

**Attachment A**

Staff Report to the Appearance Commission for PC 25-06  
Prepared by Brandon Nolin, AICP, Community Development Administrator  
Dated May 27, 2025

To: Chairperson Pietron and Members of the Appearance Commission

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

Date: May 27, 2025

Re: Appearance Commission Case AC 25-08  
Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-06, a request for a Special Use Permit for redevelopment to establish warehousing, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4 and Chapters 10-10 and 12-11; and approval of a Preliminary and Final Plat of Subdivision in accordance with Chapter 12-8. The applicant is Midwest RE Acquisitions, LLC which is an entity of Bridge Industrial.

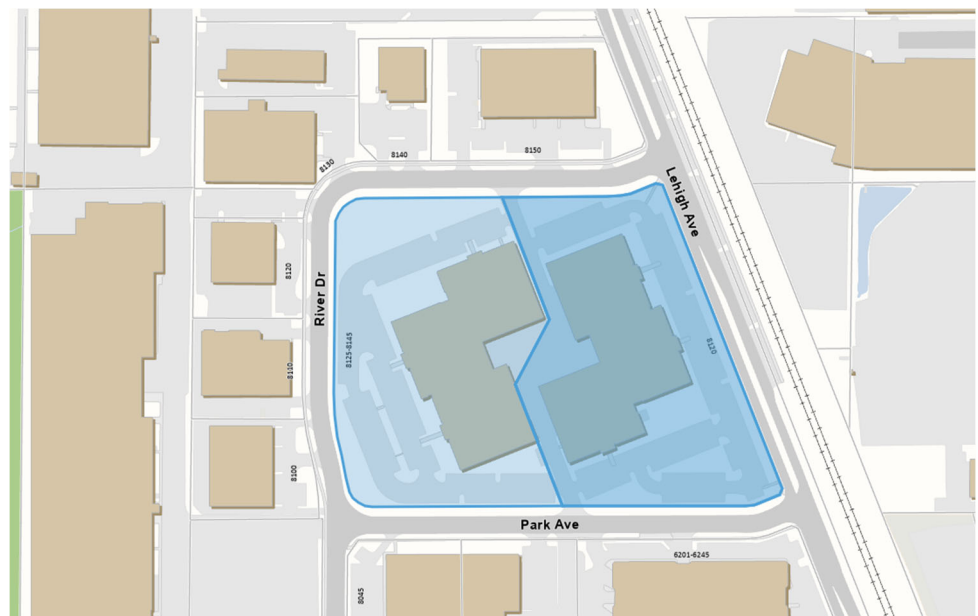
## STAFF REPORT

### Application Summary

Bridge Industrial (“applicant”), submitted a complete Special Use Permit application to the Department of Community and Economic Development and an Appearance Certificate is requested for the redevelopment of a pair of existing office buildings (North Grove Corporate Park). The proposed project consists of the construction of a new 227,600-square-foot industrial building with a mix of warehousing, distribution, and light manufacturing uses.

### Subject Property

The subject property is approximately 11 acres in size and consists of two (2) parcels occupied by the existing North Grove Corporate Park comprising two single-story office buildings located at 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois. The parcels are zoned M-O/R Office/Research Manufacturing. The proposed development would occupy the entire block bound by River Drive on the north and west, Lehigh Avenue on the east, and Park Avenue on the south. The subject property is surrounded in all directions by industrial properties within the M-2 General Manufacturing District.



**Subject Property Location Map**

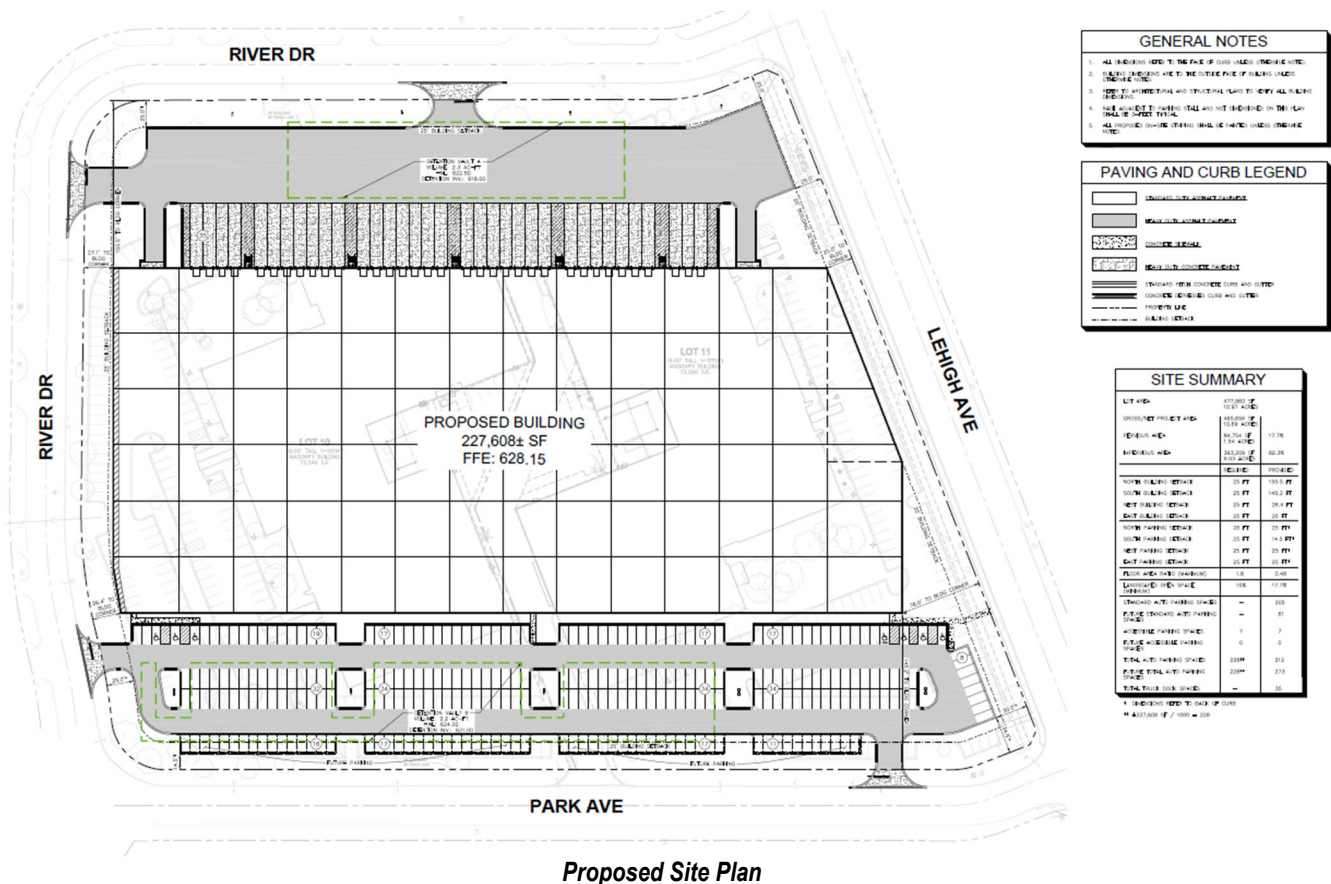
## Project Overview

Bridge Industrial is proposing to demolish the North Grove Corporate Park and redevelop the subject property with an approximately 227,600-square-foot single-story industrial building including 35 truck loading berths, approximately 212 off-street parking spaces, underground stormwater detention, and various site improvements. The proposal also includes the land banking of 61 parking spaces on the southern edge of the property in the event that future parking demand is greater than the initially proposed 212 parking spaces. The south parking lot for employee and visitor parking will be accessed via Park Avenue and River Drive, while the north parking lot will be used primarily for truck access and will be accessed via River Drive from the north and west.

The proposed building height is noted to be less than 40 feet, but an exact height was not provided. Per proposed elevations, the single-story façade will feature window bays and columns that provide the appearance of a three-story building. Brick-like surface treatments and glass will be used along the east façade and corners of the building to provide an aesthetic that mimics materials used in the nearby Lexington Homes development along Lehigh Avenue.

The proposed project is speculative and while Bridge Development has not identified specific tenants for the building, they anticipate prospective users will be consistent with those land uses permitted in the M-O/R Office/Research Manufacturing District as well as uses in the surrounding area. Those tenants may include warehousing and/or distribution firms, companies engaged in limited industrial uses such as food processing, and/or designers/fabricators of custom interior finishes for high end residential and commercial customers. Due to the range of prospective users, Bridge Development is seeking approval of multiple special uses as part of their application.

The applicant intends to acquire the subject property on or about Q3 2025. Subject to receipt of all necessary Village approvals and permits and existing tenant departures, demolition is anticipated to begin on or near Q4 2025. Construction is expected to be substantially complete on or near Q1 2027.



**Building Design**

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

The applicant is proposing the construction of an insulated precast concrete building. As such, many of the design aspects introduced into the façade, including variation in materials and most of the windows, are purely for aesthetics and not needed for building function. After reviewing preliminary façade treatments with Staff that relied more heavily on concrete color variation to imitate articulation, the applicant reviewed materials used at the nearby Lexington Homes townhome development and revised the façade elevations to include brick-like treatments, aluminum fascia, and additional windows. Emphasis has been placed the Lehigh Avenue frontage and the corners of the building, with the longer north and south facades being more industrial in character.

The applicant has indicated that the single-story building will be less than 40 ft. which is the maximum permitted within the M-O/R district. **The estimated height of the proposed building was not provided and the applicant should speak to this aspect of the proposal.**



SOUTH



NORTH

*Proposed South (Top) and North (Bottom) Elevations*



*Proposed East Elevation (Lehigh Avenue Frontage)*



*Proposed Elevations – Southeast Entrance Details)*

### **Materials**

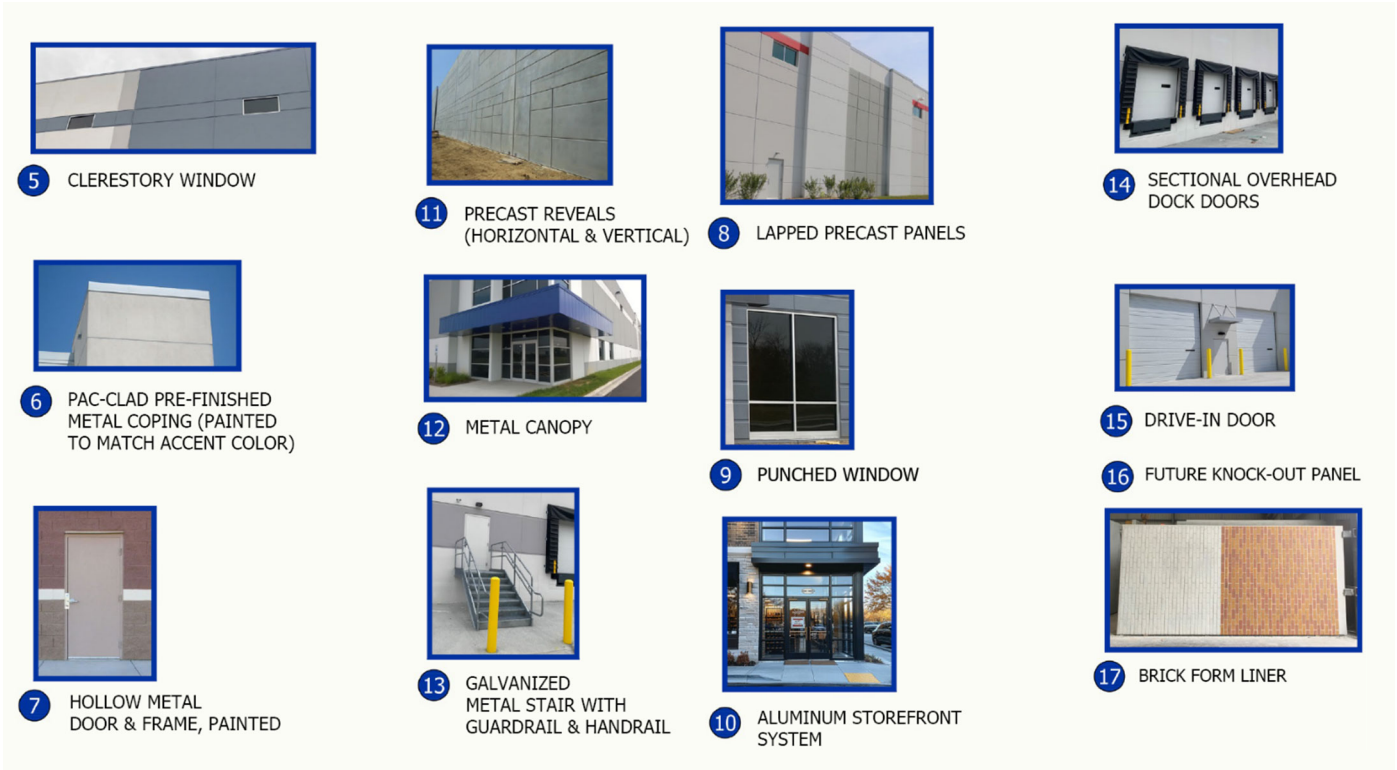
As the building utilizes an insulated precast concrete construction, the proposed “brick” is essentially a pattern applied to the precast concrete exterior and then painted to achieve a brick-like appearance. Bands of windows and metal canopies are used to create the impression of a multi-story building. On the longer facades of the building (facing north River Drive and Park Avenue), three different colors of concrete are used to create horizontal and vertical reveals to vary the façade.

Rooftop mechanicals were not included in the application materials and Staff recommend requiring screening of mechanicals as a condition of approval unless the applicant and provide sufficient information regarding limitations to sight lines from surrounding rights-of-way. ***The applicant should speak to the anticipated location of rooftop mechanicals and the potential need for screening.***

### **Bird-Friendly Building Design**

The subject property is located near the St. Paul Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, Staff recommend requiring bird strike film or glazing as a condition of approval. Recently approved projects near the forest preserve have installed 2x2 dot pattern window film in alignment with bird-friendly design guidelines contained in the “Bird-Friendly Building Design” manual of the *American Bird Conservancy* (2015, [https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide\\_2015.pdf](https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf)). ***The applicant should speak to their ability to incorporate this design aspect as part of their façade materials.***

**Proposed Façade Materials**  
(Base Material - Insulated Precast Concrete)



**Landscape Design**

The applicant submitted a landscape plan prepared by Kathryn Talty Landscape Architecture. With the proposed demolition of the existing North Grove Corporate Park to make way for a new structure and related parking, much of the landscaping internal to the subject property would be removed and replaced. Overall, the proposed landscape plan includes 87,754 sq. ft. of greenspace which is 18.4% of the site. This exceeds the Village’s require of 15% for industrial lots. The proposed landscape plan will require waivers for parkway tree plantings, parking lot landscaping, and paved ground surface landscaping.

| C-1 DISTRICT - MIXED USE DIMENSIONAL CONTROLS                | REQUIREMENT   | PROPOSED  | COMPLIANCE   |
|--|---|---|--|
| <b>General Landscaping Requirements</b>                      |   |   |  |
| <b>Landscaping Required</b><br>(12-11-1:B.1.C)               | 15% of industrial lot (71,694 sq. ft.)  | 87,754 sq. ft. greenspace (18.4%)                   | <i>Compliant</i>   |
| <b>Trees in Public Parkways</b><br>(12-11-1:B.4)             | Max. 40 ft. separation, min. 2.5 in. caliper (2,098 linear feet with 53 trees req.)   | 1 – Applicant notes utility locations as limitation | <b>Noncompliant – Waiver needed to allow 52 fewer parkway trees.</b> |
| <b>Interior Landscaping in Parking Lots</b><br>(12-11-4:B.3) | 7% of the paved area not including buffer landscape areas (6,435 sq. ft.).  | 6,534 sq. ft. interior greenspace (7.1%)            | <i>Compliant</i>   |
| <b>Trees in Parking Lots</b><br>(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 | 23 trees;<br>Max. 18 cars per row                   | <b>Noncompliant – Waiver needed to allow 41 fewer shade trees.</b>   |

|  |   |  |                  |
|--|---|--|------------------|
|  | shall have a maximum of twenty (20) spaces in an uninterrupted row. (64 trees req.)   |  |                  |
| <b>Landscaping Adjacent to Public ROW - Sidewalks &amp; Streets</b><br>(12-11-3:B.1) | Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height.   | <b>Lehigh Ave.:</b> 25 ft. min.<br><br><b>Park Ave.:</b><br>14.5 ft. after future parking install<br><br><b>River Dr - West:</b> 26.4 ft. min.<br><br><b>River Dr - North:</b> 25 ft. min. | <i>Compliant</i> |
| <b>Tree Preservation Requirements</b>  |   |  |                  |
| <b>Trees Preservation</b><br>(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:<br>Replacement Tree(s) - 1 (one) Replacement Tree per Protected Tree(s) being removed must be planted on a privately owned property.<br>Fee-In-Lieu - Fee per Protected Tree(s) as provided for in Section 1-11-4. | <b>Protected Trees Preserved:</b> 1<br><b>Protected Trees Removed:</b> 33<br><b>Replacement Trees:</b> 114   | <i>Compliant</i> |
| <b>Screening Requirements</b>  |   |  |                  |
| <b>Screening of Loading Area</b><br>(12-11-4:B.1)                                    | For all paved ground surface areas adjacent to alleys not screened by buildings, screening shall be required at five feet (5') in height.   | Two 15 ft. by 60 ft. islands; 5 ft. tall   | <i>Compliant</i> |

**Parking Lot Landscaping**

The proposed south parking lot is 91,928 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 6,435 sq. ft. of greenspace and 64 shade trees. The applicant proposes sufficient interior greenspace, but is proposing only 23 shade trees which is approximately one-third (35.9%) of the total required. **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**

A tree survey submitted by the applicant identifies 128 existing trees on the subject property, 34 of which are considered to be protected trees which are non-nuisance species with a diameter at breast height of 12 inches or greater per the Village's recently approved Tree Ordinance (Ord. 24-28). The landscape plan proposes the preservation of 19 of the 128 existing trees including preserving one (1) protected tree. As such, a total of 33 replacement trees are required to be identified. The applicant has identified 27 shade trees and 87 evergreen trees for a total of 114 replacement trees that will meet Village requirements.

