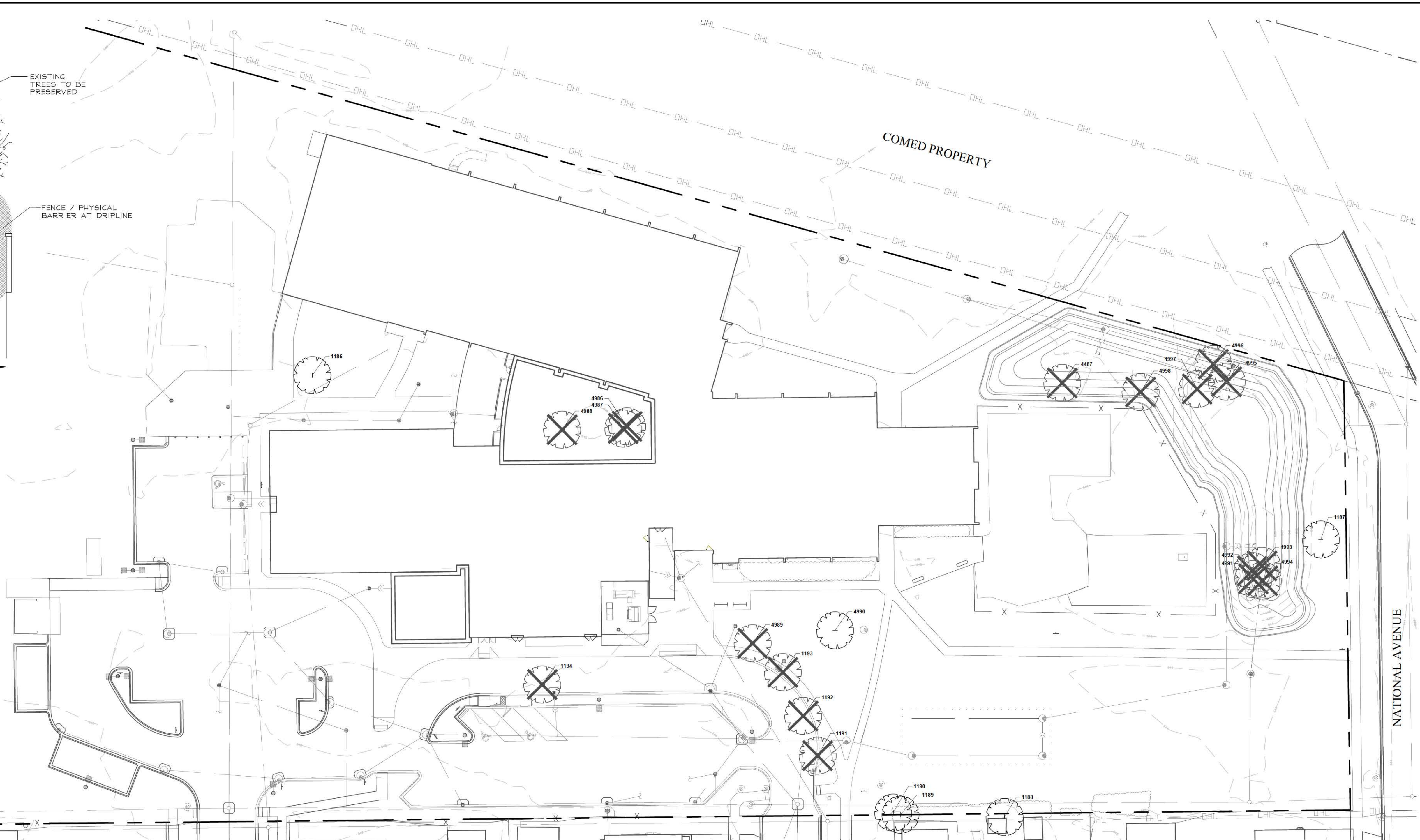
PROJECT No: 2025.036
DATE: NOVEMBER 3, 2025
SHEET TITLE: _____



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

- Property line shall be located and staked by a professional land surveyor prior to tree removal.
- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborists, Landscape Architect or Horticulturist.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION	LOCATION
1	<i>Acer negundo</i>	Box Elder	10.10.8.8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity, Tip die-back, Trunk Scar	PRESERVE	Off-site
2	<i>Acer negundo</i>	Box Elder	10.4	5 - Poor	Lean	Cavity, Tip die-back	PRESERVE	Off-site
3	<i>Acer negundo</i>	Box Elder	9.4	Fair/Poor	Poor Form	Tip die-back	PRESERVE	Off-site
4	<i>Acer negundo</i>	Box Elder	10.5	Poor	Strong lean, Poor Form, Ingrown Fence	Cavity	PRESERVE	Off-site
1161	<i>Gleditsia triacanthos</i>	Honey Locust	24.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1162	<i>Gleditsia triacanthos</i>	Honey Locust	29.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1163	<i>Gleditsia triacanthos</i>	Honey Locust	24.2	Good	Unbalanced, Crown Lean	Callus	PRESERVE	West Buffer (outside plan view)
1164	<i>Gleditsia triacanthos</i>	Honey Locust	20.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1165	<i>Gleditsia triacanthos</i>	Honey Locust	32.14	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	Cavity	PRESERVE	West Buffer (outside plan view)
1169	<i>Gleditsia triacanthos</i>	Honey Locust	30.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1167	<i>Gleditsia triacanthos</i>	Honey Locust	20.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1168	<i>Gleditsia triacanthos</i>	Honey Locust	22.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1169	<i>Gleditsia triacanthos</i>	Honey Locust	26.2	Good	Unbalanced, Crown Lean		PRESERVE	West Buffer (outside plan view)
1170	<i>Gleditsia triacanthos</i>	Honey Locust	26.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1171	<i>Gleditsia triacanthos</i>	Honey Locust	26.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1172	<i>Gleditsia triacanthos</i>	Honey Locust	20.3	Fair	Lean, Crown Lean	Trunk Scar	PRESERVE	West Buffer (outside plan view)
1173	<i>Populus deltoides</i>	Eastern Cottonwood	48.2	Good	Lean		PRESERVE	West Buffer (outside plan view)
1174	<i>Gleditsia triacanthos</i>	Honey Locust	19.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1175	<i>Gleditsia triacanthos</i>	Honey Locust	22.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1176	<i>Gleditsia triacanthos</i>	Honey Locust	22.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1177	<i>Gleditsia triacanthos</i>	Honey Locust	28.5	Poor	Split Risk, Fused Leaders		PRESERVE	West Buffer (outside plan view)
1178	<i>Gleditsia triacanthos</i>	Honey Locust	24.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1179	<i>Gleditsia triacanthos</i>	Honey Locust	26.2	Good	Crown Lean	Callus	PRESERVE	West Buffer (outside plan view)
1180	<i>Gleditsia triacanthos</i>	Honey Locust	26.5	Poor	Crown Lean		PRESERVE	West Buffer (outside plan view)
1181	<i>Gleditsia triacanthos</i>	Honey Locust	25.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1182	<i>Gleditsia triacanthos</i>	Honey Locust	27.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1183	<i>Gleditsia triacanthos</i>	Honey Locust	25.2	Good	Crown Lean	Burl on Trunk	PRESERVE	West Buffer (outside plan view)
1184	<i>Gleditsia triacanthos</i>	Honey Locust	19.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1185	<i>Gleditsia triacanthos</i>	Honey Locust	20.3	Fair	Unbalanced, Crown Lean		PRESERVE	West Buffer (outside plan view)
1186	<i>Gleditsia triacanthos</i>	Honey Locust	8.2	Good	Crown Lean		PRESERVE	West Buffer (outside plan view)
1187	<i>Ulmus pumila</i>	Siberian Elm	32.3	Fair	Crown Lean	Trunk Scar	PRESERVE	West Buffer (outside plan view)
1188	<i>Morus alba</i>	White Mulberry	24.15.13	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean	Cavity, Trunk Scar	PRESERVE	Landscape Buffer
1189	<i>Acer spp.</i>	Maple Cultivar	15.14.7	5 - Poor	V-shaped joint, Multi Leader, Split Risk		PRESERVE	Landscape Buffer
1190	<i>Morus alba</i>	White Mulberry	10.5	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean, Crowded	Trunk Scar	PRESERVE	Landscape Buffer
1191	<i>Acer spp.</i>	Maple Cultivar	34.3	Fair			REMOVE	
1192	<i>Gleditsia triacanthos</i>	Honey Locust	7.2	Good		Trunk Scar	REMOVE	
1193	<i>Acer spp.</i>	Maple Cultivar	26.3	Fair	Unbalanced		REMOVE	
1194	<i>Gleditsia triacanthos</i>	Honey Locust	36.2	Good		Trunk Scar	REMOVE	

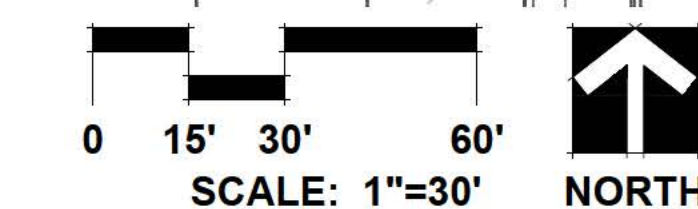
TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION	LOCATION
4993	<i>Salix nigra</i>	Black Willow	2.2.1.1	5 - Poor	V-shaped joint, Multi Leader, Split Risk		REMOVE	
4988	<i>Morus alba</i>	White Mulberry	3.3.2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE	
4995	<i>Salix nigra</i>	Black Willow	2.3	Fair	Lean, Poor Form		REMOVE	
4992	<i>Salix nigra</i>	Black Willow	3.2.2.2	5 - Poor	V-shaped joint, Multi Leader, Split Risk		REMOVE	
4991	<i>Salix nigra</i>	Black Willow	4.4	Fair/Poor	Lean, Poor Form, Crown Lean, Crowded		REMOVE	
4997	<i>Salix nigra</i>	Black Willow	2.1.1.1	5 - Poor	V-shaped joint, Multi Leader, Split Risk		REMOVE	
4998	<i>Pyrus calleryana</i>	Pear	2.2.5	Poor	V-shaped joint, Double Leader, Split Risk, Poor Form		REMOVE	
4989	<i>Acer spp.</i>	Maple Cultivar	4.2	Good		Trunk Scar	REMOVE	
4990	<i>Amelanchier laevis</i>	Servicberry	4.4.4.3.2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	PRESERVE	
4988	<i>Morus alba</i>	White Mulberry	3.3.2.2.2.1.1	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crowded, Broken Leader	Adventitious Growth	REMOVE	
4987	<i>Morus alba</i>	White Mulberry	2.5	Poor	Crowded, Broken Leader	Adventitious Growth	REMOVE	
4994	<i>Gleditsia triacanthos</i>	Honey Locust	2.2	Good			REMOVE	
4994	<i>Populus deltoides</i>	Eastern Cottonwood	2.3	Fair	Unbalanced, Crowded		REMOVE	
4998	<i>Salix nigra</i>	Black Willow	3.2.2.2.1	5 - Poor	V-shaped joint, Multi Leader, Split Risk		REMOVE	

TREE INVENTORY
Hynes Elementary School - 900 Belleforte Avenue
WT Group
Inventory fieldwork date: 10/31/2025
Completed by: AM

RATING AND SURVEY CRITERIA

- Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
- All trees 6" DBH and above tagged per the Morton Grove ordinance
- Dead trees and invasive shrubs were not tagged
- Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay



LEGEND

- 1234 (circle with cross) EXISTING TREE TO BE PRESERVED
- 1234 (circle with X) EXISTING TREE TO BE REMOVED
- 1234 (circle with dot) EXISTING TREE TO BE PRESERVED
- 1234 (circle with X) EXISTING TREE TO BE REMOVED

DATE: _____ MARK: _____

PROJECT No: 2025.036
DATE: NOVEMBER 3, 2025
SHEET TITLE: _____

W-T JOB NUMBER-C2500035

WT GROUP
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P: 224.293.6333 | F: 224.293.6444
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HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
GOLF SCHOOL DISTRICT 67
9000 BELLEFORTE AVENUE
MORTON GROVE, IL 60053



TREE PRESERVATION PLAN

SHEET: **L1.2**

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:
1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.
C. Insect Control
1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary.

1.3 SUBMITTALS

- A. Planting Schedule
Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
B. Maintenance Instruction - Landscape Work
Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year.
C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions.
B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work.
C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
C. Native Planting Area Performance Criteria
1st Full Growing Season: 90% of cover crop shall be established.
2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover.
3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America.
A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (99/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue
B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (99/85)
40% Perennial Ryegrass
20% Annual Ryegrass
C. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.2 NATIVE PLANTING MIXTURES

- Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site.
For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre.
It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required.
D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed.
F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green D975, or equivalent approved equal.
B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal.
D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
E. Hydroseeded Mulch: Conueb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
8. After the seeding operation is completed, spray a wood fiber mulch (Conueb 2000 with tackifier at approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre.
B. Seeding Native Areas
1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seeded prior to seeding.
3. If present, compacted soils shall be disked or raked prior to seeding.
4. Prior to seeding, planting areas shall have at least twelve inches of clean uncompacted topsoil.

- 5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed.
8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation.
13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.
E. Groundcover and Perennial Beds
Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8' deep.
F. Trees and Shrubs
1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching.

- 2. Dish top of backfill to allow for mulching.
3. Mulch pits, trenches and planted areas.
4. Prune only injured or dead branches from flowering trees, if any.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance.
B. Maintain planted and seeded areas by watering, rolling/grading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

- A. Monitoring
The Owner shall notify the Village of Morton Grove upon completion of plantings.
The Owner's Environmental Specialist shall inspect the plantings and provide the Village of Morton Grove with a copy of the planting locations, species, and quantities for verification by the Village of Morton Grove.
The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria.
B. Maintenance:
First Season
With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season.
Second Season
Control of undesirable plant species during the second growing season shall consist primarily of mowing and weed whipping.
Third, Fourth, and Fifth Years:
Seasonal mowing and herbicide will continue as above but should be reduced over time.

departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.
The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix.
C. Long Term Wetland and Prairie Management/Maintenance
A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed.
B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers.
C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability.

NATIVE SEED MIXTURES

Temporary Cover Crop

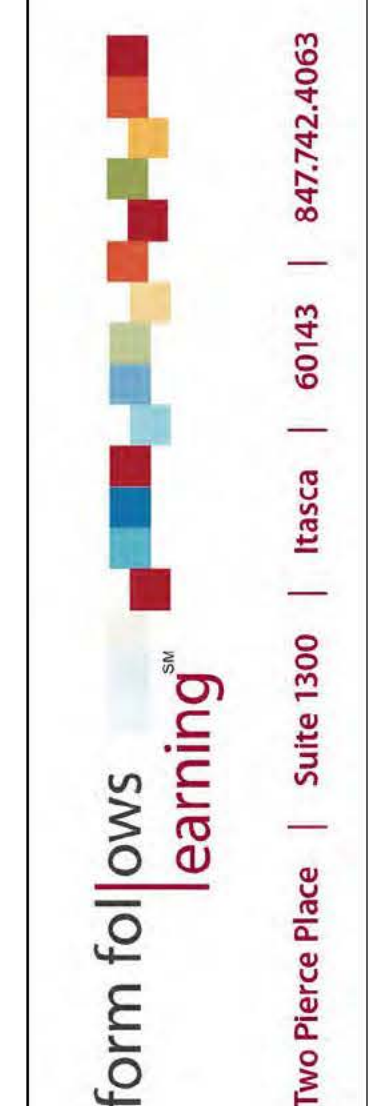
Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Table with 3 columns: Botanical Name, Common Name, lbs / AC. Includes rows for Cover Crop (Avena sativa) and Wet Meadow Seed Mixture (Seed Oats).

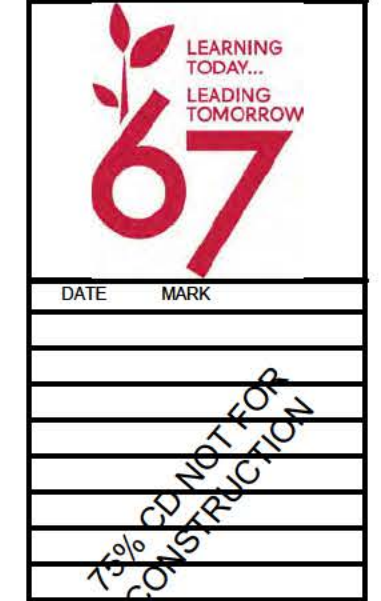
Table with 3 columns: Botanical Name, Common Name, lbs / AC. Lists various Grasses / Sedges such as Carex bobbioi, Carex bicknellii, etc.

Table with 3 columns: Botanical Name, Common Name, lbs / AC. Lists Wildflowers/Broadleaves such as Asclepias incarnata, Bidens cernua, etc.

Summary table with 2 columns: Category, Total lbs / AC. Includes rows for Total Grasses / Sedges, Total Forbs, and Total Wet Meadow Seed Mix.



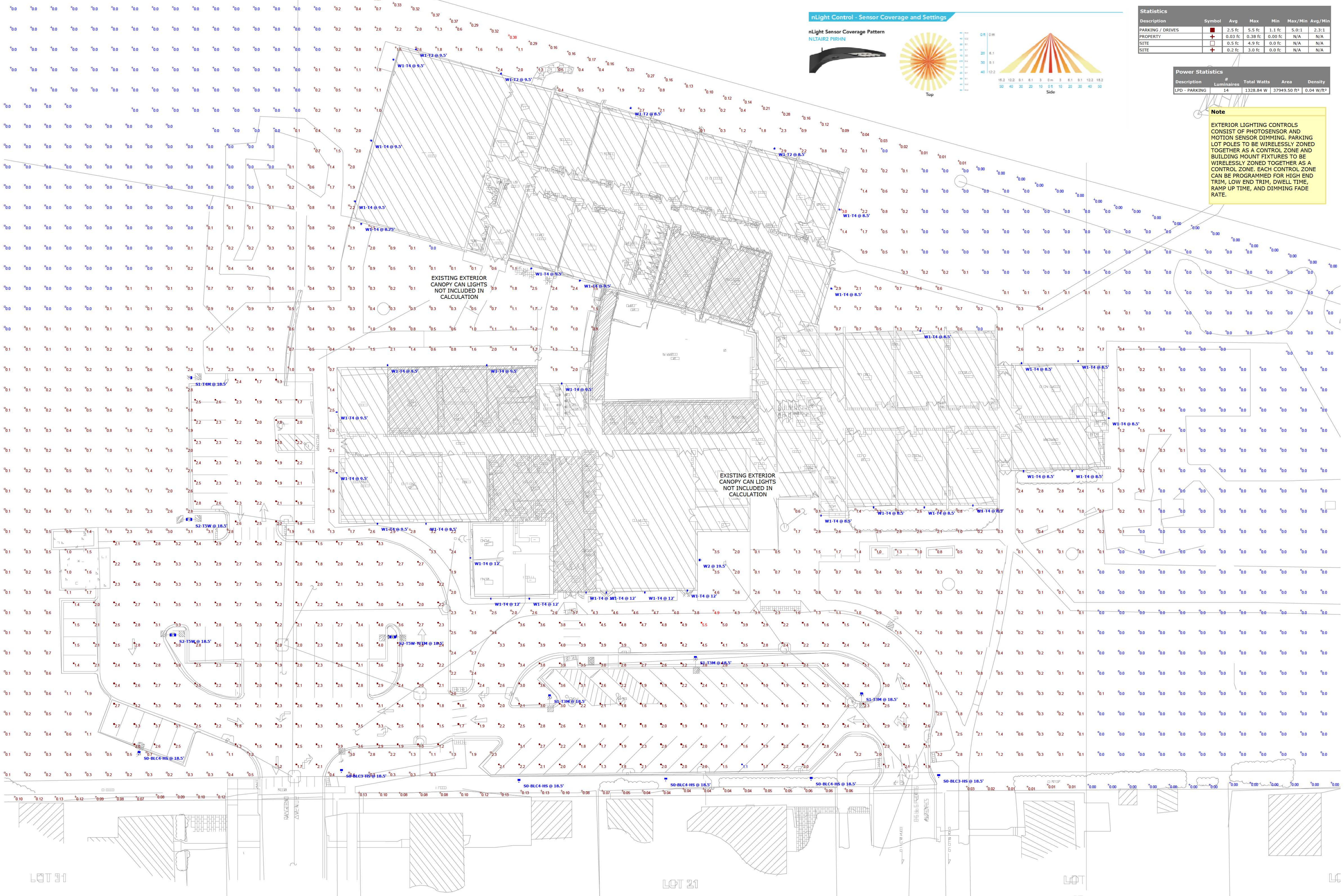
HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
GOLF SCHOOL DISTRICT 67
9000 BELLEFORTE AVENUE
MORTON GROVE, IL 60053



DATE MARK table with empty rows for tracking construction progress.

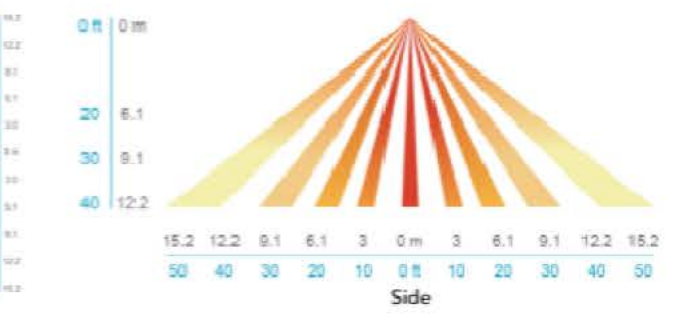
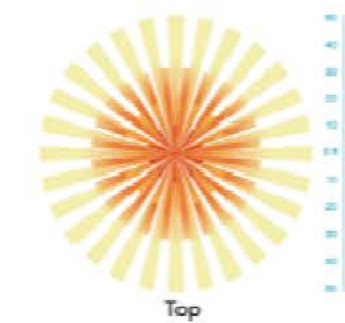
WT GROUP logo and contact information: 2000 Center Drive, Ste 8411 | Hoffman Estates, IL 60192

W-T JOB NUMBER-C2500035



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAR2 PIRHN



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING / DRIVES	■	2.5 fc	5.5 fc	1.1 fc	5.0:1	2.3:1
PROPERTY	□	0.03 fc	0.38 fc	0.00 fc	N/A	N/A
SITE	□	0.5 fc	4.9 fc	0.0 fc	N/A	N/A
SITE	+	0.2 fc	3.0 fc	0.0 fc	N/A	N/A

Power Statistics				
Description	# Luminaires	Total Watts	Area	Density
LPD - PARKING	14	1328.84 W	37949.50 ft²	0.04 W/ft²

Note
EXTERIOR LIGHTING CONTROLS CONSIST OF PHOTOSENSOR AND MOTION SENSOR DIMMING. PARKING LOT POLES TO BE WIRELESSLY ZONED TOGETHER AS A CONTROL ZONE AND BUILDING MOUNT FIXTURES TO BE WIRELESSLY ZONED TOGETHER AS A CONTROL ZONE. EACH CONTROL ZONE CAN BE PROGRAMMED FOR HIGH END TRIM, LOW END TRIM, DWELL TIME, RAMP UP TIME, AND DIMMING FADE RATE.

EXISTING EXTERIOR CANOPY CAN LIGHTS NOT INCLUDED IN CALCULATION

EXISTING EXTERIOR CANOPY CAN LIGHTS NOT INCLUDED IN CALCULATION

LOT 19

LOT 21

LOT

Plan View

HYNES PHOTOMETRICS

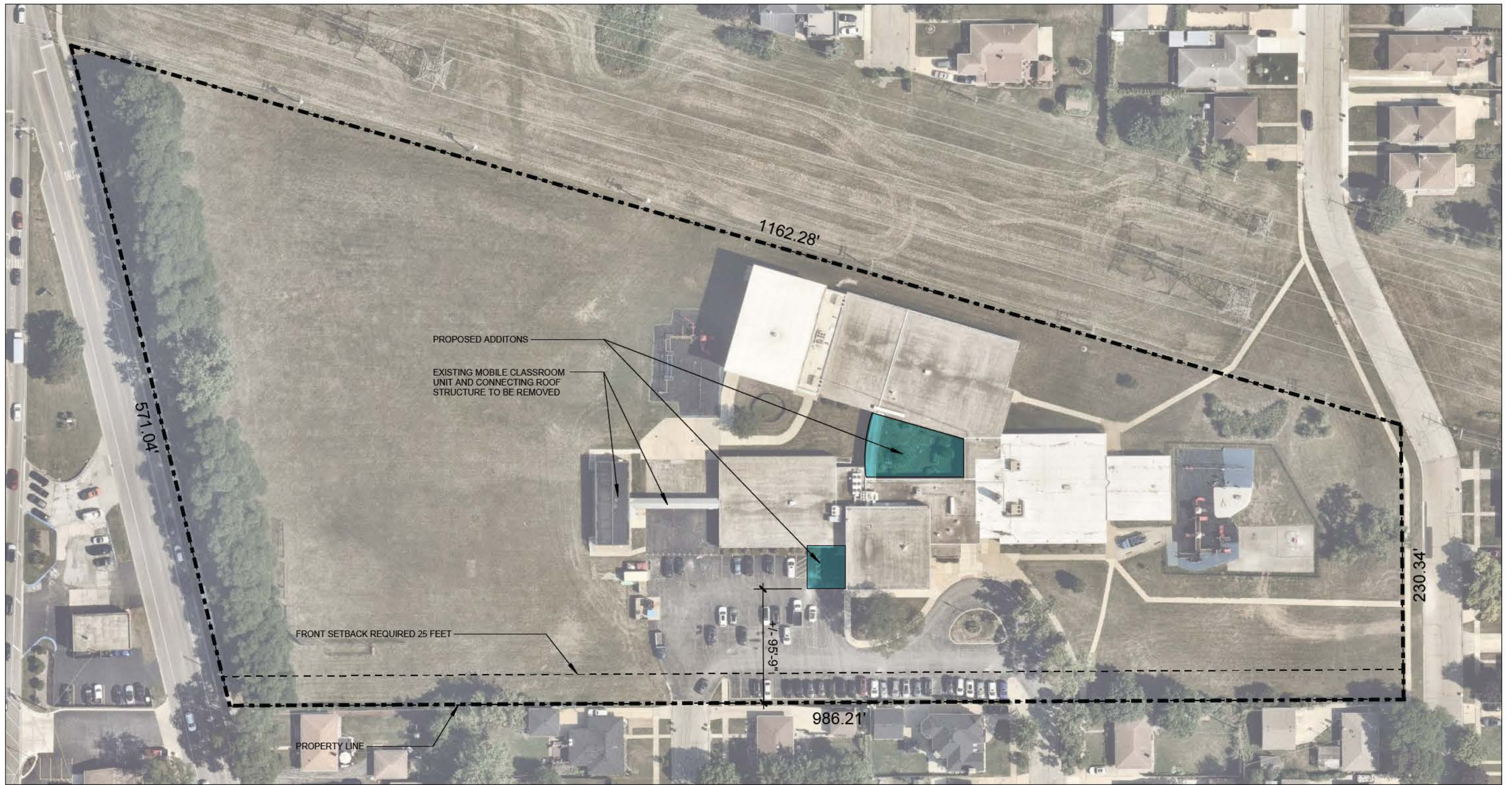
Designer
JAF
Date
11/4/2025
Scale
1" = 20'-0"
Drawing No.
Summary

ADDITION AND RENOVATION PROJECT

HYNES ELEMENTARY SCHOOL

OCTOBER 07, 2025





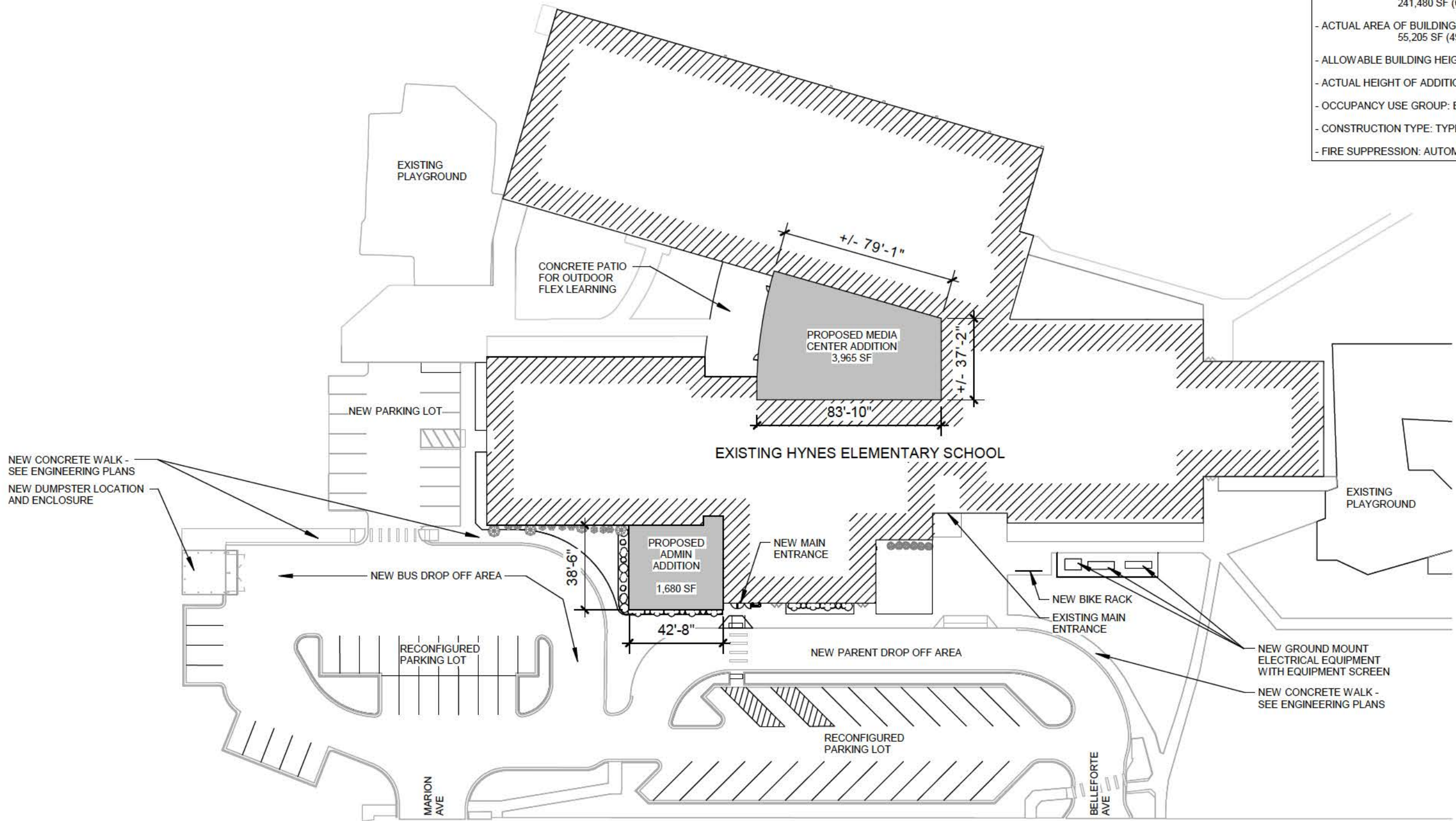
AERIAL MAP

1" = 80'-0"

ADDITION AND RENOVATION PROJECT
 HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
 OCTOBER 07, 2025

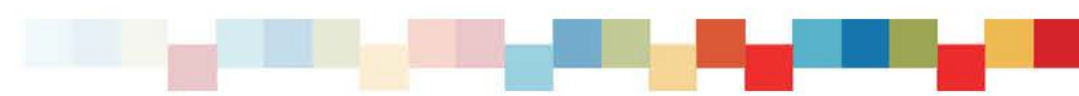


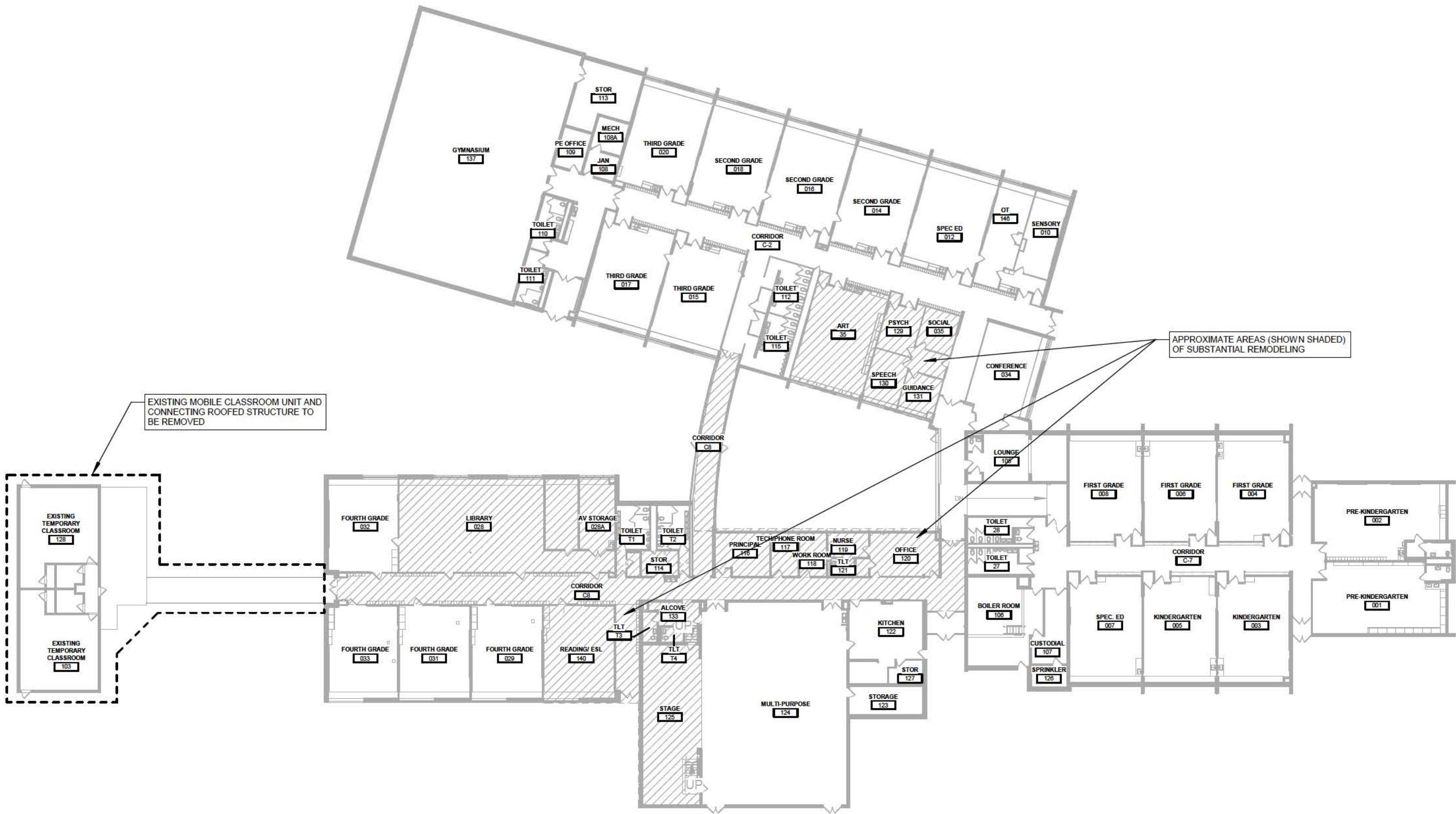
BUILDING DATA:	
- ZONING DISTRICT:	R-2
- ALLOWABLE BUILDING AREAS:	241,480 SF (60% OF THE LOT PER UNIFIED DEVELOPMENT CODE CH.12)
- ACTUAL AREA OF BUILDING INCLUDING NEW ADDITIONS:	55,205 SF (49,560 EXISTING + 5,645 SF ADDITIONS)
- ALLOWABLE BUILDING HEIGHT:	35'-0" MAX (UNIFIED DEVELOPMENT CODE CH.12)
- ACTUAL HEIGHT OF ADDITION:	20'-8" TO T/ PARAPET OF MEDIA CENTER ADDITION
- OCCUPANCY USE GROUP:	E (2018 IBC)
- CONSTRUCTION TYPE:	TYPE IIB (2018 IBC)
- FIRE SUPPRESSION:	AUTOMATIC SPRINKLER SYSTEM



PROPOSED SITE PLAN
1" = 50'-0"

ADDITION AND RENOVATION PROJECT
HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
 OCTOBER 07, 2025





EXISTING FIRST FLOOR PLAN
 1/32" = 1'-0"

ADDITION AND RENOVATION PROJECT
 HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
 OCTOBER 07, 2025



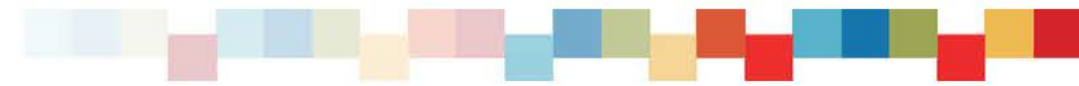


SCOPE OF WORK

- CIRCULATION
- ADDITION
- EXISTING TO REMAIN
- RENOVATION

PROPOSED FIRST FLOOR PLAN
 1/32" = 1'-0"