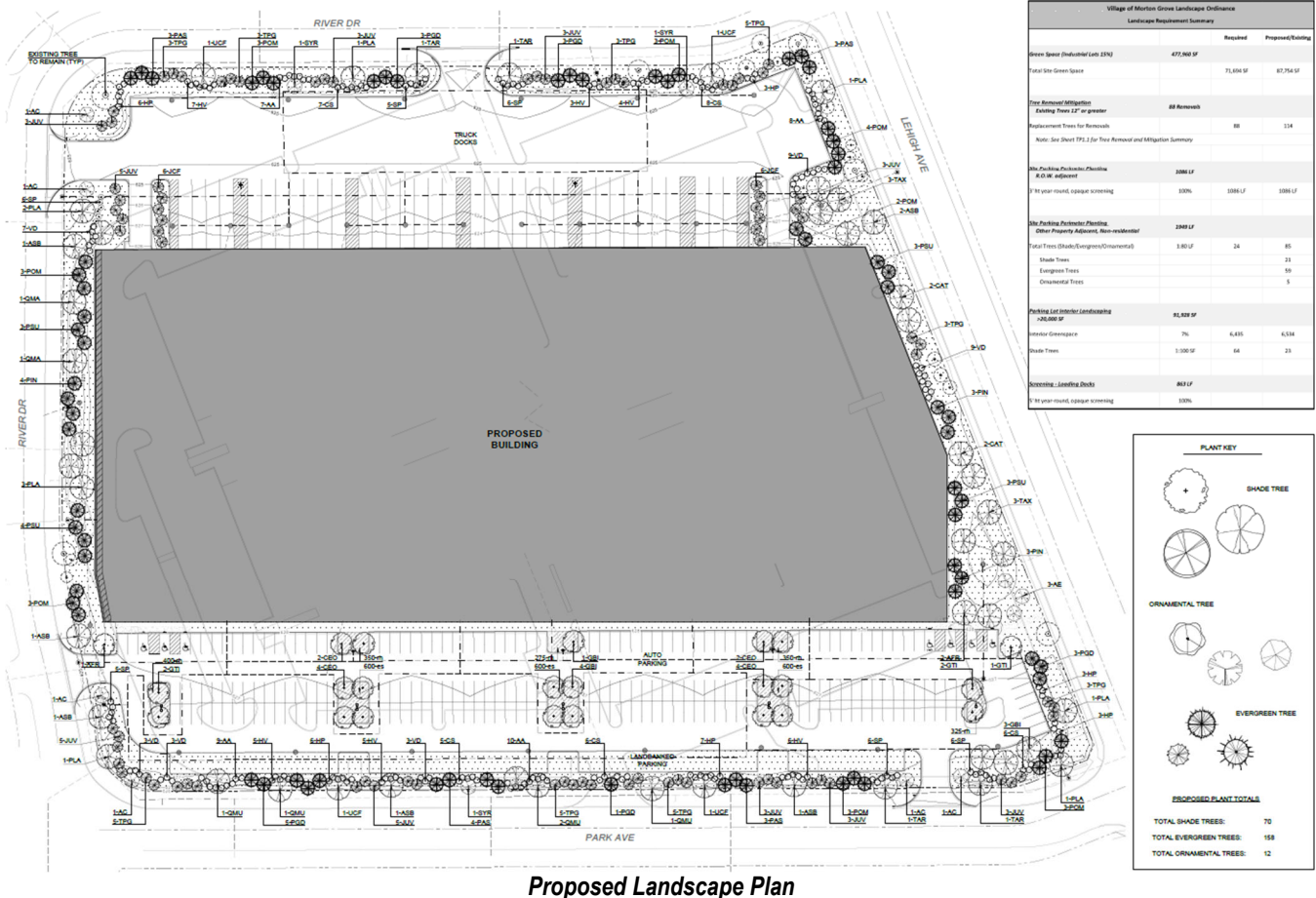
**Parkway Trees**

Only one (1) parkway tree is proposed. Per Section 12-11-2, parkway trees are to be installed every 40 feet which would result in a requirement of approximately 53 trees being planted in public right of way surrounding the subject property. The applicant has noted that utility locations inhibit the ability to plant trees in the parkway. Adjacent perimeter planting areas which are typically at least 25 feet deep are proposed to be used to accommodate trees in areas immediately adjacent the parkway. **The applicant should speak to presence of utilities and their proposed approach to providing adequate shade tree installation at the subject property.**

## Perimeter Landscaping

While interior landscaping trees and parkway tree plantings will require waivers, the landscape plan features extensive perimeter landscaping well in excess of Village requirements. Per the landscape plan, the applicant is proposing to install a total of 85 trees consisting of 21 shade trees, 59 pine trees, and 5 ornamentals. The code requires a 5 ft. landscaped buffer surrounding the property where it abut public rights-of-way. Landscaped areas are at least 25 ft. deep on the Lehigh Avenue and River Drive frontages and 14.5 ft. along Park Avenue where potential future parking limits landscaping on part of the setback.

Overall, there are 240 trees proposed to be planted or preserved on the subject property. The combined total number of trees required for the parkway and interior landscaping is only 117 trees.



**Proposed Landscape Plan**

## Lighting

The applicant submitted a photometric plan showing levels of illumination 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. All proposed lighting would have a color temperature of 4,000 K (degrees Kelvin).

The applicant proposes the installation of four (4) light poles measuring 25 ft. (25') in height along the north property edge to illuminate the truck loading and maneuvering area. Parking lot lighting is also proposed consisting of five (5) pairs of lights mounted on single poles in each central parking aisle landscape island. Proposed light poles in both locations would be 25 ft. (25') which is the maximum height permitted.

The applicant also proposes the installation of four (4) building-mounted lights that would be located at a height of 35 feet (35') along the north wall to illuminate the truck loading and maneuvering area. Per Section 12-2-2:A, there are no strict limits on the height of building-mounted lights, but there is an expectation that the lights will be harmonious with building design. Staff are concerned that the proposed light height would result in excessive glare and minimize the effect of a full cut-off fixture. **The applicant should speak to the proposed height of the building-mounted lights and the potential for glare.**

**Parking Lot and Entrance Lighting**

Per Section 12-4-3:B.5, the lighting of parking and loading areas shall be a minimum of one foot-candle on the surface. Per the submitted photometric plan, many of the parking stalls located between parking lot islands would have light levels of less than one foot-candle (1 ft-c). The building entrances also generally have low light levels. While lighting at the central entrance exceeds 1 ft-c, lighting at the west and east entrances ranges between 0.5 and 0.8 ft-c. **The applicant should speak to the types of lighting fixtures proposed in the photometric plan and address concerns regarding sufficient safety lighting.**

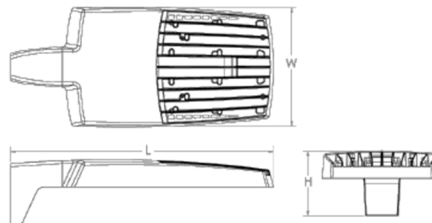
**Property Edge Lighting**

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. Footcandles are generally less than one foot-candle (1 ft-c) at the property edge, with the exception of the north property line. Light poles proposed for north side of the truck loading and maneuvering area provide light levels of up to 1.7 ft-c at the property line. **The applicant should speak potential for excessive light spillover at the north property line.**



**Specifications**

|                            |   |
|----------------------------|---|
| EPA (ft <sup>2</sup> @0°): | 0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )   |
| Length:                    | 29.3" (74.4 cm)<br>(SPA mount)                |
| Width:                     | 13.4" (34.0 cm)                               |
| Height:                    | 3.0" (7.6 cm) Main Body<br>7.2" (18.3 cm) Arm |
| Weight: (SPA mount)        | 30.0 lbs (13.6 kg)                            |



**Proposed Light Pole Fixtures (Source: Lithonia)**

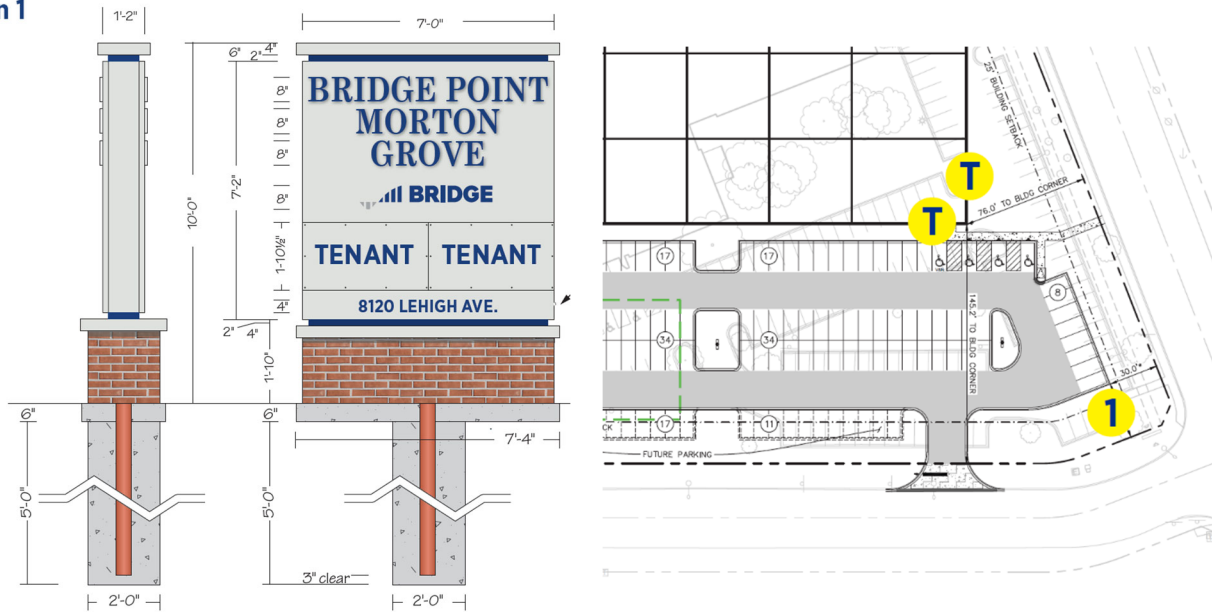
**Signage**

The proposed sign package comprises one (1) monument sign to be located at the southeast corner of the subject property near the primary parking lot entrance, one (1) building name plate and address with the Bridge Development logo to be located on the upper northeast corner of the building on the east façade, and three (3) tenant identification signs to be located toward the top of the south façade.

**Monument Sign**

The proposed monument sign would be ten feet (10') tall with a sign area of 50.2 sq. ft. The proposed sign is required to be located at least five feet (5') from the public right of way along Park Avenue and Lehigh Avenue. The sign plan does not provide the precise location of the proposed monument sign, but there appears to be sufficient space for a compliant sign location given that the parking lot is located 30 feet (30') from either right of way. A landscape bed extending two feet (2') from the sign base is required, but not provided for in the sign plan. **The applicant should speak to the proposed sign location, proposed landscaping, and confirm whether related waivers are requested.**

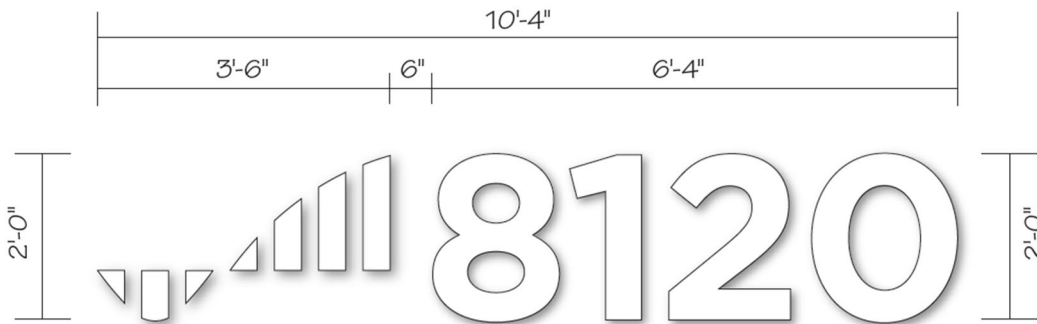
**Sign 1**



**Proposed Monument Sign Size (Left) and Location (Right – Labeled '1')**

**Address Sign**

The address sign would consist of a Bridge Development logo and street number and would be 20.7 sq. ft. The address sign would be constructed of one inch (1") thick acrylic that is painted white and flush mounted to the building. The proposed sign is in excess of the two (2) sq. ft. maximum permitted, however Staff note that the sign size is proportional to the building and are not concerned with the request. Similarly sized address numbers are located on other industrial buildings in the area and the Bridge Development logo measures seven (7) sq. ft. which is smaller than tenant signage typically permitted.



**Proposed Address Sign**

**Tenant Identification**

Three tenant signs each measuring 40 sq. ft. are proposed for the south façade along Park Avenue. Park Avenue is considered the primary frontage of the proposed development due to the southern location of the parking lot and main tenant entrances. The combined sign area of 120 sq. ft. is within the maximum permitted for a primary frontage. A fourth tenant sign is proposed for the southeast corner of the building along the Lehigh Avenue frontage which is considered the secondary frontage of the proposed building. The proposed tenant sign would be 32 sq. ft. which is the maximum sign size permitted. The final sign material is not yet known, but the applicant with requesting approval for either non-illuminated acrylic (similar to the proposed name plate sign) or internally illuminated channel lettering.