ADDITION AND RENOVATION PROJECT
 HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
 OCTOBER 07, 2025





MATERIAL #1: HIGH-PRESSURE COMPACT LAMINATE PLANKS-STYLE (HPL-1)

- MANUFACTURER: TRESPA
- MODEL: PURA EXTERIOR SIDING
- COLOR: FRENCH WALNUT
- FINISH: MATT
- TEXTURE: SMOOTH



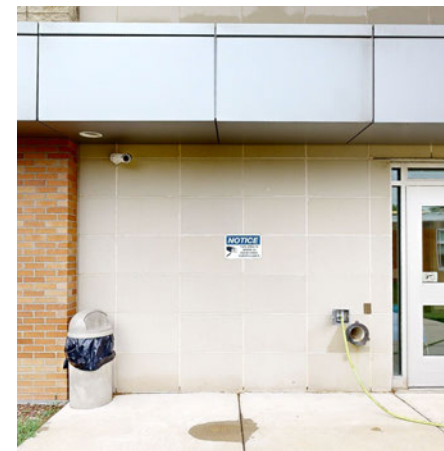
MATERIAL #4: FORMED METAL WALL PANELS (MWP)

- MANUFACTURER: PAC-CLAD
- MODEL: FLUSH & REVEAL WALL PANELS
- COLOR: SLATE GRAY
- FINISH:
- TEXTURE: SMOOTH



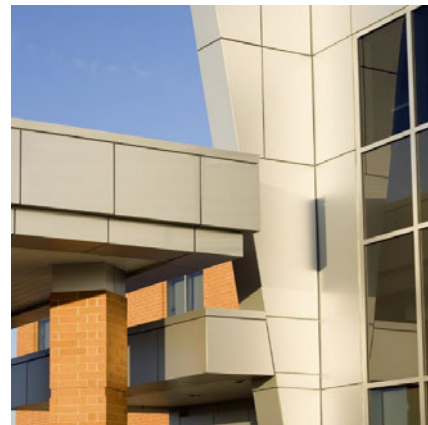
MATERIAL #2: HIGH-PRESSURE COMPACT LAMINATE PANELS (HPL-2)

- MANUFACTURER: TRESPA
- MODEL: METEON UNI COLOURS
- COLOR: SPRING GREEN
- FINISH: SATIN
- TEXTURE: SMOOTH



MATERIAL #5: STONE VENEER MASONRY (MATCH EXISTING STONE VENEER)

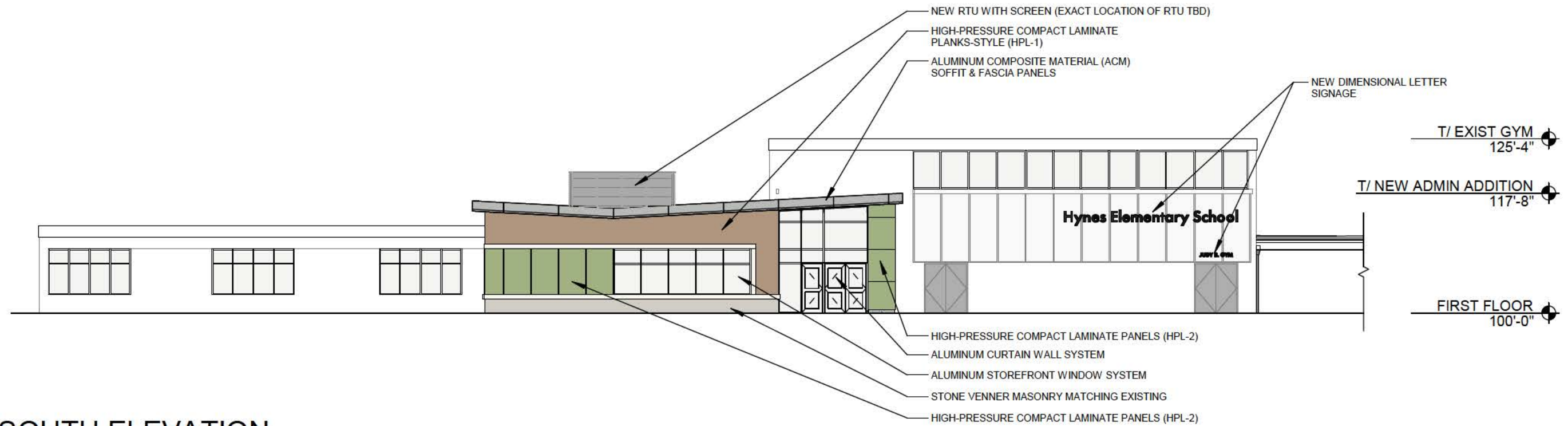
- MANUFACTURER: TBD
- MODEL: TBD
- COLOR:
- FINISH:
- TEXTURE: SMOOTH



MATERIAL #3: ALUMINUM COMPOSITE MATERIAL (ACM) PANELS

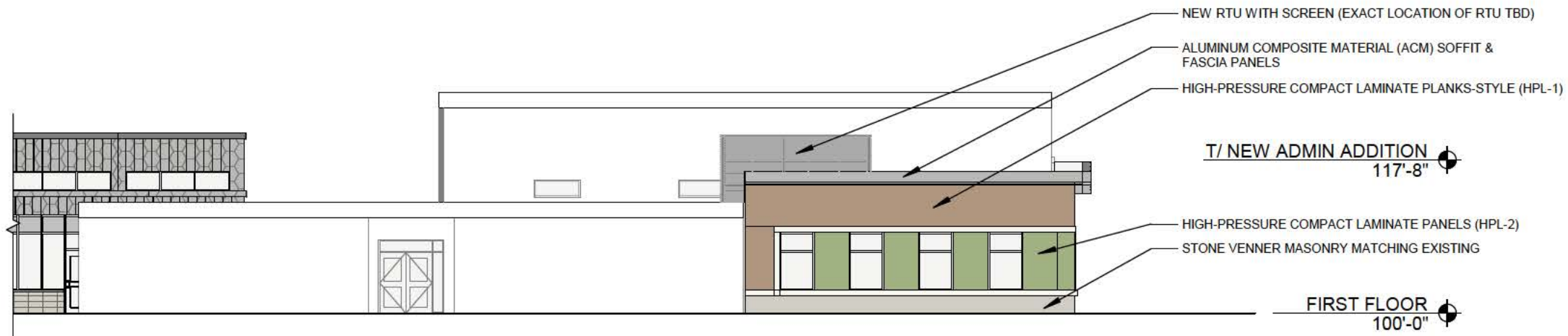
- MANUFACTURER: PAC-CLAD
- MODEL: COMPOSITE WALL PANEL PAC-3000 RS
- COLOR: SLATE GRAY
- FINISH:
- TEXTURE: SMOOTH





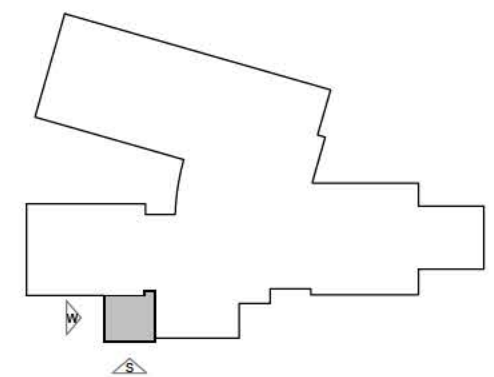
SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

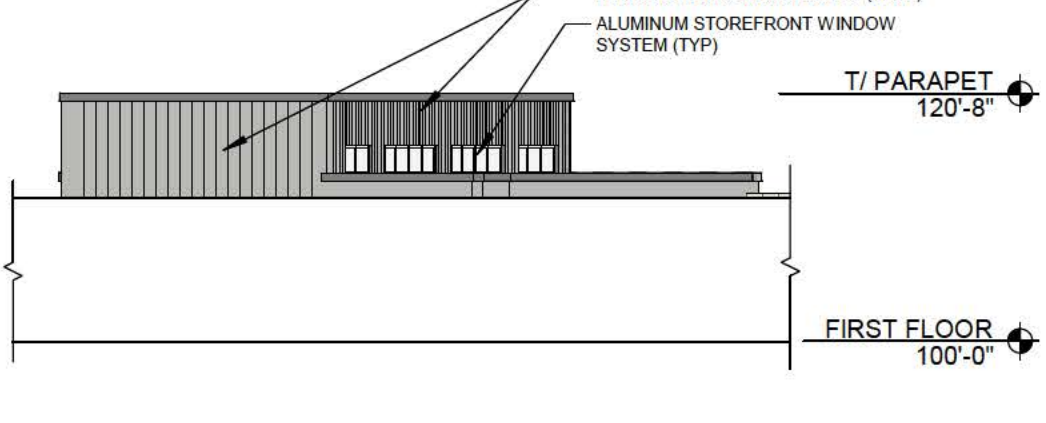
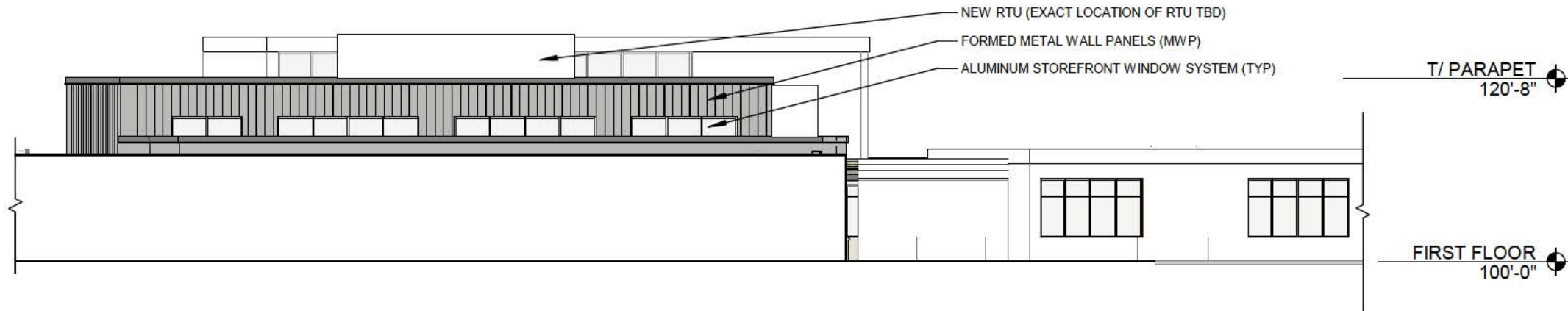


KEY PLAN

1" = 160'-0"

ADDITION AND RENOVATION PROJECT
 HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
 OCTOBER 07, 2025



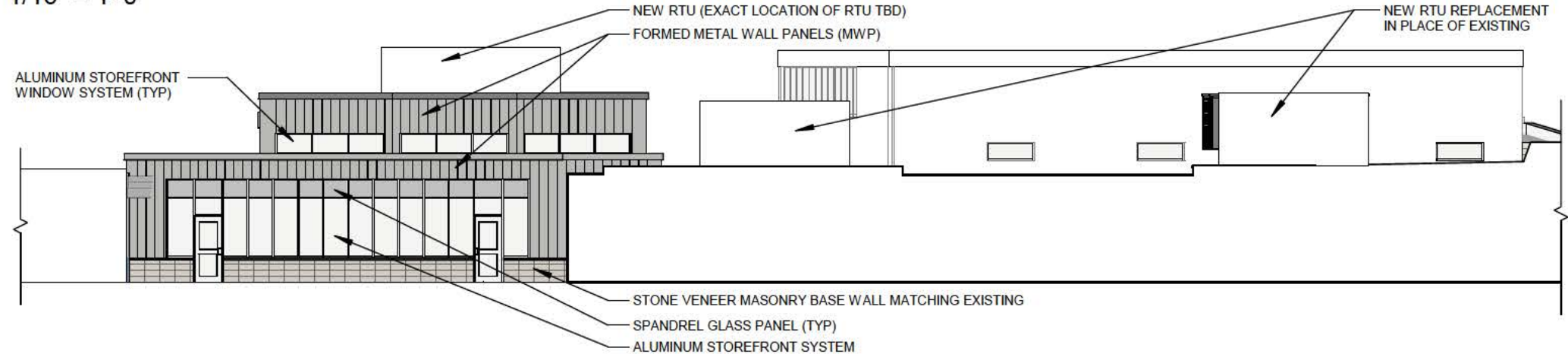


NORTH ELEVATION - MEDIA CENTER

1/16" = 1'-0"

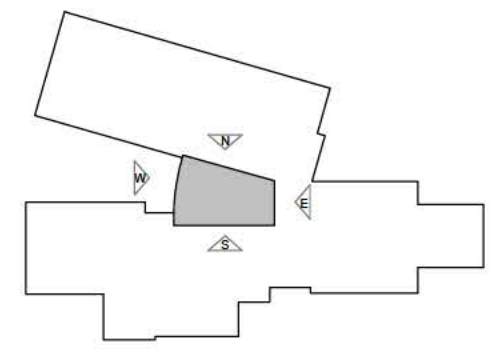
EAST ELEVATION - MEDIA CENTER

1/16" = 1'-0"



WEST ELEVATION - MEDIA CENTER

1/16" = 1'-0"



KEY PLAN 2

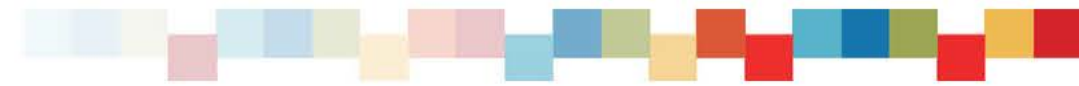
1" = 160'-0"

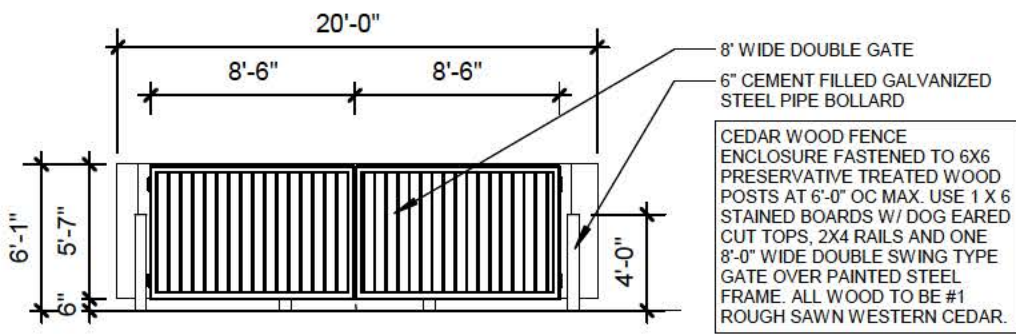


SOUTH ELEVATION - MEDIA CENTER

1/16" = 1'-0"

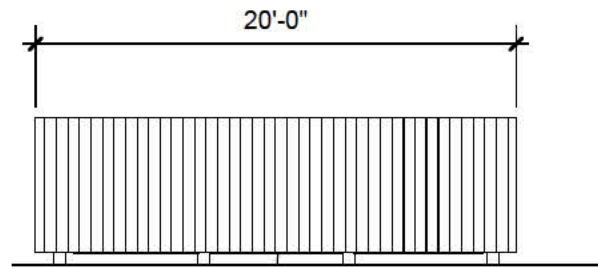
ADDITION AND RENOVATION PROJECT
 HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
 OCTOBER 07, 2025





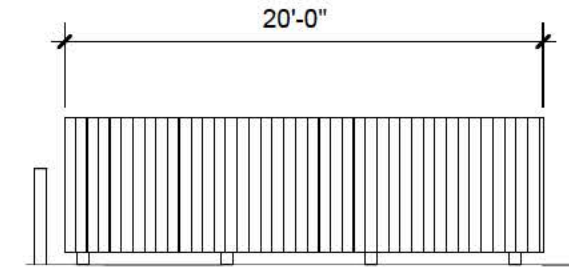
DUMSPTER EAST

1/8" = 1'-0"



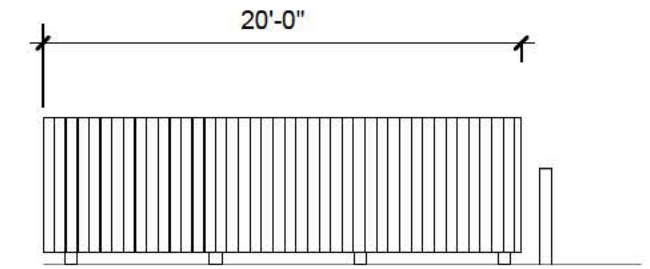
DUMPSTER WEST

1/8" = 1'-0"



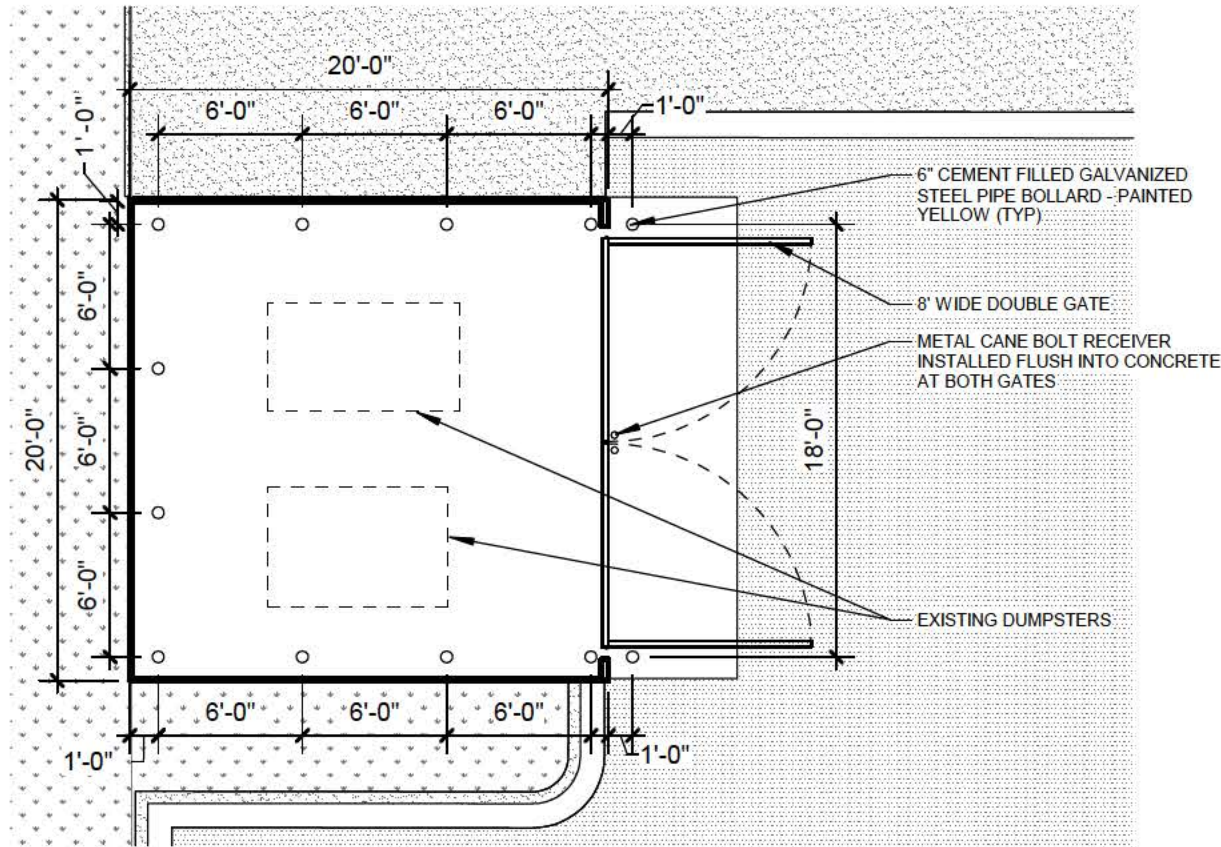
DUMPSTER NORTH

1/8" = 1'-0"



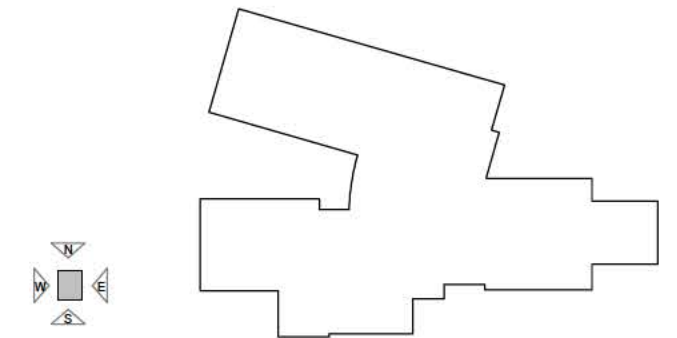
DUMPSTER SOUTH

1/8" = 1'-0"



ENLARGED DUMPSTER PLAN

1/8" = 1'-0"



DUMPSTER ENCLOSURE KEY PLAN

1" = 160'-0"





MAIN ENTRANCE - EXTERIOR SOUTH ELEVATION

ADDITION AND RENOVATION PROJECT
HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
OCTOBER 07, 2025





ADMIN ADDITION - EXTERIOR SOUTHWEST

ADDITION AND RENOVATION PROJECT
HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
OCTOBER 07, 2025

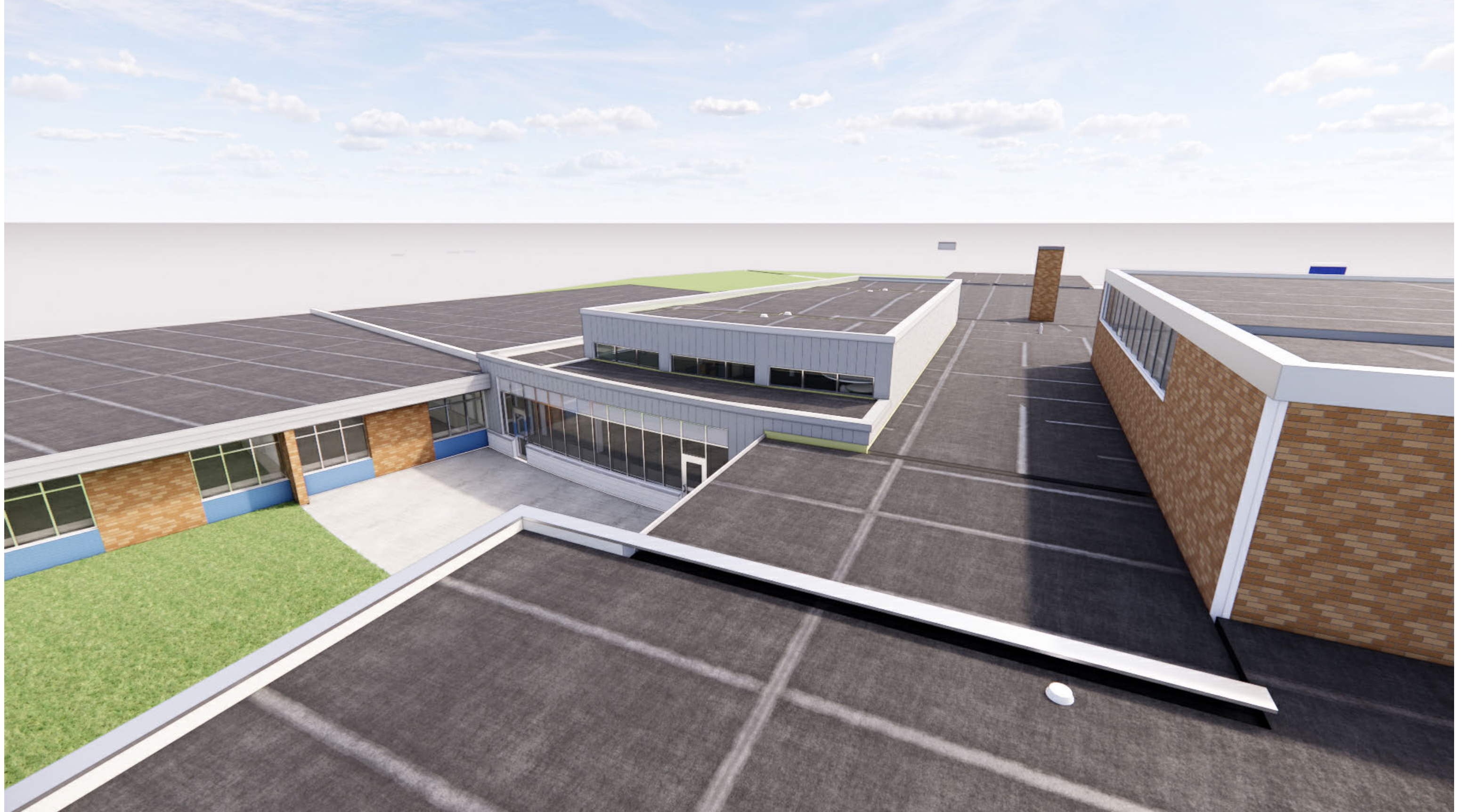




MEDIA CENTER - EXTERIOR WEST ELEVATION

ADDITION AND RENOVATION PROJECT
HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL
OCTOBER 07, 2025





MEDIA CENTER ADDITION - AERIAL VIEW

ADDITION AND RENOVATION PROJECT

HYNES ELEMENTARY/ GOLF MIDDLE SCHOOL

OCTOBER 07, 2025

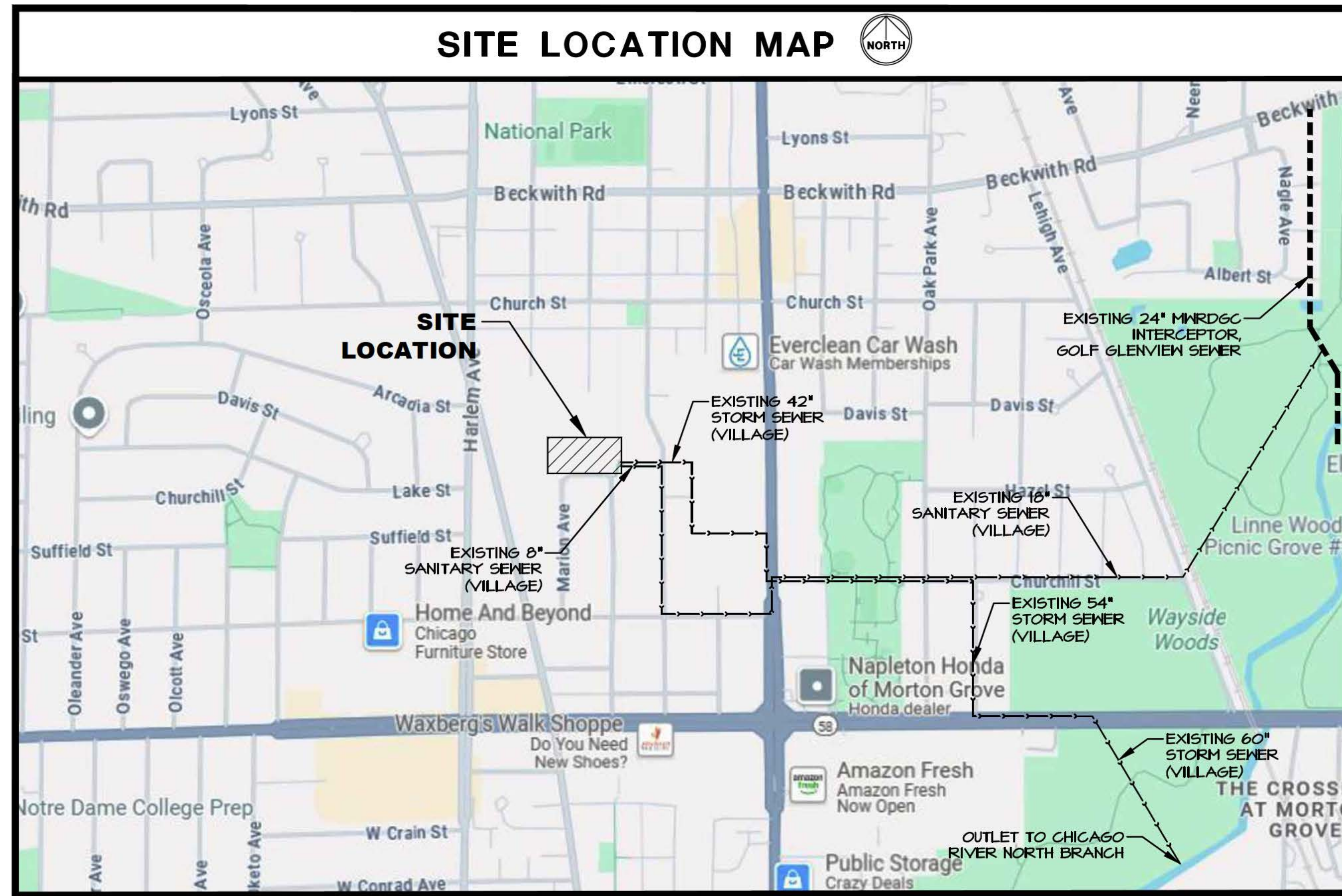


HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS

GOLF SCHOOL DISTRICT 67

9000 BELLEFORTE AVENUE MORTON GROVE, IL 60053

CIVIL DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	10-7-25
C-1.0 - C-1.1	SITE DEMOLITION PLAN	10-7-25
C-2.0 - C-2.1	SITE GEOMETRIC PLAN	10-7-25
C-3.0 - C-3.1	SITE DEVELOPMENT PLAN	10-7-25
C-3.2 - C-3.4	SITE DEVELOPMENT DETAILS	10-7-25
C-4.0 - C-4.1	SITE GRADING PLAN	10-7-25
C-5.0 - C-5.1	SITE UTILITY PLAN	10-7-25
C-5.2 - C-5.3	SITE UTILITY DETAILS	10-7-25
C-6.0 - C-6.1	STORM WATER POLLUTION PREVENTION PLAN	10-7-25
C-6.2	STORM WATER POLLUTION PREVENTION DETAILS	10-7-25
C-7.0	PROJECT SPECIFICATIONS	10-7-25
C-7.1	MWRD GENERAL NOTES	10-7-25
EX-MWRD	MWRD MAINTENANCE EXHIBIT	10-7-25
CIR-1.0 - CIR-1.4	SITE CIRCULATION PLAN	10-7-25
L1.0	COVER SHEET	10-7-25
L1.1	SITE LANDSCAPE PLAN	10-7-25
L1.2	LANDSCAPE SPECIFICATIONS	10-7-25
1 OF 2 - 2 OF 2	HYNES PHOTOMETRICS	10-7-25
SUR-1 - SUR-4	BOUNDARY AND TOPOGRAPHIC SURVEY (PREPARED BY WT GROUP)	8-25-25



SCALE 1"=600'

MAP DATA © 2025 60061E

**SECTION 18
TOWNSHIP 41N
RANGE 13E**

LEGEND	
---	STORM SEWER
---	SANITARY SEWER
---	MWRD SEWERS

- BENCHMARKS:**
- SITE BENCHMARK #1 - SET CROSS ON NORTHEAST BOLT OF HYDRANT LOCATED IN GRASS APPROXIMATELY 0.25' WEST OF MARION AVENUE AND 37' SOUTH OF MH #11 AS SHOWN ON SHEET SUR-3. ELEVATION=646.20' (NAVD88)
 - SITE BENCHMARK #2 - BURY BOLT ON HYDRANT ON THE EAST SIDE OF BELLEFORTE AVENUE, AT THE SE CORNER OF PARKING LOT ENTRANCE AS SHOWN ON SUR-2. ELEVATION=645.96' (NAVD88)
 - SITE BENCHMARK #3 - FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF SHERMER ROAD, 43' SOUTHWEST OF THE SOUTHWEST FENCE CORNER OF NORTH DUSOUT AS SHOWN ON SHEET SUR-3. ELEVATION=644.12' (NAVD88)


NOTE: BEING THAT THIS PROJECT IS PERMITTED UNDER THE NEW WATERSHED MANAGEMENT ORDINANCE (MWO), THE MWRD REQUIRES 48 HOURS OF ADVANCE NOTIFICATION PRIOR TO ANY GROUND DISTURBANCE. THE MWRD WILL BE INSPECTING FOR APPLICABLE EROSION CONTROL AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING, INLET PROTECTION, CONCRETE WASH ETC., FOLLOWED BY SANITARY SEWER AND VOLUME CONTROL INSTALLATION INSPECTIONS. PLEASE REFER TO THE APPROVED PERMIT/PLANS AND HAVE THESE MEASURES IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

☎ (708) 588-4055
 ✉ WMOJobStart@mwrdd.org

CIVIL ENGINEERING STATEMENT AND SEAL


I, JASON E. GREEN, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).



 DATE: 10/1/25
 JASON E. GREEN - P.E. # 062-054460
 DATE OF EXPIRATION - NOVEMBER 30, 2025
 NOTE: SIGNED AND SEALED FOR SHEETS T-1.0 THROUGH CIR-1.4

DRAINAGE CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE MATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT, IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE MATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE MATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.



 DATED THIS 1TH DAY OF OCTOBER, A.D. 2025
 DESIGN ENGINEER - JASON GREEN, P.E.
 062-054460 EXP. DATE 11/30/25

CALL JULIE
 SIMPLY 911 OR TOLL FREE 1(800)842-0123
 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



CALL 1(800)842-0123
 48 HOURS BEFORE YOU DIG

CONTRACTOR MUST LOCATE PRIVATE UTILITIES IN AREA OF CONSTRUCTION PRIOR TO PROCEEDING WITH WORK

W-T JOB NUMBER-C2500035

WT GROUP

Survey | Environmental Engineering
 Civil | Land Survey | Telecommunications | Aquatics
 Accessibility Consulting | Design & Program Management
 Engineering with Precision, Pace & Passion.

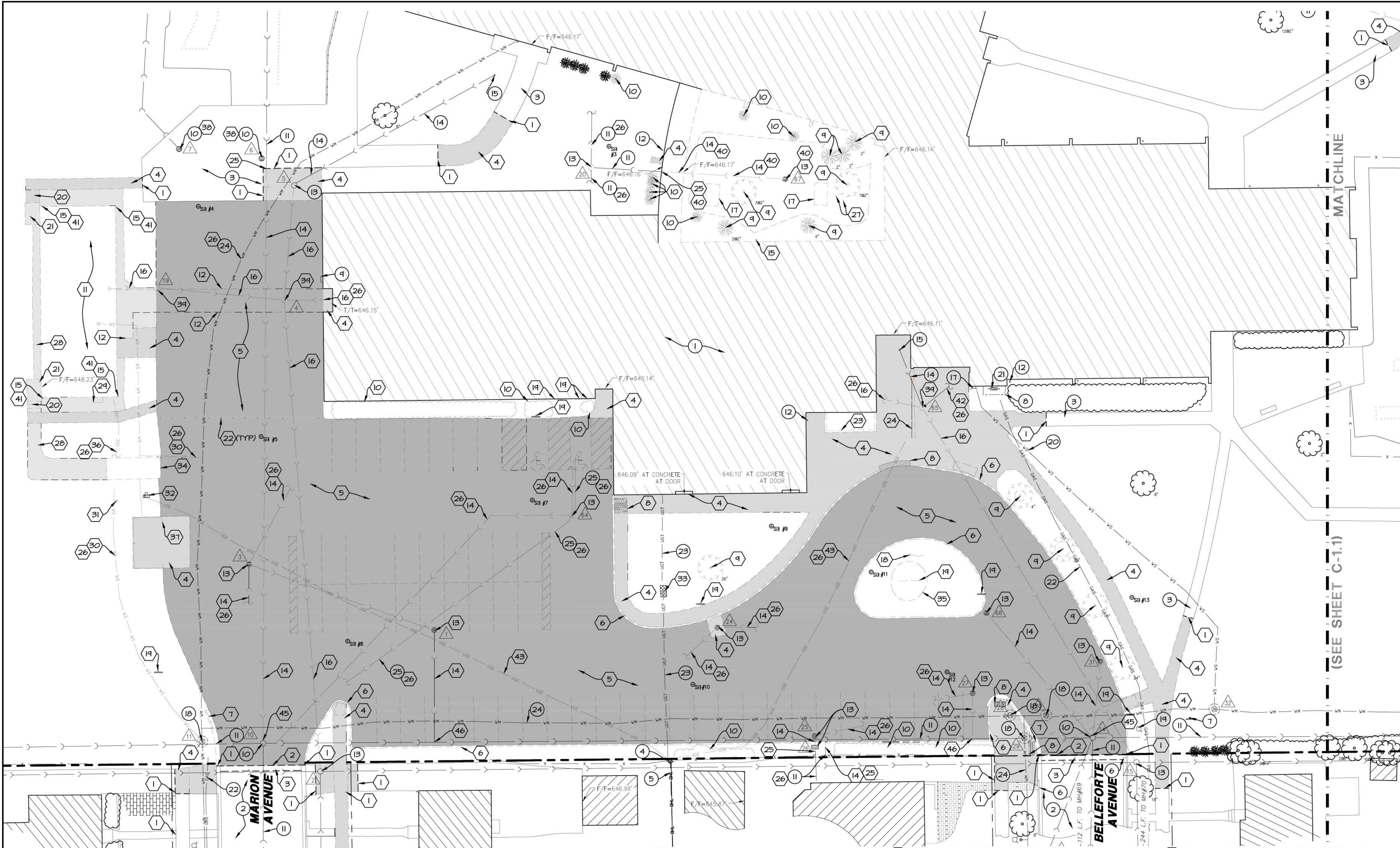
2001 Center Drive, Ste 0411 | Hoffman Estates, IL 60139
 P: 224.293.6333 | F: 224.293.6444
 wtgroup.com

IL License No: 194 087570-0115 | Exp: 04/30/2027
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HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
 GOLF SCHOOL DISTRICT 67
 9000 BELLEFORTE AVENUE
 MORTON GROVE, IL 60053



DATE	MARK
50% CD NOT FOR CONSTRUCTION	
PROJECT No.	2025.034
DATE	OCTOBER 7, 2025
SHEET TITLE	TITLE SHEET
SHEET	T-1.0



SITE DEMOLITION NOTES:

- A. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND FLAGGED IN OPERATION.
- C. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY AND COMPLY WITH THE NPDES II REQUIREMENTS OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND THE INDIVIDUAL STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
- D. ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- E. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
- F. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO, FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, AND MISCELLANEOUS DEBRIS) INDICATED TO BE DEMOLISHED SHALL BE REMOVED OR DEMOLISHED AND REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR.
- G. CONTACT GAS COMPANY PRIOR TO DEMOLITION. LOCATION OF EXISTING GAS SERVICES ARE UNKNOWN.
- H. ALL EXISTING TREES SHALL REMAIN UNLESS OTHERWISE NOTED.
- I. ALL EXISTING UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- K. CONTRACTOR SHALL PROVIDE REMOVAL AND REPLACEMENT AND SHORING AS NECESSARY TO MEET OSHA AND LOCAL CODE, AS WELL AS MANUFACTURER'S REQUIREMENTS.
- L. ALL FOUNDATIONS FOR ALL FENCES, SIGNS, ETC. NOTED FOR REMOVAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE.
- M. PROOF-ROLLING SHALL BE PERFORMED FOR ALL SUBGRADE PRIOR TO CONSTRUCTION OF NEW PAVEMENT. ALL SUBGRADE PROOF-ROLLING SHALL BE WITNESSED AND APPROVED BY A MATERIALS TESTING AGENCY TO BE HIRED BY THE OWNER. CONTRACTOR TO COORDINATE ALL PROOF-ROLLING WITH THE MATERIALS TESTING AGENCY. CONTACT THE ENGINEER AND MATERIAL TESTING AGENCY SO THAT THEY MAY WITNESS THE PROOF ROLL. PROOF ROLL SHALL BE PROVIDED FOR ALL PAVEMENT AREAS SPECIFIED FOR FULL DEPTH REMOVAL AND REPLACEMENT.
- N. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 08-25-25, PREPARED BY THE MT GROUP, LLC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- O. SEE SHEET SUR-4 BOUNDARY AND TOPOGRAPHIC SURVEY FOR ALL EXISTING LOCATED UTILITY DATA.
- P. CLEAR SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- Q. ALL ITEMS MARK "EXISTING OR EXISTING TO REMAIN" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
- R. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPG-662 AND/OR LPG-663 FORMS AS PART OF THEIR CONTRACT.
- S. ALL EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE CAPPED WITH 2' LONG (MIN) NON-SHRINK CONCRETE MORTAR PLUGS AT BOTH ENDS.
- T. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

DEMOLITION LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- W—W— EXISTING WATER MAIN
- VS—VS— EXISTING WATER SERVICE
- GAS—GAS— EXISTING GAS LINE
- UE—UE— EXISTING UNDERGROUND ELECTRIC LINE
- UT—UT— EXISTING UNDERGROUND TELCO LINE
- DL—DL— EXISTING OVERHEAD LINES
- EXISTING CLOSED MANHOLE
- ⊕ EXISTING OPEN GRATE MANHOLE
- ⊗ EXISTING BEEHIVE GRATE MANHOLE
- ⊠ EXISTING CURB INLET
- ⊡ EXISTING FIRE HYDRANT
- ⊞ EXISTING VALVE VAULT
- ⊘ EXISTING B-BOX
- ⊙ EXISTING GAS METER
- ⊚# SOIL BORING LOCATION

HATCH LEGEND

- ▨ EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH
- ▩ EXISTING ASPHALT PAVEMENT TO BE REMOVED FULL DEPTH

EXISTING SITE NOTES

1. EXISTING BUILDING TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. EXISTING CONCRETE TO REMAIN.
4. EXISTING UTILITY POLE TO REMAIN.
5. EXISTING OVERHEAD LINES TO REMAIN.
6. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
7. EXISTING SIGN TO REMAIN.
8. EXISTING FENCE TO REMAIN.
9. EXISTING EQUIPMENT CABINET TO REMAIN.
10. EXISTING STORM SEWER STRUCTURE TO REMAIN.
11. EXISTING SANITARY SEWER TO REMAIN.
12. EXISTING DOWNSPOUT TO REMAIN.
13. EXISTING SANITARY SEWER STRUCTURE TO REMAIN.
14. EXISTING SANITARY SEWER TO REMAIN.
15. EXISTING CLEANOUT TO REMAIN.
16. NOT USED.
17. EXISTING WALL HYDRANT TO REMAIN.
18. EXISTING VALVE VAULT TO REMAIN.
19. EXISTING FIRE HYDRANT TO REMAIN.
20. EXISTING WATER SERVICE TO REMAIN.
21. EXISTING GAS METER TO REMAIN.
22. EXISTING GAS SERVICE TO REMAIN.
23. EXISTING UNDERGROUND TELCO LINE TO REMAIN.
24. EXISTING WATER MAIN TO REMAIN.
25. EXISTING SANITARY SEWER PER RECORD DOCUMENTS TO REMAIN.

SITE DEMOLITION NOTES

1. NEW FULL DEPTH SAWCUT OF EXISTING CURB/CONCRETE TO PROVIDE CLEAN CONSTRUCTION BREAK.
2. NEW FULL DEPTH SAWCUT OF EXISTING ASPHALT PAVEMENT TO PROVIDE CLEAN CONSTRUCTION BREAK.
3. NEW 2' BUTT JOINT.
4. EXISTING CONCRETE TO BE REMOVED FULL DEPTH TO MEET THE BOTTOM OF THE NEW PAVEMENT CROSS SECTIONS (NEW SUBGRADE ELEVATION). SEE THE SITE GRADING PLAN FOR NEW FINISHED ELEVATIONS AND DETAIL SHEETS FOR NEW PAVEMENT CROSS SECTIONS.
5. EXISTING ASPHALT PAVEMENT TO BE REMOVED FULL DEPTH TO MEET THE BOTTOM OF THE NEW PAVEMENT CROSS SECTIONS (NEW SUBGRADE ELEVATION). SEE THE SITE GRADING PLAN FOR NEW FINISHED ELEVATIONS AND DETAIL SHEETS FOR NEW PAVEMENT CROSS SECTIONS.
6. EXISTING CONCRETE CURB TO BE REMOVED.
7. EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
8. EXISTING DETECTABLE HARKING PLATE TO BE REMOVED.
9. EXISTING TREE TO BE REMOVED.
10. EXISTING SHRUB TO BE REMOVED.
11. EXISTING PORTABLE CLASSROOM AND FOOTINGS TO BE REMOVED.
12. EXISTING BREEZEWAY AND FOOTINGS TO BE REMOVED.
13. EXISTING STORM SEWER STRUCTURE TO BE REMOVED.
14. EXISTING STORM SEWER TO BE REMOVED.
15. EXISTING DOWNSPOUT TO BE REMOVED.
16. EXISTING SANITARY SEWER TO BE REMOVED.
17. EXISTING LANDSCAPE TIMBER TO BE REMOVED.
18. EXISTING FLAGPOLE TO BE REMOVED.
19. EXISTING SIGN TO BE REMOVED.
20. EXISTING STEPS TO BE REMOVED.
21. EXISTING PLATFORM TO BE REMOVED.
22. EXISTING BOLLARD TO BE REMOVED.
23. EXISTING BLOCK WALL TO BE REMOVED.
24. EXISTING HANDRAIL TO BE REMOVED.
25. LIMITS OF STORM SEWER REMOVAL.
26. CONTRACTOR SHALL TRACE UTILITY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
27. EXISTING CLEANOUT TO BE REMOVED.
28. EXISTING GRAVEL TO BE REMOVED FULL DEPTH.
29. EXISTING AG UNIT TO BE REMOVED.
30. EXISTING WATER SERVICE TO BE REMOVED.

SITE DEMOLITION NOTES

31. EXISTING B-BOX TO BE REMOVED.
32. EXISTING ELECTRIC PANEL TO BE REMOVED.
33. EXISTING HANDHOLE TO BE REMOVED.
34. EXISTING SHIPPING CONTAINER TO BE REMOVED AND RELOCATED.
35. EXISTING MULCH AREA TO BE REMOVED.
36. EXISTING UNDERGROUND ELECTRIC LINE TO BE REMOVED.
37. EXISTING FENCE TO BE REMOVED.
38. CONTRACTOR SHALL CLEAN STRUCTURE AND PIPES DURING CONSTRUCTION.
39. EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED.
40. SEE PLUMBING PLANS FOR DETAILS ON REMOVAL OF EXISTING STORM SEWERS.
41. CONTRACTOR SHALL REMOVE ALL PIPES ASSOCIATED WITH STRUCTURE TO BE REMOVED. CONTRACTOR SHALL VERIFY DEPTHS AND SIZES OF ASSOCIATED PIPES IN FIELD PRIOR TO CONSTRUCTION.
42. EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PLUG SUSTAINED DURING CONSTRUCTION.
43. EXISTING UNDERGROUND ELECTRIC LINE TO BE REMOVED BY OTHERS.
44. EXISTING SHRIMP TO BE REMOVED.
45. EXISTING STORM STRUCTURE HOLE SHALL BE PLUGGED WITH NON-SHRINK CONCRETE MORTAR.
46. EXISTING STORM SEWER HOLE SHALL BE CAPPED WITH NON-SHRINK CONCRETE MORTAR.
47. EXISTING FLARED END SECTION TO BE REMOVED.
48. EXISTING BUSH LINE TO BE REMOVED.

EXISTING UTILITY DATA

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| <ul style="list-style-type: none"> 1. RM=644.82' (STORM) 2. RM=645.33' (SANITARY) 3. RM=644.89' (STORM) 4. RM=645.36' (SANITARY) 5. RM=644.89' (SANITARY) 6. RM=645.37' (STORM) 7. RM=644.16' (STORM) | <ul style="list-style-type: none"> 10. RM=645.40' (STORM) 11. RM=645.32' (WATER) 12. RM=644.50' (STORM) 13. RM=644.88' (SANITARY) 14. RM=645.36' (SANITARY) 15. RM=644.89' (SANITARY) 16. RM=645.36' (SANITARY) 17. RM=645.36' (SANITARY) 18. RM=645.36' (SANITARY) 19. RM=645.22' (SANITARY) 20. RM=644.10' (STORM) 21. RM=644.67' (STORM) 22. RM=644.67' (STORM) 23. RM=644.67' (STORM) 24. RM=644.67' (STORM) 25. RM=644.67' (STORM) 26. RM=644.67' (STORM) 27. RM=644.67' (STORM) 28. RM=644.67' (STORM) 29. RM=644.67' (STORM) 30. RM=644.67' (STORM) 31. RM=644.67' (STORM) 32. RM=644.67' (STORM) 33. RM=644.67' (STORM) 34. RM=644.67' (STORM) 35. RM=644.67' (STORM) 36. RM=644.67' (STORM) 37. RM=644.67' (STORM) 38. RM=644.67' (STORM) 39. RM=644.67' (STORM) 40. RM=644.67' (STORM) 41. RM=644.67' (STORM) 42. RM=644.67' (STORM) 43. RM=644.67' (STORM) 44. RM=644.67' (STORM) 45. RM=644.67' (STORM) 46. RM=644.67' (STORM) 47. RM=644.67' (STORM) | <ul style="list-style-type: none"> 48. RM=645.15' (STORM) 49. RM=644.08' (STORM) 50. RM=644.66' (WATER) 51. RM=644.47' (WATER) 52. RM=644.04' (STORM) 53. RM=644.97' (WATER) 54. RM=644.81' (SANITARY) 55. RM=644.81' (SANITARY) 56. RM=644.81' (SANITARY) 57. RM=644.81' (SANITARY) 58. RM=644.81' (SANITARY) 59. RM=644.81' (SANITARY) 60. RM=644.81' (SANITARY) 61. RM=644.81' (SANITARY) 62. RM=644.81' (SANITARY) 63. RM=644.81' (SANITARY) 64. RM=644.81' (SANITARY) 65. RM=644.81' (SANITARY) 66. RM=644.81' (SANITARY) 67. RM=644.81' (SANITARY) 68. RM=644.81' (SANITARY) 69. RM=644.81' (SANITARY) 70. RM=644.81' (SANITARY) 71. RM=644.81' (SANITARY) 72. RM=644.81' (SANITARY) 73. RM=644.81' (SANITARY) 74. RM=644.81' (SANITARY) 75. RM=644.81' (SANITARY) 76. RM=644.81' (SANITARY) 77. RM=644.81' (SANITARY) 78. RM=644.81' (SANITARY) 79. RM=644.81' (SANITARY) 80. RM=644.81' (SANITARY) 81. RM=644.81' (SANITARY) 82. RM=644.81' (SANITARY) 83. RM=644.81' (SANITARY) 84. RM=644.81' (SANITARY) 85. RM=644.81' (SANITARY) 86. RM=644.81' (SANITARY) 87. RM=644.81' (SANITARY) 88. RM=644.81' (SANITARY) 89. RM=644.81' (SANITARY) 90. RM=644.81' (SANITARY) 91. RM=644.81' (SANITARY) 92. RM=644.81' (SANITARY) 93. RM=644.81' (SANITARY) 94. RM=644.81' (SANITARY) 95. RM=644.81' (SANITARY) 96. RM=644.81' (SANITARY) 97. RM=644.81' (SANITARY) 98. RM=644.81' (SANITARY) 99. RM=644.81' (SANITARY) 100. RM=644.81' (SANITARY) |
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1" = 20'

W-T JOB NUMBER-C2500035

WT GROUP

WATER & TERRACE GROUP, INC.

2000 Center Drive, Ste 0411 | Hoffman Estates, IL 60139

P: 224.293.6333 | F: 224.293.6444

www.wtgroup.com

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DLA ARCHITECTS

form follows learning

Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063

HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS

GOLF SCHOOL DISTRICT 67

9000 BELLEFORTE AVENUE

MORTON GROVE, IL 60053

DATE: _____ MARK: _____

PROJECT No.: 2025.036

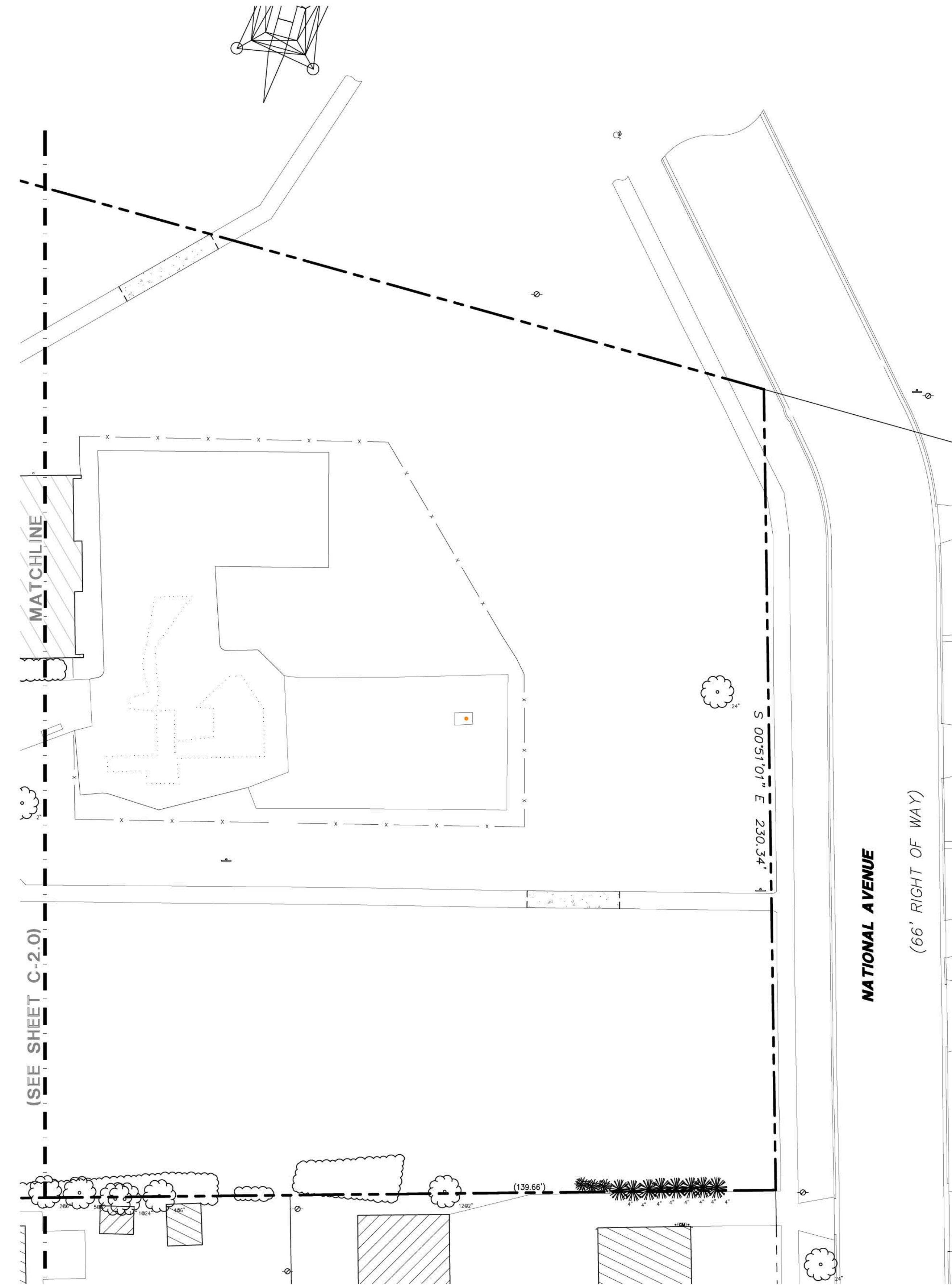
DATE: OCTOBER 7, 2025

SHEET TITLE: _____

SITE DEMOLITION PLAN

SHEET: _____



C-1.0



SITE GEOMETRIC NOTES:

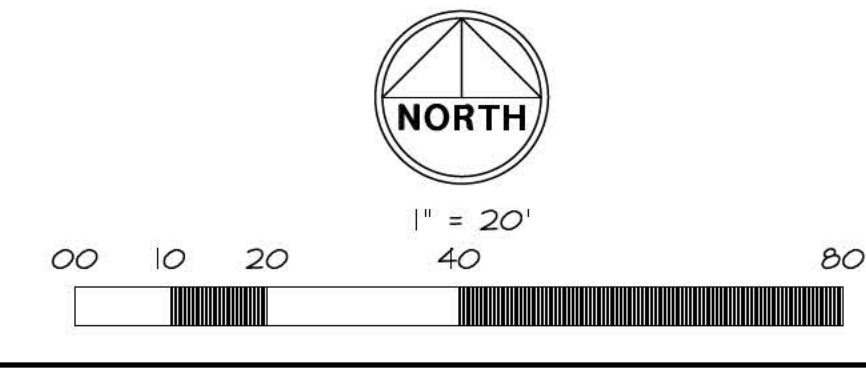
- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 08-25-25, PREPARED BY THE WT GROUP, LLC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- D. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- G. CONTRACTOR SHALL CONTACT JULLIE (811 OR 1-800-842-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS.
- I. ALL PAINTED CURB ON SITE TO BE REPAINTED FOLLOWING RESURFACING OF THE PARKING LOT. MATCH EXISTING COLOR, REPAINT WITH HIGH QUALITY PAINT.
- J. THIS LAYOUT IS PARALLEL TO THE (DIRECTION) PROPERTY LINE (BEARING.)

HATCH LEGEND

-  NEW FULL DEPTH ASPHALT PAVEMENT
-  NEW HEAVY DUTY ASPHALT PAVEMENT
-  NEW CONCRETE SIDEWALK
-  NEW HEAVY DUTY CONCRETE PAVEMENT



DATE	MARK
50% CD NOT FOR CONSTRUCTION	
PROJECT No.	2025.036
DATE	OCTOBER 7, 2025
SHEET TITLE	SITE GEOMETRIC PLAN
SHEET	C-2.1

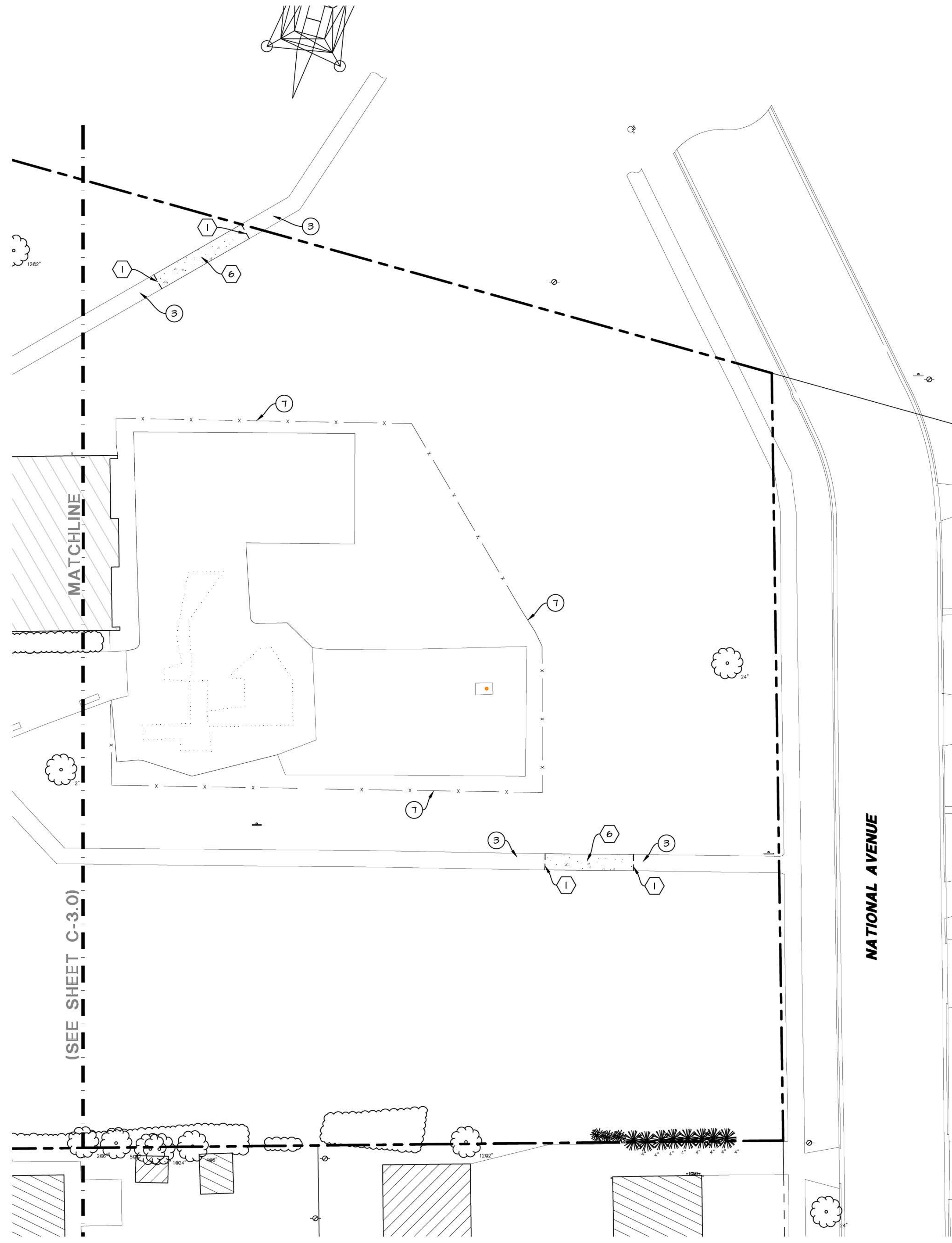


W-T JOB NUMBER-C2500035

 **WT GROUP**
 Engineering • Design • Consulting

Structural | Mechanical/Electrical/HVAC |
 Civil | Land Survey | Telecommunications | Aquatic
 Accessibility Consulting | Design & Program Management
 Engineering with Precision, Pace & Passion.
 2000 Center Drive, Ste 0411 | Hoffman Estates, IL 60192
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 wtgroup.com

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SITE DEVELOPMENT NOTES:

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 08-25-25, PREPARED BY THE MT GROUP, LLC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- D. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH LANDSCAPE PLANS.
- E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
- G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS.
- I. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.
- J. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- K. CONTRACTOR SHALL RE-STRIPE ALL STRIPINGS DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
- L. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- M. ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
- N. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- O. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

HATCH LEGEND

- NEW FULL DEPTH ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW HEAVY DUTY CONCRETE PAVEMENT

SITE DEVELOPMENT NOTES:

- 1. NEW FULL DEPTH SAWCUT OF EXISTING CURB/CONCRETE TO PROVIDE CLEAN CONSTRUCTION BREAK.
- 2. NEW FULL DEPTH SAWCUT OF EXISTING ASPHALT PAVEMENT TO PROVIDE CLEAN CONSTRUCTION BREAK.
- 3. NEW 2" BUTT JOINT.
- 4. NEW BUILDING ADDITION. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 5. NEW FULL DEPTH ASPHALT PAVEMENT.
- 6. NEW CONCRETE SIDEWALK.
- 7. NEW MONOLITHIC CURB GUTTER AND SIDEWALK.
- 8. NEW MONOLITHIC DEPRESSIONED CURB GUTTER AND SIDEWALK.
- 9. NEW 6-12 CURB AND GUTTER.
- 10. NEW DEPRESSIONED CURB AND GUTTER MEETING ALL ADA REQUIREMENTS.
- 11. NEW DETECTABLE WARNING PLATE.
- 12. NEW ADA PARKING SIGN.
- 13. NEW ADA PARKING SYMBOL AND STRIPED ACCESS AISLE.
- 14. NEW PAVEMENT STRIPING.
- 15. NEW CONCRETE WHEEL STOP.
- 16. NEW HEAVY DUTY ASPHALT PAVEMENT.
- 17. NEW HEAVY DUTY CONCRETE PAVEMENT.
- 18. NEW FENCE. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 19. NEW CONCRETE STOOP WITH FROSTWALL. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 20. NEW "DO NOT ENTER" SIGN.
- 21. NEW CONCRETE COLLAR.
- 22. NEW REMOVABLE SAFETY BOLLARDS.
- 23. NEW BULL NOSE.
- 24. NEW YELLOW TRAFFIC ARROW PAVEMENT MARKING.
- 25. NEW BIKE RACK. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 26. NEW HANDRAIL. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 27. EXISTING SHIPPING CONTAINER TO BE RELOCATED. CONTRACTOR SHALL COORDINATE RELOCATION WITH SCHOOL DISTRICT.
- 28. NEW MONOLITHIC CURB AND SIDEWALK.
- 29. NEW "STOP" SIGN.
- 30. NEW UTILITY PAD. (SEE ELECTRICAL PLANS FOR DETAILS)
- 31. NEW "BUS DROP OFF" SIGN.
- 32. NEW "EXIT TO MARION AVENUE" SIGN.
- 33. NEW "DO NOT ENTER" SIGN.
- 34. NEW "ONE WAY" SIGN.
- 35. NEW AREA LIGHT. (SEE SITE LIGHTING AND ELECTRICAL PLANS FOR DETAILS)

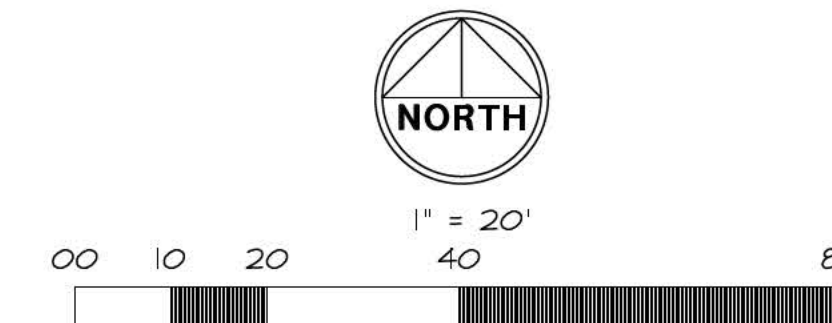
EXISTING SITE NOTES:

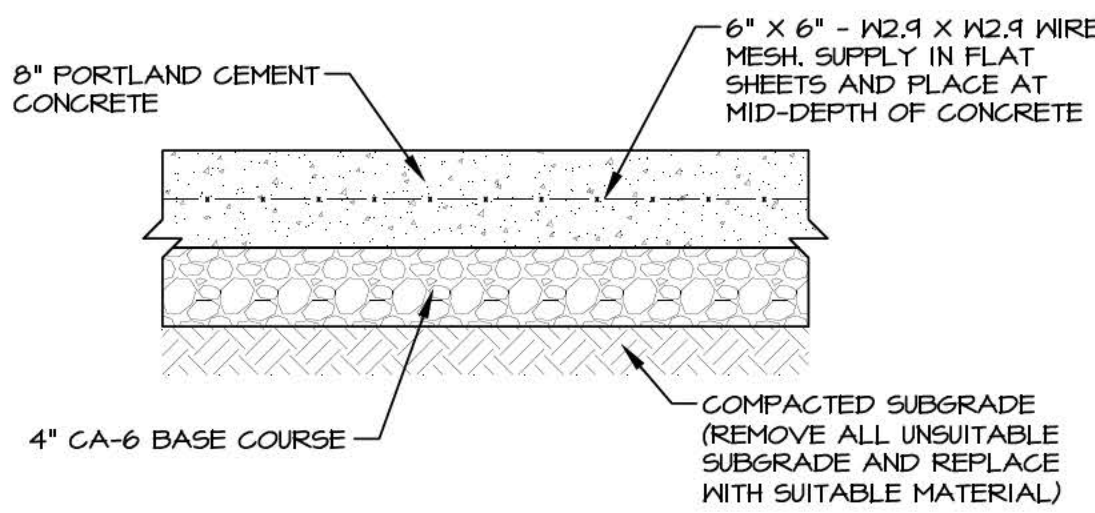
- 1. EXISTING BUILDING TO REMAIN.
- 2. EXISTING ASPHALT PAVEMENT TO REMAIN.
- 3. EXISTING CONCRETE TO REMAIN.
- 4. EXISTING UTILITY POLE TO REMAIN.
- 5. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- 6. EXISTING SIGN TO REMAIN.
- 7. EXISTING FENCE TO REMAIN.
- 8. EXISTING EQUIPMENT CABINET TO REMAIN.
- 9. EXISTING DOWNSPOUT TO REMAIN.
- 10. EXISTING WALL HYDRANT TO REMAIN.
- 11. EXISTING FIRE HYDRANT TO REMAIN.
- 12. EXISTING GAS METER TO REMAIN.



DATE	MARK

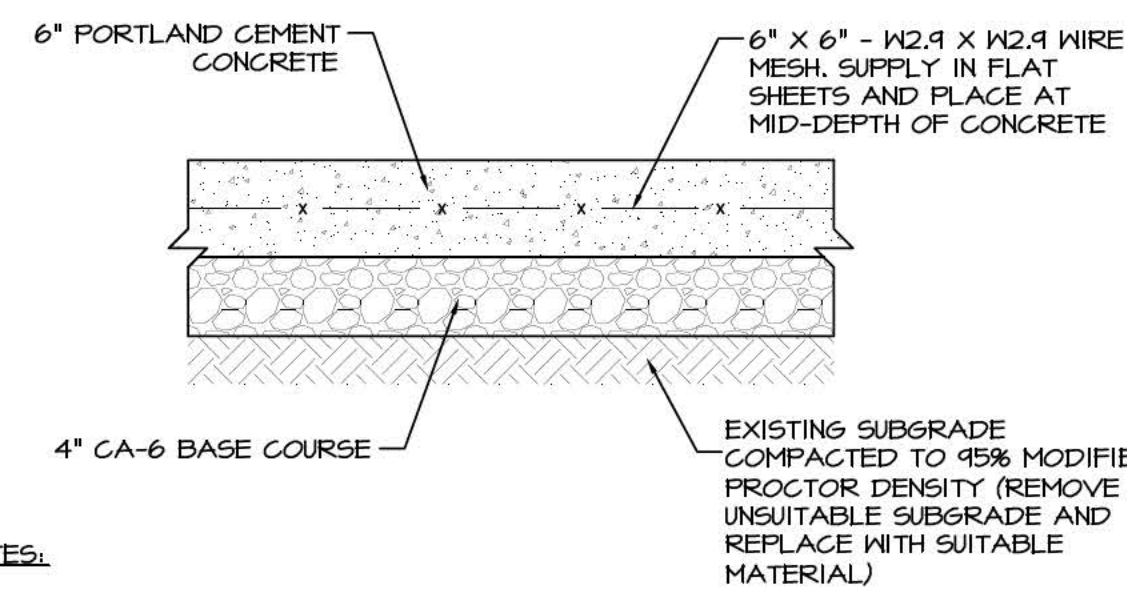
W-T JOB NUMBER-C2500035
WT GROUP
Architect | Interior/Exterior/Construction/Interior
Civil | Land Survey | Telecommunications/Aquatics
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
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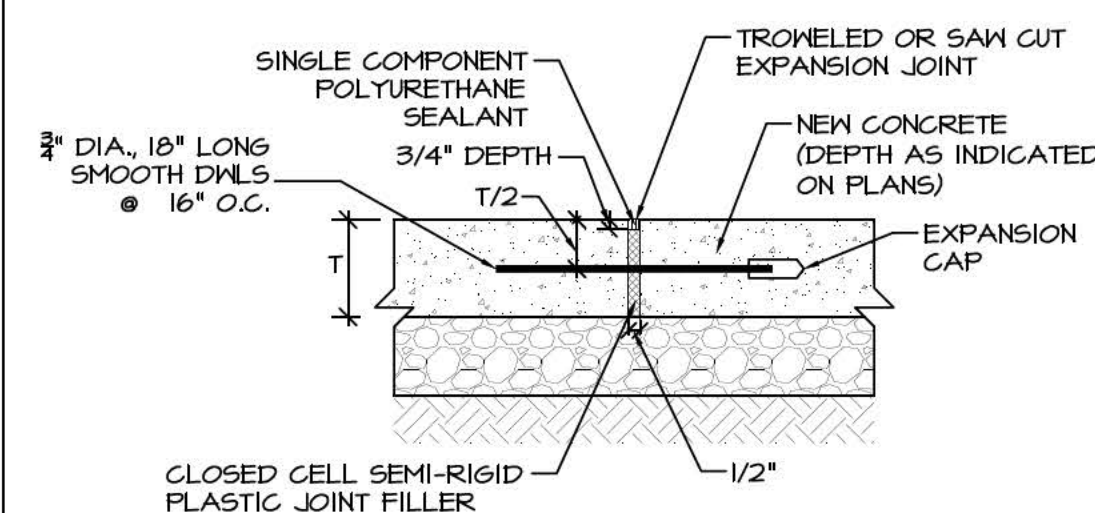
- NOTES:**
- EXISTING AGGREGATE BASE COURSE SHALL NOT BE USED AS THE BASE COURSE FOR THE NEW PAVEMENT SECTION.
 - INSTALL THREE (3) CONTINUOUS NO. 4 STEEL REBAR PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE TRENCH.
 - CONTRACTOR TO PROVIDE SUPPORT CHAIRS AS REQUIRED TO ENSURE PLACEMENT OF W/M. "PULLING UP" W/M INTO POSITION DURING POUR IS NOT ACCEPTABLE.