**Typical Proposed Tenant Sign – East Elevation**

The wall signs would be face lit and would have no unshielded direct light sources that may require additional guidance regarding light intensity or brightness. The Village’s applicable sign requirements are outlined in the following table.

| SIGNAGE CONTROL   | CODE REQUIREMENT  | PROPOSED SIGN                                  | WAIVER NEEDED   |
|---|---|--|---|
| <b>Nameplates</b><br>(10-10-4:E)                                    | Individual professional or occupational nameplates and address signs permanently affixed to a structure, each limited to two (2) square feet. | 20.7 sq. ft.                                   | <b>Noncompliant – Waiver needed to increase permitted sign area by 18.7 sq. ft.</b> |
| <b>Max. sign quantity</b><br>(10-10-7:G.3)                          | Max. 1 sign per 150 ft. street frontage   | 1 monument sign                                | <i>Compliant</i>  |
| <b>Max. permitted height</b><br>(10-10-7:G.3)                       | Max. 10.0 ft.   | 10.0 ft.                                       | <i>Compliant</i>  |
| <b>Max. ground monument sign area</b><br>(10-10-7:G.3, 10-10-6:H.3) | 50 sq. ft. of sign face area measured to include only the portion of signage visible from a single vantage point for multifaced signs         | 50.2 sq. ft. per face                          | <b>Noncompliant – Waiver needed to increase sign area by 0.2 sq. ft.</b>            |
| <b>Monument sign location</b><br>(10-10-7:G.6)                      | Min. greater of half height or 4 ft. from public ROW = Min. 4.1 ft. from ROW  | Location not specified                         | <b>Noncompliant – Waiver needed to allow for location less than 5 ft.</b>           |
| <b>Monument sign landscape bed</b><br>(10-10-7:G.5)                 | Min. 2 ft. radius from base of sign, min. 3 ft. height at planting  | 2 ft. landscape bed with groundcover to remain | <b>Noncompliant – Waiver needed to allow for no landscape bed</b>                   |

|   |  |             |                  |
|---|--|-------------|------------------|
| <b>Wall Signs Size – Primary Frontage (South Elevation – Park Avenue)</b><br>(10-10-7:F.3)    | Up to one and one-half (1.5) sq. ft. of wall signage per each linear foot of frontage or one hundred twenty (120) sq. ft. of signage (whichever is less) shall be allowed on the primary frontage of each tenant space of a nonresidential building.<br>Max. 120 sq. ft.     | 120 sq. ft. | <i>Compliant</i> |
| <b>Wall Signs Size – Secondary Frontage (East Elevation – Lehigh Avenue)</b><br>(10-10-7:F.4) | Up to one and one-half (1.5) sq. ft. of additional wall signage per each linear foot of frontage or thirty two (32) sq. ft. of signage (whichever is less) shall be allowed on the secondary frontage of each tenant space of a nonresidential building.<br>Max. 32. sq. ft. | 32 sq. ft.  | <i>Compliant</i> |

As outlined in the table above, the proposed monument sign and nameplate require four waivers to the following sections of the Morton Grove Municipal Code:

- Section 10-10-4:E – A waiver to the maximum nameplate sign area permitted to allow a nameplate sign measuring 20.7 sq. ft.
- Section 10-10-7:G.3 – A waiver to the maximum monument sign area permitted to allow a monument sign measuring 50.2 sq. ft.
- Section 10-10-7:G.5 – A waiver for the required landscape bed.
- Section 10-10-7:G.6 – A waiver to the minimum required setback to allow a setback less than 5 ft. (5') from Park Avenue and Lehigh Avenue.

**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 or 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)

In accordance with Section 10-10-3:C.2, the Appearance Commission is charged with reviewing sign permit applications that do not meet technical requirements and determining whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 10, "Sign Regulations" as follows:

The Sign Variance Standards (Sec. 10-10-3:E) established in the Code are as follows:

- 1. *In the opinion of the appearance commission the proposed sign displays a level of creativity which might not be achieved if strict adherence to the technical requirements of this chapter were imposed; or*
- 2. *There are special circumstances unique to the property that would create practical difficulties if the technical requirement of this chapter were imposed. By way of example, but not by way of limitation, such circumstances include the size, shape, topography, location or surroundings affecting the property; however,*
- 3. *Under no circumstances may a sign be approved if the proposed sign violates the standards set forth in subsection D2 or D3 of this section. (See below)*
- 4. *The appearance commission may approve and amend a sign plan for a building or development with multiple tenants. Upon such approval, the village administrator shall approve all signs for such building or developments which conform to said plan without further design review by the appearance commission.*

As referenced in Section 10-10-3:E, the standards established in subsections D2 and D3 are as follows:

- D. *Standards For Permit Approval: The village administrator shall approve an application if all of the following standards have been met or can be met with conditions as may be included in a conditional approval:*
  - 2. *The sign as proposed does not violate any other applicable code provisions and/or standards of the village of Morton Grove, state of Illinois, or federal government; and*
  - 3. *The sign will not:*
    - a. *Cause substantial injury to the value of other properties in the vicinity, or*
    - b. *Be detrimental to the public safety or welfare in the neighborhood where it is located, or*
    - c. *Unreasonably impair the visibility to adjacent property or public right of way, or*
    - d. *Be inconsistent with any approved plan for the building or the district or area where it is located, or*
    - e. *Be inconsistent with other signs on the property, or with the architectural character of the building, or*
    - f. *Alter the essential character of the neighborhood, or*
    - g. *Violate the purpose, spirit, or intent of this code.*

## **Recommendation**

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for redevelopment to establish warehousing, distribution centers, and light manufacturing uses under Special Use Permit (PC 25-06) at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final lighting plan and photometric analysis that meets the minimum requirements of Village Code for review and approval by the Community Development Administrator and Village Engineer.*
3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final landscape plans and a tree preservation plans for review and approval. Final plan selections, locations, and sizes must be deemed consistent with the approved selections, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
4. *Any proposed or future illuminated signs at the subject property shall not have a color temperature that exceeds 5,000 K (degrees Kelvin).*
5. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final sign plan indicating the location of the monument sign that adheres to all setbacks and landscaping requirements. Final sign plans must be deemed consistent with Appearance Commission discussion, as determined by the Community Development Administrator. If the sign plan is deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*
6. *[Any other condition(s) deemed appropriate by the Appearance Commission]*

**Attachment B**

Plan Review Comment Forms for PC 25-06,  
prepared by Traffic Safety Commission Chairman Amit Shah (dated June 9, 2025)  
and Traffic Safety Commission Chairman Ninous Chalabi (dated March 3, 2026)

REVIEWING:

**BUILDING**

**FIRE**

POLICE

**PUBLIC WORKS/ENGINEERING**

**TSC**

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 5/20/2025

**CASE NUMBER:** PC 25-06

**APPLICATION:** Request for a Special Use for the operation of warehouses, distribution centers, and light manufacturing uses at the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue in Morton Grove, Illinois (PIN 10-20-303-001-0000; 10-20-303-002-0000), all within a M-O/R Office/Research Manufacturing District pursuant to Section 12-4-4:E. The applicant is Midwest RE Acquisitions, LLC.

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A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, June 6, 2025**.

Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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No comments.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Amit Shah, Chairman Pro Tem Traffic Safety Commiission

Signed: 

Date: 06/09/2025

REVIEWING:

**BUILDING**

**FIRE**

POLICE

**PUBLIC WORKS/ENGINEERING**

**TSC**

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 2/25/2026

**CASE NUMBER:** PC 25-06

**APPLICATION:** Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment of the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

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A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Wednesday, February 25, 2026**.

Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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**No comments**

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These comments accurately represent existing Village regulations or policies.

Name (please print): Ninous Chalabi, Traffic Safety Commission Chairman

Signed: 

Date: 03/03/2026

**Attachment C**  
Plan Review Comment Forms for PC 25-06  
Various Department Heads

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 2/25/2026

**CASE NUMBER:** PC 25-06

**APPLICATION:** Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment of the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

---

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Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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**At this stage of the process the Building Department has no concerns for the proposed development.**

**Comment: Location of solid waste containers for all tenants.**

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These comments accurately represent existing Village regulations or policies. Name (please print):

James English, Manager Building and Inspectional Services

Signed:

Date: February 27, 2026

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 2/25/2026

**CASE NUMBER:** PC 25-06

**APPLICATION:** Requesting approval of a Preliminary Plat of Subdivision with associated waivers in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for redevelopment of the properties commonly known as 8125-45 River Drive and 8120-40 Lehigh Avenue, Morton Grove, Illinois (PIN 10-20-303-001-000; 10-20-303-002-000), all within M-O/R Office/Research Manufacturing District per Section 12-4-4:E, with select waivers regarding setbacks, landscaping, signage, and parking located in a street side yard per Sections 12-2-6 and 12-4-4, and Chapters 10-10 and 12-11. The applicant is Midwest RE Acquisitions, LLC.

---

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Wednesday, February 25, 2026**.

Thank you,  
Brandon Nolin, AICP  
Community Development Administrator

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**COMMENTS OR CONCERNS**

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1. GENERAL – The Traffic Study should be revised to describe snow removal and garbage handling processes. The exterior of the site is parking spaces, loading docks, or traffic circulation areas. The Special Use Permit should include a condition requiring describing snow removal, garbage collection, and courier services to be submitted for approval by the Village.
2. GENERAL – The site plan and traffic study have conflicting parking information. Site Plan Site Summary indicates 313 parking spaces are provided. Traffic Study SP-15 indicates 317 parking spaces are provided. Documents should be revised to resolve discrepancy.
3. GENERAL – The Traffic Study should include an exhibit of the pedestrian access routes from the parking area into the building.
4. GENERAL – The hours of operation envisioned for tenants should be identified. It should be considered whether the Special Use Permit should include a condition controlling the hours of operation of the future tenants.
5. GENERAL – The TRUCK ROUTING exhibit indicates the access points on the south parking lot are designed to direct traffic away from Lehigh Avenue. Traffic Study Section 3 Proposed Site and Development Plan indicates both access points are to be full movement access. This is a contradiction that needs to be resolved. If it is desirable to the Village to restrict access to/from Lehigh Avenue, then this should be a condition of the Special Use Permit.
6. GENERAL – Permits from Metropolitan Water Reclamation District of Greater Chicago and Illinois Environmental Protection Agency will be required for water and sewer utilities.
7. TRAFFIC – The Traffic Study should be revised to assess increasing truck traffic through the signalized intersection of Oakton Street and Lehigh Avenue and the intersection of River Drive and Lehigh Avenue.
8. TRAFFIC – The Traffic Study indicates the distribution of traffic does not include truck traffic to or from the north. The Special Use Permit should include a condition to reduce, restriction, or prohibit these movements.

9. TRAFFIC – Traffic Study Conclusion states, “The proposed development will generate less total traffic than the office buildings that currently occupy the site could have generated when they were fully occupied”. The statement is supportable, but misleading. Current traffic will be increased after development because the existing site is not fully occupied and has not been fully occupied for several years.
10. SITE PLAN - The dimensions are not provided on the employee parking area of the south parking lot. The dimensions will need to conform to a 24-foot driving aisle, 18-foot parking stall depth and 8.5-foot minimum parking stall width.
11. SITE PLAN – The two northmost parking spaces on the employee parking area of the south parking lot do not provide good ingress/egress maneuverability. Vehicles in these spaces rely on open parking spaces nearby to turn their vehicle around to avoid a long entry or exit movement.
12. SITE PLAN – The surface storage is more desirable design than underground storage. However, the location of the detention pond needs more information to evaluate its potential effect on traffic safety for River Drive traffic. The minimum allowable horizontal distance from River Drive is a function of the depth. The proposed depth is not reported. A wet-bottom basin would require a 4-foot wide safety shelf at 3 feet below the normal water depth. The maximum slope of the embankment adjacent to River Drive should be as flat as possible and not exceed a maximum of 4 horizontal unit to 1 vertical unit.
13. INFRASTRUCTURE – The impact of truck traffic on the Village’s streets is forecasted to be significant. The condition of Park Drive abutting the site is poor. The Special Use Permit should include a condition to reconstruct Park Drive pavement as part of these improvements at no cost to the Village.
14. INFRASTRUCTURE – Street lighting is required as part of the development. Street lighting exists along River Drive and Park Avenue, but does not exist along Lehigh Avenue. The Village is developing a project to install street lighting in the right-of-way along Lehigh Avenue from just south of Main Street to Lincoln Avenue. The Special Use Permit should include a condition to require street lighting along Lehigh Avenue constructed by the developer according to the requirements of the Village. The Village may be amendable to extending the limits of the Village’s project across the frontage of this development, if the developer will pay for the associated cost of the street lighting.
15. INFRASTRUCTURE – Public sidewalk exists along Lehigh Avenue, but not along River Drive or Park Avenue. The proposed development shows no new sidewalk. The Municipal Code specifies sidewalk may be required at selected locations in subdivision with lots of this size. The current trend is to increase pedestrian accommodations and access to transit to decrease reliance on driving trips and to improve healthy opportunities. It is known that multiple representatives from tenants of the existing facility have desired better accommodations for disabled workers and better access to the bus route at Oakton Street. The existing public infrastructure, as described above, provides a satisfactory pedestrian accommodation. If it is desirable and recommended by the Plan Commission, adding public sidewalk to the property frontage would enhance the pedestrian accommodation beyond the existing condition. The proposed site should have complete pedestrian access routes to the public sidewalk, but the proposed site plan shows basic connections.
16. UTILITIES – The area and scale of development will require a permit from the Metropolitan Water Reclamation District of Greater Chicago for stormwater management, erosion control, and sanitary sewer connections. The Village has similar requirements. The developer has prepared a report for preliminary stormwater management analysis that has been reviewed. The report adequately illustrates the feasibility of meeting the Village’s requirements. The analysis will be refined as the development moves into the permit process.
17. UTILITIES – The roof drains are shown to be connected to the outlet control structure. Route them to the surface detention facility.
18. UTILITIES – The overland flow route(s) from the site needs to be identified on the plan and in the stormwater management report.
19. UTILITIES – The fire hydrants in the loading dock area should be protected from damage during reversing maneuvers.
20. LIGHTING – The target max:min ratio of 20:1 is too high for good lighting at this site. The target ratio should be 15:1 or less. The calculated levels are substantially lower, so that is acceptable.

21. LIGHTING – The light distribution in the north parking lot will need to be confirmed. The L1 luminaires along the north end of the parking lot have a short spacing than the L5 luminaires mounted to the building at the same height. The Type III distribution specified for L1 luminaires have a longer lateral spread than the Type IV distribution specified for L5 luminaires.
22. LIGHTING – The illuminance levels at the doorways of the north parking lot should be reevaluated. They are the darkest locations along the building face and a little below security level lighting values.
23. LIGHTING – The use of Light Loss Factor (LLF) of 0.9 is relatively high. Justification of this LLF should be provided in permit process.
24. TRUCK ROUTING – Off-site signage is identified for this facility to be installed in the right-of-way. The signage plan needs to be refined in permitting.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed: 

Date: 03/04/2026

**Attachment D**

Final Plans and Supporting Documents for PC 25-06

1. *Subdivision Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
2. *Subdivision Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
3. *Written Authorization for Subdivision Application from Property Owner, CRE NORTH GROVE CP I & II LLC, dated April 30, 2025*
4. *Preliminary Plat of Subdivision, submitted by Midwest RE Acquisitions, LLC, revised June 27, 2025*
5. *Special Use Application, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
6. *Legal Description, submitted by Midwest RE Acquisitions, LLC, received May 12, 2025*
7. *Special Use Standards Applicant Response, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
8. *Project Narrative, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
9. *Letter of Intent for BBJ La Tavola, submitted by Midwest RE Acquisitions, LLC, received February 20, 2026*
10. *Site Plan on Aerial Image, submitted by Midwest RE Acquisitions, LLC, dated February 20, 2026*
11. *Site Plan, submitted by Midwest RE Acquisitions, LLC, dated February 20, 2026*
12. *Detailed Landscape Plans, prepared by Kathryn Talty Landscape Architecture, revised March 3, 2026*
13. *Signage Plan, prepared by Parvin-Clauss Sign Company, revised February 18, 2026*
14. *Preliminary Engineering Plans, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
15. *Building Elevations, prepared by Cornerstone Architects, Ltd., revised February 20, 2026*
16. *Building Materials Palette, prepared by Cornerstone Architects, Ltd., dated May 2, 2025*
17. *Stormwater Management Memo, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
18. *Traffic Impact Study, prepared by KLOA, Inc., dated February 20, 2026*
19. *Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
20. *Fire Truck Turning Exhibit, prepared by Kimley-Horn Associates, Inc., revised February 20, 2026*
21. *Truck Route Map and Signage Plan, submitted by Midwest RE Acquisitions, LLC, received November 14, 2025*

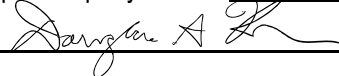


# SPECIAL USE APPLICATION

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

Case Number: PC 25-06 Date Application Filed: May 12, 2025

## APPLICANT INFORMATION

Applicant Name: Doug Klein  
Applicant Organization: Midwest RE Acquisitions, LLC  
Applicant Address: 9525 West Bryn Mawr Avenue, Suite 700  
Applicant City / State / Zip Code: Rosemont, IL 60018  
Applicant Phone: [REDACTED]  
Applicant Email: [REDACTED]  
Applicant Relationship to Property Owner: Contract purchaser  
Applicant Signature: 

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: CRE North Grove CP I & II LLC c/o Woodside Capital Partners  
Owner Address: 801 Cherry Street, Suite 1800  
Owner City / State / Zip Code: Fort Worth, TX 76102  
Owner Phone: [REDACTED]  
Owner Email: [REDACTED]  
Owner Signature: \_\_\_\_\_

DocuSigned by:  
Mark B. Hornell  
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## PROPERTY INFORMATION

Common Address of Property: 8120 Lehigh Avenue  
Property Identification Number (PIN): 10-20-303-001-0000; 10-20-303-002-0000  
Property Square Footage: 477,960 square feet  
Legal Description (attach as necessary): See attached  
Property Zoning District: M-O/R Office/Research Manufacturing

## APPLICATION INFORMATION

Requested Special Use: Warehouses, distribution centers, and light manufacturing uses  
Purpose of Special Use (attach as necessary): The applicant intends to demolish the existing improvements at the property and construct a new, approximately 227,000 square foot industrial building. The applicant is requesting the special use to allow for warehouses, distribution centers, and light manufacturing uses to operate at the property.