DETAIL - HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE



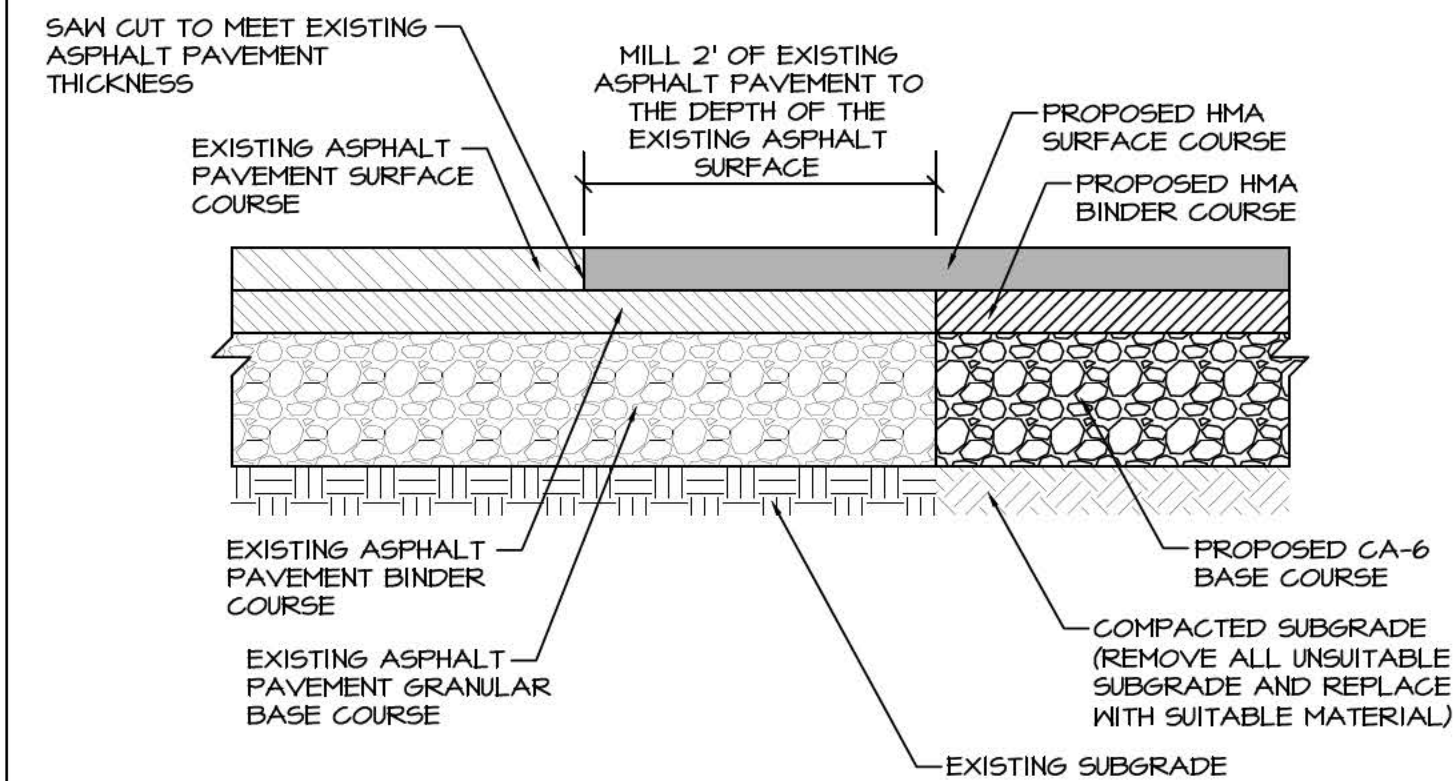
- NOTES:**
- INSTALL THREE (3) CONTINUOUS NO. 4 STEEL REBAR PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE TRENCH.
 - EXISTING AGGREGATE BASE COURSE SHALL NOT BE USED AS THE BASE COURSE FOR THE NEW PAVEMENT SECTION.
 - CONTRACTOR TO PROVIDE SUPPORT CHAIRS AS REQUIRED TO ENSURE PLACEMENT OF W/M. "PULLING UP" W/M INTO POSITION DURING POUR IS NOT ACCEPTABLE.
 - EXISTING AGGREGATE BASE COURSE SHALL NOT BE USED AS THE BASE COURSE FOR THE NEW PAVEMENT SECTION.

DETAIL - CONCRETE SIDEWALK
NOT TO SCALE



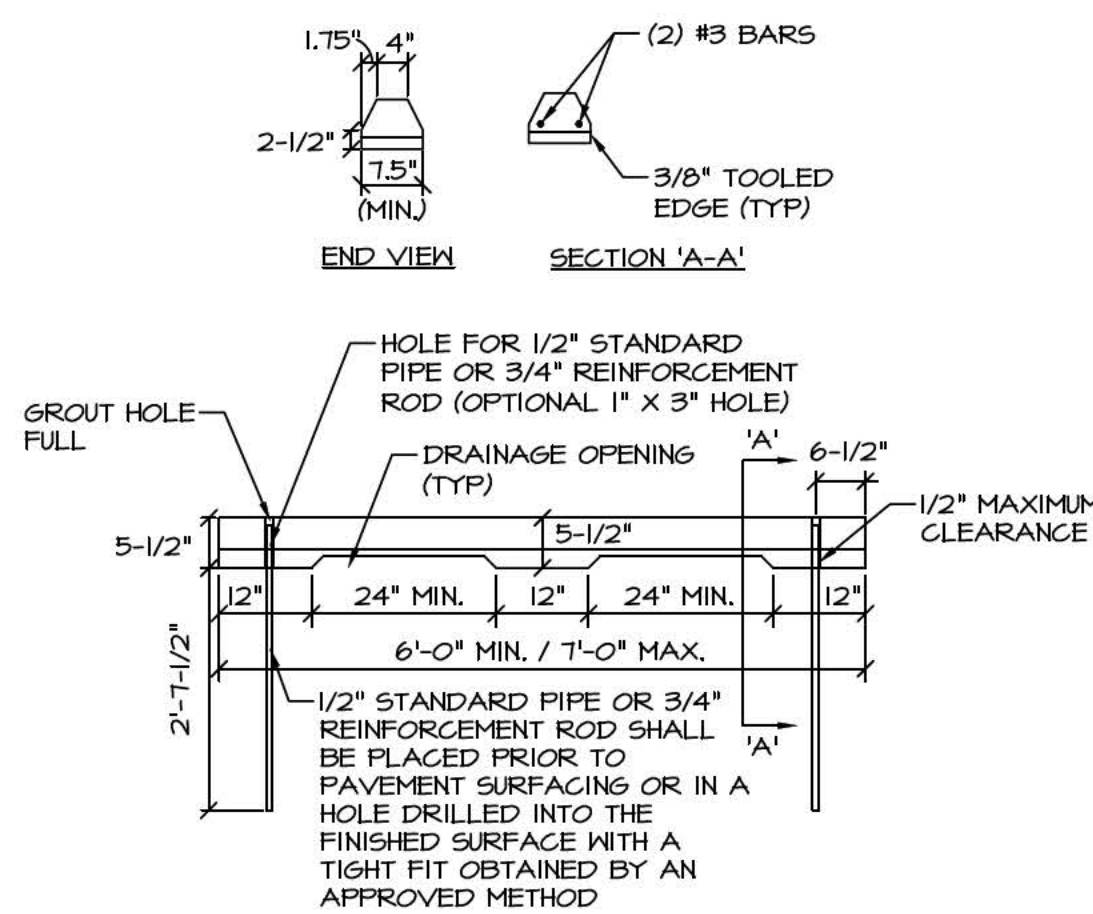
- NOTES:**
- EXPANSION JOINTS TO BE INSTALLED AT EDGES OF ALL CASTINGS ADJACENT TO CONCRETE.
 - T = CONCRETE THICKNESS

DETAIL - CONCRETE EXPANSION JOINT
NOT TO SCALE

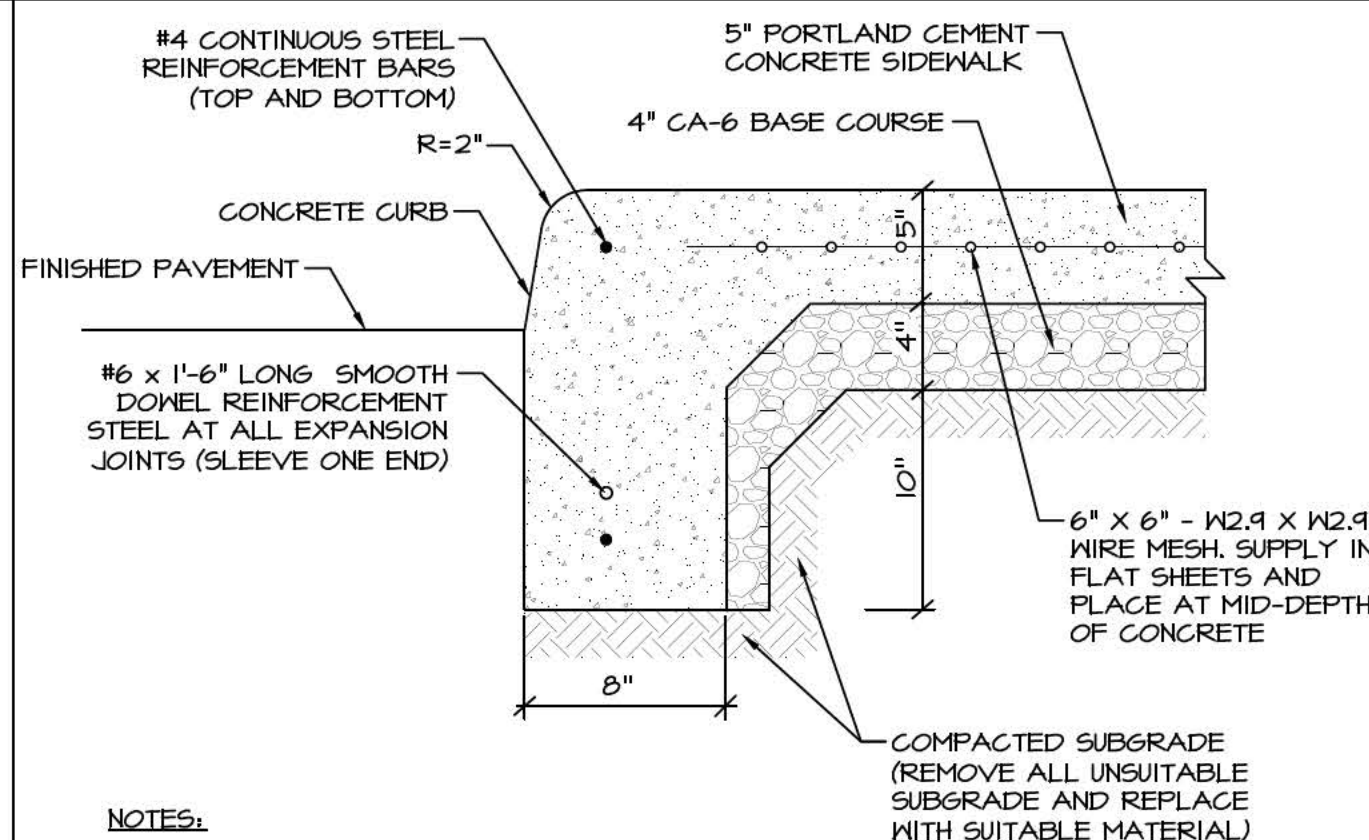


- NOTES:**
- EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
 - ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
 - BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

DETAIL - BUTT JOINT
NOT TO SCALE

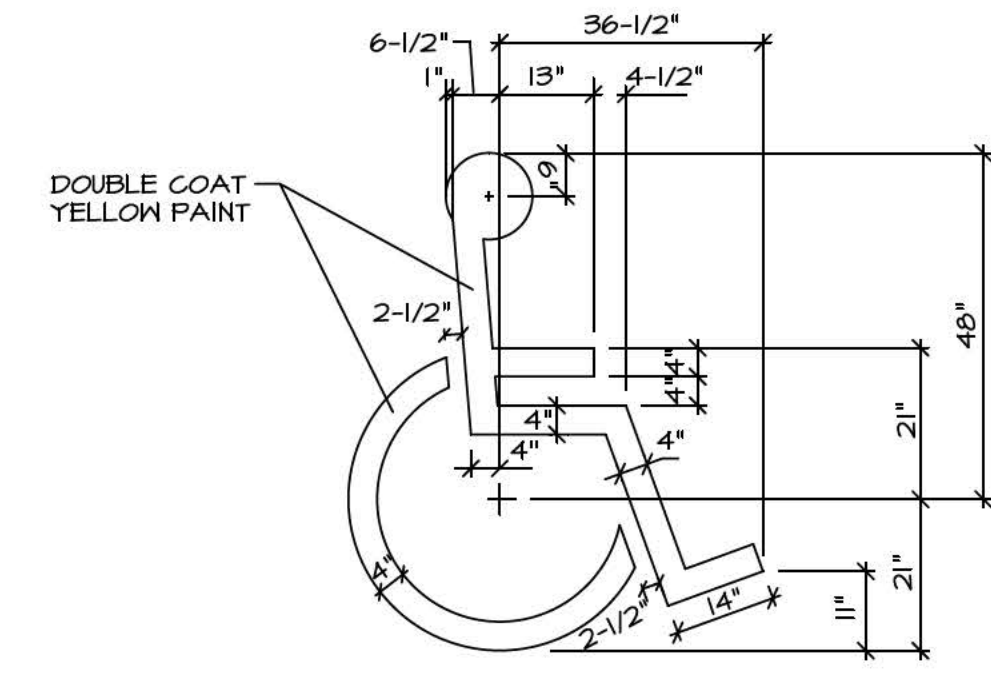


DETAIL - CONCRETE WHEEL STOP
NOT TO SCALE



- NOTES:**
- 1" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT A MINIMUM OF 50 FOOT INTERVALS AND AT ALL CURB FC'S AND PTS. CURB RETURNS ENDS OF CONSTRUCTION AND 5 FEET ON EACH SIDE OF ANY UTILITY STRUCTURE. CASTING THAT FALLS WITHIN THE CURB LINE. PROVIDE 1" x 10" SMOOTH EPOXY COATED DOMEL BARS AT EXPANSION JOINTS WITH DOMEL BAR AND PINCH CAP.
 - CONTROL JOINTS SHALL BE SAWS PER DETAIL, TO A MINIMUM DEPTH OF 2" AND PLACED AT 10 FOOT INTERVALS. SAWS SHALL BE SAWS NO SOONER THAN 6 HOURS AND NO LATER THAN 24 HOURS AFTER PLACEMENT OF CONCRETE.
 - 2 CONTINUOUS NO. 4 BARS SHALL BE INSTALLED AND CENTERED OVER ALL TRENCH CROSSINGS SO BARS EXTEND 5 FEET BEYOND THE TRENCH ON ALL SIDES.
 - DOMEL BARS AT EXPANSION JOINTS MUST BE DRILLED AND NOT PUSHED THRU EXPANSION MATERIAL.
 - CONTRACTOR TO PROVIDE SUPPORT CHAIRS AS REQUIRED TO ENSURE PLACEMENT OF W/M. "PULLING UP" W/M INTO POSITION DURING POUR IS NOT ACCEPTABLE.

DETAIL - MONOLITHIC CURB AND SIDEWALK
NOT TO SCALE



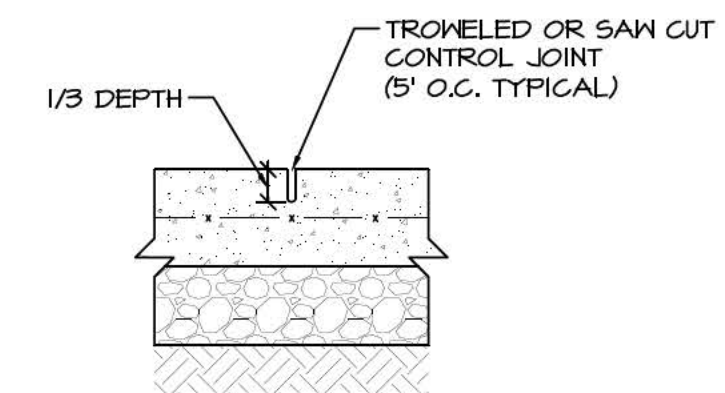
- NOTES:**
- SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.

DETAIL - ACCESSIBLE SYMBOL
NOT TO SCALE

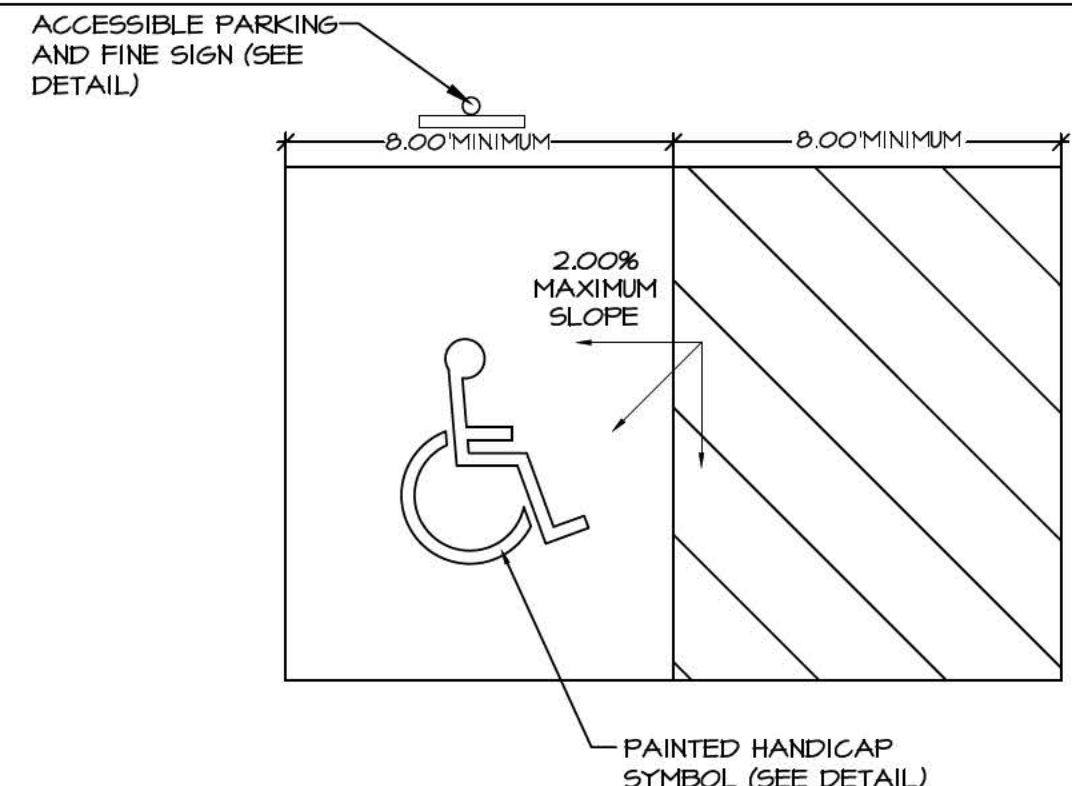


- NOTES:**
- CENTER SIGN IN PARKING STALL AND INSTALL MINIMUM OF 5" ABOVE FINISHED PAVEMENT ELEVATION.
 - CONTRACTOR SHALL VERIFY FINE AMOUNT WITH MUNICIPALITY PRIOR TO INSTALLATION.

DETAIL - ACCESSIBLE PARKING SIGN
NOT TO SCALE

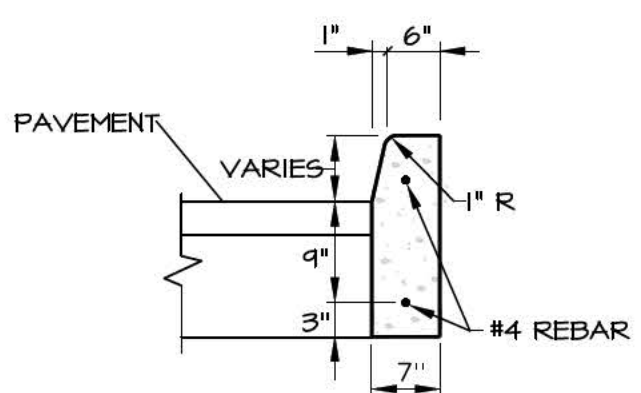


DETAIL - CONCRETE CONTROL JOINT
NOT TO SCALE



- NOTES:**
- ALL PAVEMENT STRIPING SHALL BE YELLOW.
 - MAXIMUM SLOPE WITHIN ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.

DETAIL - ACCESSIBLE PARKING STALL
NOT TO SCALE



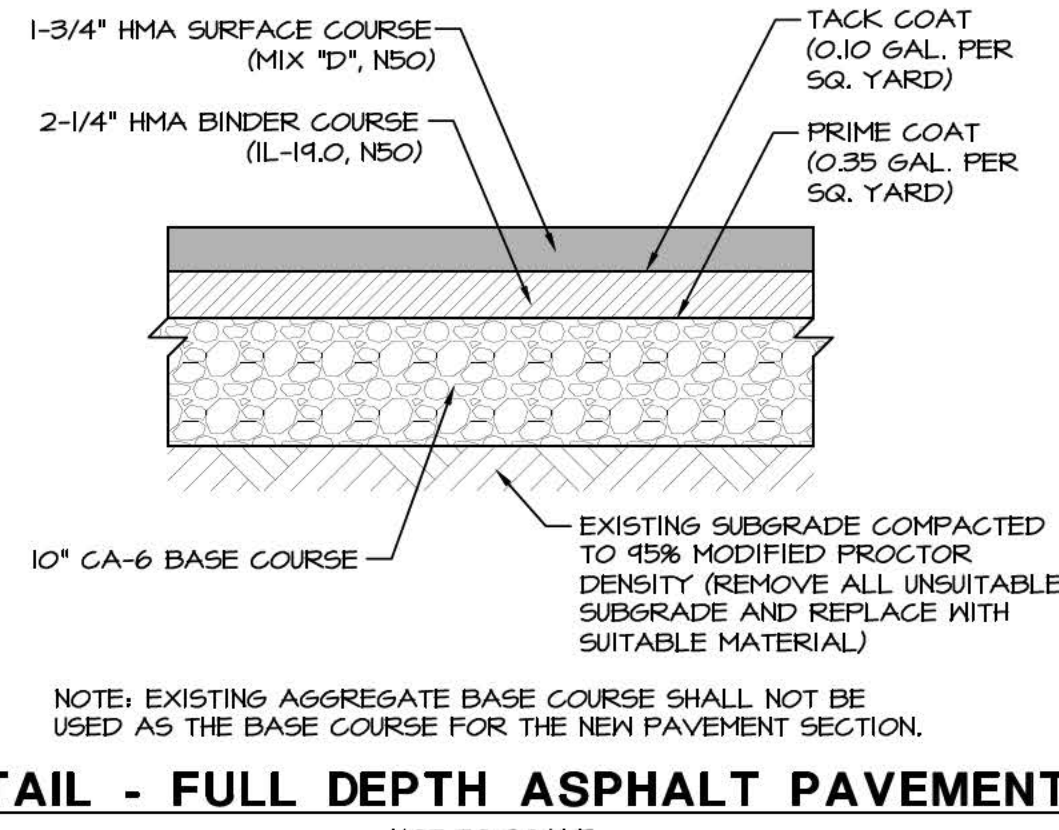
- NOTES:**
- BARRIER CURB SHALL BE CONCRETE.
 - CONTRACTION JOINTS: 1/4" WIDE x 1" DEEP, SHALL BE LOCATED AT RADIUS TANGENTS.
 - BASE MATERIAL SHALL MEET THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR GRADATION AND OTHER SPECIFIED MATERIAL REQUIREMENTS.

DETAIL - BARRIER CURB
NOT TO SCALE

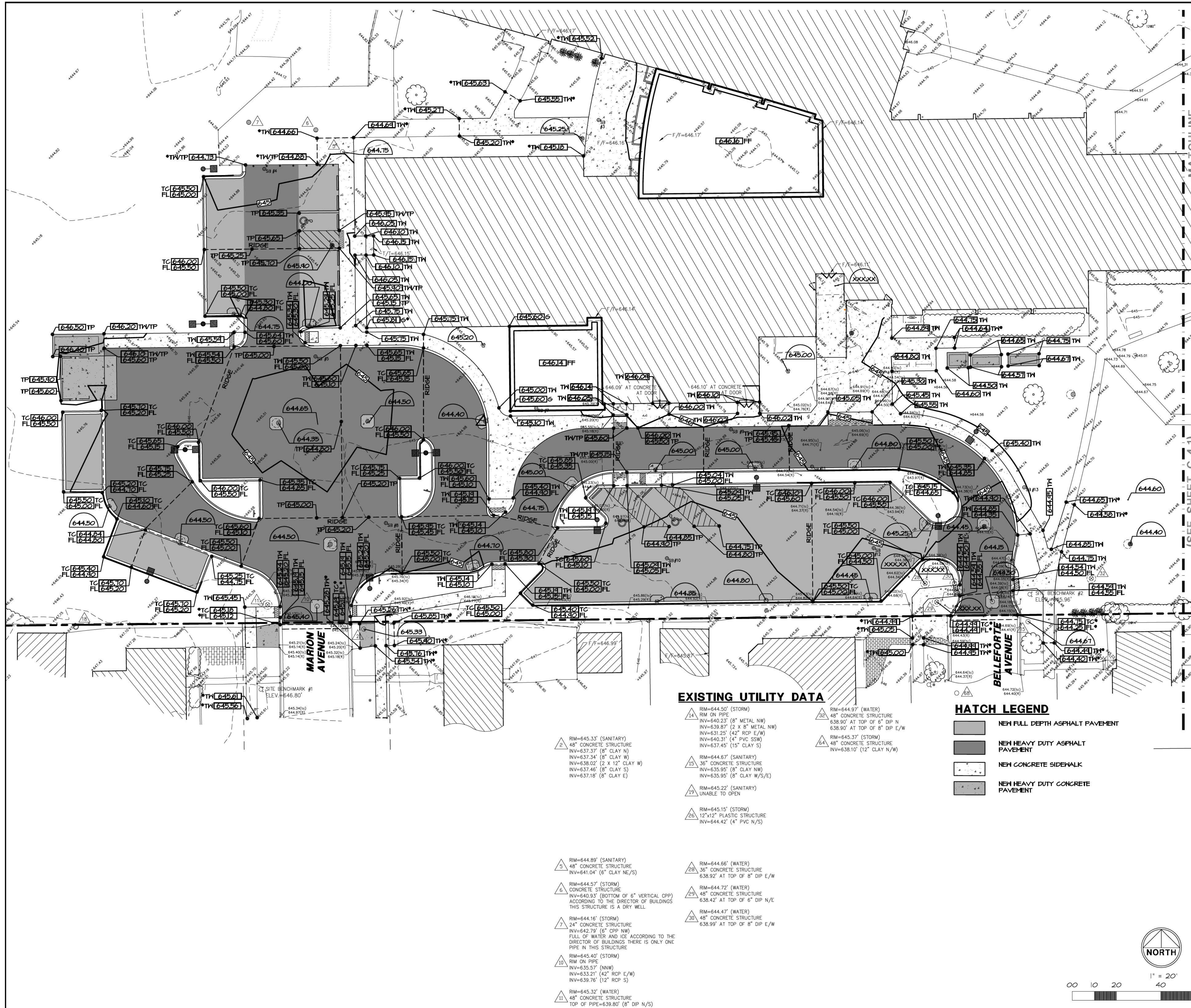
24" X 12" WET SET CAST IRON DETECTABLE WARNING TILE 2.350 DOME SPACING
(REPLACEABLE) TEL 888-960-8897 FAX 847-550-8004 www.tuffile.com

Tuffile
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TTC2412-WS-XXX
08/10/19
1 11/03/14

NOTE: "XXX" DESIGNATES COLOR



DETAIL - FULL DEPTH ASPHALT PAVEMENT
NOT TO SCALE



- ### SITE GRADING NOTES:
- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 08-25-25, PREPARED BY THE WT GROUP, LLC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
 - C. CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICE AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
 - E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM GROSS SLOPE OF 2.0% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.0%. ACCESSIBLE PARKING SPACES SHALL MAINTAIN A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
 - J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
 - K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
 - L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A MANNER AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC THOROUGHFARES OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
 - M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
 - N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
 - O. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.
 - P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL ENGINEERING REPORT DATED SEPTEMBER 2ND, 2025 PREPARED BY GEOCON PROFESSIONAL SERVICES, LLC.
 - Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED, REFER TO THE GEOTECHNICAL ENGINEERING REPORT DATED SEPTEMBER 2ND, 2025 PREPARED BY GEOCON PROFESSIONAL SERVICES, INC., FOR EXISTING TOPSOIL DEPTHS.
 - R. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

GRADING LEGEND

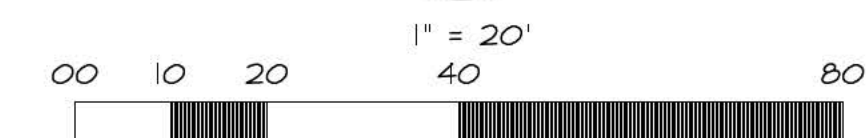
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	INTERPOLATED SPOT GRADE
	PROPOSED RIM ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
	100 YEAR OVERLAND FLOW ROUTE
	EMERGENCY OVERFLOW ARROW
	TP TOP OF PAVEMENT ELEVATION
	TH TOP OF SIDEWALK ELEVATION
	G FINISHED GRADE ELEVATION
	FF FINISHED FLOOR ELEVATION
	TC TOP OF CURB ELEVATION
	FL FLOW LINE ELEVATION
	ADJUST ADJUST EXISTING RIM ELEVATION
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	EXISTING B-BOX
	PROPOSED INLET
	PROPOSED OPEN LID MANHOLE / CATCH BASIN
	PROPOSED CLOSED LID MANHOLE
	PROPOSED NYLOPLAST DRAIN BASIN
	PROPOSED INLET WITH SOLID LID
	SOIL BORING LOCATION

EXISTING UTILITY DATA

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 14. RIM=644.50' (STORM)
RIM ON PIPE
INV=640.23' (8" METAL NW)
INV=639.87' (2 X 8" METAL NW)
INV=631.25' (42" RCP E/W)
INV=640.31' (4" PVC SSW)
INV=637.45' (15" CLAY S) 15. RIM=644.67' (SANITARY)
36" CONCRETE STRUCTURE
INV=635.95' (8" CLAY NW)
INV=635.95' (8" CLAY W/S/E) 19. RIM=645.22' (SANITARY)
UNABLE TO OPEN 26. RIM=645.15' (STORM)
12"x12" PLASTIC STRUCTURE
INV=644.42' (4" PVC N/S) 5. RIM=644.89' (SANITARY)
48" CONCRETE STRUCTURE
INV=641.04' (6" CLAY NE/S) 6. RIM=644.57' (STORM)
CONCRETE STRUCTURE
INV=640.93' (BOTTOM OF 6" VERTICAL CPP)
ACCORDING TO THE DIRECTOR OF BUILDINGS THIS STRUCTURE IS A DRY WELL 7. RIM=644.16' (STORM)
24" CONCRETE STRUCTURE
INV=642.76' (6" CPP NW)
FULL OF WATER AND ICE ACCORDING TO THE DIRECTOR OF BUILDINGS THERE IS ONLY ONE PIPE IN THIS STRUCTURE 10. RIM=645.40' (STORM)
RIM ON PIPE
INV=635.57' (NNW)
INV=633.21' (42" RCP E/W)
INV=639.76' (12" RCP S) 11. RIM=645.32' (WATER)
48" CONCRETE STRUCTURE
TOP OF PIPE=639.80' (8" DIP N/S) | <ul style="list-style-type: none"> 32. RIM=644.97' (WATER)
48" CONCRETE STRUCTURE
638.90' AT TOP OF 6" DIP N
638.90' AT TOP OF 8" DIP E/W 64. RIM=644.97' (STORM)
48" CONCRETE STRUCTURE
INV=638.10' (12" CLAY N/W) 28. RIM=644.66' (WATER)
36" CONCRETE STRUCTURE
638.92' AT TOP OF 8" DIP E/W 29. RIM=644.72' (WATER)
48" CONCRETE STRUCTURE
638.42' AT TOP OF 6" DIP N/E 30. RIM=644.47' (WATER)
48" CONCRETE STRUCTURE
638.99' AT TOP OF 8" DIP E/W |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

HATCH LEGEND

-
-
-
-



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WT GROUP

Engineering • Design • Consulting

HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS

GOLF SCHOOL DISTRICT 67

9000 BELLEFORTE AVENUE

MORTON GROVE, IL 60053

LEARNING TODAY... LEADING TOMORROW

67

DATE: _____

MARK: _____

PROJECT No.: 2025.030

DATE: OCTOBER 7, 2025

SHEET TITLE: _____

50% CD NOT FOR CONSTRUCTION

WT GROUP

2000 Center Drive, Ste B411 | Hoffman Estates, IL 60139

P: 224.293.6333 | F: 224.293.6444

wtgroup.com

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W-T JOB NUMBER-C2500035

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DATE: _____

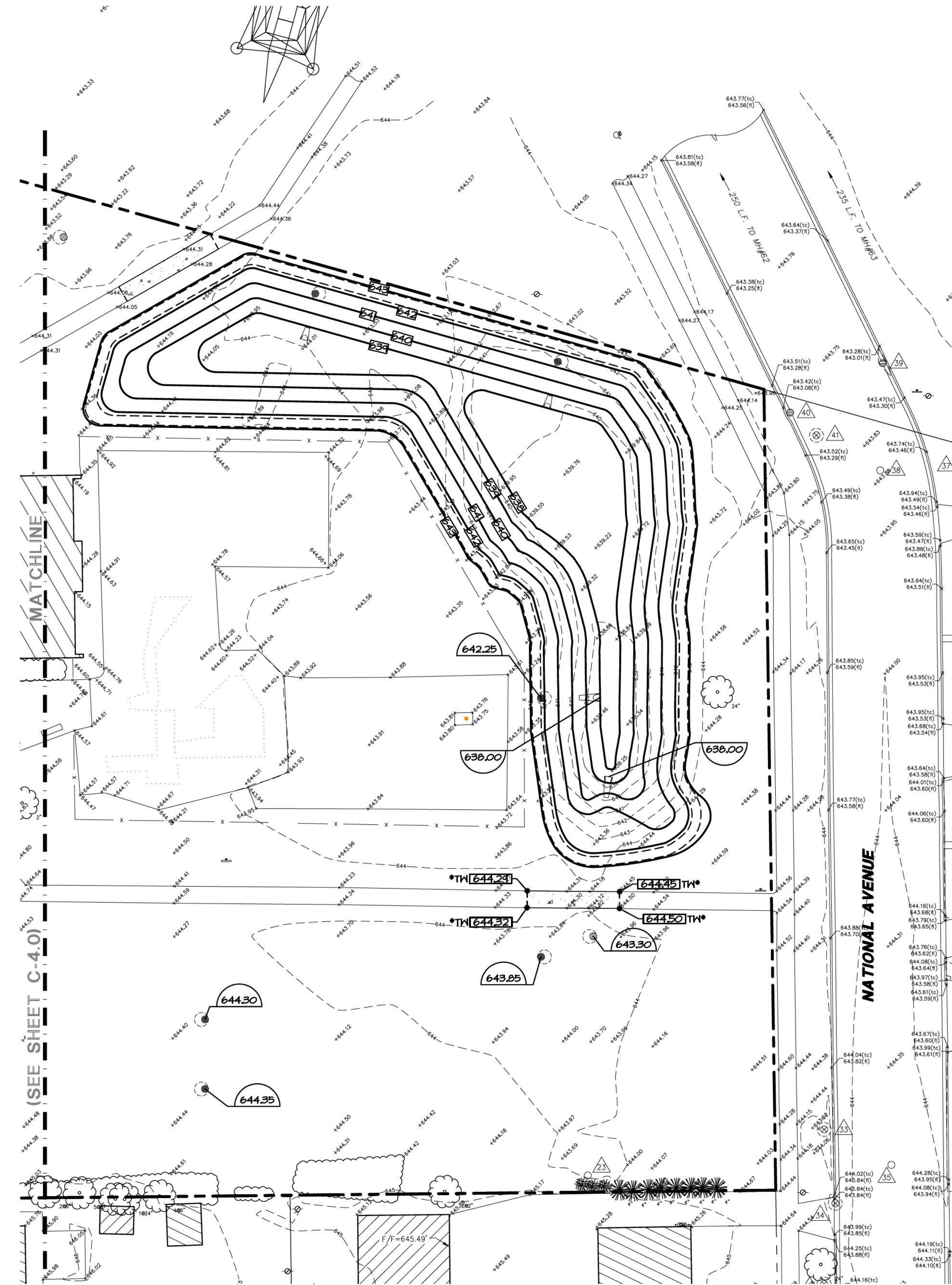
MARK: _____

SITE GRADING PLAN

SHEET: **C-4.0**

EXISTING UTILITY DATA

- 23 RIM=643.89' (STORM)
72" METAL STRUCTURE
INV=635.79' (12" RCP N)
INV=630.40' (42" RCP E/W)
- 33 RIM=643.90' (WATER)
48" CONCRETE STRUCTURE
FULL OF WATER
639.30' AT WATER LEVEL
637.57' AT TOP OF DIP E/W
SIZE UNKNOWN
- 34 RIM=643.82' (WATER)
60" CONCRETE STRUCTURE
637.97' AT TOP OF 12" DIP N/S
637.97' AT TOP OF 8" DIP E
- 35 RIM=644.39' (STORM)
RIM ON PIPE
INV=637.93' (15" RCP N)
INV=630.08' (42" RCP E/W)
- 37 RIM=643.79' (SANITARY)
36" CONCRETE STRUCTURE
INV=635.55' (8" CLAY N/S)
- 38 RIM=643.82' (STORM)
36" BLOCK STRUCTURE
INV=639.63' (8" CLAY N/W)
INV=638.50' (15" RCP S/W)
- 39 RIM=642.95' (STORM)
24" CONCRETE STRUCTURE
INV=640.17' (6" PVC S)
- 40 RIM=643.03' (STORM)
48" CONCRETE STRUCTURE
INV=639.60' (8" RCP SW)
- 41 RIM=643.53' (WATER)
48" CONCRETE STRUCTURE
638.75' AT TOP OF 12" DIP N/S