## MORTON GROVE 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 establishment, maintenance, or operation of the special uses to allow warehouse and light manufacturing uses at the property will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The special uses will have a positive impact. For example, buildings that were constructed more than 35 years ago will be replaced with new, modern light industrial buildings constructed in accordance with the latest codes thus improving public health, safety and welfare. Moreover, the property has been used for commercial and industrial uses for decades and thus requires environmental remediation. Site remediation also furthers public health, safety and welfare.*

*The special uses will also promote the general welfare by stabilizing the Village's tax base, diversifying its employment base and creating new employment opportunities. In addition, the new business activity will create new opportunities for existing Village businesses which should enhance the sales tax base. The current buildings on the property are experiencing high vacancies due, in part to their obsolescence. The new buildings will meet the high demand for new light industrial buildings which should result in higher occupancies.*

- b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

*The special uses to allow warehouse and light manufacturing uses will not be injurious to the uses and enjoyment of other property in the immediate vicinity as they will support a project that will complement the existing commercial and industrial areas located to the north, east, south, and west. The subject property is located in the core of the Village's manufacturing area. All surrounding properties are zoned for heavier manufacturing uses. Accordingly, there should be a compatibility with existing uses in the area. The proposed project will likely add to commercial and industrial property values in the surrounding area due to the reinvestment and redevelopment of an existing older property. Further, the applicant is in lease negotiations with a well-established, national provider of linens and décor for private events, weddings, corporate meetings and similar gatherings. The company has locations across the country, and its Illinois facility is located in Niles. This tenancy would likely also add to commercial and industrial property values in the surrounding area due to the strong brand recognition. Lastly, truck traffic will be directed south to Oakton Street along River Drive so that commercial and residential uses to the north are not impacted by the proposed uses. In addition, directing trucks along River Drive alleviates congestion on Lehigh and minimizes opportunities for truck/vehicle conflicts along this key Village right of way.*

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 establishment of the Special Uses to allow warehouse and light manufacturing use at the property will not impede the normal and orderly development and improvement of the surrounding property for the uses permitted. The property has historically been used for light industrial uses. The roadway system, infrastructure and land platting of the area are well established. The property is also surrounded by other industrial uses to the north, east, south, and west.*

d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

*As the property is currently occupied by two industrial office buildings with approximately 147,000 gross square feet, the proposed special uses to allow warehouses and light manufacturing uses to operate at the property will utilize the existing public infrastructure for sewer and water service and surrounding roadway system. To the extent such facilities are not adequate to service the proposed development, the applicant will make the necessary and appropriate upgrades. The property will also have a new stormwater detention facility to ensure that stormwater is properly managed. The new facility will connect to the Village's existing stormwater system which is adequate to serve the property.*

*Also, as the property is located in an existing industrial area, there are existing roads and driveways that will provide access to the site.*

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.

*Adequate measures have been taken to provide ingress and egress as to minimize traffic congestion. The property is currently in use by multiple commercial and industrial tenants. There are also multiple points of ingress/egress to the site from Lehigh Avenue and the site is served by River Drive, which runs south to connect to Oakton Street and Touhy Avenue. Applicant will direct truck traffic to River Drive in order to reduce potential traffic congestion and truck/vehicle conflicts on Lehigh Avenue. In addition, the applicant has commissioned a traffic study which concluded that the proposed development will generate less traffic than the existing site at full occupancy. Moreover, the existing intersections have sufficient reserve capacity to accommodate traffic generated from the project site.*

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, but rather is in furtherance of the objectives of the current Comprehensive Plan for the Village of Morton Grove (the "Comp Plan"). The Comp Plan calls for industrial uses to be located at the property. In addition, the Comp Plan calls for the continuation of upgrades and enhancements of the southern industrial district including the replacement of obsolete industrial facilities. The proposed Special Uses also support the Comp Plan's goal of having industrial development which maintains a diversified economic base. In*

*furtherance of this goal, the proposed Special Uses support the Comp Plan's objective of the replacement or redevelopment of marginal, deteriorated, or obsolete industrial properties as the existing improvements on the property are more than 35 years old and do not meet the standards of modern industrial buildings. In addition, as stated above, the applicant is in lease negotiations with BBJ La Tavola which is a well-known supplier for private events, weddings, corporate meetings, and similar gatherings. This tenancy would help support and maintain a diversified economic base within the Village.*

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 Uses will conform to the applicable regulations of the M-O/R zoning district, except to the extent that relief is granted by the Village and shall adhere to any applicable modifications in the regulations as recommended by the Commission.*



**Dykema Gossett PLLC**

10 S. Wacker Drive

Suite 2300

Chicago, IL 60606

WWW.DYKEMA.COM

**Andrew P. Scott**

February 20, 2026

**Via Email and Messenger**

Brandon Nolin, AICP  
Community Development Administrator  
Village of Morton Grove  
6101 Capulina Avenue  
Morton Grove, IL 60053

**Re: Midwest RE Acquisitions, LLC Applications for 8120 Lehigh Avenue (Revised Submittal)**

Dear Brandon:

As you know, Midwest RE Acquisitions, LLC ("Bridge") filed applications relating to the above-referenced property for a special use permit to allow warehouse, distribution facilities and light industrial uses, subdivision, variations and Appearance Review Commission review on May 12, 2025. Bridge later filed a request for Class 6(b) property tax classification for the property. As you also know, Bridge and Village of Morton Grove (the "Village") staff have collaborated over the last 10 months to develop a redevelopment plan which met all of the stakeholders' goals for the property.

Bridge is pleased to submit its latest proposal for the redevelopment of the property. Rather than the prior, broad special use permit Bridge sought, it now seeks a special use permit for light industrial/warehouse uses to permit BBJ La Tavola to relocate its operations to an approximately 156,800 square foot space within the building. Bridge also asks that the special use permit allow industrial and warehouse uses as of right in the remaining, approximately 54,000 square feet of the building so long as such tenant meets Village performance standards and truck traffic generation as described in the enclosed project narrative. Bridge has also completely re-designed the site plan to address Village and neighbor concerns about truck traffic and truck routes. Lastly, Bridge has incorporated many of the comments received during the planning process for the property, including bird friendly design enhancements, the addition of street lighting along Lehigh Avenue and a commitment to right of way improvements on abutting streets.

Brandon Nolin, AICP  
February 20, 2026  
Page 2

In furtherance of this updated proposal, enclosed are the following materials:

1. Project Narrative;
2. Redacted Letter of Intent for BBJ La Tavola Lease;
3. Site Plan;
4. Landscape Plan;
5. Signage Plan;
6. Building Elevations, including Materials Palette and Specifications for Bird Friendly Window Treatment;
7. Preliminary Civil Engineering Plans (including Survey and Lighting Plans);
8. Stormwater Drainage Memorandum;
9. Preliminary Plat of Subdivision;
10. Fire Truck and Truck Turning Movement Auto-turn Exhibits;
11. Traffic and Parking Impact Study;
12. Special Use Findings of Fact; and
13. A Class 6b Analysis.

I will forward five sets of hard copies of the above-referenced materials early next week. Thank you for your consideration.

Very truly yours,

**Dykema Gossett PLLC**



Andrew P. Scott

Enclosures

cc: Anne Ryder Kirchner (w/encls. via e mail)

## **8120 LEHIGH AVENUE PROJECT NARRATIVE**

### **THE APPLICANT**

Midwest RE Acquisitions, LLC, an Illinois limited liability company (“Applicant”), is the contract purchaser of a portion of the property commonly known as 8120 Lehigh Avenue, Morton Grove, Illinois (the “Property”). Applicant makes this application for zoning approvals for the Project, as defined below and as described in greater detail below.

Midwest RE Acquisitions, LLC is controlled by Bridge Development Partners LLC, an Illinois limited liability company.

Applicant makes this application with the consent of the owner of the Property, CRE North Grove CP I & II LLC.

### **THE PROPERTY**

The Property is an approximately +/- 11-acre parcel of land located at the northwest intersection of Lehigh Avenue and Park Avenue. The Property is improved with two, outdated one-story industrial/office buildings built in 1988, totaling approximately 147,000 square feet, together with off street parking, loading and other ancillary improvements. The Property is zoned M-O/R Office/Research Manufacturing District.

### **THE PROJECT**

The Applicant proposes to demolish all of the improvements on the Property, undertake environmental remediation of the Property and redevelop it with an approximately 210,870 square foot two-story building, 19 truck docks, two drive in doors, and approximately 317 off-street parking spaces, above-ground detention and various ancillary improvements. The footprint of the building is approximately 198,670 square feet but the overall square footage is higher due to a two-story, 24,400 square foot office space for one tenant. The height of the building is 43 feet. There will be multiple points of ingress/egress to the site. There is one point of access on east/west River Drive and one point of access on north/south River Drive for cars to access one of the parking lots. There are two points of access on Park Avenue – one to the east which is principally for passenger vehicles and smaller trucks and one to the west which is principally for larger trucks..

The Applicant is in lease negotiations with a tenant which provides linens and décor for private events, weddings, corporate meetings and similar gatherings. The company has locations across the country, and its Illinois facility is located in Niles. This tenant, which projects up to 243 employees, would occupy approximately 156,800 square feet of the building. This tenant has further projected that it will have 52 truck trips per day (26 in/26 out). The Applicant is seeking approval of a comparable level of truck trips for a future warehouse/light industrial user of remaining 54,000 square feet. Using the truck traffic proportions of the larger tenant, that equates to 18 daily truck trips (9 in/9 out) for a total of 70 truck trips per day (35 in/35 out). It should be noted that for the purposes of truck trips, the Applicant has adhered to the Village’s definition of a “truck” which is any vehicle with a 1 ½ ton capacity or greater. Accordingly, a maximum of 70

truck trips per day does not mean 35 semi trailers in/35 semi trailers out. The truck trip count will involve a wide variety of trucks.

The Applicant intends to acquire the Property on or about Q3 2026. Subject to receipt of all necessary government approvals and permits and existing tenant departures, the Applicant anticipates that it will commence demolition on or about Q1 2027. Substantial completion of the project is expected on or about Q1 2028.

### **PROPOSED ZONING AND REQUESTED RELIEF**

In order to accomplish the Project, the Applicant seeks a special use to allow a warehouse/light industrial uses at the Property with a limit of 70 truck trips per day, together with relief as may be identified by staff. Lastly, the Applicant seeks a final plat of subdivision to create a lot of record for the parcel it is buying and to consolidate the Property into a single lot of record.

125398.000017 4914-2008-8100.4



FEBRUARY 20, 2026

LL RESPONSE: 4.2.25

UPDATED LL RESPONSE II: 7.11.25

Tenant Response: 7.21.25

LL Response III: 7.29.25

Steve Stone  
Cushman & Wakefield  
9500 W. Bryn Mawr Avenue  
Rosemont, IL 60018

RE: Offer to Lease Space at Bridge Point Morton Grove / 8120 Lehigh

Steve –

Bridge Industrial is pleased to present the business terms under which the Landlord would be willing to lease space for the above referenced Premises.

**Key Terms:**

1. **Landlord:** The property will be owned and managed by an entity-controlled Bridge Industrial (9525 W. Bryn Mawr Ave, Suite 700, Rosemont, IL).

2. **Tenant:** BBJ La Tavola  
Please confirm the tenant-specific entity that will execute the lease.

**LL Response II:** The terms and conditions outlined herein are subject to review and comment of Tenant financials by Landlord.

3. **Premises:** +/- 150,772 +/- 159,736 SF. Please provide a plan showing the space increasing by an additional half-bay, with number of dock positions and parking spaces.

**LL Response:** Proposal herein is based on the 150,772 SF premises.

Alternative site plan options have been included under separate cover.

Please see the site plan attached under separate cover for the proposed layout. Tenant's proportionate share will be approximately 66.3702%.

**LL Response II:** Please see updated Space Plan in Exhibit A. Proposal herein is based on the ~163,970 SF premises. Tenant's proportionate share will be approximately 83.50%.

Bridge Industrial

**BBJ would like to reduce the square footage closer to 155,000 sf. For clarity, the parking requirement is 280 parking spaces, and for loading BBJ would like 14 truck docks.**

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**LL Response III:** Please see updated Site Plan in Exhibit A: Proposal herein is based on the ~158,774 SF premises. Tenant's proportionate share will be approximately 80.87%.

Based on the revised site plan in Exhibit A, BBJ will have exclusive access to 272 car parking stalls, 24 dock doors, and 1 drive-in door.

**4. Lease Term:** One hundred and twenty ~~nine (120 129)~~ months.

**LL Response:** 125 months.  
**Tenant Response: 128 months**

**LL Response II:** 120 months **Tenant requests 122 months**

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**LL Response III:** Confirmed. Tenant's lease term will be one hundred and twenty-two (122) months.

**5. Lease Commencement:** Lease shall commence upon the delivery of the base building; the project is anticipated to deliver in Q1 2027. Agreed

**6. Base Rental Rate:** Intentionally omitted

**7. Lease Escalations:** Intentionally omitted

**8. Rental Abatement:** Intentionally omitted

**9. Tenant Improvements:** Bridge has upgraded its base building specifications to include tenant-specific improvements to the facility including the below:

- Increased main switch gear to allow for 2,000A with ability to upgrade to 4,000A
- 4" main gas line at 5 PSI
- 4" main water line at city water pressure
  - o Bridge will conduct a flow test to confirm 40-45 PSI
- 8" interior drain, 12" exterior sanitary line.

**LL Response II:** In addition to the upgraded base building delivery, Landlord will provide Tenant a \_\_\_ Tenant Improvement Allowance to be used towards the build-out of Office and Showroom space within the base building shell. Agreed

**10. Operating Expenses:** Tenant will pay, as Additional Rent, its proportionate share of all Operating Expenses associated with the Premises. Estimated Operating Expenses

**11. Renewal Option(s):** Tenant shall have the right to renew this lease for two (2), five (5) year periods with no more than twelve (12) months and no less than nine (9) months prior written notice at a then current market rent.