HATCH LEGEND

	NEW FULL DEPTH ASPHALT PAVEMENT
	NEW HEAVY DUTY ASPHALT PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW HEAVY DUTY CONCRETE PAVEMENT

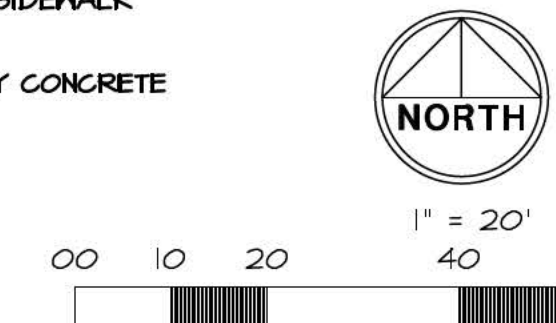
SITE GRADING NOTES:

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- B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
- C. CONTRACTOR SHALL CONTACT JULLIE (81) OR 1-800-942-0123 AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
- E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
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- K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A MANNER AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES, ALL SEDIMENT SILLIED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
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- Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED, REFER TO THE GEOTECHNICAL ENGINEERING REPORT DATED SEPTEMBER 2ND, 2025 PREPARED BY GEOCON PROFESSIONAL SERVICES, LLC, FOR EXISTING TOPSOIL DEPTHS.
- R. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

GRADING LEGEND

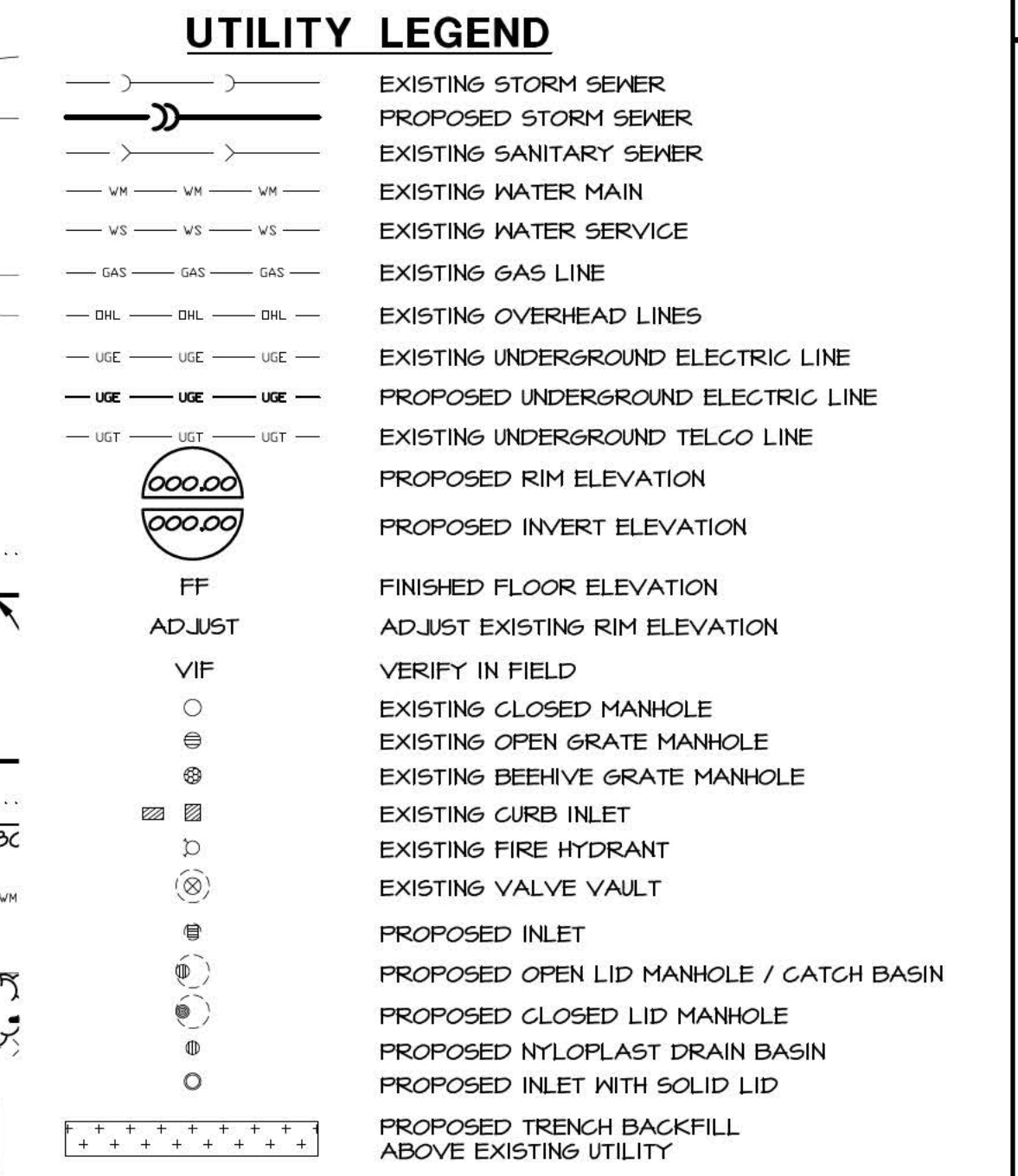
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- INTERPOLATED SPOT GRADE
- PROPOSED RIM ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EMERGENCY OVERFLOW ARROW
- TP
- TH
- G
- FF
- TC
- FL
- ADJUST
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING VALVE VAULT
- EXISTING B-BOX
- PROPOSED INLET
- PROPOSED OPEN LID MANHOLE / CATCH BASIN
- PROPOSED CLOSED LID MANHOLE
- PROPOSED NYLOPLAST DRAIN BASIN
- PROPOSED INLET WITH SOLID LID
- SOIL BORING LOCATION

W-T JOB NUMBER-C2500035
WT GROUP
Civil | Land Survey | Telecommunications | Aquatics
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
2001 Center Drive, Ste B411 | Hoffman Estates, IL 60139
P: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL License No: 194 067576 0015 | Exp: 04.30.2027
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SITE UTILITY NOTES:

- CONTRACTOR SHALL CONTACT JULLIE (811 OR 1-800-842-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
- ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.02 OF THE "STANDARD SPECIFICATIONS".
- TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
- CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
- ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.
- PROVIDE RUBBER MISSION COUPLING OR SIMILAR CONNECTION BETWEEN PIPES OF DISSIMILAR SIZE OR MATERIAL.
- ALL EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE CAPPED WITH 2' LONG (MIN) NON-SHRINK CONCRETE MORTAR PLUGS AT BOTH ENDS.

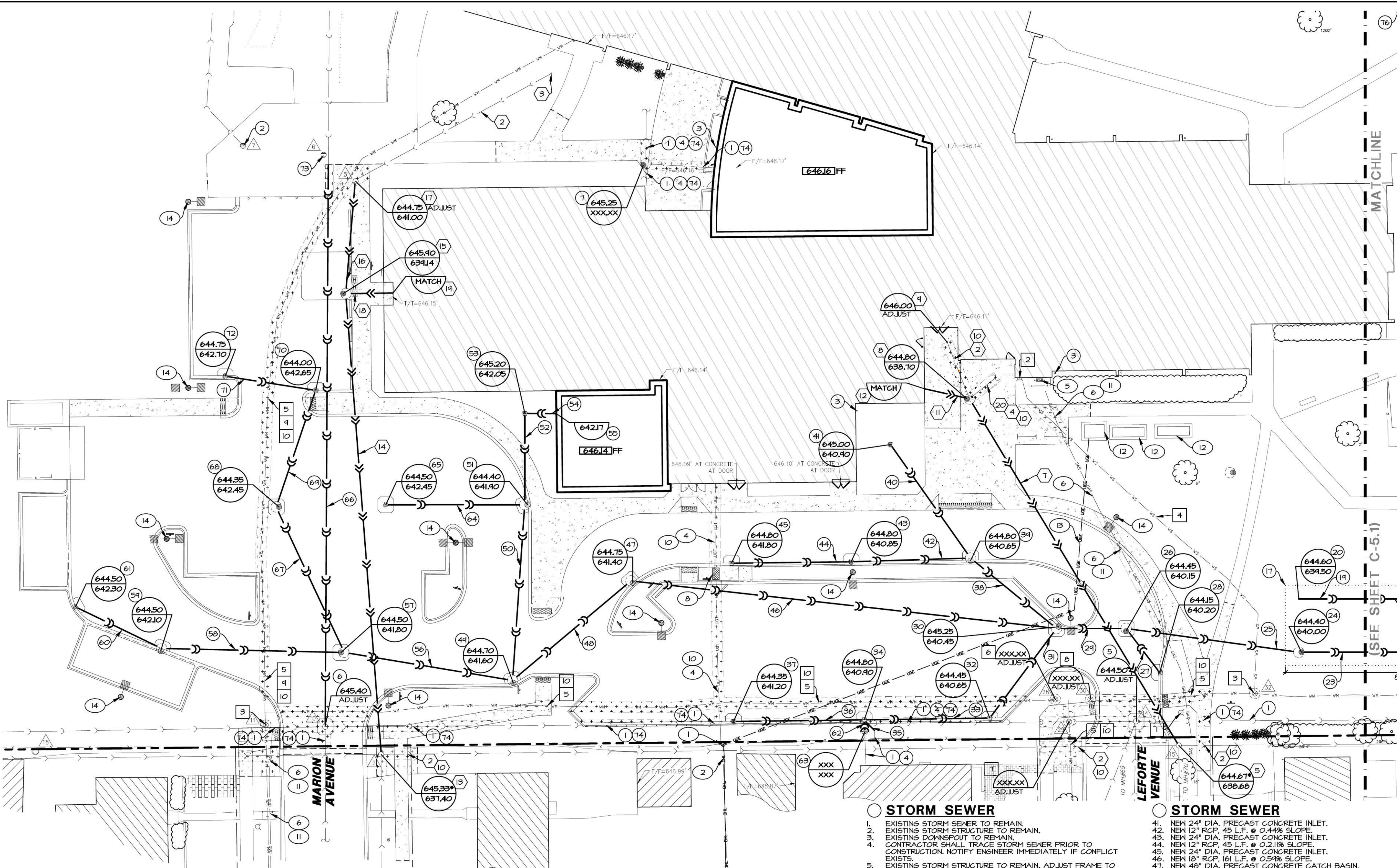


WATER

GENERAL WATER NOTES:

- ALL FITTINGS SHALL HAVE MECHANICAL JOINTS RESTRAINED BY MEGALUG GLANDS.
- CONTRACTOR SHALL COORDINATE WATER TAPS WITH THE VILLAGE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.

- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING WALL HYDRANT TO REMAIN.
- EXISTING VALVE VAULT TO REMAIN.
- EXISTING WATER SERVICE TO REMAIN.
- EXISTING WATER MAIN TO REMAIN.
- EXISTING VALVE VAULT TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- EXISTING VALVE VAULT TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- EXISTING VALVE VAULT TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- CONTRACTOR SHALL TRACE WATER SERVICE/WATER MAIN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- EXCAVATE TO EXISTING WATER SERVICE/WATER MAIN AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING WATER SERVICE/WATER MAIN. PROTECT THE WATER SERVICE/WATER MAIN DURING CONSTRUCTION.



EXISTING UTILITY DATA

1. RM=645.33' (SANITARY) 48" CONCRETE STRUCTURE INV=637.37' (8" CLAY N) INV=637.34' (8" CLAY W) INV=638.02' (2 X 12" CLAY W) INV=637.46' (8" CLAY S) INV=637.18' (8" CLAY E)	14. RM=644.50' (STORM) RM ON PIPE INV=640.23' (8" METAL NW) INV=639.87' (2 X 8" METAL NW) INV=631.25' (42" RCP E/W) INV=640.31' (4" PVC SSW) INV=637.45' (15" CLAY S/E)
2. RM=644.89' (SANITARY) 48" CONCRETE STRUCTURE INV=641.04' (6" CLAY NE/S)	15. RM=644.67' (SANITARY) 36" CONCRETE STRUCTURE INV=635.95' (8" CLAY NW) INV=635.95' (8" CLAY W/S/E)
3. RM=644.57' (STORM) CONCRETE STRUCTURE INV=640.93' (BOTTOM OF 6" VERTICAL CPP) ACCORDING TO THE DIRECTOR OF BUILDINGS THIS STRUCTURE IS A DRY WELL	16. RM=645.15' (SANITARY) 12"x12" PLASTIC STRUCTURE INV=644.42' (4" PVC N/S)
4. RM=644.16' (STORM) 24" CONCRETE STRUCTURE INV=642.79' (6" CPP NW) FULL OF WATER AND ICE ACCORDING TO THE DIRECTOR OF BUILDINGS THERE IS ONLY ONE PIPE IN THIS STRUCTURE	17. RM=644.66' (WATER) 36" CONCRETE STRUCTURE 638.92' AT TOP OF 6" DIP E/W
5. RM=645.33' (STORM) RM ON PIPE INV=635.57' (N/W) INV=633.21' (42" RCP E/W) INV=639.76' (12" RCP S)	18. RM=644.72' (WATER) 48" CONCRETE STRUCTURE 638.42' AT TOP OF 6" DIP N/E
6. RM=645.32' (WATER) 48" CONCRETE STRUCTURE TOP OF PIPE=639.80' (8" DIP N/S)	19. RM=644.47' (WATER) 48" CONCRETE STRUCTURE 638.99' AT TOP OF 6" DIP E/W
	20. RM=644.97' (WATER) 48" CONCRETE STRUCTURE 638.90' AT TOP OF 6" DIP N 638.90' AT TOP OF 6" DIP E/W
	21. RM=645.17' (STORM) 48" CONCRETE STRUCTURE INV=638.10' (12" CLAY N/W)

MISC. UTILITY

- EXISTING UTILITY POLE TO REMAIN.
- EXISTING OVERHEAD LINES TO REMAIN.
- EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN.
- EXISTING UNDERGROUND TELCO LINE TO REMAIN.
- EXISTING GAS METER TO REMAIN.
- EXISTING GAS SERVICE TO REMAIN.
- CONTRACTOR SHALL TRACE UNDERGROUND ELECTRIC LINE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- NEW HANDHOLE. CONTRACTOR SHALL CONNECT EXISTING TELCO LINE TO HANDHOLE WITH ALL FITTINGS REQUIRED. (SEE ELECTRICAL PLANS FOR DETAILS)
- EXCAVATE TO EXISTING UNDERGROUND ELECTRIC LINE AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING UNDERGROUND ELECTRIC LINE. PROTECT THE UNDERGROUND ELECTRIC LINE DURING CONSTRUCTION.
- EXCAVATE TO EXISTING UNDERGROUND TELCO LINE AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING UNDERGROUND TELCO LINE. PROTECT THE UNDERGROUND TELCO LINE DURING CONSTRUCTION.
- EXISTING GAS SERVICE AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING GAS SERVICE. PROTECT THE GAS SERVICE DURING CONSTRUCTION.
- NEW ELECTRICAL EQUIPMENT. (SEE SITE ELECTRICAL PLANS FOR DETAILS)
- NEW UNDERGROUND ELECTRIC LINE, 206 L.F.
- NEW AREA LIGHT. (SEE SITE LIGHTING AND ELECTRICAL PLANS FOR DETAILS)

SANITARY

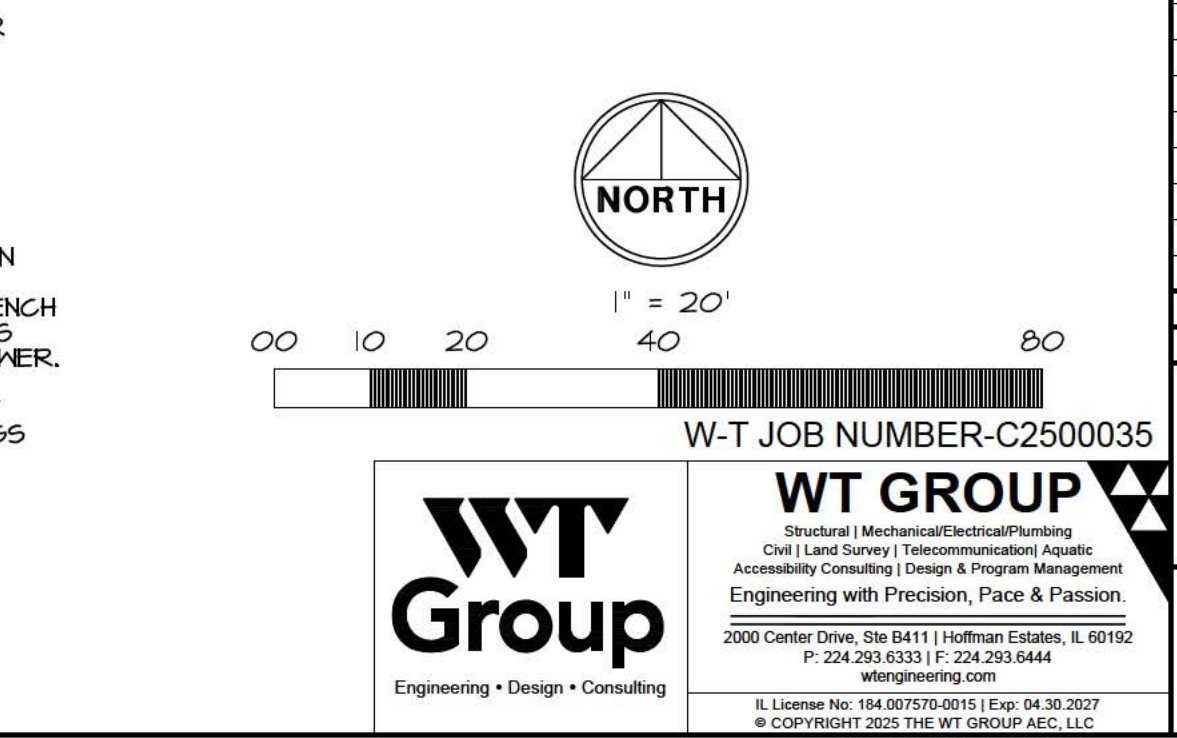
- EXISTING SANITARY STRUCTURE TO REMAIN.
- EXISTING SANITARY SEWER TO REMAIN.
- EXISTING CLEANOUT TO REMAIN.
- CONTRACTOR SHALL TRACE SANITARY SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- EXISTING SANITARY STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW PIPE WITH ALL FITTINGS REQUIRED.
- EXISTING SANITARY SEWER PER RECORD DOCUMENTS TO REMAIN.
- NEW 6" PVC SDR 26, 152 L.F. @ 1.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH SOLID LID. CONNECT EXISTING SANITARY SEWERS WITH ALL FITTINGS REQUIRED.
- EXISTING CLEANOUT TO REMAIN. ADJUST FRAME TO MEET FINISHED GRADE.
- EXCAVATE TO EXISTING SANITARY SEWER AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING SANITARY SEWER. PROTECT THE SANITARY SEWER DURING CONSTRUCTION.
- NEW 6" PVC SDR 26, 17 L.F. @ MIN. 1.00% SLOPE.
- NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR CONTINUATION.
- EXISTING SANITARY STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW PIPE WITH ALL FITTINGS REQUIRED.
- NEW 6" PVC 4100, 174 L.F. @ 1.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH SOLID LID.
- NEW 6" PVC SDR 26, 42 L.F. @ 4.49% SLOPE.
- EXISTING SANITARY STRUCTURE TO REMAIN. ADJUST FRAME TO MEET FINISHED GRADE. CORE DRILL AND CONNECT NEW PIPE WITH ALL FITTINGS REQUIRED.
- NEW 6" PVC SDR 26, 18 L.F. @ MIN. 1.00% SLOPE.
- NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR CONTINUATION.
- EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE SUSTAINED TO CAP DURING CONSTRUCTION.

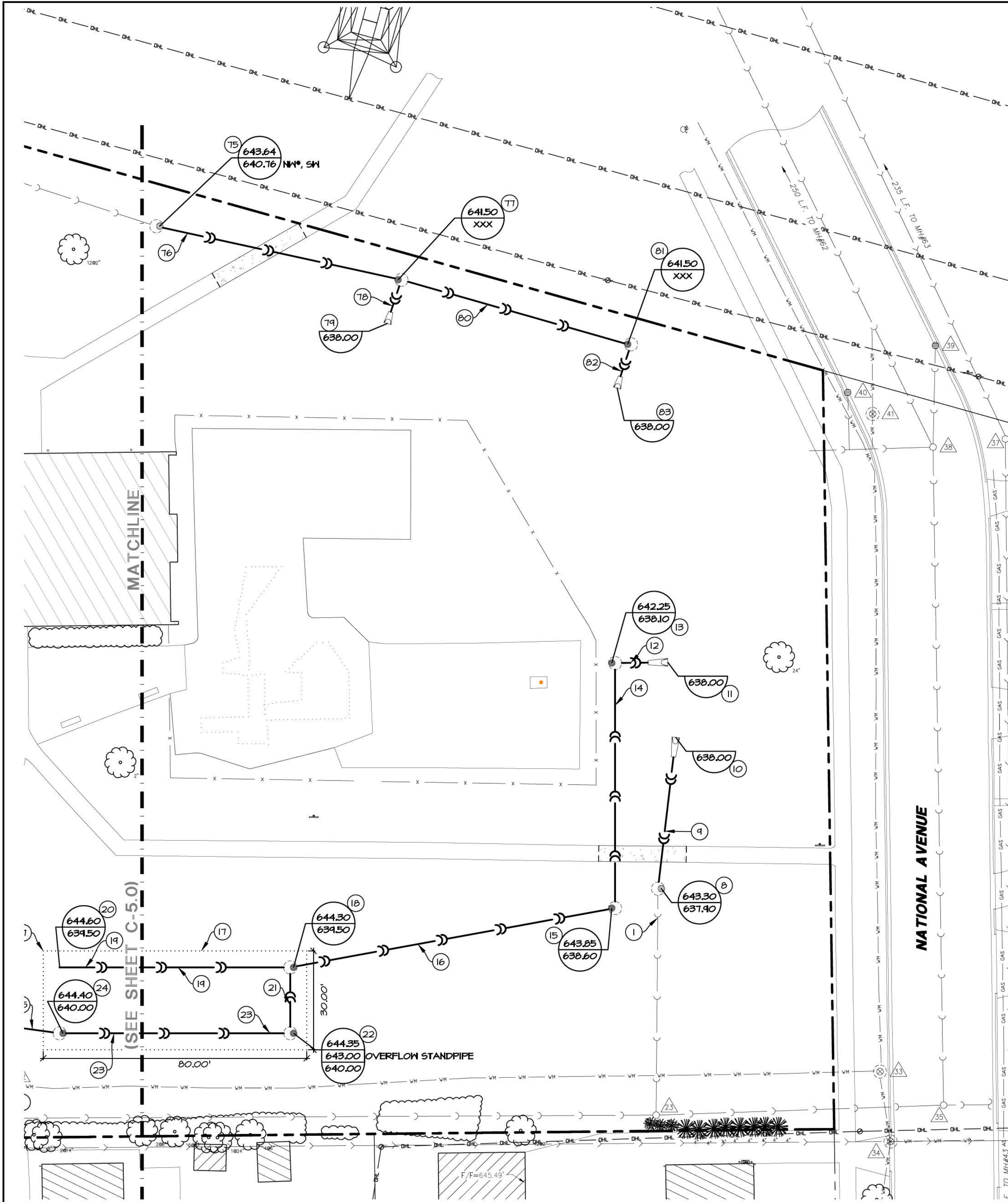
STORM SEWER

- EXISTING STORM SEWER TO REMAIN.
- EXISTING STORM STRUCTURE TO REMAIN.
- EXISTING DOWNPOUT TO REMAIN.
- CONTRACTOR SHALL TRACE STORM SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- EXISTING STORM STRUCTURE TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- EXISTING STORM STRUCTURE TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID AND HOOD. CONNECT EXISTING STORM SEWERS WITH ALL FITTINGS REQUIRED.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH RESTRICTOR. CONNECT EXISTING STORM SEWER TO CATCH BASIN WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 64 L.F. @ 0.25% SLOPE.
- NEW 12" FLARED END SECTION WITH TRASH GRATE.
- NEW 12" FLARED END SECTION WITH TRASH GRATE.
- NEW 12" PVC SDR 26, 10 L.F. @ 1.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 12" PVC SDR 26, 74 L.F. @ 0.60% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 12" CLASS 52 PVC, 100 L.F. @ 0.40% SLOPE.
- NEW GRAVEL INFILTRATION TRENCH.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 4" PERFORATED PVC SDR 26, 70 L.F. @ 0.00% SLOPE.
- NEW 12" RCP, 20 L.F. @ 2.50% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH PVC OVERFLOW STANDPIPE AND CLOSED LID.
- NEW 12" RCP, 26 L.F. @ 1.0% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 24" RCP, 66 L.F. @ 0.23% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH CLOSED LID.
- NEW 12" RCP, 21 L.F. @ 0.24% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 18" RCP, 26 L.F. @ 1.0% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 47 L.F. @ 0.53% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 24" DIA. PRECAST CONCRETE INLET WITH SOLID LID.
- NEW 2" PVC SDR 26, 6 L.F. @ 1.00% SLOPE. CONTRACTOR SHALL CONNECT NEW STORM SEWER TO EXISTING STORM SEWER WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 44 L.F. @ 0.61% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 12" RCP, 42 L.F. @ 0.48% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 52 L.F. @ 0.48% SLOPE.

STORM SEWER

- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 12" RCP, 45 L.F. @ 0.44% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 18" RCP, 161 L.F. @ 0.54% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 18" RCP, 58 L.F. @ 0.34% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 66 L.F. @ 0.45% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 34 L.F. @ 0.44% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 6" PVC SDR 26, 12 L.F. @ 1.00% SLOPE.
- NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR DETAILS.
- NEW 18" RCP, 64 L.F. @ 0.51% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 68 L.F. @ 0.44% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 36 L.F. @ 0.55% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 6" PVC SDR 26, 5 L.F. @ XX% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET. CONNECT EXISTING STORM SEWER TO INLET WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 52 L.F. @ 1.06% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 6" PVC SDR 26, 21 L.F. @ XX% SLOPE. CONTRACTOR SHALL CONNECT NEW STORM SEWER TO EXISTING STORM SEWER WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 60 L.F. @ 1.08% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 46 L.F. @ 0.43% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- EXCAVATE TO EXISTING STORM SEWER AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING STORM SEWER. PROTECT THE STORM SEWER DURING CONSTRUCTION.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN. CONNECT EXISTING STORM SEWER TO CATCH BASIN WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 77 L.F. @ XX% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE.
- NEW 12" RCP, 12 L.F. @ XX% SLOPE.
- NEW 12" RCP, 26 L.F. @ XX% SLOPE.
- NEW 18" RCP, 12 L.F. @ XX% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE.
- NEW 12" FLARED END SECTION.





UTILITY LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING WATER SERVICE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELCO LINE
	PROPOSED RIM ELEVATION
	PROPOSED INVERT ELEVATION
	FINISHED FLOOR ELEVATION
	ADJUST EXISTING RIM ELEVATION
	VERIFY IN FIELD
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	EXISTING B-BOX
	PROPOSED INLET
	PROPOSED OPEN LID CATCH BASIN
	PROPOSED CLOSED LID MANHOLE
	PROPOSED NYLOPLAST DRAIN BASIN
	PROPOSED INLET WITH SOLID LID
	PROPOSED TRENCH BACKFILL ABOVE EXISTING UTILITY

WATER

GENERAL WATER NOTES:

- ALL FITTINGS SHALL HAVE MECHANICAL JOINTS RESTRAINED BY MEGALUG SLANDS.
- CONTRACTOR SHALL COORDINATE WATER TAPS WITH THE VILLAGE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.

- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING WALL HYDRANT TO REMAIN.
- EXISTING VALVE VAULT TO REMAIN.
- EXISTING WATER SERVICE TO REMAIN.
- EXISTING WATER MAIN TO REMAIN.
- EXISTING VALVE VAULT TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- EXISTING VALVE VAULT TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- CONTRACTOR SHALL TRACE WATER SERVICE/WATER MAIN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- EXCAVATE TO EXISTING WATER SERVICE/WATER MAIN AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING WATER SERVICE/WATER MAIN. PROTECT THE WATER SERVICE/WATER MAIN DURING CONSTRUCTION.

STORM SEWER

- EXISTING STORM SEWER TO REMAIN.
- EXISTING STORM STRUCTURE TO REMAIN.
- EXISTING DRAINAGE TO REMAIN.
- CONTRACTOR SHALL TRACE STORM SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- EXISTING STORM STRUCTURE TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- EXISTING STORM STRUCTURE TO REMAIN. ADJUST FRAME TO MEET NEW FINISHED GRADE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID AND HOOD. CONNECT EXISTING STORM SEWERS WITH ALL FITTINGS REQUIRED.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH RESTRICTOR. CONNECT EXISTING STORM SEWER TO CATCH BASIN WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 40 L.F. @ 0.25% SLOPE.
- NEW 12" FLARED END SECTION WITH TRASH GRATE.
- NEW 12" FLARED END SECTION WITH TRASH GRATE.
- NEW 12" PVC SDR 26, 10 L.F. @ 1.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 12" PVC SDR 26, 14 L.F. @ 0.68% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 12" CLASS 52 PVC, 100 L.F. @ 0.90% SLOPE.
- NEW GRAVEL INFILTRATION TRENCH.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 4" PERFORATED PVC SDR 26, TO L.F. @ 0.00% SLOPE.
- NEW MONITORING WELL.
- NEW 12" DIP, 20 L.F. @ 2.50% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH PVC OVERFLOW STANDPIPE AND CLOSED LID.
- NEW 12" PERFORATED PVC SDR 26, TO L.F. @ 0.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH CLOSED LID.
- NEW 24" RCP, 66 L.F. @ 0.23% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH CLOSED LID.
- NEW 12" RCP, 21 L.F. @ 0.24% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 18" RCP, 26 L.F. @ 1.15% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 42 L.F. @ 0.49% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 12" RCP, 47 L.F. @ 0.53% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET WITH SOLID LID.
- NEW 12" PVC SDR 26, 6 L.F. @ 1.00% SLOPE. CONTRACTOR SHALL CONNECT NEW STORM SEWER TO EXISTING STORM SEWER WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 44 L.F. @ 0.61% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 12" RCP, 42 L.F. @ 0.49% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 52 L.F. @ 0.48% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 12" RCP, 45 L.F. @ 0.44% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 18" RCP, 16 L.F. @ 0.58% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 18" RCP, 58 L.F. @ 0.34% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 34 L.F. @ 0.44% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 6" PVC SDR 26, 12 L.F. @ 1.00% SLOPE.
- NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR DETAILS.
- NEW 18" RCP, 64 L.F. @ 0.31% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 68 L.F. @ 0.44% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 36 L.F. @ 0.56% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 6" PVC SDR 26, 5 L.F. @ XX% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET. CONNECT EXISTING STORM SEWER TO INLET WITH ALL FITTINGS REQUIRED.
- NEW 12" RCP, 52 L.F. @ 1.06% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 6" PVC SDR 26, 21 L.F. @ XX% SLOPE. CONTRACTOR SHALL CONNECT NEW STORM SEWER TO EXISTING STORM SEWER WITH ALL FITTINGS REQUIRED.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
- NEW 12" RCP, 46 L.F. @ 0.43% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- NEW 12" RCP, 34 L.F. @ 0.15% SLOPE.
- NEW 24" DIA. PRECAST CONCRETE INLET.
- EXISTING DRYWELL TO REMAIN. CONTRACTOR SHALL CLEAN OUT DRYWELL DURING CONSTRUCTION.
- EXCAVATE TO EXISTING STORM SEWER AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING STORM SEWER. PROTECT THE STORM SEWER DURING CONSTRUCTION.
- NEW 48" DIA. PRECAST CONCRETE CATCH BASIN. CONNECT EXISTING STORM SEWER TO CATCH BASIN WITH ALL FITTINGS REQUIRED.
- NEW 15" RCP, 71 L.F. @ XX% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE.
- NEW 12" RCP, 12 L.F. @ XX% SLOPE.
- NEW 12" FLARED END SECTION.
- NEW 15" RCP, 12 L.F. @ XX% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH SOLID LID.
- NEW 12" RCP, 12 L.F. @ XX% SLOPE.
- NEW 12" FLARED END SECTION.

SITE UTILITY NOTES:

- CONTRACTOR SHALL CONTACT JLL, I.E. (811 OR 1-800-942-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
- ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.08 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
- CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
- ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.
- PROVIDE RUBBER MISSION COUPLING OR SIMILAR CONNECTION BETWEEN PIPES OF DISSIMILAR SIZE OR MATERIAL.
- ALL EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE CAPPED WITH 2" LONG (MIN) NON-SHRINK CONCRETE MORTAR PLUGS AT BOTH ENDS.

MISC. UTILITY

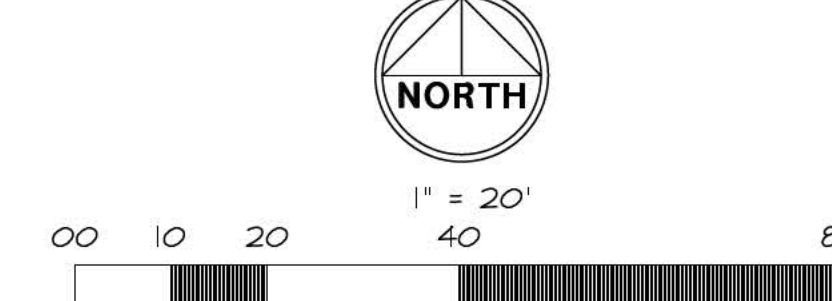
- EXISTING UTILITY POLE TO REMAIN.
- EXISTING OVERHEAD LINES TO REMAIN.
- EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN.
- EXISTING EXISTING UNDERGROUND TELCO LINE TO REMAIN.
- EXISTING GAS METER TO REMAIN.
- EXISTING GAS SERVICE TO REMAIN.
- CONTRACTOR SHALL TRACE UNDERGROUND ELECTRIC LINE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- NEW HANDHOLE. CONTRACTOR SHALL CONNECT EXISTING TELCO LINE TO HANDHOLE WITH ALL FITTINGS REQUIRED. (SEE ELECTRICAL PLANS FOR DETAILS)
- EXCAVATE TO EXISTING UNDERGROUND ELECTRIC LINE AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING UNDERGROUND ELECTRIC LINE. PROTECT THE UNDERGROUND ELECTRIC LINE DURING CONSTRUCTION.
- EXCAVATE TO EXISTING UNDERGROUND TELCO LINE AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING UNDERGROUND TELCO LINE. PROTECT THE UNDERGROUND TELCO LINE DURING CONSTRUCTION.
- EXCAVATE TO EXISTING GAS SERVICE AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING GAS SERVICE. PROTECT THE GAS SERVICE DURING CONSTRUCTION.
- NEW ELECTRICAL EQUIPMENT. (SEE SITE ELECTRICAL PLANS FOR DETAILS)
- NEW UNDERGROUND ELECTRIC LINE, 206 L.F.
- NEW AREA LIGHT. (SEE SITE LIGHTING AND ELECTRICAL PLANS FOR DETAILS)

SANITARY

- EXISTING SANITARY STRUCTURE TO REMAIN.
- EXISTING SANITARY SEWER TO REMAIN.
- EXISTING CLEANOUT TO REMAIN.
- CONTRACTOR SHALL TRACE SANITARY SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.
- EXISTING SANITARY STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW PIPE WITH ALL FITTINGS REQUIRED.
- EXISTING SANITARY SEWER PER RECORD DOCUMENTS TO REMAIN.
- NEW 6" PVC SDR 26, 152 L.F. @ 1.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH SOLID LID. CONNECT EXISTING SANITARY SEWERS WITH ALL FITTINGS REQUIRED.
- EXISTING CLEANOUT TO REMAIN. ADJUST FRAME TO MEET FINISHED GRADE.
- EXCAVATE TO EXISTING SANITARY SEWER AND BACKFILL TRENCH AS SPECIFIED ON THE TRENCH DETAIL, FOR THE LOCATIONS WHICH PAVEMENT CROSSES OVER THE EXISTING SANITARY SEWER. PROTECT THE SANITARY SEWER DURING CONSTRUCTION.
- NEW 6" PVC SDR 26, 17 L.F. @ MIN. 1.00% SLOPE.
- NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR CONTINUATION.
- EXISTING SANITARY STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW PIPE WITH ALL FITTINGS REQUIRED.
- NEW 6" PVC C400, 174 L.F. @ 1.00% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH SOLID LID.
- NEW 6" PVC SDR 26, 42 L.F. @ 4.49% SLOPE.
- EXISTING SANITARY STRUCTURE TO REMAIN. ADJUST FRAME TO MEET FINISHED GRADE. CORE DRILL AND CONNECT NEW PIPE WITH ALL FITTINGS REQUIRED.
- NEW 6" PVC SDR 26, 18 L.F. @ MIN. 1.00% SLOPE.
- NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR CONTINUATION.
- EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE SUSTAINED TO CAP DURING CONSTRUCTION.

EXISTING UTILITY DATA

<ul style="list-style-type: none"> 37. RIM=643.79' (SANITARY) 36" CONCRETE STRUCTURE INV=635.55' (8" CLAY N/S) 38. RIM=643.82' (STORM) 36" BLOCK STRUCTURE INV=639.63' (8" CLAY N/W) INV=638.50' (15" RCP S/N/W) 39. RIM=643.90' (WATER) 48" CONCRETE STRUCTURE FULL OF WATER 639.30' AT WATER LEVEL 637.57' AT TOP OF DIP E/W SIZE UNKNOWN 40. RIM=643.03' (STORM) 48" CONCRETE STRUCTURE INV=639.60' (8" RCP SW) 41. RIM=643.53' (WATER) 48" CONCRETE STRUCTURE 638.75' AT TOP OF 12" DIP N/S 42. RIM=644.39' (STORM) RIM ON PIPE INV=637.93' (15" RCP N) INV=630.08' (42" RCP E/W) 	<ul style="list-style-type: none"> 33. RIM=643.90' (WATER) 48" CONCRETE STRUCTURE FULL OF WATER 639.30' AT WATER LEVEL 637.57' AT TOP OF DIP E/W SIZE UNKNOWN 34. RIM=643.82' (WATER) 60" CONCRETE STRUCTURE 637.97' AT TOP OF 12" DIP N/S 637.97' AT TOP OF 8" DIP E
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W-T JOB NUMBER-C2500035

WT GROUP

Professional (Professional/Professional) Civil (Land Survey) / Telecommunications / Aquatics / Accessibility Consulting / Design & Program Management / Engineering with Precision, Pace & Passion.

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GOLF SCHOOL DISTRICT 67
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MORTON GROVE, IL 60053

LEARNING TODAY... LEADING TOMORROW

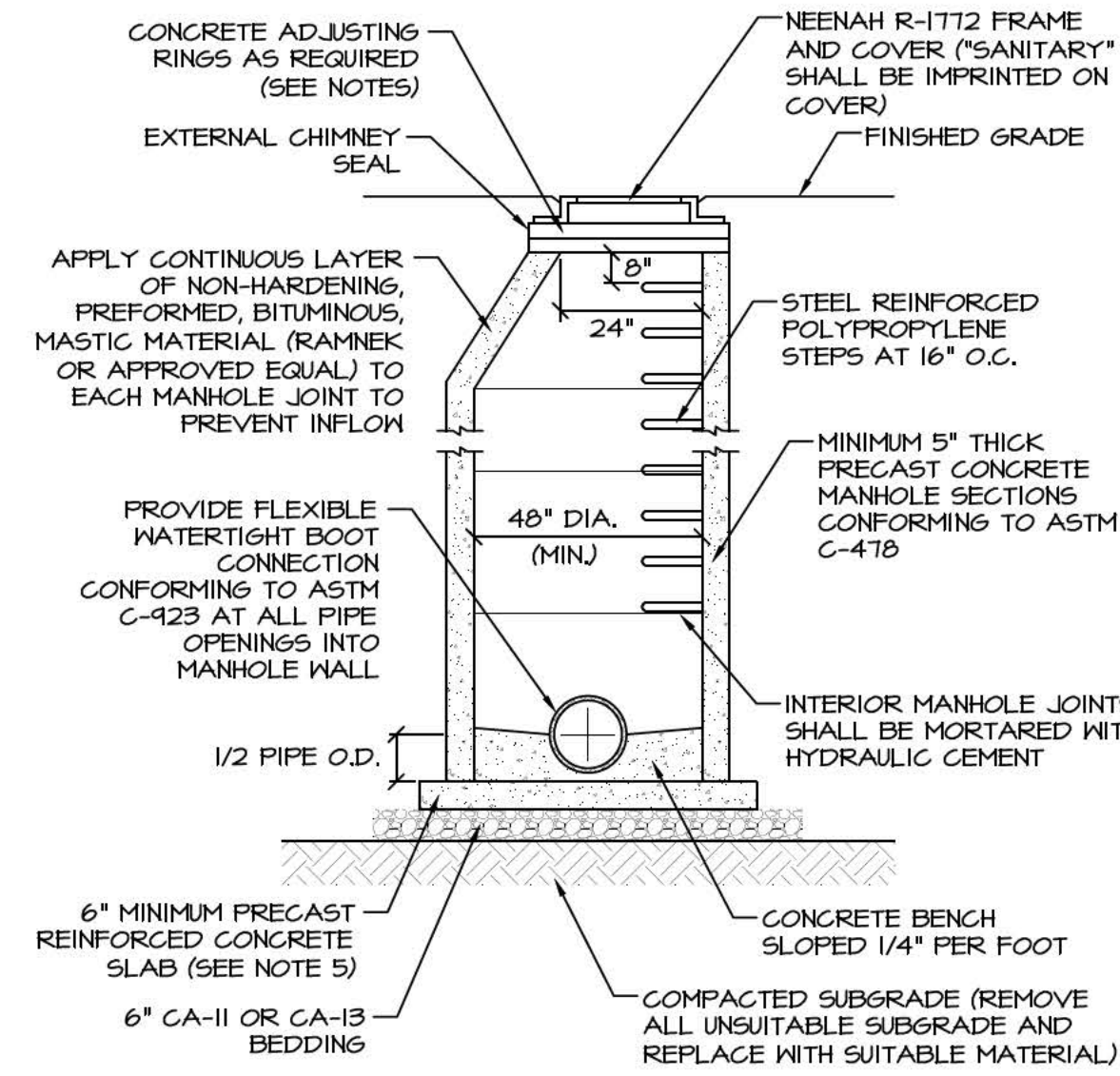
DATE: _____ MARK: _____

PROJECT No. 2025.036
DATE: OCTOBER 7, 2025
SHEET TITLE: _____

50% CD NOT FOR CONSTRUCTION

SITE UTILITY PLAN

SHEET: **C-5.1**

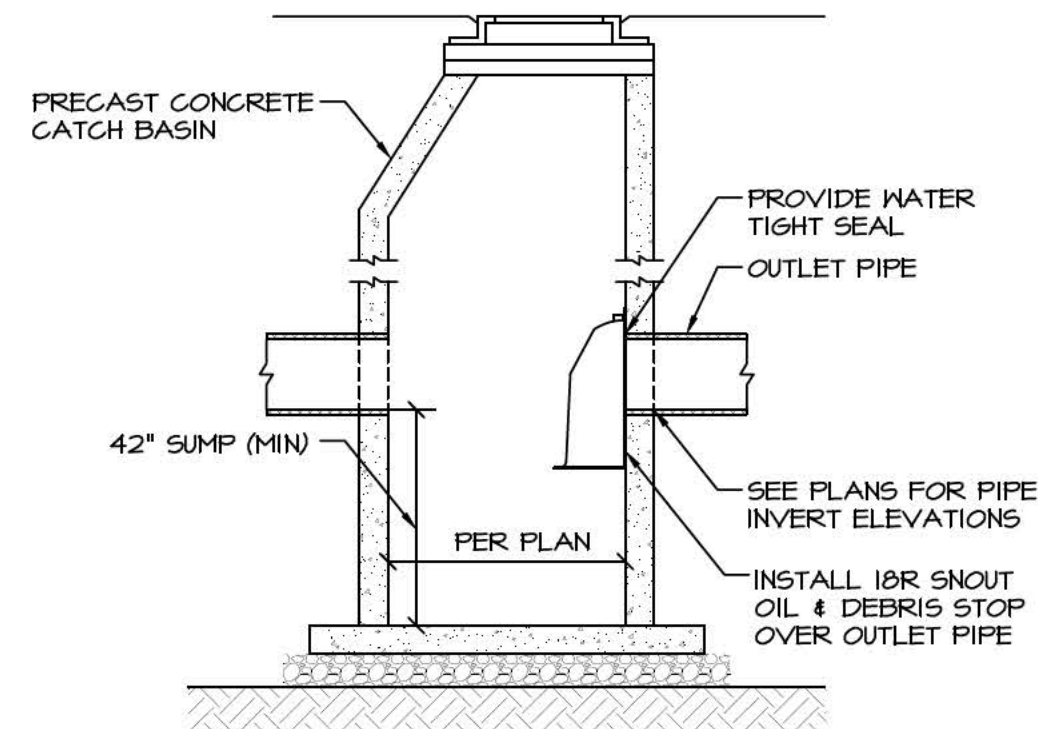


NOTES:

1. REINFORCED PRECAST CONCRETE CONE SECTION AND ADJUSTING RINGS SHALL CONFORM TO ASTM C-34 (COMPRESSIVE STRENGTH TEST).
2. MAXIMUM ALLOWABLE HEIGHT FOR CONCRETE ADJUSTING RINGS SHALL BE 8".
3. SANITARY MANHOLE FRAME AND ANY ADJUSTING RINGS SHALL HAVE AN EXTERNAL CHIMNEY SEAL (CRETEX OR APPROVED EQUAL).
4. WATERTIGHT BOOT CONFORMING TO ASTM C-923 SHALL BE PROVIDED AT ALL PIPE TO MANHOLE CONNECTIONS.
5. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
6. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE.
7. SEE PLANS FOR MANHOLE DIAMETER SIZES, RIM ELEVATIONS AND PIPE INVERT ELEVATIONS AND LOCATIONS.

DETAIL - SANITARY MANHOLE

NOT TO SCALE

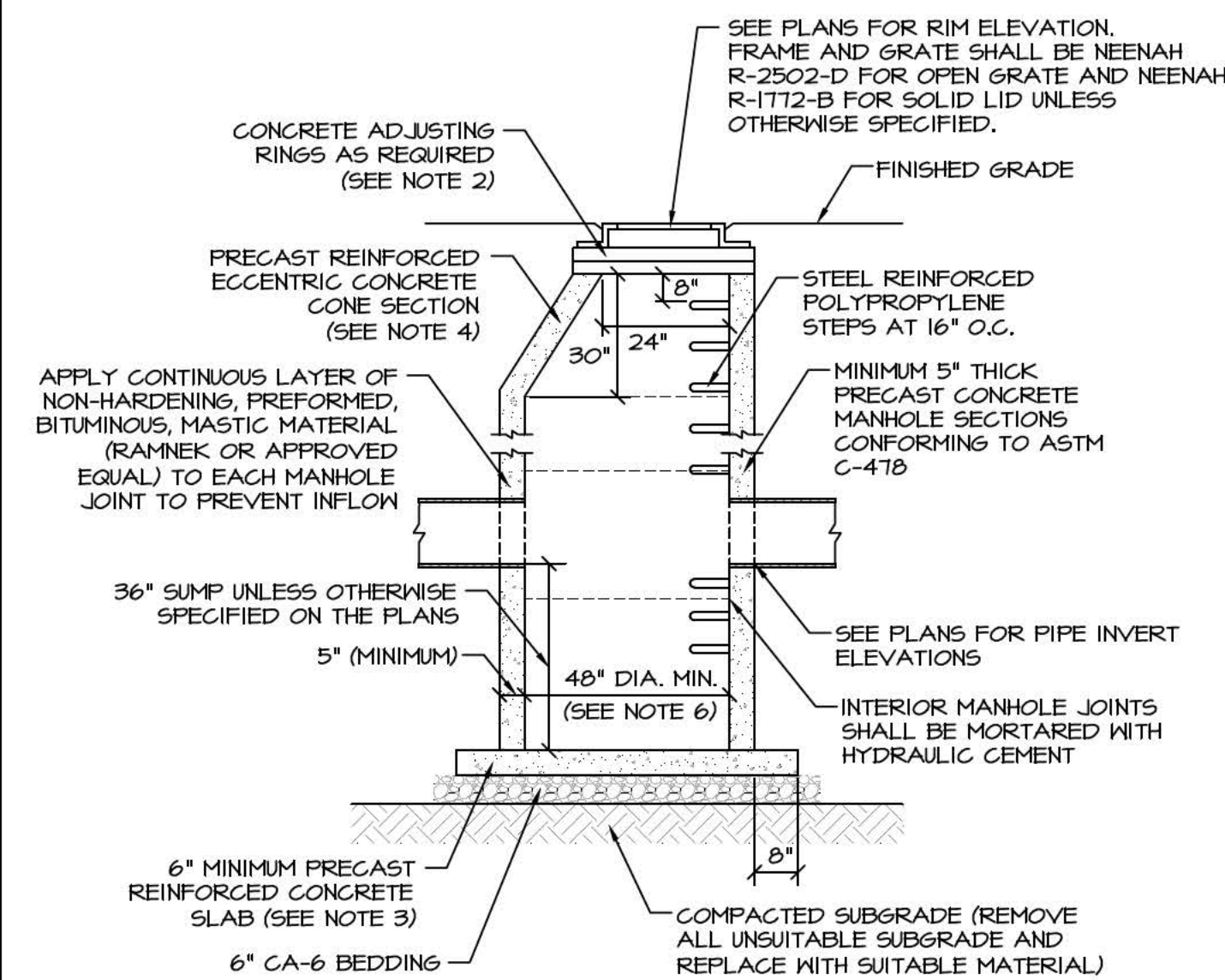


NOTES:

1. SEE "DETAIL - CATCH BASIN" FOR STRUCTURE INFORMATION.

DETAIL - CATCH BASIN W/ SNOUT

NOT TO SCALE

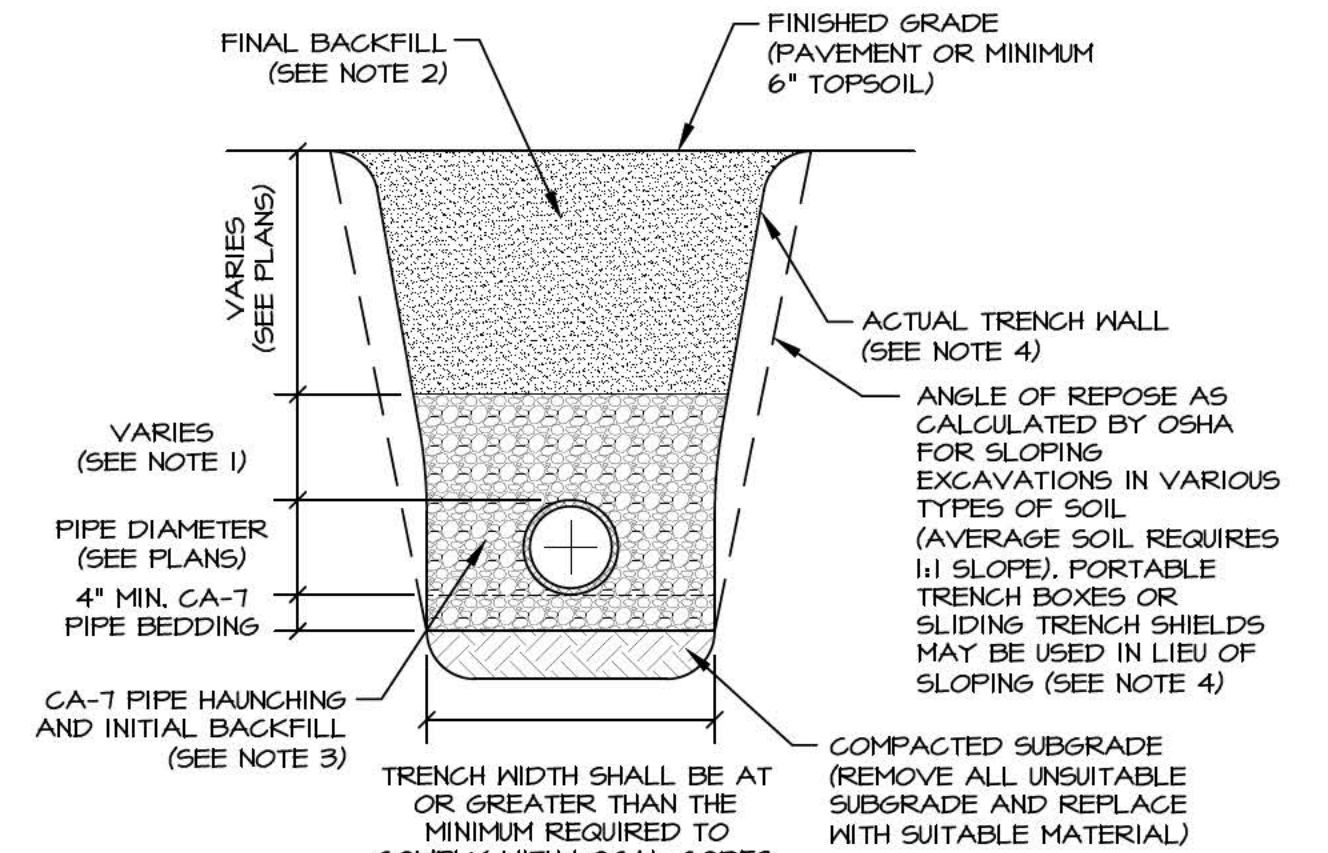


NOTES:

1. PRECAST REINFORCED CONCRETE CONE SECTION AND ADJUSTING RINGS SHALL CONFORM TO ASTM C-34 (COMPRESSIVE STRENGTH TEST).
2. MAXIMUM ALLOWABLE HEIGHT FOR CONCRETE ADJUSTING RINGS SHALL BE 8".
3. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
4. FLAT-TOP SLABS SHALL BE PROVIDED FOR SHALLOW CATCH BASIN INSTALLATIONS ONLY AND SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING WHEN LOCATED IN PAVED AREAS.
5. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE.
6. MANHOLE WALL THICKNESSES AND CONE SECTION HEIGHT DIMENSIONS SHOWN ARE THE MINIMUM REQUIRED FOR 48" DIA. PRECAST REINFORCED CONCRETE STORM CATCH BASINS. DIMENSIONS FOR LARGER CATCH BASIN DIAMETERS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION.
7. SEE PLANS FOR CATCH BASIN DIAMETER SIZES, RIM ELEVATIONS AND PIPE INVERT ELEVATIONS AND LOCATIONS.

DETAIL - CATCH BASIN

NOT TO SCALE

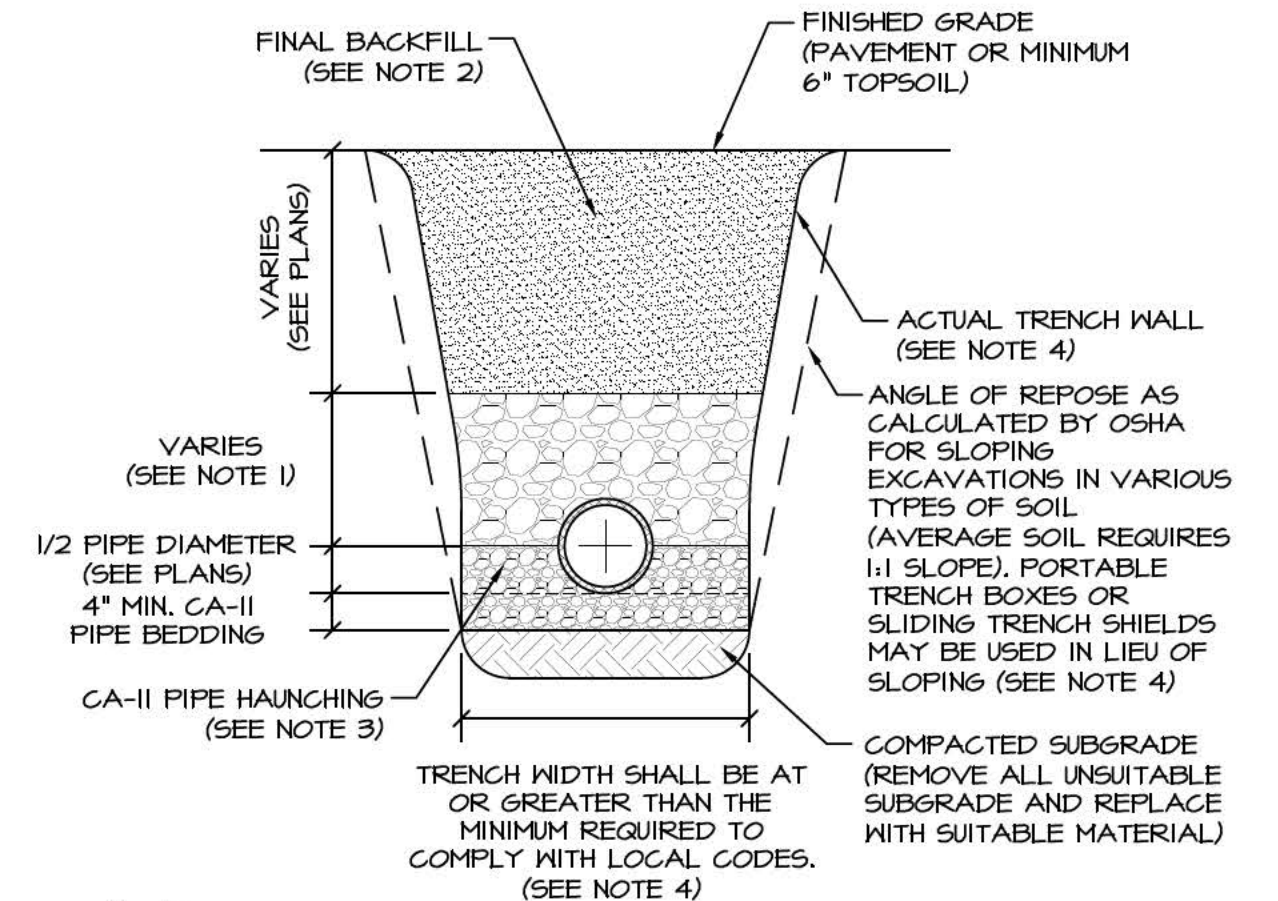


NOTES:

1. 12" MINIMUM CA-7 INITIAL BACKFILL REQUIRED FOR PIPES UP TO AND INCLUDING 48" IN DIAMETER. 18" MINIMUM CA-7 INITIAL BACKFILL REQUIRED FOR PIPES GREATER THAN 48" IN DIAMETER.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN 2' OF PAVEMENT WHERE CA-7 GRANULAR MATERIAL IS REQUIRED. THE TOP 12" OF BACKFILL BENEATH PAVEMENT SHALL BE CA-6.
3. ALL BACKFILL MATERIALS SHALL BE PROPERLY COMPACTED ACCORDING TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS," SECTION 20-4.06.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.
5. ALL STORM SEWER AND WATER MAIN SHALL BE BACKFILLED WITH CA-7. ALL SANITARY SEWER TRENCHES SHALL BE BACKFILLED WITH CA-II OR CA-13 IN LIEU OF CA-7.

DETAIL - FLEXIBLE PIPE TRENCH

NOT TO SCALE

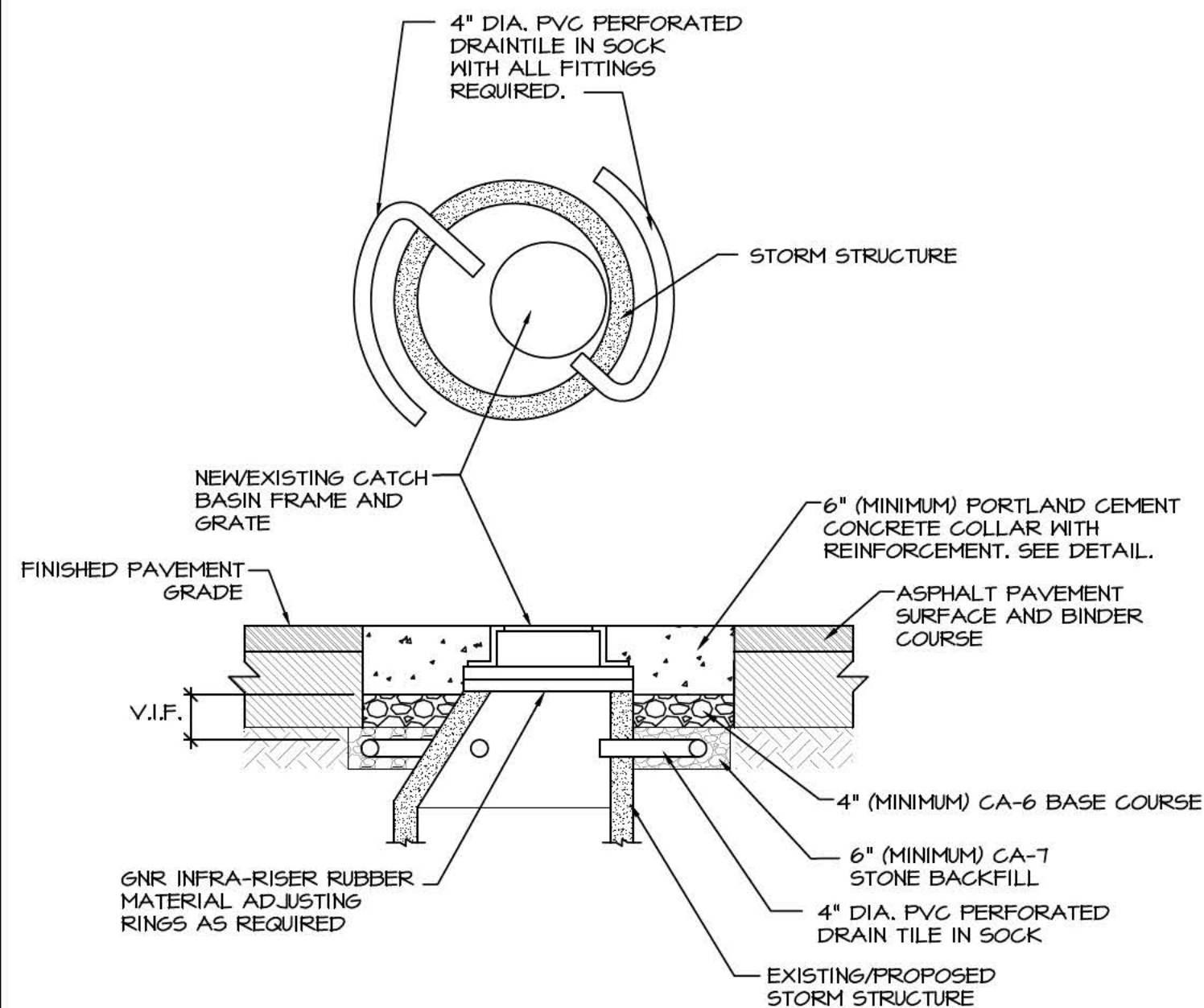


NOTES:

1. 12" MINIMUM CA-II INITIAL BACKFILL REQUIRED OVER TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN 2' OF PAVEMENT WHERE CA-II GRANULAR MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PROPERLY COMPACTED ACCORDING TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS," SECTION 20-4.06.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

DETAIL - RIGID PIPE TRENCH

NOT TO SCALE

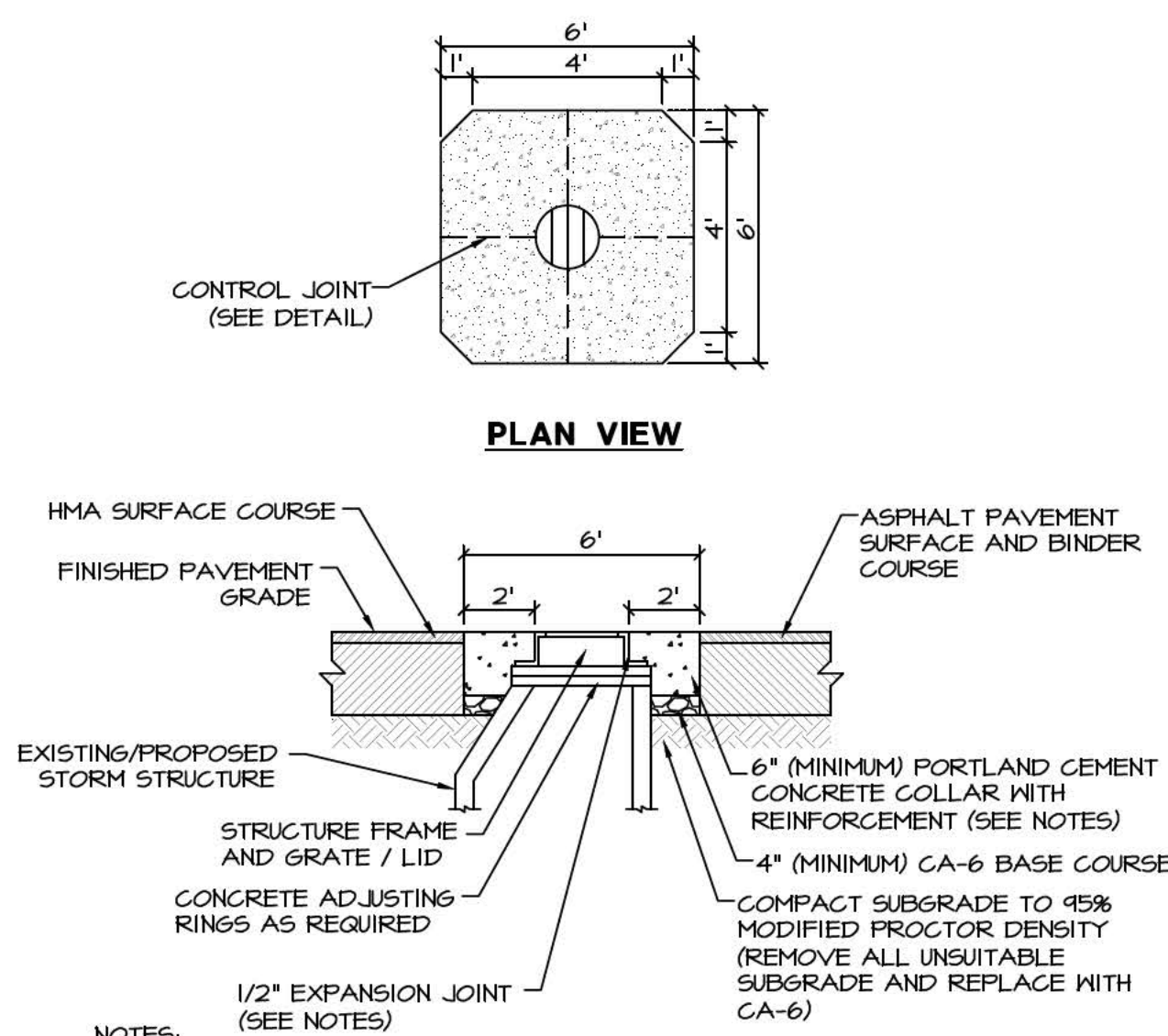


NOTES:

1. NEW PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY. REFER TO THE ASPHALT PAVEMENT DETAIL.
2. NEW 6" CA-7 STONE BACKFILL REQUIRED BELOW AGGREGATE BASE COURSE FOR 4" DIA. PERFORATED DRAINTILE IN SOCK THAT WRAPS AROUND STRUCTURE WITH ALL FITTINGS REQUIRED. APPROX. 14 L.F.
3. CONTRACTOR TO VERIFY INVERT OF NEW UNDERDRAIN ENTERING STRUCTURE PRIOR TO INSTALLATION.

DETAIL - DRAINTILE FOR ALL STRUCTURES IN FULL DEPTH PAVEMENT SECTIONS

NOT TO SCALE

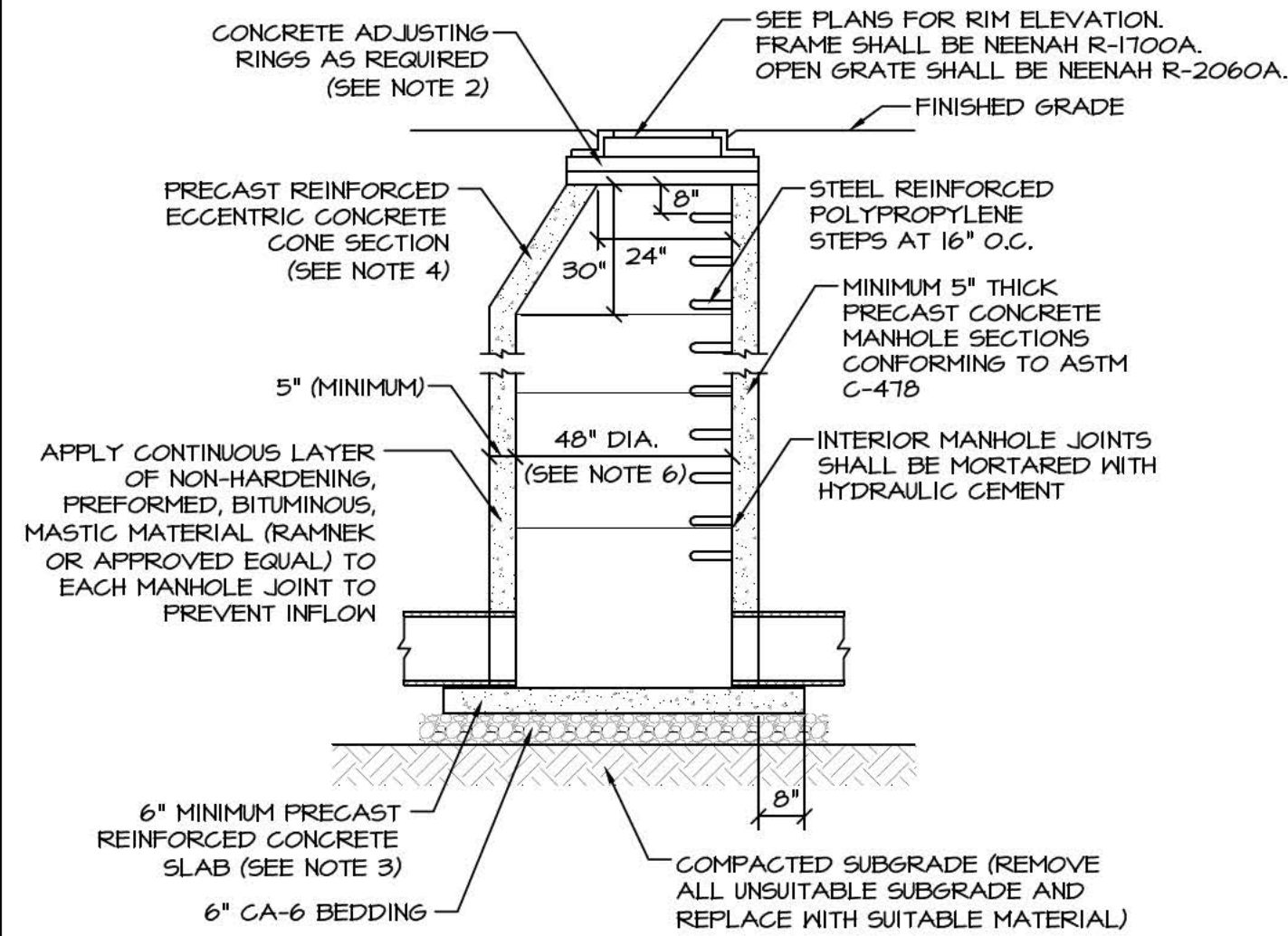


NOTES:

1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY. REFER TO THE ASPHALT PAVEMENT DETAIL FOR CONCRETE COLLAR INSTALLATIONS WITHIN NEW FULL DEPTH PAVEMENT AREAS.
2. CONCRETE COLLAR SHALL EXTEND TO A MINIMUM OF 2" BELOW EXISTING OR NEW CONCRETE ADJUSTING RINGS.
3. PROVIDE CONTINUOUS 1/2" EXPANSION JOINT AND SEALANT BETWEEN STRUCTURE FRAME / ADJUSTING RINGS AND NEW CONCRETE COLLAR.
4. PROVIDE 6" x 6" - #2.9 x #2.9 WIRE MESH REINFORCEMENT. SUPPLY IN FLAT SHEETS AND PLACE AT MID-DEPTH OF CONCRETE.
5. EXISTING SUBGRADE BELOW NEW CONCRETE COLLAR SHALL BE KEPT FREE OF ALL UNSUITABLE MATERIALS AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR DENSITY PRIOR TO INSTALLATION OF NEW AGGREGATE, CONCRETE AND HMA ASPHALT SURFACE COURSE LAYERS. COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ALL TEST RESULTS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER.
6. PROVIDE 6"x6" CONCRETE COLLAR WITH 1" CHAMFERED CORNERS.