**12. Repairs & Maintenance:** Landlord Responsibility for Repair and Maintenance: Landlord shall be responsible for: (i) at its sole cost and expense, the capital repair and replacement of the structural components of the Premises limited to: roof, foundation, floor slab and exterior walls (as to structural repairs and replacements only) and all utilities to the point of connection into the building, and (ii) as an Operating Expense, the non-capital repair and maintenance of the foregoing items. The term "walls" does not include windows, glass, or plate glass, doors or overhead doors, dock bumpers, dock plates or levelers, or office entries; all such items being the sole responsibility of Tenant.

Tenant Responsibility for Repair and Maintenance: Except as set forth in Landlord Responsibility for Repair and Maintenance, Tenant shall be responsible, at its sole cost and expense, for the replacement, repair and maintenance of the Building/Premises, including all Building systems.

Repairs and Maintenance language to be further defined in the lease.

**13. Security Deposit:** Subject to Landlord's review of Tenant-specific entity's financial statements for the last three (3) years and YTD.

**14. Assignment & Sublease:** Tenant shall not have the right to assign the lease without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed provided the sublessee has equal or greater creditworthiness. [Tenant needs the ability to assign the lease to new ownership in the event of a sale of their business. Sublease detail to be further addressed in a lease document.](#)

**LL Response II:** Confirmed, subject to Landlord's approval which shall not be unreasonably withheld and will be further defined in the lease.

*This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.*

Sincerely,

**Bridge Industrial**

**Bridge Industrial**

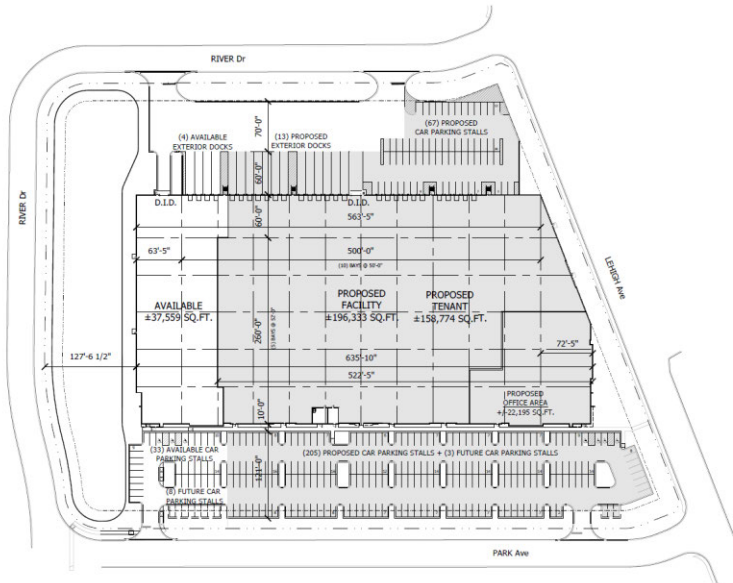
**Agreed and Accepted:**

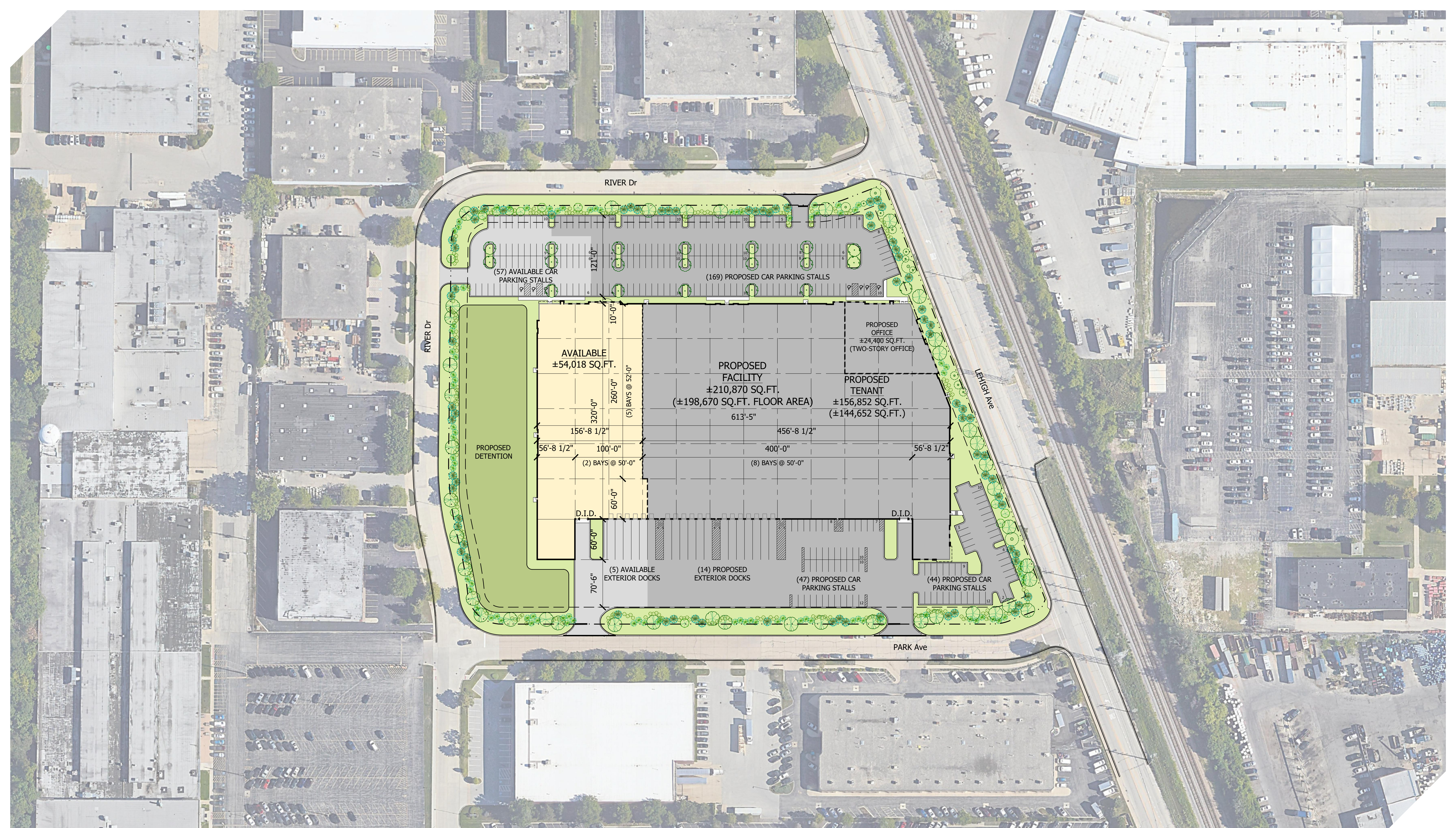
Signature: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Date: \_\_\_\_\_

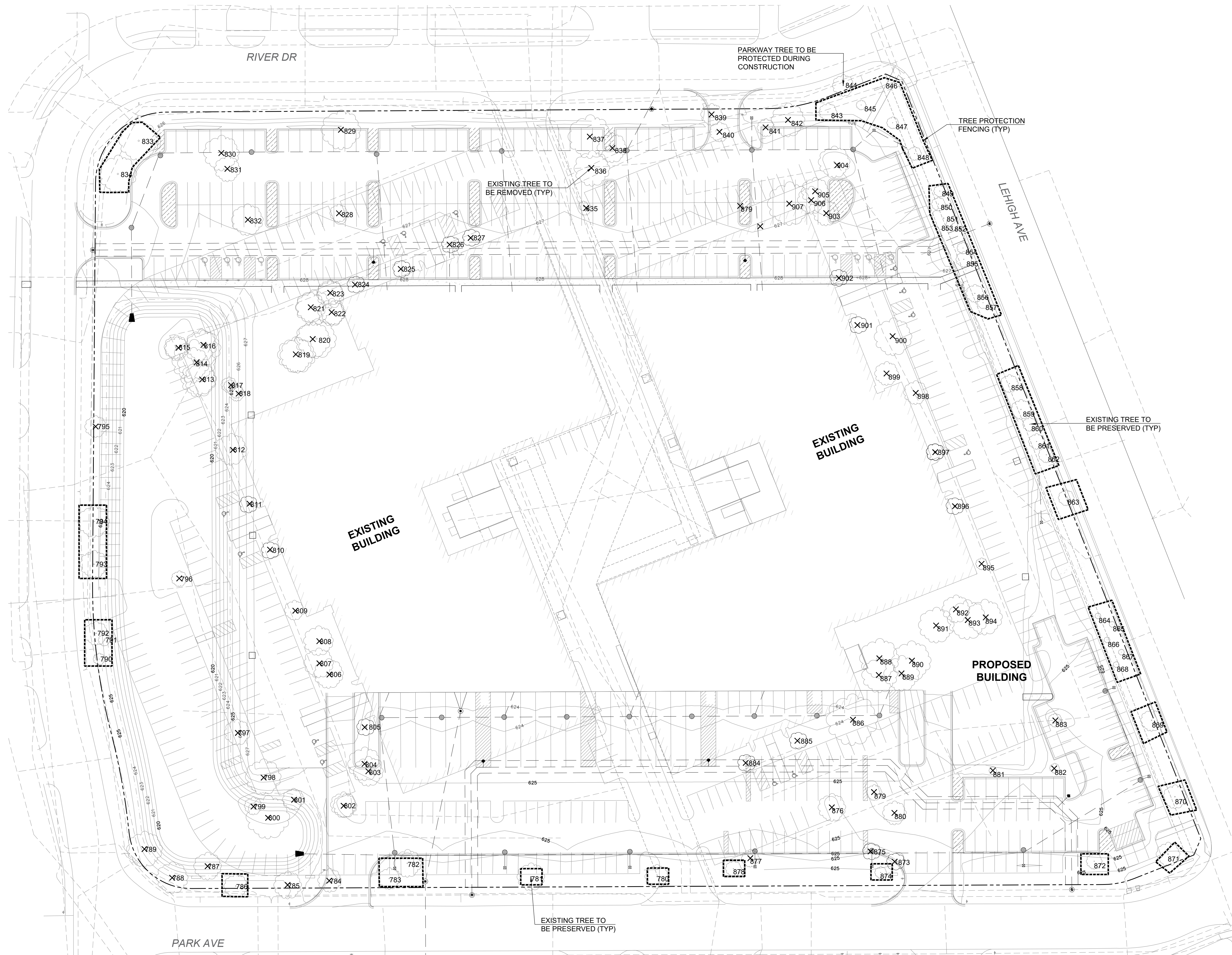
**Exhibit A: Site Plan**





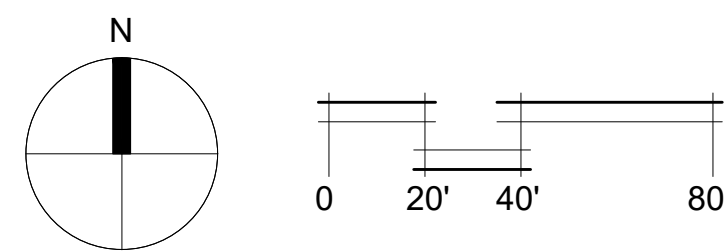
1 SITE PLAN  
SCALE: 1" = 60'-0"





**TREE PRESERVATION PLAN**

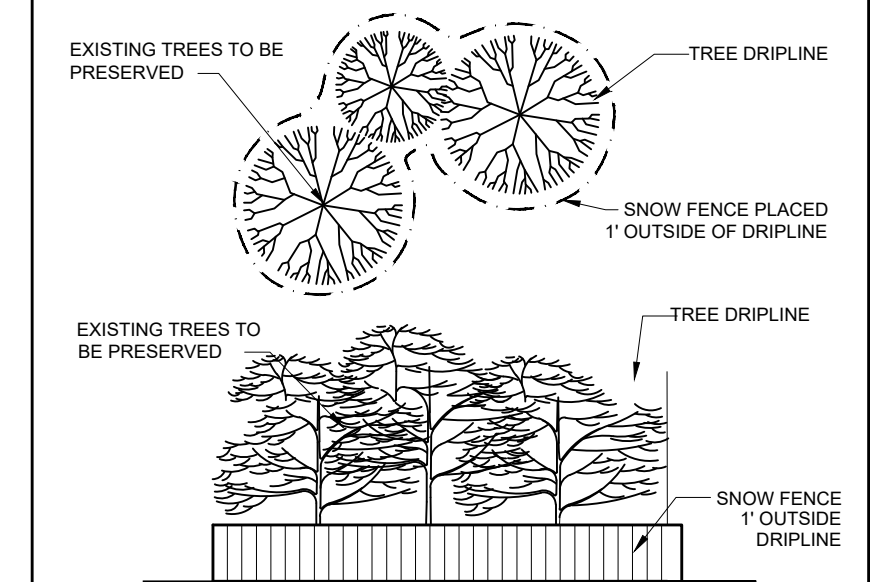
SCALE: 1" = 40'-0"



NOTE: SEE SHEET TP1.1 FOR TREE REMOVAL AND MITIGATION TOTALS

**TREE PROTECTION NOTES**

- BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE MORTON GROVE ZONING ORDINANCE.
- A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH MORTON GROVE ZONING ORDINANCE.
- TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE MORTON GROVE FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
- IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- TREE INVENTORY CONDUCTED BY DAVID COULTER, OSAGE INC. ISA CERTIFIED ARBORIST #IL-0094 (EXP. 12-31-25)
- EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



**TREE FENCING DETAIL**  
SCALE: NO SCALE

**Kathryn Talty**  
landscape architecture  
1926 Maulegan Road | Suite 340  
Clermont, Illinois 60025



initial date  
DSP 03-03-26

| no. | revision description |
|-----|----------------------|
| 1   | ISSUED FOR REVIEW    |