DETAIL - STRUCTURE CONCRETE COLLAR

NOT TO SCALE

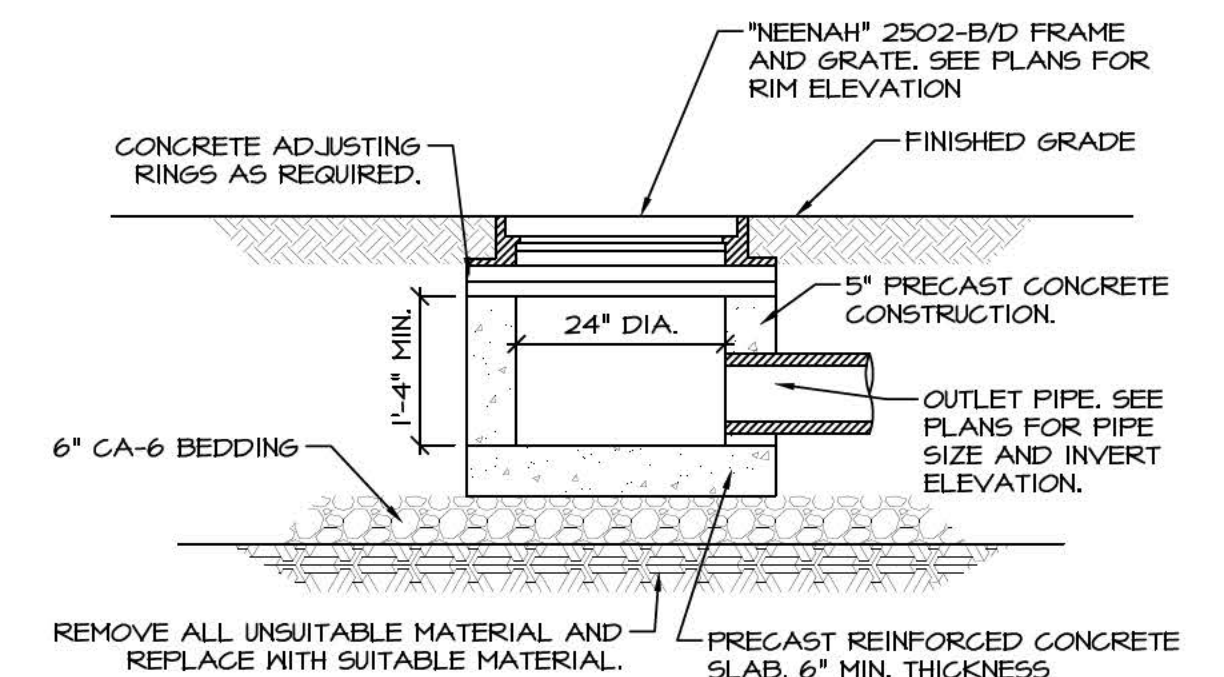


NOTES:

1. PRECAST REINFORCED CONCRETE CONE SECTION AND ADJUSTING RINGS SHALL CONFORM TO ASTM C-34 (COMPRESSIVE STRENGTH TEST).
2. MAXIMUM ALLOWABLE HEIGHT FOR CONCRETE ADJUSTING RINGS SHALL BE 8".
3. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
4. FLAT-TOP SLABS SHALL BE PROVIDED FOR SHALLOW MANHOLE INSTALLATIONS ONLY AND SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING WHEN LOCATED IN PAVED AREAS.
5. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE.
6. MANHOLE WALL THICKNESSES AND CONE SECTION HEIGHT DIMENSIONS SHOWN ARE THE MINIMUM REQUIRED FOR 48" DIA. PRECAST REINFORCED CONCRETE STORM MANHOLES. DIMENSIONS FOR LARGER MANHOLE DIAMETERS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION.
7. SEE PLANS FOR MANHOLE DIAMETER SIZES, RIM ELEVATIONS AND PIPE INVERT ELEVATIONS AND LOCATIONS.

DETAIL - STORM MANHOLE

NOT TO SCALE



NOTES:

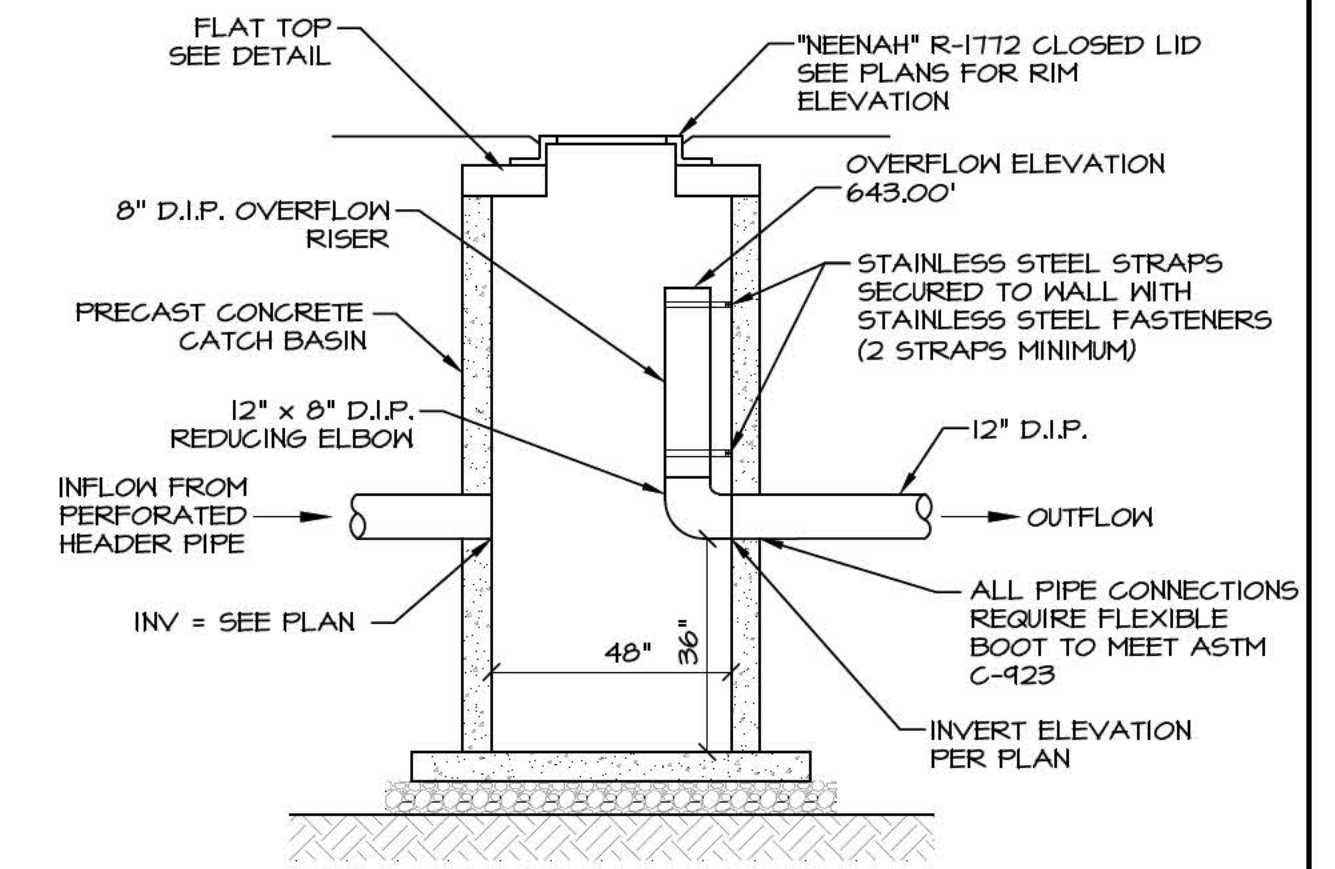
1. MAXIMUM ALLOWABLE HEIGHT FOR CONCRETE ADJUSTING RINGS SHALL BE 8".

DETAIL - INLET

NOT TO SCALE

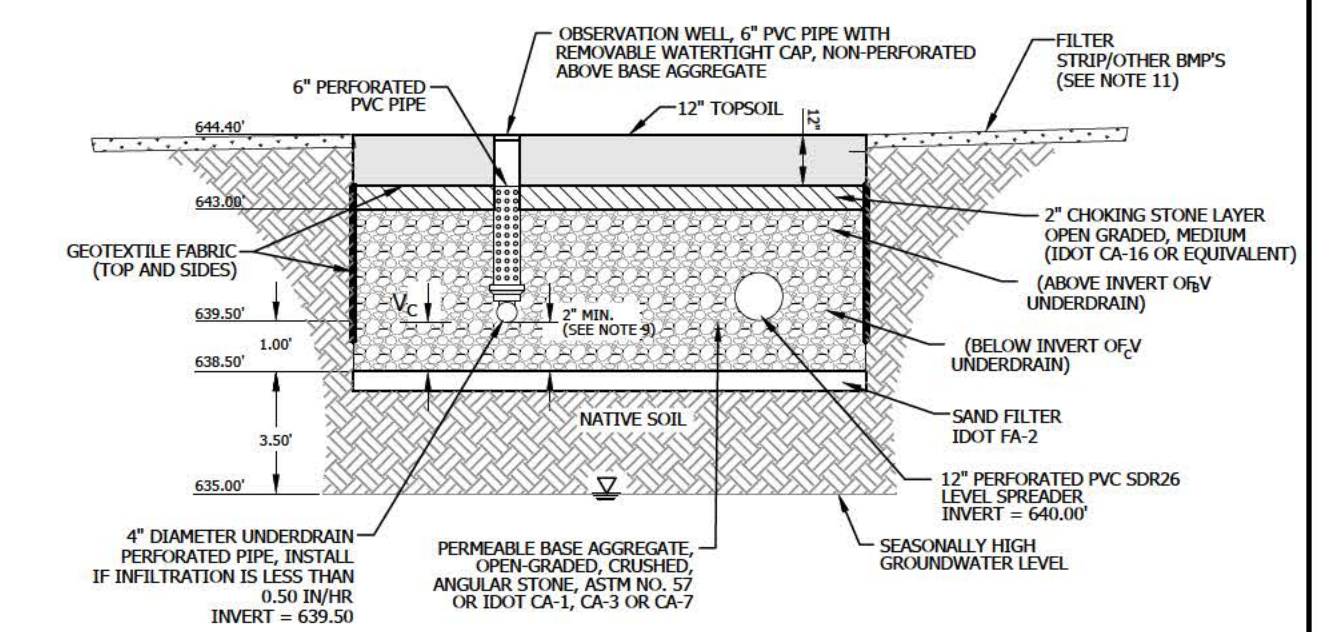
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NOTES:
1. SEE 'DETAIL - CATCH BASIN' FOR ADDITIONAL STRUCTURE INFORMATION.

DETAIL - 48" DIA. PRECAST CONCRETE CATCH BASIN WITH OVERFLOW RISER (STORM STRUCTURE #22)
NOT TO SCALE



VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V ₁ : PERFORATED PIPE	—	—	0.25	0.50 X 0.25 X V ₁	—
V ₂ : COARSE AGGREGATE (ABOVE INVERT)	2400.0	3.50	0.36	0.50 X 0.36 X V ₂	1512.0
V ₃ : COARSE AGGREGATE (BELOW INVERT)	2400.0	1.00	0.36	0.36 X V ₃	864.0
TOTAL					2376.0

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10- FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20- FEET FROM ROADWAY GRAVEL SHOULDER; AND 100- FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%.
4. AVOID COMPACTING NATIVE SOILS. SCABBY COMPACTED FILL.
5. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF TYPICAL SPECIFICATION 592, FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
6. STONE STORAGE OPTIONS ARE DOT CA-1, DOT CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
7. MINIMUM DISTANCE OF 2 FEET (1.5 FEET IN COMBINE SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
8. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
9. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
10. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
11. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL. NOT TO SCALE.

TECHNICAL GUIDANCE MANUAL	10/4/18
INFILTRATION TRENCH DETAIL	PAGE NO. 7

NOT TO SCALE

W-T JOB NUMBER-C2500035

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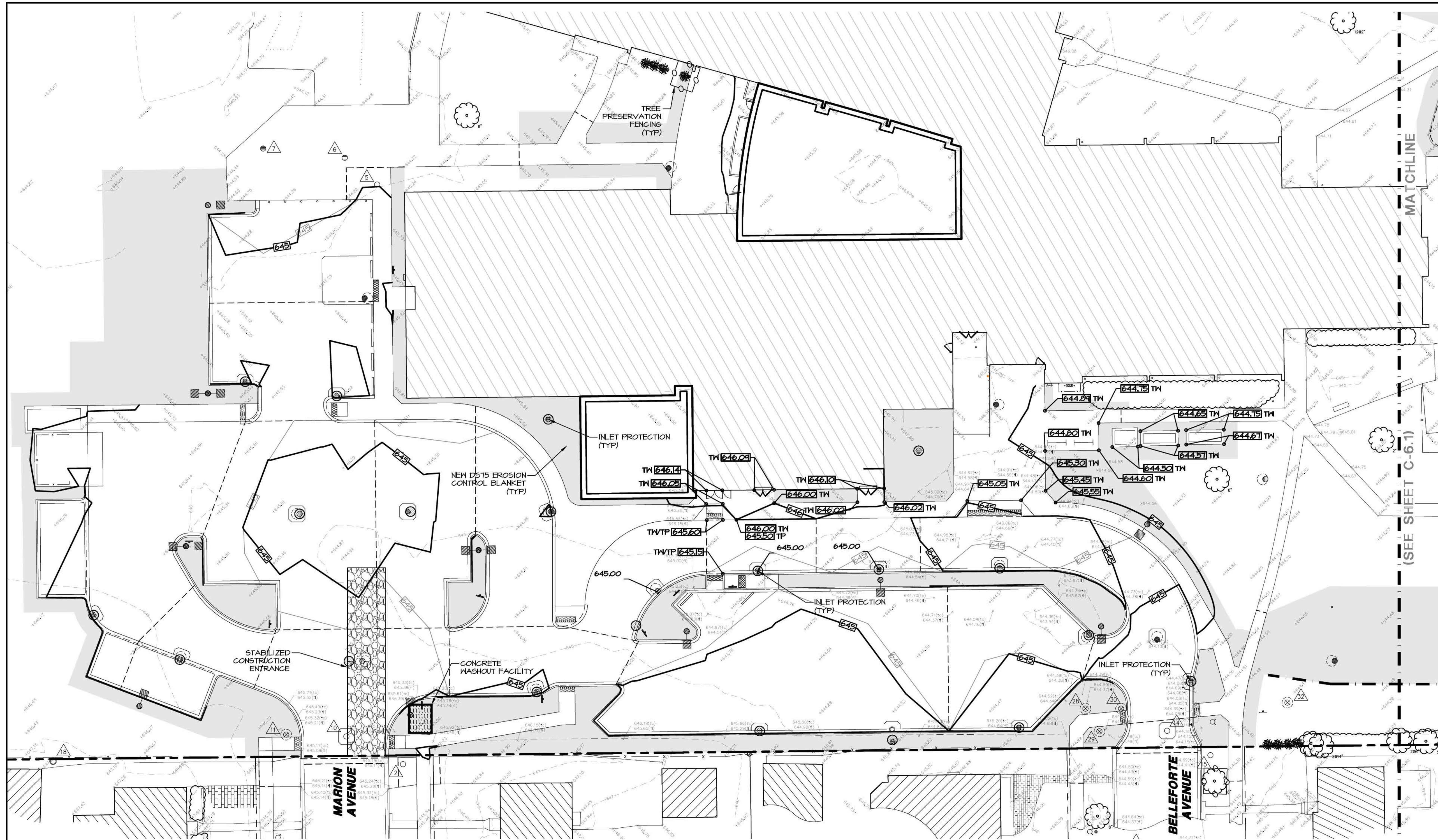
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HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
GOLF SCHOOL DISTRICT 67
9000 BELLEFORTE AVENUE
MORTON GROVE, IL 60053



DATE	MARK
PROJECT No.	2025.030
DATE	OCTOBER 7, 2025
SHEET TITLE	SITE UTILITY DETAILS
SHEET	C-5.3

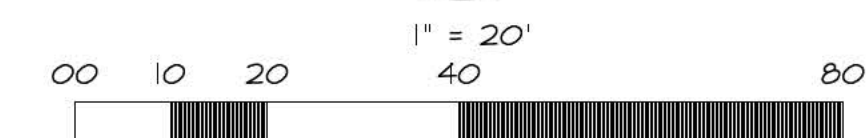


SWPPP NOTES:

- A. ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
- B. TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDING.
- C. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAUL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
- D. EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAKES AND STAPLES ARE PROHIBITED.
- E. CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
- G. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE WT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
- H. FOLLOWING THE REMOVAL OF THE SILT FENCE, THE CONTRACTOR SHALL RESTORE THE SILT FENCE TRENCH WITH SOIL.
- I. CONTRACTOR SHALL INITIATE STABILIZATION OF ALL DISTURBED AREAS WITHIN ONE CALENDAR DAY.
- J. SEED BED PREPARATION:
 - JA. ALL STONES, ROCKS, DEBRIS LARGER THAN 1" IN DIAMETER SHALL BE REMOVED.
 - JB. DISK OR TILL TOPSOIL TO A DEPTH OF 3" AND REDUCE ALL SOIL PARTICLES TO NO LARGER THAN 2". THE SURFACE SHALL BE FREE OF WEEDS, STONES, ROCKS, STICKS, GULLIES, CLODS, AND DEBRIS.
 - JC. THE AREA SHALL BE FINE GRADED.
 - JD. THE SEED SHALL BE PLACED INTO THE SOIL WITH A MACHINE THAT MECHANICALLY PLACES THE SEED IN DIRECT CONTACT WITH THE SOIL AND COVERS THE SEED WITH THE SOIL.
 - JE. ROADCAST AND HYDROSEED WILL NOT BE ALLOWED.
 - JF. SEEDED AREAS SHALL BE COVERED WITH THE EROSION CONTROL BLANKET RIGHT AFTER THE SEED HAS BEEN SOWN.
 - JG. ANY SOIL AMENDMENTS NEEDED TO ACHIEVE A 90% HEALTHY STAND OF VEGETATION WILL BE ADDED TO THE SOIL AT NO EXTRA CHARGE TO THE OWNER. THE STAND OF VEGETATION WILL NEED TO BE ACCEPTED BY THE ENGINEER.
 - JH. THE SEED MIX SHALL BE KENTUCKY BLUEGRASS 100LBS/ACRE, REVERSE PERENNIAL RYEGRASS 60 LBS/ACRE, ANNUAL RYE 40 LBS/ACRE AND CREEPING RED FESCUE 40 LBS/ACRE TOTAL.

SWPPP LEGEND

- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EMERGENCY OVERFLOW ARROW
- ADJUST EXISTING RIM ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING VALVE VAULT
- EXISTING B-BOX
- PROPOSED INLET
- PROPOSED OPEN LID MANHOLE / CATCH BASIN
- PROPOSED CLOSED LID MANHOLE
- PROPOSED NYLOPLAST DRAIN BASIN
- PROPOSED INLET WITH SOLID LID
- SILT FENCE
- FLEXSTORM CATCH-IT INLET PROTECTION
- SILT FENCE INLET PROTECTION WITH STONE COLLAR
- RIP RAP
- FINE GRADE, FERTILIZE, AND SEED, INSTALL D575 EROSION CONTROL BLANKET WITH 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- TEMPORARY CONCRETE WASHOUT FACILITY
- STABILIZED CONSTRUCTION ENTRANCE
- TREE PRESERVATION FENCING



DATE	MARK
50% CD NOT FOR CONSTRUCTION	
PROJECT No.	2025.036
DATE	OCTOBER 7, 2025
SHEET TITLE	STORMWATER POLLUTION PREVENTION PLAN
SHEET	C-6.0

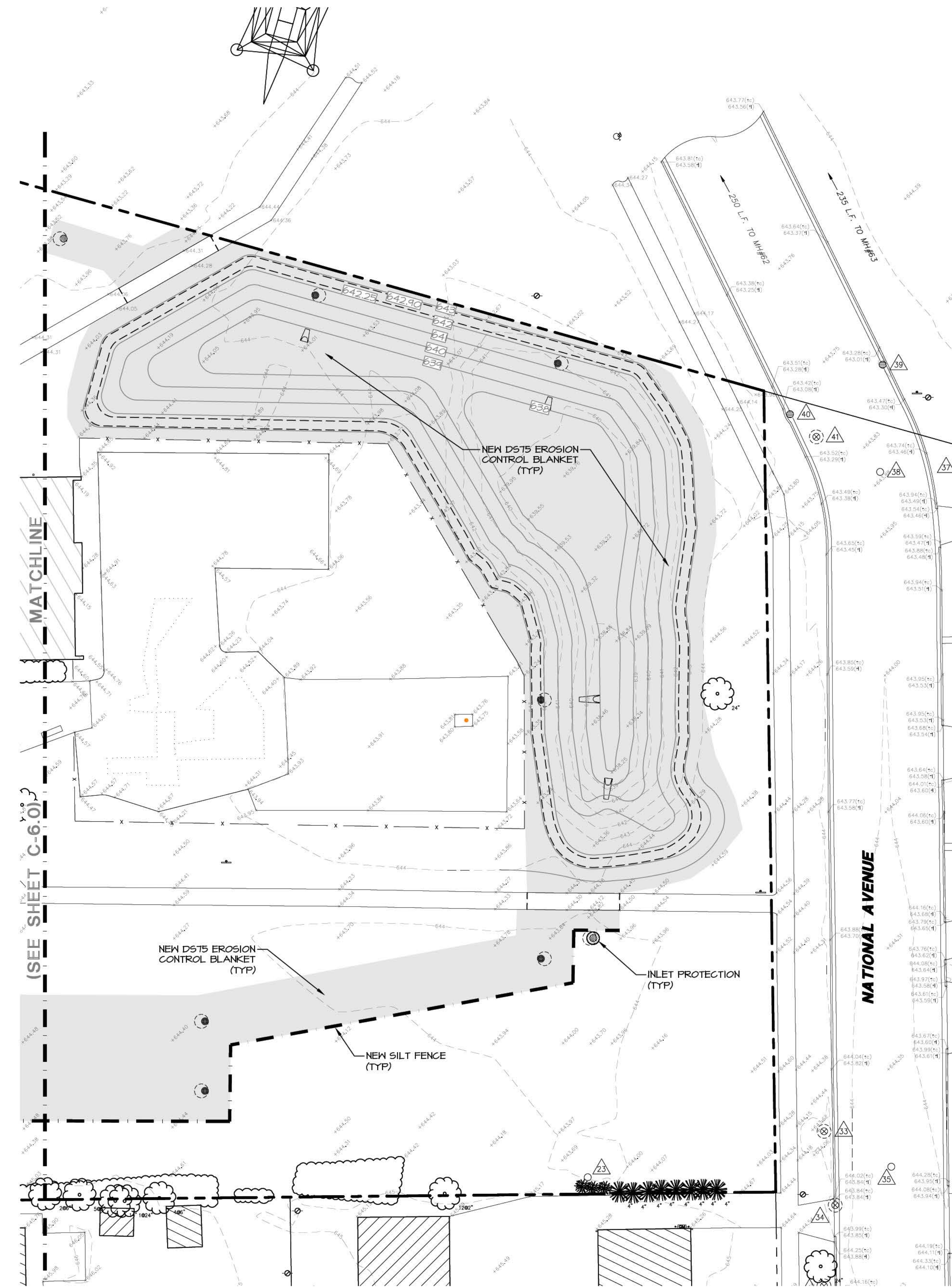
W-T JOB NUMBER-C2500035

WT GROUP

Wetland | Environmental Assessment | Surveying
 Civil | Land Survey | Telecommunications | Aquatics
 Accessibility Consulting | Design & Program Management
 Engineering with Precision, Pace & Passion.

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SWPPP NOTES:

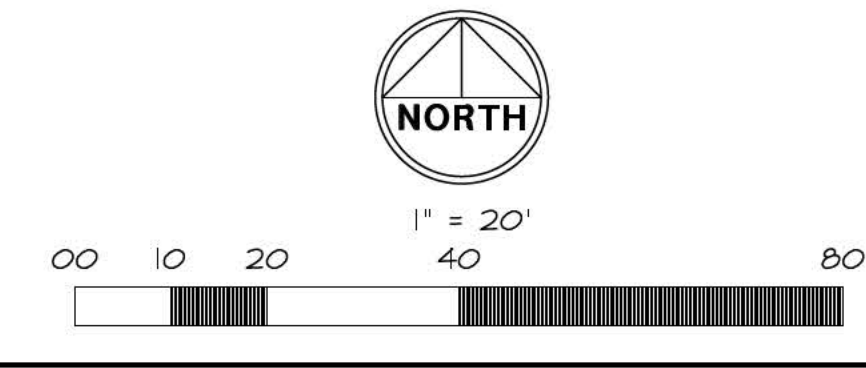
- A. ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
- B. TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDING.
- C. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAUL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. ANY DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
- D. EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAPLES AND STAPLES ARE PROHIBITED.
- E. CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
- G. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE WT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
- H. FOLLOWING THE REMOVAL OF THE SILT FENCE, THE CONTRACTOR SHALL RESTORE THE SILT FENCE TRENCH WITH SOIL.
- I. CONTRACTOR SHALL INITIATE STABILIZATION OF ALL DISTURBED AREAS WITHIN ONE CALENDAR DAY.
- J. SEED BED PREPARATION:
 - JA. ALL STONES, ROCKS, DEBRIS LARGER THAN 1" IN DIAMETER SHALL BE REMOVED.
 - JB. DISK OR TILL TOPSOIL TO A DEPTH OF 3" AND REDUCE ALL SOIL PARTICLES TO NO LARGER THAN 2". THE SURFACE SHALL BE FREE OF WEEDS, STONES, ROCKS, STICKS, GULLIES, CLODS, AND DEBRIS.
 - JC. THE AREA SHALL BE FINE GRADED.
 - JD. THE SEED SHALL BE PLACED INTO THE SOIL WITH A MACHINE THAT MECHANICALLY PLACES THE SEED IN DIRECT CONTACT WITH THE SOIL AND COVERS THE SEED WITH THE SOIL.
 - JE. BROADCAST AND HYDROSEED WILL NOT BE ALLOWED.
 - JF. SEEDED AREAS SHALL BE COVERED WITH THE EROSION BLANKET RIGHT AFTER THE SEED HAS BEEN SOWN.
 - JG. ANY SOIL AMENDMENTS NEEDED TO ACHIEVE A 90% HEALTHY STAND OF VEGETATION WILL BE ADDED TO THE SOIL AT NO EXTRA CHARGE TO THE OWNER. THE STAND OF VEGETATION WILL NEED TO BE ACCEPTED BY THE ENGINEER.
 - JH. THE SEED MIX SHALL BE KENTUCKY BLUEGRASS 100LBS/ACRE, REVERSE PERENNIAL RYEGRASS 60 LBS/ACRE, ANNUAL RYE 40 LBS/ACRE AND CREEPING RED FESCUE 40 LBS/ACRE TOTAL.

SWPPP LEGEND

- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EMERGENCY OVERFLOW ARROW
- ADJUST EXISTING RIM ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
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- TEMPORARY CONCRETE WASHOUT FACILITY
- STABILIZED CONSTRUCTION ENTRANCE
- TREE PRESERVATION FENCING



DATE	MARK
PROJECT No.	2025.036
DATE	OCTOBER 7, 2025
SHEET TITLE	STORMWATER POLLUTION PREVENTION PLAN
SHEET:	C-6.1



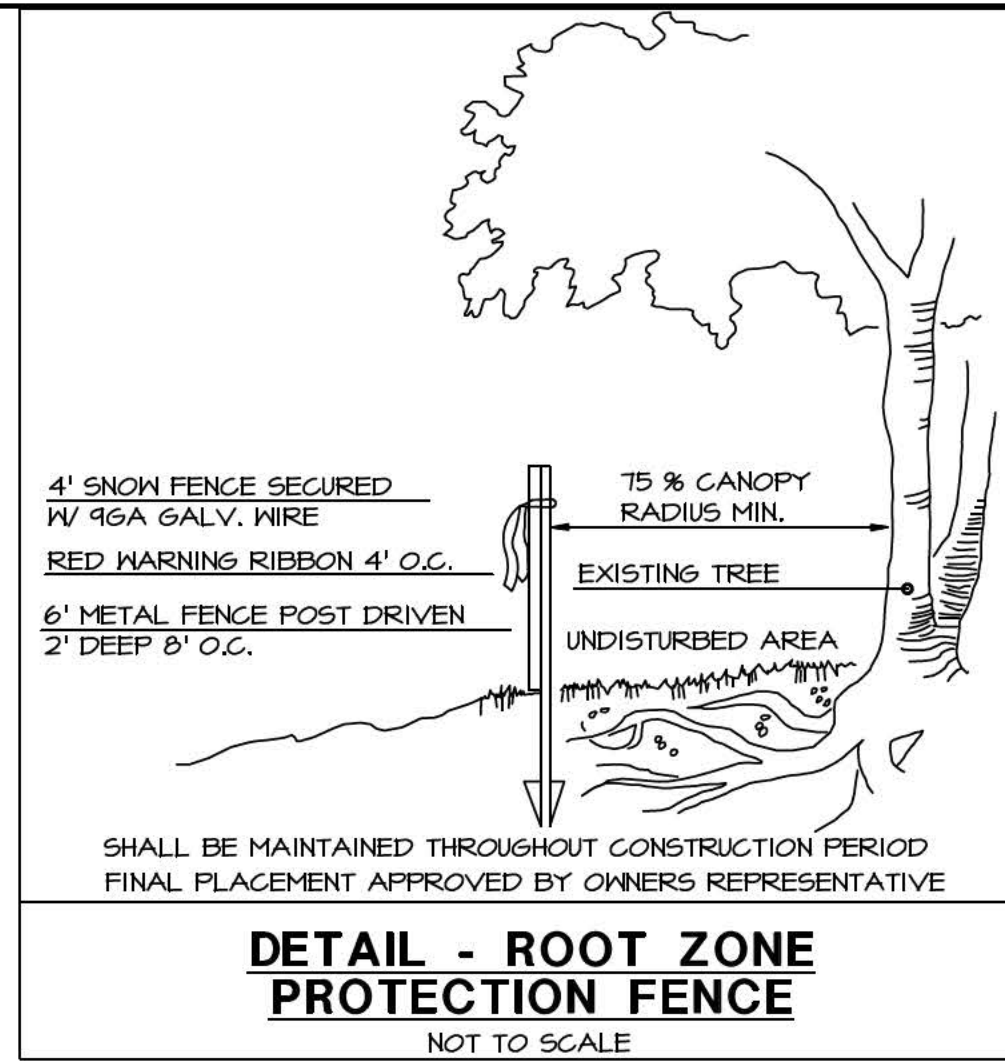
W-T JOB NUMBER-C2500035

WT Group
Engineering • Design • Consulting

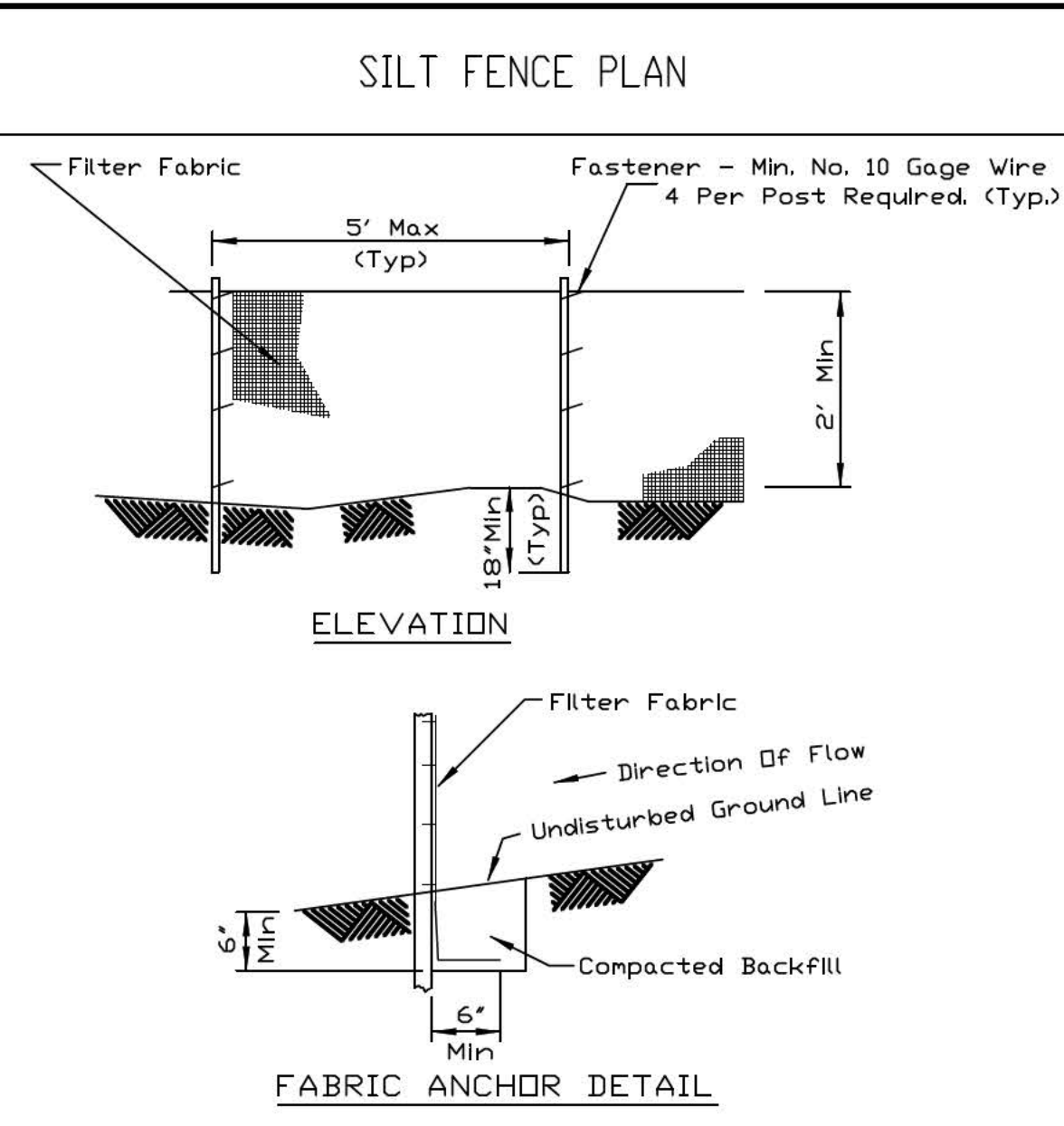
WT GROUP
Watershed | Environmental | Geotechnical | Surveying
Civil | Land Survey | Telecommunications | Aquatics
Accessibility Consulting | Design & Program Management
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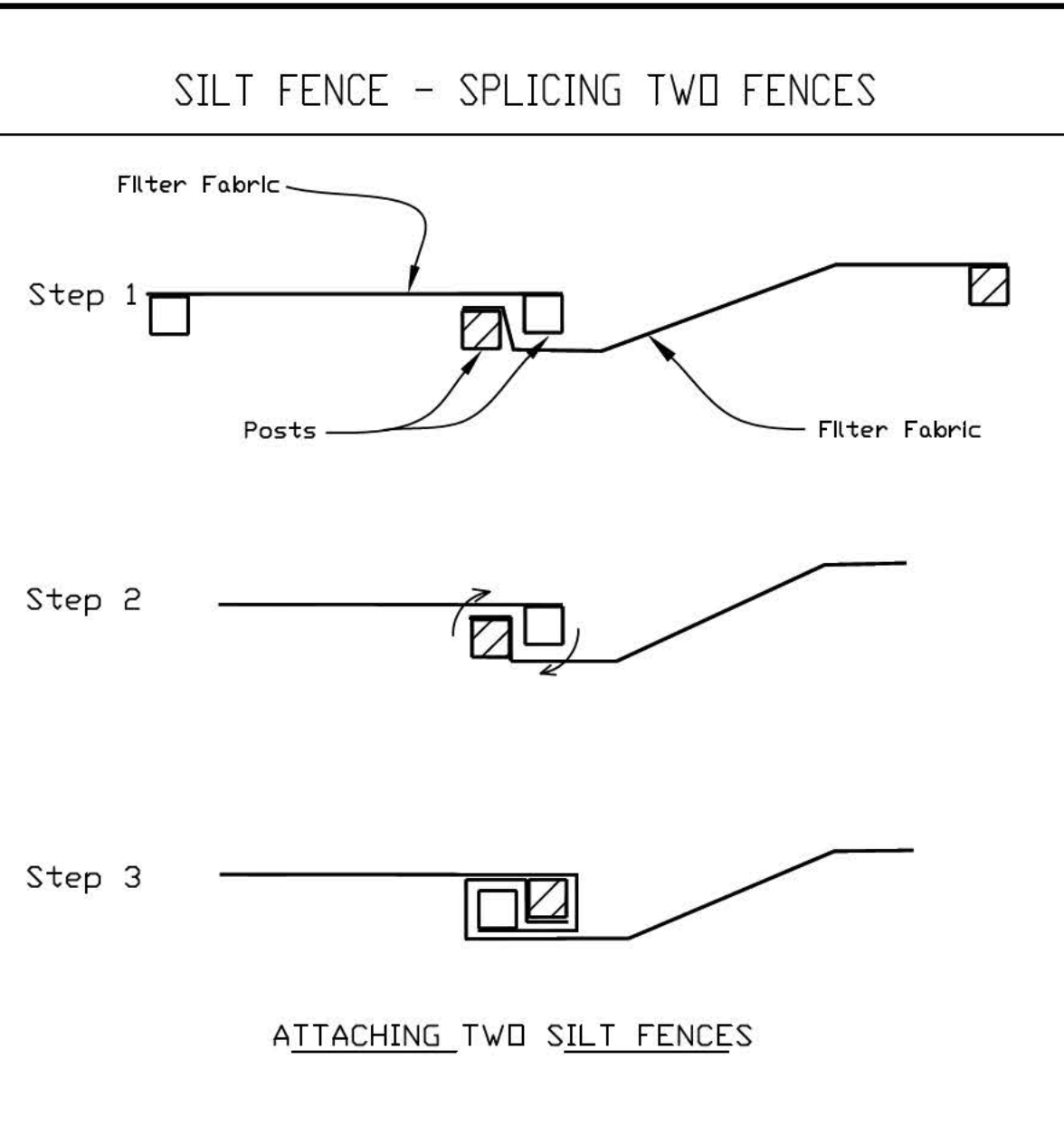


DETAIL - ROOT ZONE PROTECTION FENCE
NOT TO SCALE



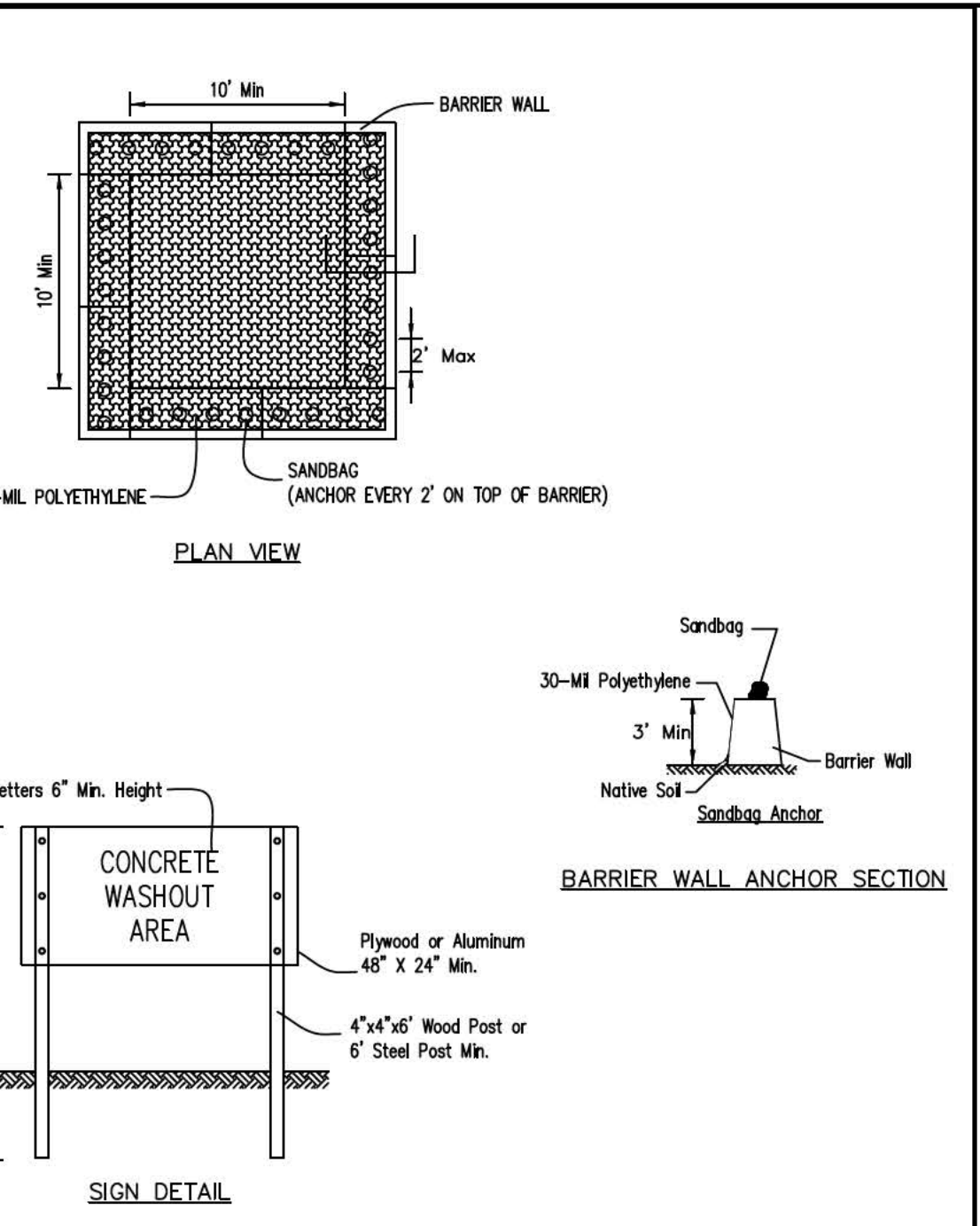
NOTES:
 1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 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.

REFERENCE Project	Date	DESIGNED	Date
Checked	Date	CHECKED	Date
Approved	Date	APPROVED	Date



Place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material. Cut the fabric near the bottom of the stakes to accommodate the 6" flap. Drive both posts a minimum of 18 inches into the ground and bury the flap. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE Project	Date	DESIGNED	Date
Checked	Date	CHECKED	Date
Approved	Date	APPROVED	Date

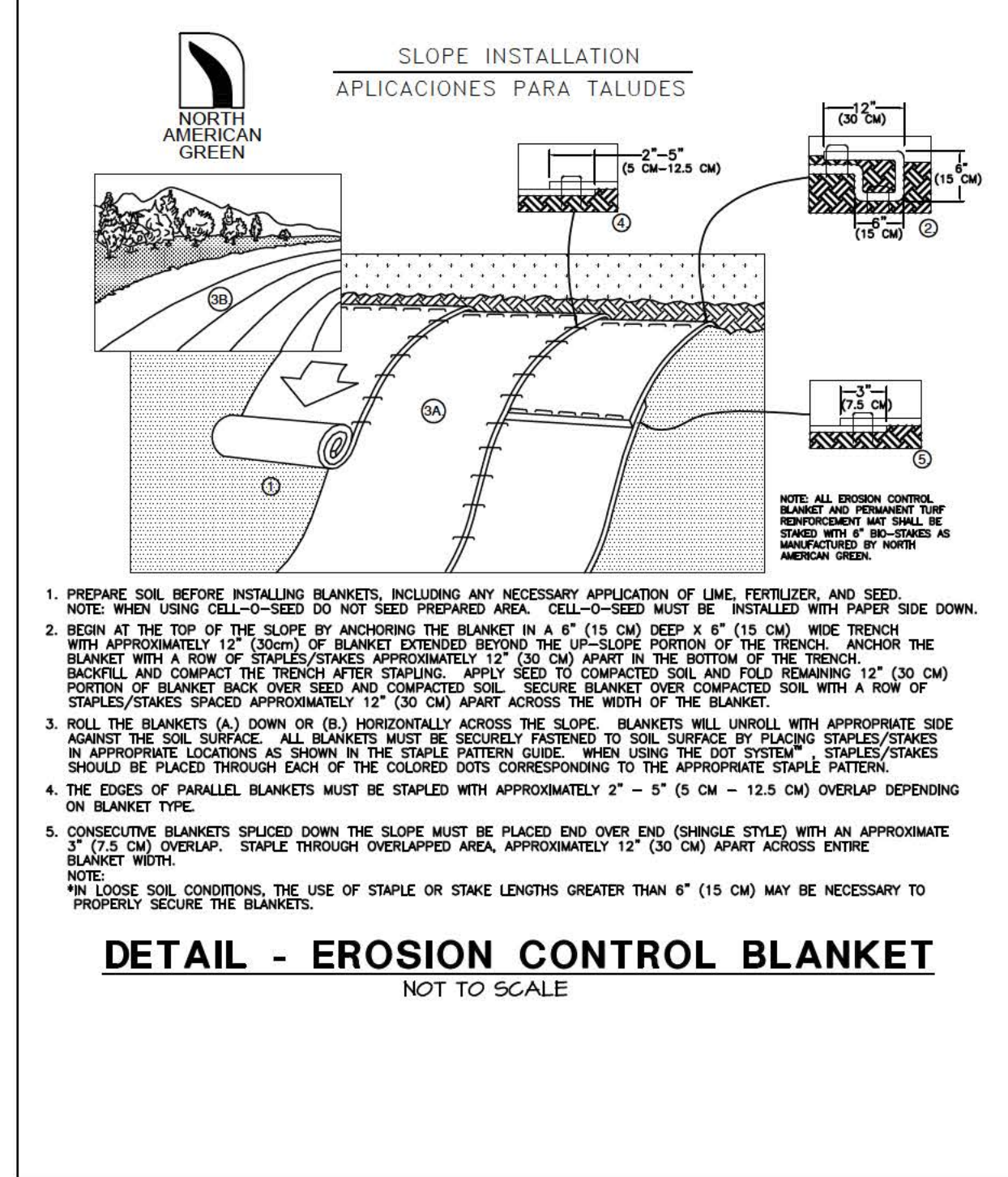


NOTES:
 1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

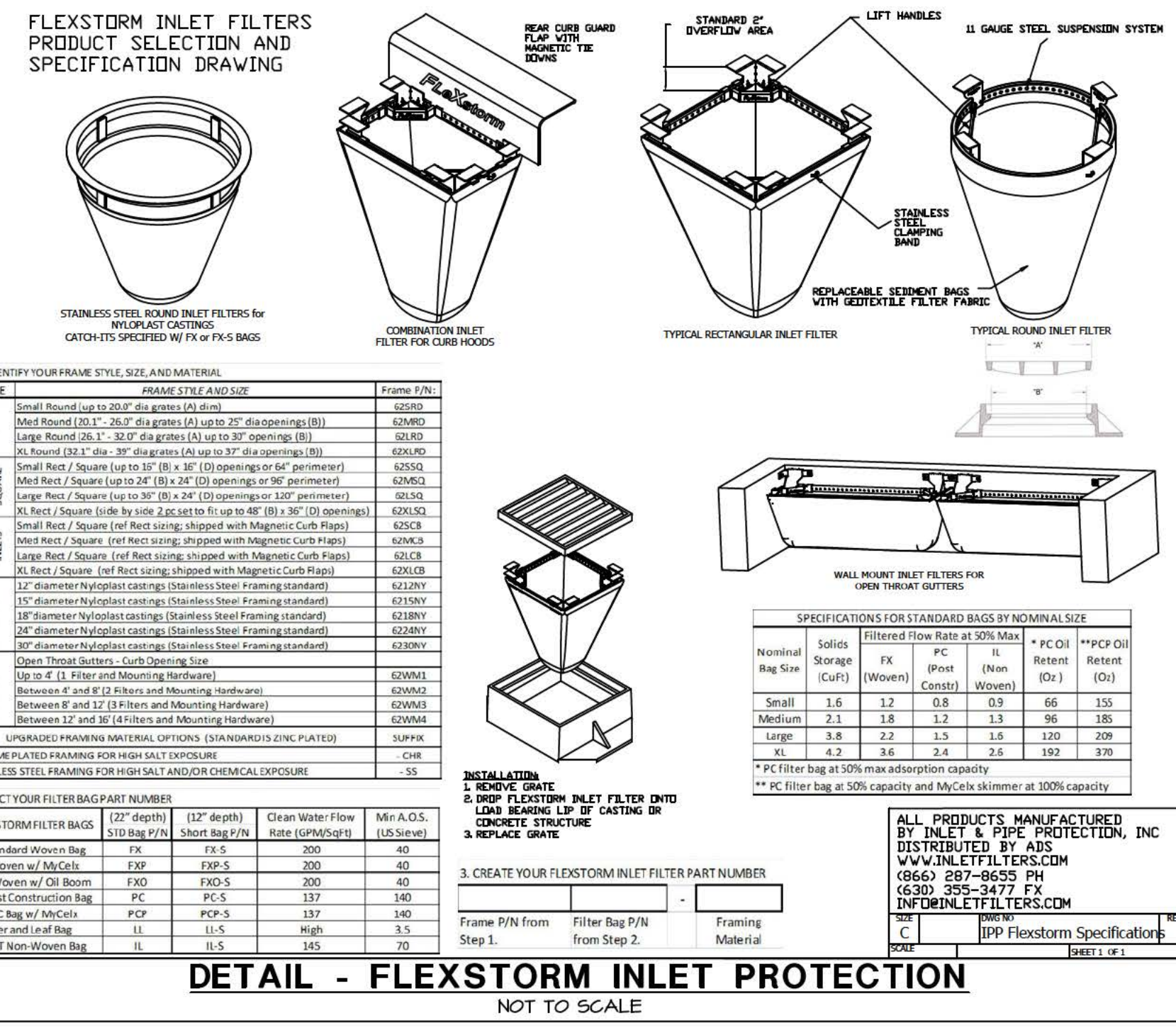
REFERENCE Project	Date	DESIGNED	Date
Checked	Date	CHECKED	Date
Approved	Date	APPROVED	Date

DETAIL - SILT FENCE
NOT TO SCALE

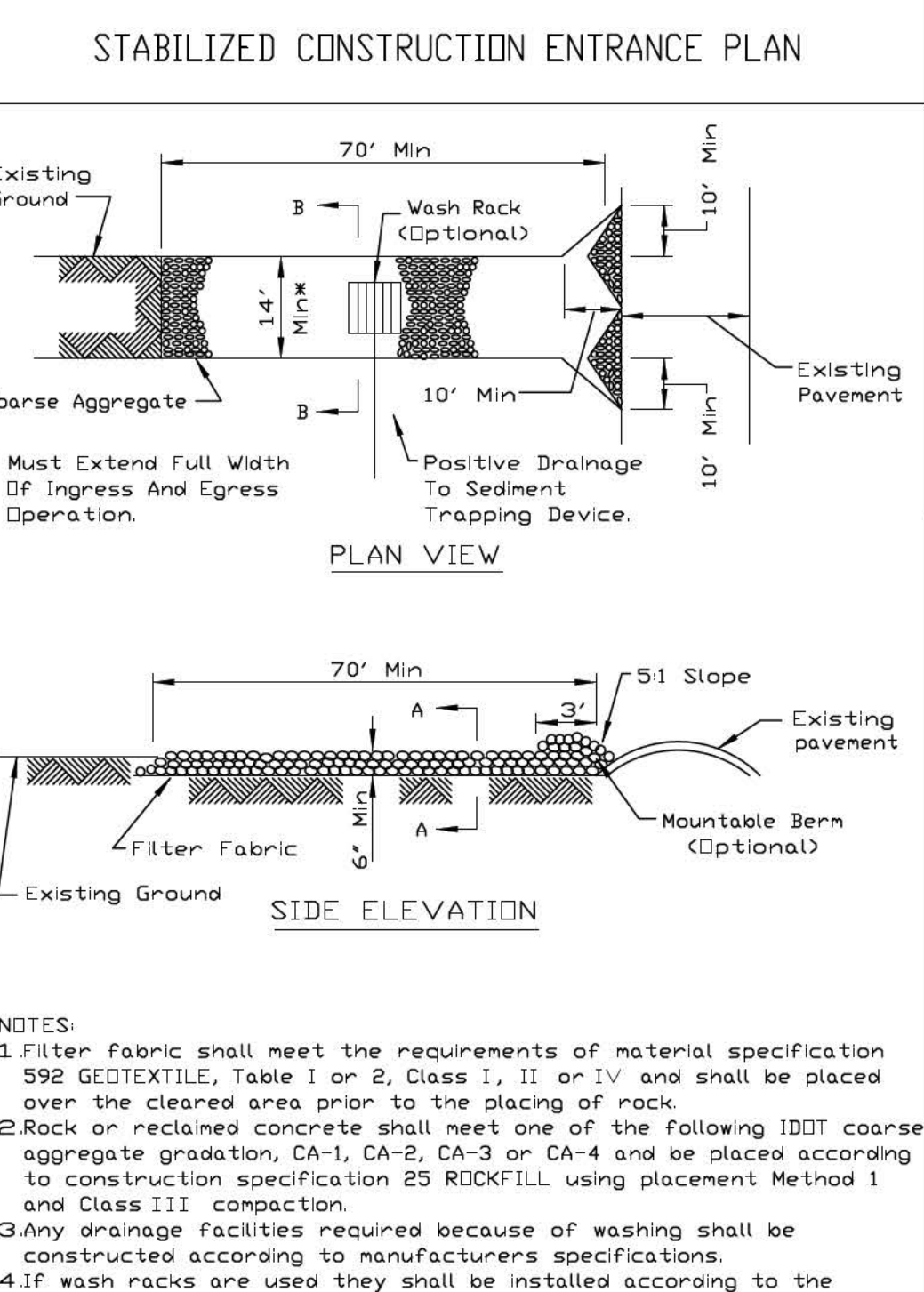
CONCRETE WASHOUT FACILITY
NOT TO SCALE



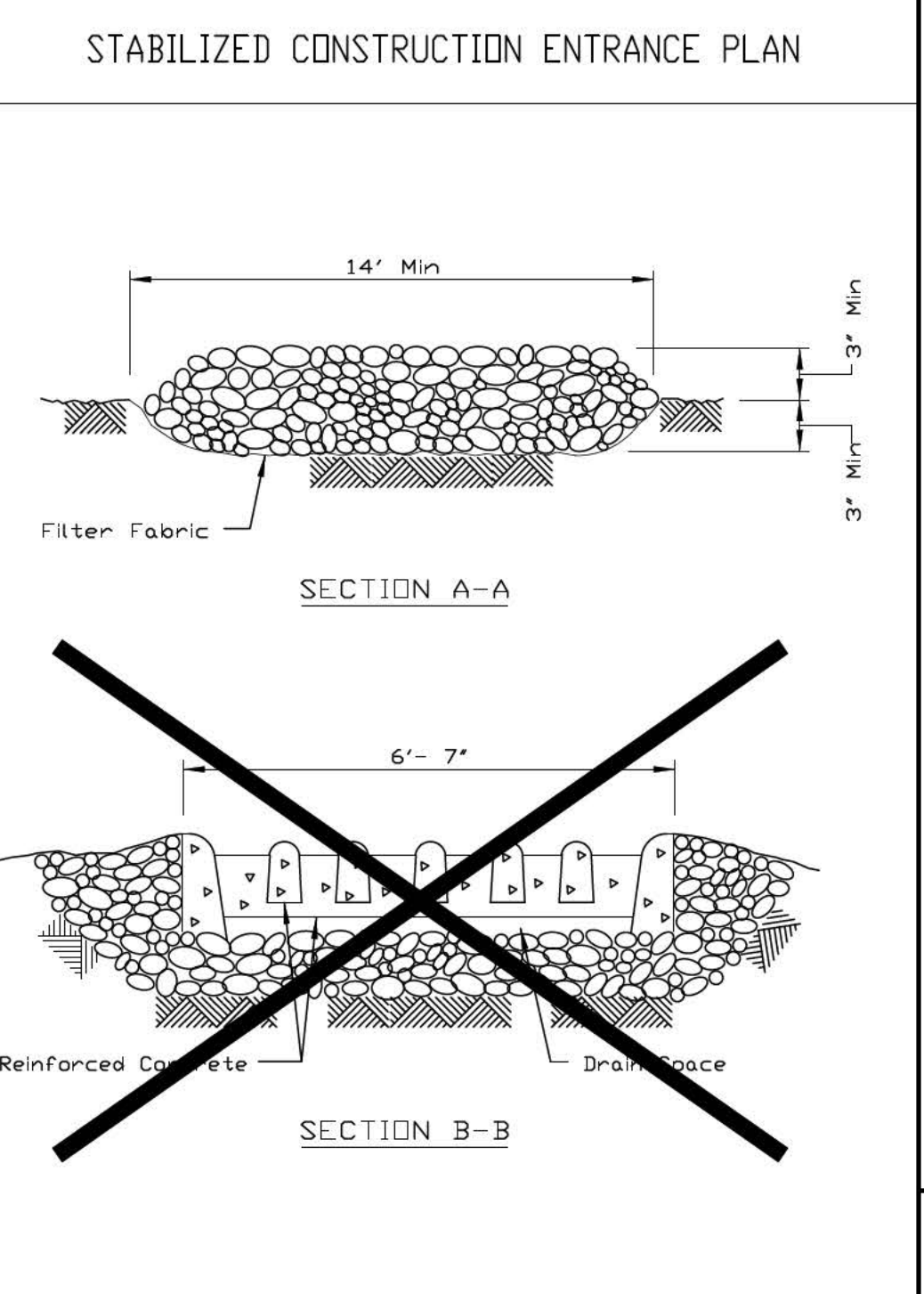
DETAIL - EROSION CONTROL BLANKET
NOT TO SCALE



DETAIL - FLEXSTORM INLET PROTECTION
NOT TO SCALE



DETAIL - STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE PLAN
NOT TO SCALE

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 www.dla-hd.com

HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
 GOLF SCHOOL DISTRICT 67
 9000 BELLEFORTE AVENUE
 MORTON GROVE, IL 60053

DATE: _____ MARK: _____
 PROJECT No: 2025.030
 DATE: OCTOBER 7, 2025
 SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS
 SHEET: C-6.2

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GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
1.1. ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
1.2. "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION.
1.3. "ILLINOIS URBAN MANUAL," LATEST EDITION.
1.4. BUILDING CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES.
1.5. UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, 29 CFR PART 1926, "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
1.6. ILLINOIS DRAINAGE LAW.
1.7. ILLINOIS ENVIRONMENTAL BARRIERS ACT.
1.8. ILLINOIS ACCESSIBILITY CODE.
1.9. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS.
1.10. TITLE 35 OF THE ILLINOIS ADMINISTRATIVE CODE.
2. ALL REQUIRED PERMITS FROM THE APPROPRIATE GOVERNING AGENCY(S) SHALL BE OBTAINED FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHEETING, SHORING AND OTHER PROTECTION OF ALL ROADWAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE AND TO THE SATISFACTION OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNAGE AND TRAFFIC CONTROL DEVICES TO INFORM AND PROTECT THE PUBLIC.
3. CONTRACTOR SHALL NOTIFY THE LOCAL ENGINEERING OR PUBLIC WORKS DEPARTMENT AND/OR OTHER GOVERNING AUTHORITY(S) 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON EACH MAJOR CATEGORY OF WORK, INCLUDING BUT NOT LIMITED TO, ANY PUBLIC IMPROVEMENTS, ROADWAY CLOSURES OR UTILITY INSTALLATIONS. 72 HOUR NOTICE SHALL BE GIVEN FOR ANY WORK ITEM THAT REQUIRES INSPECTION AND TESTING SUCH AS SANITARY SEWER OR WATER MAIN INSTALLATION.
4. BEING THAT THIS PROJECT IS PERMITTED UNDER THE NEW WATERSHED MANAGEMENT ORDINANCE (MCO), THE MWRD REQUIRES 48 HOURS OF ADVANCE NOTIFICATION PRIOR TO ANY GROUND DISTURBANCE. THE MWRD WILL BE INSPECTING FOR APPLICABLE EROSION CONTROL AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING, INLET PROTECTION, CONCRETE WASH, ETC., FOLLOWED BY SANITARY SEWER AND VOLUME CONTROL. INSTALLATION INSPECTIONS, PLEASE REFER TO THE APPROVED PERMIT/PLANS AND HAVE THESE MEASURES IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND THE LOCAL MUNICIPALITY TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. CONTRACTOR SHALL CALL THE JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS (JULIE) AT 1-800-842-0123 OR BY DIALING 811. IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT AND TO HAVE THESE UTILITIES STAKED PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
7. ALL EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS PREPARED BY THE ENGINEER ACCORDING TO INFORMATION AVAILABLE FROM PUBLIC RECORDS OR VISIBLE FIELD MARKINGS. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND FOR THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATION WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THE CONFLICT MAY BE RESOLVED.
8. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO THE SATISFACTION OF THE APPLICABLE UTILITY OWNER(S).
9. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, COORDINATES AND ELEVATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED.
10. ALL PROPERTY MARKERS AND REFERENCE MARKERS SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN WITNESSED OR OTHERWISE TIED IN BY AN AUTHORIZED AGENT OR PROFESSIONALLY LICENSED SURVEYOR.
11. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE CONSTRUCTION OPERATIONS ABUT PUBLIC THROUGH-FARES AND ADJACENT PROPERTY.
12. ALL AREAS DISTURBED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO THE ORIGINAL CONDITIONS OR BETTER, EXCEPT WHERE PROPOSED CONSTRUCTION IS INDICATED ON THE PLANS.
13. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
14. PRIOR TO INITIAL ACCEPTANCE BY THE OWNER(S) AND/OR GOVERNING AUTHORITY, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY ENGINEER OR HIS REPRESENTATIVE(S). THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF 18 (EIGHTEEN) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF HIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
16. CONTRACTOR SHALL KEEP THE PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS AT THE END OF EACH WORKING DAY.
17. ALL CONSTRUCTION STAKING, SCHEDULING AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
18. THREE (3) ORIGINAL COPIES OF ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:
18.1. ASPHALT PAVEMENT MIX DESIGN
18.2. CONCRETE MIX DESIGN
18.3. GRANULAR MATERIAL GRADATION
18.4. PRECAST CONCRETE STRUCTURES (MANHOLES, INLETS, CATCH BASINS, VAULTS, ETC.)

- 18.5. WATER MAIN MATERIALS (VALVES, FIRE HYDRANTS, ETC.)
19. AFTER COMPLETION OF THE PROPOSED IMPROVEMENTS, CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH AS-BUILT AND/OR RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONALLY LICENSED ENGINEER OR SURVEYOR AND SHALL INCLUDE AT A MINIMUM (WHERE APPLICABLE TO THE SCOPE OF WORK) THE FOLLOWING ITEMS:
19.1. TOPOGRAPHY AND SPOT GRADE ELEVATIONS OF ALL PROPOSED PERMANENT SITE FEATURES INCLUDING ANY STORM WATER FACILITIES OR MODIFICATIONS TO EXISTING STORM WATER FACILITIES.
19.2. HORIZONTAL AND VERTICAL LOCATION AND ALIGNMENT OF ALL PROPOSED ROADWAYS, PARKING LOTS, UTILITIES, BUILDINGS OR OTHER PERMANENT SITE FEATURES.
19.3. RIM AND INVERT AND/OR TOP OF PIPE ELEVATIONS FOR ALL PROPOSED UTILITIES.
19.4. AS-BUILT AND/OR RECORD DRAWING INFORMATION SHALL BE SHOWN ON THE APPROVED ENGINEERING PLANS ISSUED FOR CONSTRUCTION, ANY AND ALL DEVIATIONS FROM THESE APPROVED PLANS SHALL BE SHOWN BY MEANS OF STRIKING THROUGH THE INFORMATION AND CLEARLY INDICATING THE AS-BUILT LOCATIONS AND ELEVATIONS ON THE APPLICABLE PLAN SHEET.

SITE GRADING AND PAVING

- 1. ALL SITE WORK, GRADING, AND PAVING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION ("STANDARD SPECIFICATIONS"), ANY SPECIAL PROVISIONS, THE NOTES IN THE PLANS AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 200 OF THE "STANDARD SPECIFICATIONS". ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR AS DIRECTED BY THE PROJECT REPRESENTATIVE IN THE FIELD.
3. EXCAVATED TOPSOIL SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE PROJECT ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING, UNLESS OTHERWISE NOTED ON THE PLANS. A MINIMUM OF 6" TOPSOIL RE-SPREAD AND SEEDING FOR ALL DISTURBED AREAS IS REQUIRED.
4. THE SOILS INVESTIGATION REPORT FOR THE SITE AND ALL APPENDIX THERE TO ARE SUPPORTING DOCUMENTS FOR THIS PROJECT. THE INFORMATION AND DATA STATED IN SAID REPORT ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION NOTES BY REFERENCE AND SHALL BE FOLLOWED BY ALL CONTRACTORS. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS BY A SOILS ENGINEER OR HIS REPRESENTATIVE. FURTHER CONSTRUCTION OPERATIONS WILL NOT BE PERMITTED UNTIL THE SOILS ENGINEER ISSUES A WRITTEN STATEMENT THAT THE AREA IN QUESTION HAS BEEN SATISFACTORILY PREPARED AND IS READY FOR CONSTRUCTION.
5. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE NOT NOTED TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.
8. REMOVED DRIVEWAY PAVEMENT, SIDEWALK, CURBS, TREES AND STUMPS SHALL BE DISPOSED OF LEGALLY OFF-SITE AT LOCATIONS DETERMINED BY THE CONTRACTOR.
9. ON AND OFF SITE PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND, IF DAMAGED, SHALL BE REPLACED PROMPTLY TO MEET STATE AND LOCAL STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
10. PROPOSED ELEVATIONS INDICATE FINISHED GRADE CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THE THICKNESS OF THE PROPOSED PAVING (ROADS, WALKS, DRIVE, ETC.) SECTION OR TOPSOIL AS INDICATED ON THE PLANS.
11. CONTRACTOR SHALL PROVIDE SMOOTH VERTICAL CURVES THROUGH THE HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS ON THE PLANS. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AND AVOID ANY RIDGES AND/OR DEPRESSIONS.
12. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
13. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
14. ALL CONCRETE POURED SHALL BE:
14.1. MINIMUM COMPRESSIVE STRENGTH:
14.1.1. 3500 P.S.I. AT 14 DAYS (PER I.D.O.T.)
14.1.2. 4500 P.S.I. AT 28 DAYS (PER A.C.I.)
14.2. MAX WATER-CEMENTITIOUS MATERIALS RATIO: 0.44 (AIR-ENTRAINED)
14.3. AIR CONTENT: 6%, +/- 1.5% AT POINT OF DELIVERY FOR EXPOSED CONCRETE
15. WHEN FIBER MESH REINFORCEMENT IS SPECIFIED, IT SHALL CONSIST OF FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE PAVEMENT, COMPLYING WITH ASTM C 1116, TYPE III, 1 TO 3 INCHES LONG. FIBERS SHALL BE UNIFORMLY DISPERSED IN THE CONCRETE MIXTURE AT THE MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 15 LBS / CU. YD.
16. THE GRADING AND CONSTRUCTION OF THE PROPOSED PAVEMENT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AND MATCH EXISTING GRADES FLUSH.
17. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
18. DRIVEWAYS SHALL BE CONSTRUCTED SO AS NOT TO IMPEDE THE SURFACE DRAINAGE SYSTEM.
19. TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE INSTALLED AND PROVIDED WHENEVER CONSTRUCTION FOR UTILITIES ARE WITHIN STREET AREAS. APPLICABLE ORDINANCES OF THE MUNICIPALITY, COUNTY OR STATE SHALL ALSO GOVERN THE TRAFFIC CONTROL REQUIREMENTS.
20. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

STORMWATER POLLUTION PREVENTION NOTES

- 1. COPIES OF THE APPROVED STORM WATER POLLUTION PREVENTION PLANS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH THE PERMIT, INCIDENT OF NON-COMPLIANCE (I.O.N.) FORM AND INSPECTION FORMS.
2. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE HT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
3.1. ILLINOIS QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). REQUIRED REPAIRS SHOULD BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTOR'S REPORT.
3.2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THESE MEASURES AND DEVICES SHALL BE MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
5. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW. THE GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT SITE MUST BE NOTIFIED ONE (1) WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE (1) WEEK PRIOR TO THE FINAL INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE GOVERNING AUTHORITY.
6. IF AFTER REPEATED FAILURE ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL EROSION POLLUTION AND/OR SILTATION, THE GOVERNING AUTHORITIES RESERVE THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.
7. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST EDITION.
8. INLET PROTECTION SHALL BE INSTALLED AROUND EACH INLET OR CATCH BASIN. THESE SHALL BE MAINTAINED UNTIL THE TRIIBUTARY DRAINAGE AREAS HAVE ADEQUATE GRASS COVER OR APPROXIMATELY 50% VEGETATIVE COVER.
9. ALL STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS.
10. CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION.
11. ALL DISTURBED AREAS SHOULD BE SEEDED OR SODDED WITHIN THREE (3) DAYS OF FINAL DISTURBANCE.
12. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
13. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
14. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
15. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESSSES IS PROHIBITED.
16. DURING DEMATERING OPERATIONS, WATER SHALL BE PUMPED OR OTHERWISE DISCHARGED FROM THE SITE INTO SEDIMENT BASINS, SILT TRAPS, DEMATERING BAGS OR POLYMER MIXING SALS. DEMATERING DIRECTLY INTO FIELD TILES, WETLANDS, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, STREAMS, LAKES, PONDS, RIVERS, OR STORMWATER SYSTEMS IS PROHIBITED.
17. ALL STOCKPILES SHOULD BE STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
20. 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 SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AS FOLLOWS:
20.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
21. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 6:1 SLOPE OR STEEPER AND AS SHOWN ON THE PLANS.
22. ALL DISTURBED GREEN SPACES WITHIN THE R.O.M. SHALL BE RESTORED WITH 6" OF TOPSOIL AND CLASS 2A SEEDING.
23. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL. GROWING SEASON SO THAT THE SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
24. ONCE ALL UPSTREAM AREAS ARE STABILIZED WITH SEED AND BLANKET OR SOD AS SHOWN IN THE PLANS, SILT FENCING SHALL BE REMOVED AND THE TRENCH SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND BLANKETING. RESTORATION SHALL OCCUR IMMEDIATELY FOLLOWING THE REMOVAL OF THE SILT FENCE. RESTORATION SHALL BE COMPLETED THE SAME WORKING DAY AS ANY SILT FENCING REMOVAL AND AT LEAST 2 HOURS BEFORE ANY FORECASTED PRECIPITATION.
25. ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PROPERLY STABILIZED OR DISPOSED OF BY THE CONTRACTOR.

SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION SCHEDULE

- 1. OBTAIN NPDES AND OTHER APPLICABLE SITE PERMITS AND REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (E.G. SILT FENCE).
4. INSTALL PROTECTION DEVICES FOR EXISTING DRAINAGE INLET AND OUTLET STRUCTURES, IF APPLICABLE.
5. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
5.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION (SEE THE STORMWATER POLLUTION PREVENTION NOTES AND STORMWATER POLLUTION PREVENTION MAINTENANCE SCHEDULE FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
5.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
5.3. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED.
6. PERFORM SITE CLEARING AND GRUBBING AND REMOVE EXISTING VEGETATION AS NEEDED FOR INITIAL SITE GRADING OPERATIONS. VEGETATED SITE AREAS THAT ARE NOT INCLUDED WITH THE INITIAL GRADING SHALL REMAIN UNDISTURBED. ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE AND STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
7. REMOVE ALL ITEMS NOTED FOR REMOVAL IN THE DEMOLITION PLAN.
8. PERFORM ROUGH GRADING OPERATIONS, CONSTRUCT OVERFLOW ROUTES, AND STABILIZE ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO STEEP SLOPES, DRAINAGE CHANNELS AND SWALES (I.E. TEMPORARY AND PERMANENT SEEDING, EROSION CONTROL BLANKETS, RIP-RAP, CHECK DAMS, TEMPORARY DRAINAGE DIVERSIONS, ETC.).
9. INSTALL TEMPORARY CONCRETE WASHOUT FACILITY.
10. INSTALL BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
11. INSTALL DETENTION SYSTEMS, STORM SEWERS AND OTHER SITE UTILITIES AND IMMEDIATELY INSTALL DRAINAGE INLET AND OUTLET PROTECTION DEVICES AS INDICATED ON THE PLANS.
12. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FORTY EIGHT (48) DAYS.
13. INSTALL CURBS AND BEGIN SITE PAVING OPERATIONS (I.E. DRIVEWAYS, SIDEWALKS, ETC.).
14. COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS.
15. REMOVE TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.
16. SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY UPON COMPLETION OF ALL SITE CONSTRUCTION AND FINAL SITE STABILIZATION (I.E. OVER 70% VEGETATIVE COVER).

DLA ARCHITECTS logo and contact information: form follows learning, Two Pierce Place Suite 1300 Itasca IL 60143 847.742.4063 www.dla-ld.com

HYNES ELEMENTARY SCHOOL BUILDING ADDITIONS
GOLF SCHOOL DISTRICT 67
9000 BELLEFORTE AVENUE
MORTON GROVE, IL 60053

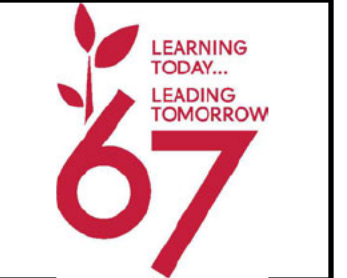


Table with columns for DATE and MARK, and a diagonal stamp: 50% CD NOT FOR CONSTRUCTION

PROJECT SPECIFICATIONS
SHEET: C-7.0

WT GROUP logo and contact information: W-T JOB NUMBER-C2500035, 3000 Center Drive, Ste B411, Hoffman Estates, IL 60139

A. REFERENCED SPECIFICATIONS

- 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

- THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
- THE VILLAGE OF MORTON GROVE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- 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

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.00 FT.
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- 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.
- 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.
- 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.
- 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.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- 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 WYES 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

- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- 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.
- 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.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- 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 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 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	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
- 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.
- 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 ("SEWER-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 FIRMLY IN PLACE.
- 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 WATERMANS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS 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 DISTANCES 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.
- ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
- 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.
- ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
- ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
- 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 COMBINED SEWER 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.
- A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES 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. EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- 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 TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
- MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
- VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 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.
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS 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.
- ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- 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.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- 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.

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