**BRIDGE INDUSTRIAL**  
**MORTON GROVE**  
8120 LEHIGH AVE,  
MORTON GROVE, ILLINOIS

**TREE INVENTORY**  
**TREE PROTECTION NOTES**  
**TREE FENCING DETAIL**

date: 02-19-26  
drawn: DSP  
checked: KMT

job no.  
**26110**

sheet no.  
**TP 1.0**

EXISTING TREE INVENTORY

| Tag number | Cal. size     | Species           | Location           | Health        | Form          | Action   |
|------------|---------------|-------------------|--------------------|---------------|---------------|--|
| 780        | 11            | Norway Maple      | Parking Lot        | Very Good     | Very Good     | Parking lot tree to be protected during construction |
| 781        | 14            | Norway Maple      | Parking Lot        | Very Good     | Very Good     | Parking lot tree to be protected during construction |
| 782        | 14            | Linden            | Parking Lot        | Very Good     | Good          | Parking lot tree to be protected during construction |
| 783        | 11            | Linden            | Parking Lot        | Very Good     | Very Good     | Parking lot tree to be protected during construction |
| 784        | 11            | Linden            | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 785        | 14            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 786        | 12            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Parking lot tree to be protected during construction |
| 787        | 13            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 788        | 16            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 789        | 16            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 790        | 7,7,7,3,2     | Cockspur Hawthorn | Parking Lot        | Good          | Good          | Perimeter tree to be protected during construction   |
| 791        | 7,6,3,3       | Cockspur Hawthorn | Parking Lot        | Good          | Good          | Perimeter tree to be protected during construction   |
| 792        | 7,5,5,4       | Cockspur Hawthorn | Parking Lot        | Good          | Good          | Perimeter tree to be protected during construction   |
| 793        | 15            | Linden            | Parking Lot        | Very Good     | Very Good     | Perimeter tree to be protected during construction   |
| 794        | 14            | Linden            | Parking Lot        | Very Good     | Very Good     | Perimeter tree to be protected during construction   |
| 795        | 10            | Linden            | Parking Lot        | Good          | Very Good     | Tree to be removed due to construction.              |
| 796        | 8             | Norway Maple      | Parking Lot        | Excellent     | Excellent     | Tree to be removed due to construction.              |
| 797        | 13            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 798        | 16            | Austrian Pine     | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 799        | 9             | Honeylocust       | Parking Lot        | Good          | Good          | Tree to be removed due to construction.              |
| 800        | 18            | Austrian Pine     | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 801        | 11            | Honeylocust       | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 802        | 13            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 803        | 15            | Austrian Pine     | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 804        | 19            | Austrian Pine     | Building Perimeter | Excellent     | Very Good     | Tree to be removed due to construction.              |
| 805        | 5,5,4,4       | Cockspur Hawthorn | Building Perimeter | Good          | Good          | Tree to be removed due to construction.              |
| 806        | 15            | Austrian Pine     | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 807        | 16            | Austrian Pine     | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 808        | 13            | Honeylocust       | Building Perimeter | Excellent     | Very Good     | Tree to be removed due to construction.              |
| 809        | 12            | Honeylocust       | Building Perimeter | Excellent     | Good          | Tree to be removed due to construction.              |
| 810        | 8             | Crabapple         | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.              |
| 811        | 4,3,3, 2" x 8 | Serviceberry      | Building Perimeter | Good          | Good          | Tree to be removed due to construction.              |
| 812        | 16            | Red Maple         | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 813        | 15            | Austrian Pine     | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.              |
| 814        | 18            | Austrian Pine     | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 815        | 10            | Red Maple         | Building Perimeter | Good          | Very Good     | Tree to be removed due to construction.              |
| 816        | 14,8          | Austrian Pine     | Building Perimeter | Excellent     | Very Good     | Tree to be removed due to construction.              |
| 817        | 6,6           | Cockspur Hawthorn | Building Perimeter | Good          | Very Good     | Tree to be removed due to construction.              |
| 818        | 8,7,6,6,5     | Crabapple         | Building Perimeter | Below Average | Below Average | Tree to be removed due to construction.              |
| 819        | 16            | Red Maple         | Building Perimeter | Good          | Good          | Tree to be removed due to construction.              |
| 820        | 23            | Austrian Pine     | Building Perimeter | Excellent     | Good          | Tree to be removed due to construction.              |
| 821        | 16,5          | Scotch Pine       | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 822        | 14            | Scotch Pine       | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 823        | 14            | Austrian Pine     | Building Perimeter | Good          | Good          | Tree to be removed due to construction.              |
| 824        | 22            | Austrian Pine     | Building Perimeter | Excellent     | Very Good     | Tree to be removed due to construction.              |
| 825        | 1" x 12       | Serviceberry      | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.              |
| 826        | 2,2,2,2,1     | Serviceberry      | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.              |
| 827        | 15            | Honeylocust       | Building Perimeter | Excellent     | Very Good     | Tree to be removed due to construction.              |
| 828        | 9             | Norway Maple      | Building Perimeter | Below Average | Below Average | Tree to be removed due to construction.              |
| 829        | 17            | Norway Maple      | Parking Lot        | Good          | Very Good     | Tree to be removed due to construction.              |
| 830        | 18            | Austrian Pine     | Parking Lot        | Good          | Very Good     | Tree to be removed due to construction.              |
| 831        | 14,7,6        | Austrian Pine     | Parking Lot        | Below Average | Below Average | Tree to be removed due to construction.              |
| 832        | 12            | Austrian Pine     | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 833        | 20            | Honeylocust       | Parking Lot        | Very Good     | Excellent     | Parking lot tree to be protected during construction |
| 834        | 18            | Honeylocust       | Parking Lot        | Excellent     | Excellent     | Parking lot tree to be protected during construction |
| 835        | 7             | Red Maple         | Parking Lot        | Below Average | Below Average | Tree to be removed due to construction.              |
| 836        | 21            | Austrian Pine     | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 837        | 22            | Austrian Pine     | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.              |
| 838        | 17            | Austrian Pine     | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 839        | 13            | Callery Pear      | Parking Lot        | Good          | Good          | Tree to be removed due to construction.              |
| 840        | 11            | Crabapple         | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.              |
| 841        | 13            | Crabapple         | Parking Lot        | Good          | Good          | Tree to be removed due to construction.              |
| 842        | 19            | Pin Oak           | Parking Lot        | Excellent     | Excellent     | Tree to be removed due to construction.              |
| 843        | 10            | Red Maple         | Parking Lot        | Good          | Good          | Parking lot tree to be protected during construction |

| Tag number | Cal. size     | Species                 | Location           | Health        | Form          | Action   |
|------------|---------------|-------------------------|--------------------|---------------|---------------|--|
| 844        | 14            | Norway Maple            | Parkway            | Poor          | Poor          | Parkway tree to be protected during construction   |
| 845        | 7,7,6,5,5,2   | Cockspur Hawthorn       | Parking Lot        | Below Average | Good          | Perimeter tree to be protected during construction |
| 846        | 8,3,2,7,7     | Cockspur Hawthorn       | Perimeter          | Good          | Good          | Perimeter tree to be protected during construction |
| 847        | 8,8,5,4,4     | Cockspur Hawthorn       | Perimeter          | Good          | Very Good     | Perimeter tree to be protected during construction |
| 848        | 9             | Sugar Maple             | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 849        | 8             | Red Maple               | Perimeter          | Poor          | Poor          | Perimeter tree to be protected during construction |
| 850        | 8,9           | Mulberry                | Perimeter          | Very Good     | Good          | Perimeter tree to be protected during construction |
| 851        | 13            | Norway Maple            | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 852        | 8             | Colorado Spruce         | Perimeter          | Poor          | Poor          | Perimeter tree to be protected during construction |
| 853        | 6,6,5         | American Elm            | Perimeter          | Very Good     | Good          | Perimeter tree to be protected during construction |
| 854        | 9             | Douglas Fir             | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 855        | 11            | Douglas Fir             | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 856        | 15            | Colorado Spruce         | Perimeter          | Very Good     | Good          | Perimeter tree to be protected during construction |
| 857        | 8,8,7,6       | Crabapple               | Perimeter          | Good          | Good          | Perimeter tree to be protected during construction |
| 858        | 11            | Douglas Fir             | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 859        | 12            | Red Maple               | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 860        | 10            | Colorado Spruce         | Perimeter          | Good          | Good          | Perimeter tree to be protected during construction |
| 861        | 10            | Douglas Fir             | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 862        | 11            | Douglas Fir             | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 863        | 9,8           | Douglas Fir             | Perimeter          | Very Good     | Very Good     | Tree to be removed due to construction.            |
| 864        | 5,5,5,4,4,4,3 | Cornellancherry Dogwood | Perimeter          | Excellent     | Excellent     | Perimeter tree to be protected during construction |
| 865        | 3" x 10       | Cornellancherry Dogwood | Perimeter          | Excellent     | Excellent     | Perimeter tree to be protected during construction |
| 866        | 4,4, 3" x 12  | Cornellancherry Dogwood | Perimeter          | Excellent     | Excellent     | Perimeter tree to be protected during construction |
| 867        | 4,4,4,4,3,3,3 | Cornellancherry Dogwood | Perimeter          | Excellent     | Excellent     | Perimeter tree to be protected during construction |
| 868        | 3" x 15       | Cornellancherry Dogwood | Perimeter          | Excellent     | Excellent     | Perimeter tree to be protected during construction |
| 869        | 11            | Norway Maple            | Perimeter          | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 870        | 14            | Norway Maple            | Perimeter          | Good          | Very Good     | Perimeter tree to be protected during construction |
| 871        | 15            | Norway Maple            | Parking Lot        | Very Good     | Very Good     | Perimeter tree to be protected during construction |
| 872        | 8             | Red Maple               | Parking Lot        | Below Average | Below Average | Perimeter tree to be protected during construction |
| 873        | 3" x 10       | Cornellancherry Dogwood | Parking Lot        | Excellent     | Very Good     | Tree to be removed due to construction.            |
| 874        | 10,8,8,7,7    | Crabapple               | Parking Lot        | Very Good     | Excellent     | Perimeter tree to be protected during construction |
| 875        | 3" x 12       | Cornellancherry Dogwood | Parking Lot        | Excellent     | Very Good     | Tree to be removed due to construction.            |
| 876        | 15            | Honeylocust             | Parking Lot        | Very Good     | Excellent     | Tree to be removed due to construction.            |
| 877        | 11            | Crabapple               | Parking Lot        | Below Average | Good          | Tree to be removed due to construction.            |
| 878        | 10            | Crabapple               | Parking Lot        | Below Average | Good          | Perimeter tree to be protected during construction |
| 879        | 9             | Honeylocust             | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.            |
| 880        | 13            | Honeylocust             | Parking Lot        | Very Good     | Very Good     | Tree to be removed due to construction.            |
| 881        | 7,6,6         | Cockspur Hawthorn       | Parking Lot        | Good          | Very Good     | Tree to be removed due to construction.            |
| 882        | 9,9,9,3       | Cockspur Hawthorn       | Parking Lot        | Below Average | Good          | Tree to be removed due to construction.            |
| 883        | 8             | Red Maple               | Parking Lot        | Below Average | Below Average | Tree to be removed due to construction.            |
| 884        | 1" x 12       | Serviceberry            | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 885        | 2" x 3        | Serviceberry            | Building Perimeter | Good          | Good          | Tree to be removed due to construction.            |
| 886        | 25            | Honeylocust             | Building Perimeter | Very Good     | Excellent     | Tree to be removed due to construction.            |
| 887        | 17            | Austrian Pine           | Building Perimeter | Good          | Good          | Tree to be removed due to construction.            |
| 888        | 20            | Austrian Pine           | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 889        | 17            | Austrian Pine           | Building Perimeter | Good          | Good          | Tree to be removed due to construction.            |
| 890        | 22            | Pin Oak                 | Building Perimeter | Good          | Very Good     | Tree to be removed due to construction.            |
| 891        | 16            | Pin Oak                 | Building Perimeter | Good          | Good          | Tree to be removed due to construction.            |
| 892        | 11,10,10,7    | Austrian Pine           | Building Perimeter | Good          | Good          | Tree to be removed due to construction.            |
| 893        | 18            | Austrian Pine           | Building Perimeter | Good          | Very Good     | Tree to be removed due to construction.            |
| 894        | 16            | Austrian Pine           | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.            |
| 895        | 7             | Red Maple               | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 896        | 1" x 16       | Serviceberry            | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 897        | 1" x 10       | Serviceberry            | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 898        | 15            | Honeylocust             | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.            |
| 899        | 14            | Honeylocust             | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 900        | 19            | Honeylocust             | Building Perimeter | Very Good     | Excellent     | Tree to be removed due to construction.            |
| 901        | 3, 1" x 9     | Serviceberry            | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 902        | 1" x 12       | Serviceberry            | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 903        | 18            | Honeylocust             | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 904        | 17            | Honeylocust             | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.            |
| 905        | 17            | Austrian Pine           | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 906        | 16            | Austrian Pine           | Building Perimeter | Very Good     | Good          | Tree to be removed due to construction.            |
| 907        | 20            | Austrian Pine           | Building Perimeter | Very Good     | Very Good     | Tree to be removed due to construction.            |

| TREE REMOVAL SUMMARY                        |            |
|---|------------|
| <b>Total Trees inventoried</b>              | <b>128</b> |
| Existing trees under 12"                    | 29         |
| Existing trees 12" or greater               | 99         |
| <b>Trees to be preserved</b>                | <b>44</b>  |
| <b>Trees to be removed</b>                  | <b>84</b>  |
| Existing trees under 12" to be removed      | 13         |
| Existing trees 12" or greater to be removed | 71         |

| TREE MITIGATION SUMMARY   |           |
|---|-----------|
| <b>Existing trees 12" or greater to be removed</b>  | <b>71</b> |
| <b>Required mitigation for removals (1 replacement per removal)</b>   | <b>71</b> |
| <b>Proposed mitigation for removals</b>   | <b>76</b> |
| Proposed shade trees (3" cal.)  | 25        |
| Proposed evergreen trees (6' ht.)   | 59        |
| Note: Proposed mitigation trees are located on the east, north, and west sides of the property. Proposed mitigation trees are not counted towards the required parking lot screening. |           |



initial date  
DSP 03-01-26

| no. | revision          | description |
|-----|-------------------|-------------|
| 1   | ISSUED FOR REVIEW |             |

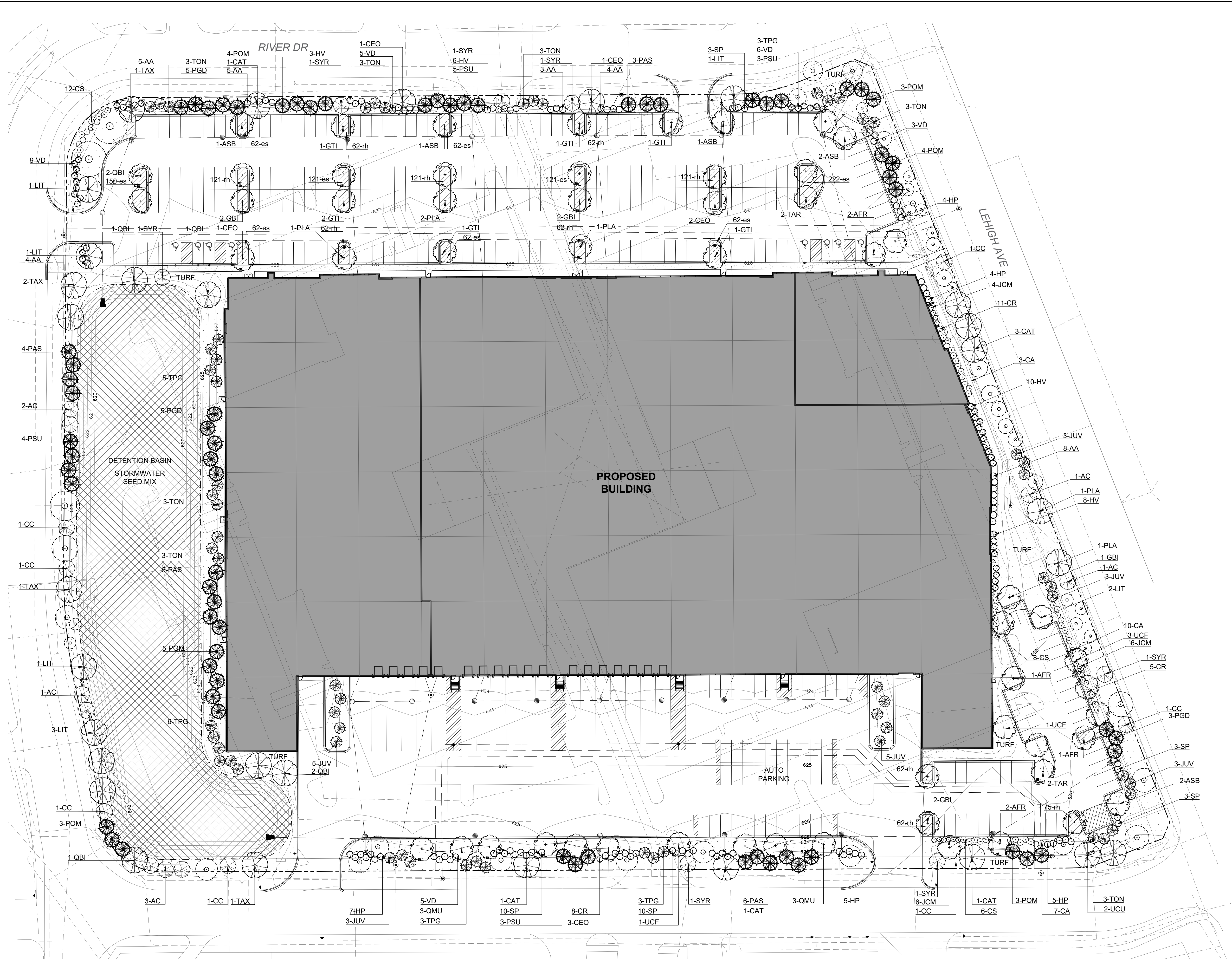
BRIDGE INDUSTRIAL  
MORTON GROVE  
8120 LEHIGH AVE,  
MORTON GROVE, ILLINOIS

TREE INVENTORY  
TREE PROTECTION NOTES  
TREE FENCING DETAIL

date: 02-19-26  
drawn: DSP  
checked: KMT

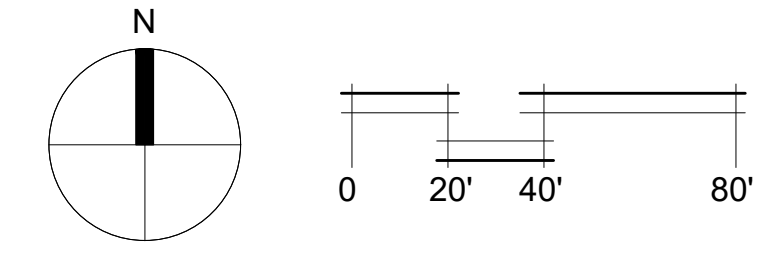
job no.  
26110

sheet no.  
TP 1.0



**OVERALL LANDSCAPE PLAN KEY**

SCALE: 1" = 40'-0"



| Village of Morton Grove Landscape Ordinance                           |                    |                   |          |
|---|--------------------|-------------------|----------|
| Landscape Requirement Summary   |                    |                   |          |
|   | Required           | Existing/Proposed |          |
| <b>Green Space (Industrial Lots 15%)</b>                              | <b>477,960 SF</b>  |                   |          |
| Total Site Green Space  | 71,694 SF          | 122,672 SF        |          |
| <b>Tree Removal Mitigation</b>  | <b>71 Removals</b> |                   |          |
| Existing Trees 12" or greater   |                    |                   |          |
| Replacement Trees for Removals  | 71                 | 76                |          |
| <i>Note: See Sheet TPL1.1 for Tree Removal and Mitigation Summary</i> |                    |                   |          |
| <b>Site Parking Perimeter Planting</b>                                | <b>1,724 LF</b>    |                   |          |
| R.O.W. adjacent   |                    |                   |          |
| 3' ht year-round, opaque screening                                    | 100%               | 100%              | 100%     |
| <b>Parking Lot Interior Landscaping</b>                               | <b>148,695 SF</b>  |                   |          |
| >20,000 SF  |                    |                   |          |
| Interior Greenspace (auto parking)                                    | 7%                 | 10,409 SF         | 9,512 SF |
| Shade Trees   | 1:100 SF           | 104               | 56       |
| Shade Trees Proposed in alternate locations                           |                    |                   | 48       |
| <b>Screening - Loading Docks</b>                                      | <b>789 LF</b>      |                   |          |
| 5' ht year-round, opaque screening                                    |                    | 100%              | 100%     |

|                           | JULY 2025 PLAN PLANT TOTALS | CURRENT PLAN PLANT TOTALS    |
|---------------------------|-----------------------------|------------------------------|
| TOTAL SHADE TREES:        | 85                          | TOTAL SHADE TREES: 86        |
| TOTAL EVERGREEN TREES:    | 123                         | TOTAL EVERGREEN TREES: 131   |
| TOTAL ORNAMENTAL TREES:   | 15                          | TOTAL ORNAMENTAL TREES: 22   |
| TOTAL DECIDUOUS SHRUBS:   | 208                         | TOTAL DECIDUOUS SHRUBS: 208  |
| TOTAL EVERGREEN SHRUBS:   | 16                          | TOTAL EVERGREEN SHRUBS: 16   |
| EXISTING TREES TO REMAIN: | 41                          | EXISTING TREES TO REMAIN: 44 |

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initial date  
DSP 03-03-26

| no. | revision description |
|-----|----------------------|
| 1   | ISSUED FOR REVIEW    |

**BRIDGE INDUSTRIAL**  
**MORTON GROVE**  
8120 LEHIGH AVE,  
MORTON GROVE, ILLINOIS

**OVERALL LANDSCAPE PLAN**  
**LANDSCAPE REQUIREMENTS**  
**GROUND TREATMENT KEY**  
**CONSTRUCTION NOTES**

date: 02-19-26  
drawn: DSP  
checked: KMT

job no.  
**26110**

sheet no.  
**L1.0**



### NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

ALL NATIVE PLANTING AND SEEDING INSTALLATION, MANAGEMENT AND MONITORING TO BE CONDUCTED BY A QUALIFIED, EXPERIENCED CONTRACTOR SPECIALIZING IN RESTORING AND MANAGING NATURAL LANDSCAPES IN THE MIDWEST. THE SELECTED CONTRACTOR IS TO BE HOLD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MONITORING OF ALL NATIVE AREAS.

#### PLANT MATERIAL INSTALLATION - NATIVE SEEDING

PREPARE AREA FOR SEEDING - PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS, BEFORE DISTURBING ANY GROUND:

- CHECK FOR ANY BURIED UTILITIES
- CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
- MOW ANY EXCESS EXISTING VEGETATION GROWTH
- APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
- DE-COMPACT ANY AREAS OF SPECIAL CONCERN

- LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED.
  - IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.
- FOLLOW THE APPROPRIATE TIMING:

- THE OPTIMAL TIME TO INSTALL SEED IS FROM THE FALL (NOVEMBER 1) TO LATE SPRING (JUNE 15).
- WETLANDS SHOULD BE SEEDED IN THE WINTER WHILE THE SITE IS FROZEN AND EQUIPMENT CAN MORE EASILY ACCESS THE SITE.

#### METHOD FOR SEEDING AND EROSION CONTROL:

- BROADCASTING:
  - FOR SMALL (TYPICALLY TWO ACRES OR LESS) OR IRREGULARLY SHAPED AREAS, SEED CAN BE PLANTED BY HAND BROADCASTING. TO AID SEED DISTRIBUTION, COMBINE THE SEED MIX WITH FILLER MATERIALS, SUCH AS DRY SAWDUST, SAND, OR VERMICULITE.
  - USING A HAND-CRANK OR TOW-BEHIND BROADCASTER. START WITH HALF OF THE SEED AND TRY TO COVER THE ENTIRE AREA WITH THAT AMOUNT OF SEED. TAKE THE REMAINING HALF OF THE SEED, GO TO THE OPPOSITE END OF THE SITE AND COVER IT AGAIN. AFTER BROADCASTING IS COMPLETE, IT IS IMPORTANT TO USE A CULTIPACKER OR ROLLER OVER THE AREA TO MAKE GOOD SEED-TO-SOIL CONTACT. DO NOT COVER SEED MORE THAN 1/4-INCH DEEP.
- NO-TILL DRILL:
  - FOR LARGER AREAS AND SITES WITH EXISTING VEGETATION, USE A NO-TILL SEED DRILL, WHICH DOES NOT REQUIRE THE SOIL TO BE TILLED BEFORE PLANTING, RESULTING IN MINIMAL SOIL DISTURBANCE. NO-TILL DRILLS PLANT SEED IN ROWS BY OPENING SLITS IN THE SOIL, INTO WHICH SEED IS DEPOSITED. IF USING A NO-TILL DRILL, SEED SHOULD NOT BE BURIED BELOW 1/8" DEPTH PER SPECIFIC MANUFACTURER'S RECOMMENDATIONS. BECAUSE THE DIVERSITY OF SEED SIZES MAKES DRILL CALIBRATION A CHALLENGE, PERFORM A FEW TEST AREAS FIRST TO HELP PREVENT RUNNING OUT OF SEED.
- EROSION CONTROL METHOD:
  - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GERMINATED.

#### PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

TO HELP ENSURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOALS. WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING CONTROLS INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIVITIES.

- NATIVE AREAS NEED BETWEEN 3 TO 5 YEARS TO ESTABLISH.
- PREFERRED PLANTING LATE FALL (ANY TIME AFTER NOVEMBER 1; IF THE SOIL SURFACE IS DRY AND COLD ENOUGH TO PREVENT GERMINATION AND SEED CAN BE WORKED INTO SOIL).
- LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. DO NOT APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; DO NOT PULL WEEDS TO KEEP GROWTH DOWN. DO NOT ALLOW SEED HEADS TO FORM.
- MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12"-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED.
- MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
- SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR.
- IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY - PREFERABLY BEFORE APRIL 15.
- SECOND SEASON MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT.
- AT THE END OF THE THIRD SEASON A CONTROLLED BURN PROGRAM TO BE PERFORMED.
- 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PERFORMED THROUGHOUT ALL NATIVE PLAN COMMUNITIES STARTING ONE YEAR AFTER SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

#### MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

##### NATIVE PLANT MATERIALS

PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE FIVE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD WILL BE EXTENDED.

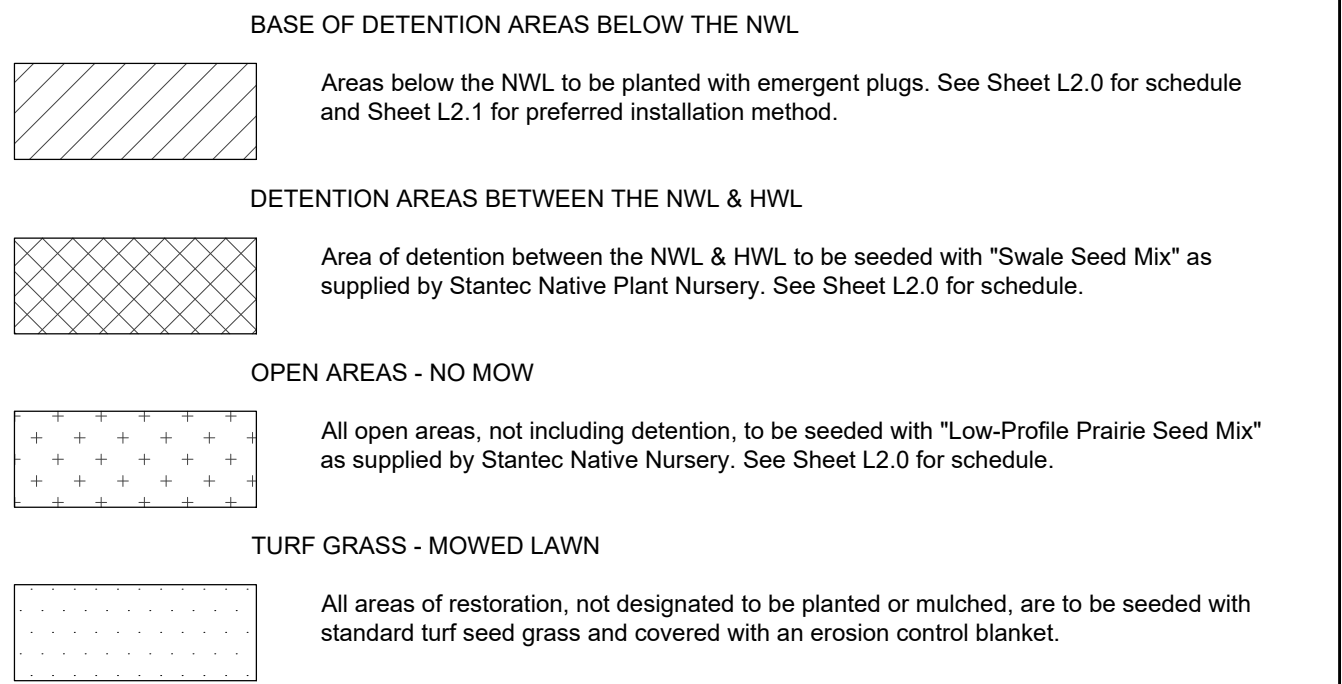
- NOTIFICATION - THE DEVELOPER SHALL NOTIFY (MUNICIPALITY) UPON COMPLETION OF PLANTINGS.
  - THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY (MUNICIPALITY) OF THE REMEDIAL ACTIONS TAKEN.
- NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 5 (FIVE) YEARS FROM DATE OF INSTALLATION.
  - MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE. VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON.
  - CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
- WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 100% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND AT THE END OF THE FIVE-YEAR PERIOD FOR THESE AREAS.
  - THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
- THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT, AND AT THE END OF THE THREE-YEAR PERIOD.
  - AT THE END OF THE SECOND GROWING SEASON, 30% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED. AT THE END OF THE THIRD GROWING SEASON, 50% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED.
  - SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
- NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
  - THIS ANNUAL PERFORMANCE STANDARD DOES NOT APPLY TO EMERGENT AND AQUATIC COMMUNITIES.
- THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNIAL SPECIES (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION): YEAR 1 - 15%, YEAR 2 - 50%, YEAR 3 - 75%, YEAR 4 & 5 - 95%.
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- AT THE END OF THE THIRD GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS WILL BE INVASIVE OR NON-NATIVE SPECIES AS INSPECTED ANNUALLY. THE PROJECT MANAGER WILL DETERMINE THE APPROPRIATE TARGET INVASIVE OR NON-NATIVE SPECIES. THEY WILL TYPICALLY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: RAGWEED (AMBROSIA SPP.), CATTAIL (TYPHA SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), PURPLE LOOSESTIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), CANADIAN THISTLE (CIRSILIUM ARVENSE), SANDBAR WILLOW (SALIX INTERIOR), KENTUCKY BLUE GRASS (POA PRATENSIS), YELLOW SWEET-CLOVER (MELILOTHUS OFFICINALIS), TEASEL (DIPSACUS SPP.), JAPANESE-KNOTWEED (REYNOUTRIA JAPONICA), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS), BUCKTHORN (RHAMNUS SPP.).
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.

- SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
- EMERGENTS: RELATIVE COVERAGE OF CATTAILS (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION) SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF THE THREE-YEAR MONITORING PERIOD.
- WOODES: 90% OF THE PLANTS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF EACH GROWING SEASON. REPLANTING WILL TAKE PLACE UNTIL THIS STANDARD IS ACHIEVED.
- WOODY PLANTS: 100% OF THE PLANTED TREES AND SHRUBS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF THE 3<sup>RD</sup> GROWING SEASON.
  - ANNUAL REPLACEMENTS ARE REQUIRED TO ACHIEVE THIS STANDARD.
- RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOOSESTIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF THE THREE-YEAR PERIOD.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- NATIVE MEAN C VALUE > 3.0 AND NATIVE FQI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNATED CONDITION WITHIN 30 DAYS OF OBSERVATION.

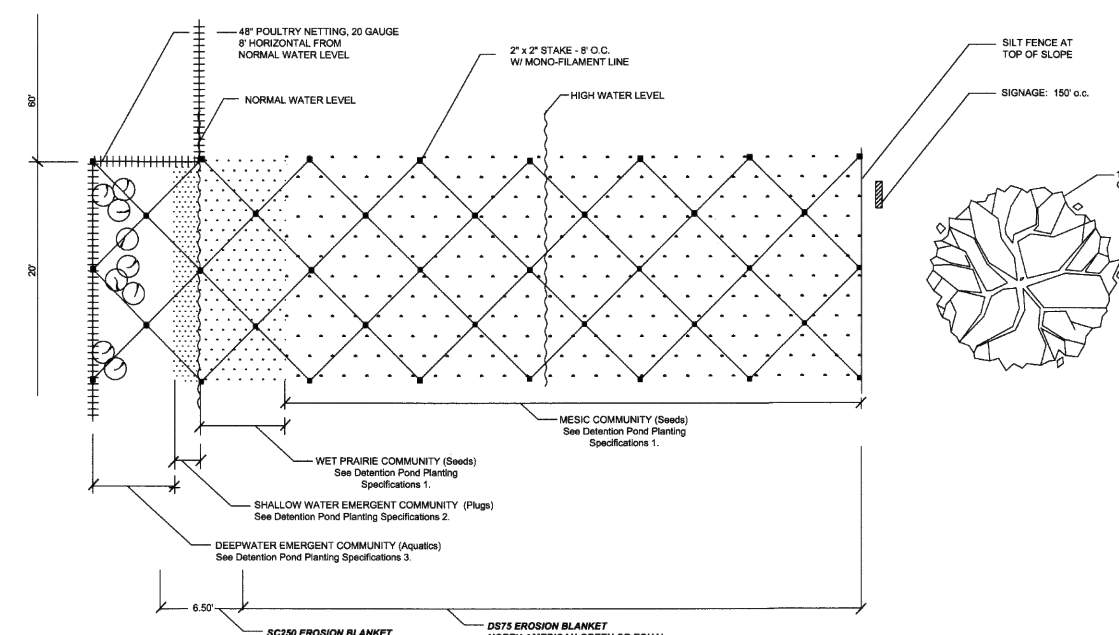
### PLANTING NOTES FOR DETENTION AREAS

- REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS.
- ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
- CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION.
- ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTY STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".
- WATER FOWL BARRIER CONTROL TO BE INSTALLED AT 8" O.C. IN ALL DETENTION AREAS PLANTED WITH PLUGS.
- METAL SIGNS (12"x18") TO BE INSTALLED AT 150' INTERVALS AROUND ALL NATIVE AREAS STATING "NATIVE PLANTING DO NOT MOW".
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

### GROUND TREATMENT KEY



NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.

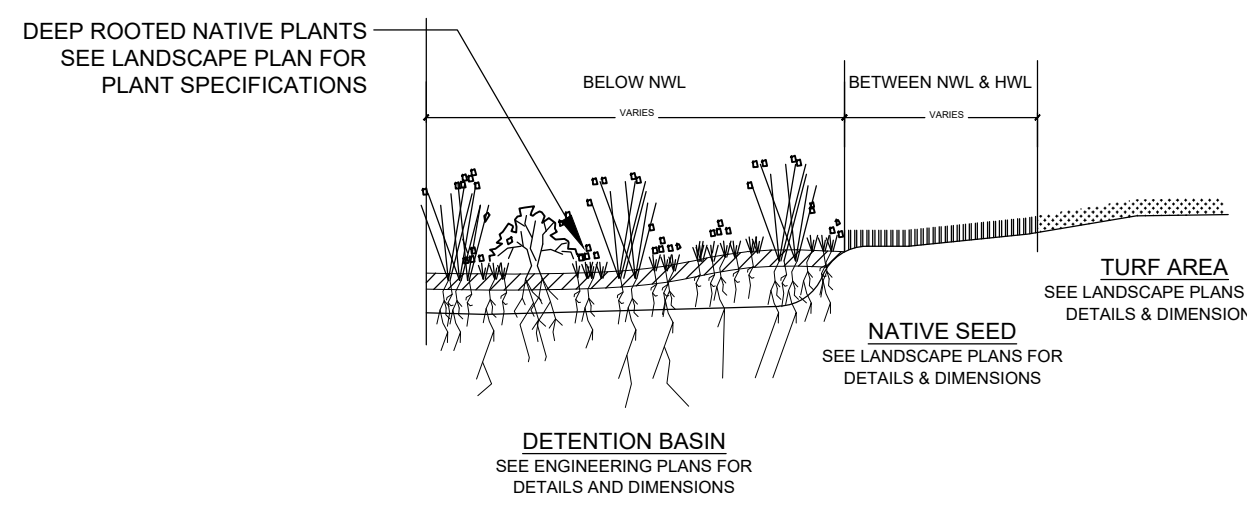


### GOOSE BARRIER PLAN DETAIL

SCALE: NO SCALE

### GOOSE BARRIER SECTION DETAIL

SCALE: NO SCALE



### BIODETENTION PLANTING DETAIL

SCALE: NO SCALE

### LANDSCAPE MAINTENANCE SPECIFICATIONS

#### TREES, SHRUBS, & GROUND COVER (CONT.)

##### MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAWN BRED, EDGING AND CULTIVATING DECOMED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

##### WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES. PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

##### INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

##### TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

##### LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

##### WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP EACH DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

##### CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

#### SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

##### SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

- AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
- ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
- ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
- APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

##### FLOWER ROTATION:

- BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
- SUMMER ANNUALS OR FALL PLANTS:
  - A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
  - B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.
  - C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

##### PERENNIALS:

- AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
- THE FOLLOWING YEAR:
  - A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
  - B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1. IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
  - C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARE IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
  - D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS, POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
  - E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
  - F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE CULMAGE.
- THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
- LONG-TERM CARE:
  - A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
  - B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO, PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

#### SUMMARY OF MAINTENANCE

##### LAWN MAINTENANCE

- SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
- MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCTIVE TO TURF VITALITY FOR TURF GRASSES.
- MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
- AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
- APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
- APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
- MECHANICALLY EDGE CURBS AND WALKS.
- APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

##### TREE, GROUND COVER AND SHRUB BED MAINTENANCE

- PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
- MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
- APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
- MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
- APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
- ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
- EDGE ALL MULCHED BEDS.
- REMOVE ALL LITTER AND DEBRIS.

##### GENERAL MAINTENANCE

- REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
- INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

##### STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

##### APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

##### SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

|                   | LANDSCAPE TREES & SHRUBS   | TURF   |
|-------------------|--|--|
| PH RANGE          | 5.0-7.0  | 6.0-7.0  |
| ORGANIC MATTER    | >1.5%  | >2.5%  |
| MAGNESIUM (MG)    | 100+LBS./ACRE  | 100+LBS./ACRE  |
| PHOSPHORUS (P2O5) | 150+LBS./ACRE  | 150+LBS./ACRE  |
| POTASSIUM (K2O)   | 120+LBS./ACRE  | 120+LBS./ACRE  |
| SOLUBLE SALTS     | NOT TO EXCEED 900PPM/1.9 MMHOS/CM                                | NOT TO EXCEED 750PPM/0.75 MMHOS/CM                               |
|                   | IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX | IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX |

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

|                 |                     |
|-----------------|---------------------|
| BORON           | 3 POUNDS PER ACRE   |
| MANGANESE       | 50 POUNDS PER ACRE  |
| POTASSIUM (K2O) | 450 POUNDS PER ACRE |
| SODIUM          | 20 POUNDS PER ACRE  |

##### WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPCTALES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

#### TURF

##### GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWN, PLANT BEDS, AND PAVED AREAS.

##### MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC. SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

##### EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

##### FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

##### LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR

**PROJECT:**



8120 Lehigh Avenue  
Morton Grove, IL 60053

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / MM

DRAWN BY

Bill Marlow

DATE

4.30.25

SCALE

NTS

SHEET NO.

1 of 5

ESTIMATE / JOB NUMBER

17402

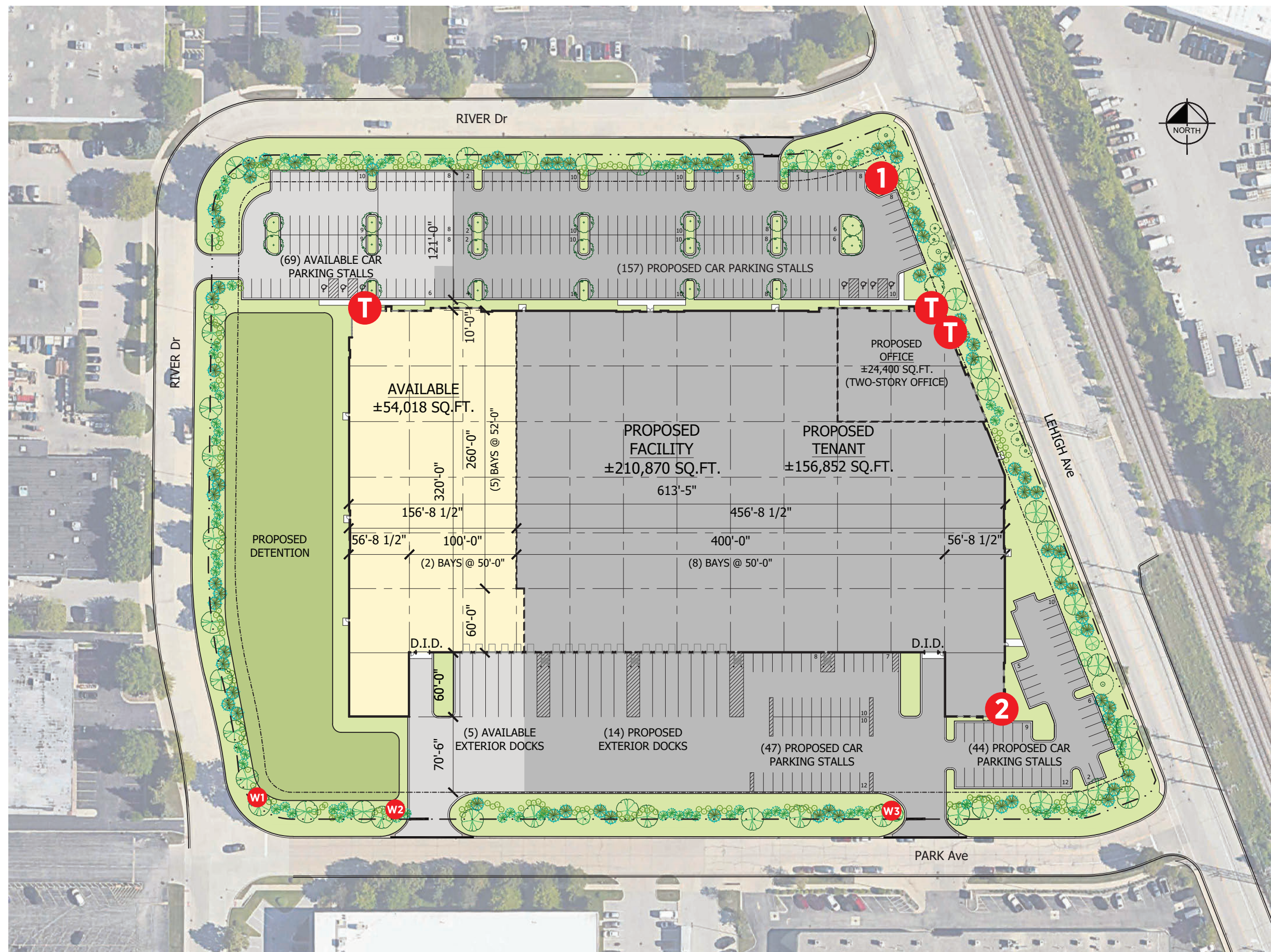
FILE NAME

BDP17402

**REVISIONS:**

- 1 5.08.25
- 2 7.01.25
- 3 11.13.25
- 4 2.11.26 - placements
- 5 2.12.26 - new site map
- 6 2.18.26 - new site map
- 7 2.19.26
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

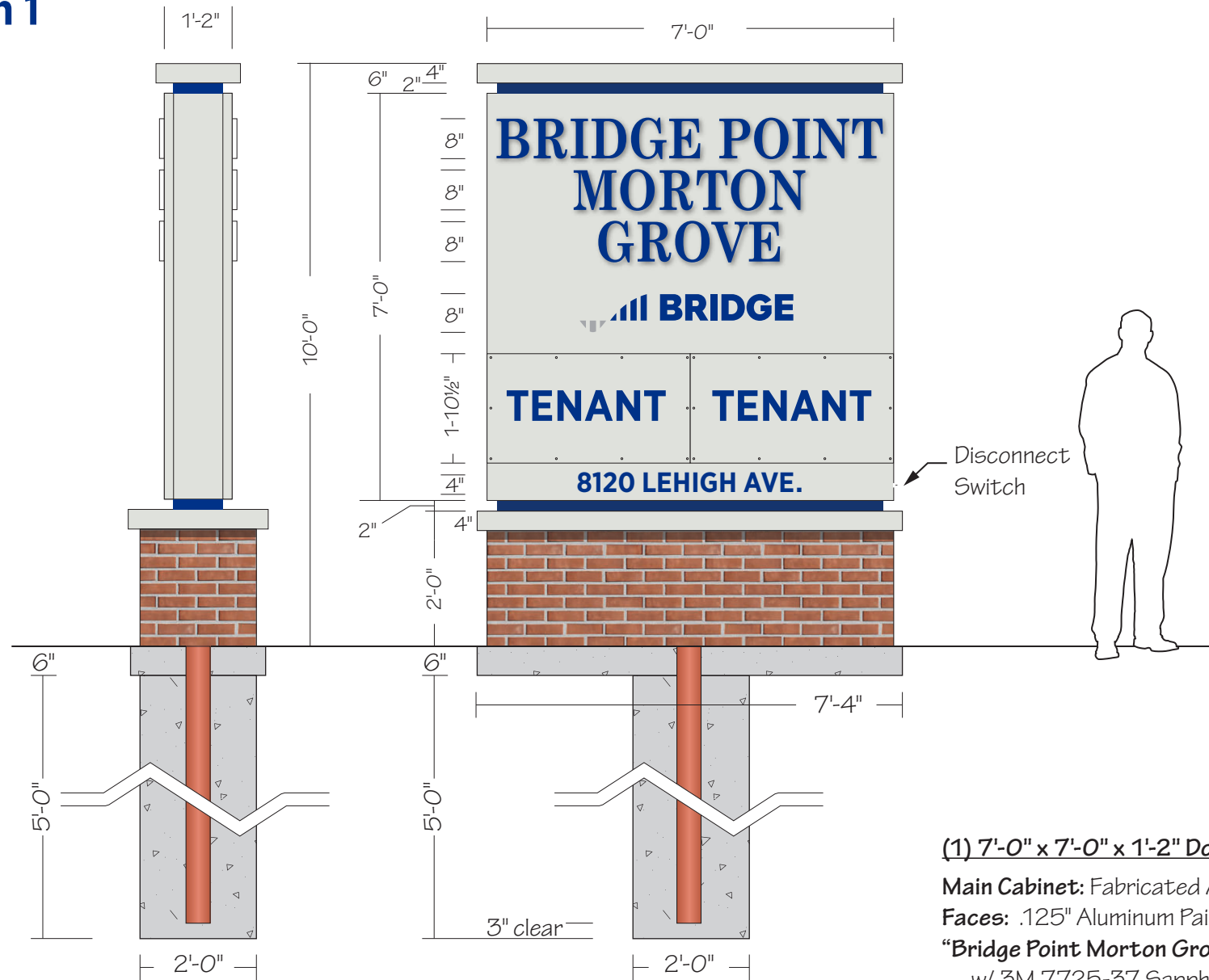


Customer is responsible for bringing sufficient power to the location(s) of illuminated signage.

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# Sign 1



**(1) 7'-0" x 7'-0" x 1'-2" Double Face Internally Illuminated Monument Sign (10'-0" x 7'-4" Overall) - 49 SF**

**Main Cabinet:** Fabricated Aluminum Painted SW 7070 Site White

**Faces:** .125" Aluminum Painted SW 7070 Site White

**"Bridge Point Morton Grove" Graphics:** Routed & Push-thru 1" Clear Acrylic w/ 3M 7725-37 Sapphire Blue Vinyl Applied to Letter Faces

**Bridge Logo Graphics:** Routed & Backed w/ White Acrylic w/ 3M 3630-157 Sultan Blue & 3630-51 Silver Gray Translucent Vinyls Applied

**Tenant Panels:** 0.125" thk. Alum. Painted SW 7070 Site White Graphics are Routed & Backed w/ White Acrylic - 3M 3630-157 Sultan Blue Translucent Vinyl

**Address Graphics:** 3M 7725-37 Sapphire Blue Vinyl Applied

**Reveal:** 2" Fabricated Aluminum Painted PMS 287 Blue

**Base:** CMU Block w/ Brick Veneer to Match Building - TBD

**Base Cap:** Aluminum Painted SW 7063 Nebulous White

**Illumination:** White LEDs w/ 60 Watt Power Supplies

**Power:** Use Existing Electrical Circuit Run to Site by Others

**Mounting:** (1) 5" (5½" O. D.) Sch. 40 Steel Pipe set in a 2'-0" Diameter x 5'-6" Deep Concrete Pier Foundation

- 7'-8" L x 2'-4" W x 6" D Reinforced Concrete Pad for Masonry

## Parvin-Clauss SIGN COMPANY

Design • Fabrication • Installation • Maintenance

165 Tubeway Drive • Carol Stream • Illinois 60188

www.parvinclauss.com

### PROJECT:



8120 Lehigh Avenue  
Morton Grove, IL 60053

### CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / MM

DRAWN BY

Bill Marlow

DATE

4.30.25

SCALE

3/8" = 1'

SHEET NO.

2 of 5

ESTIMATE / JOB NUMBER

17402

FILE NAME

BDP17402

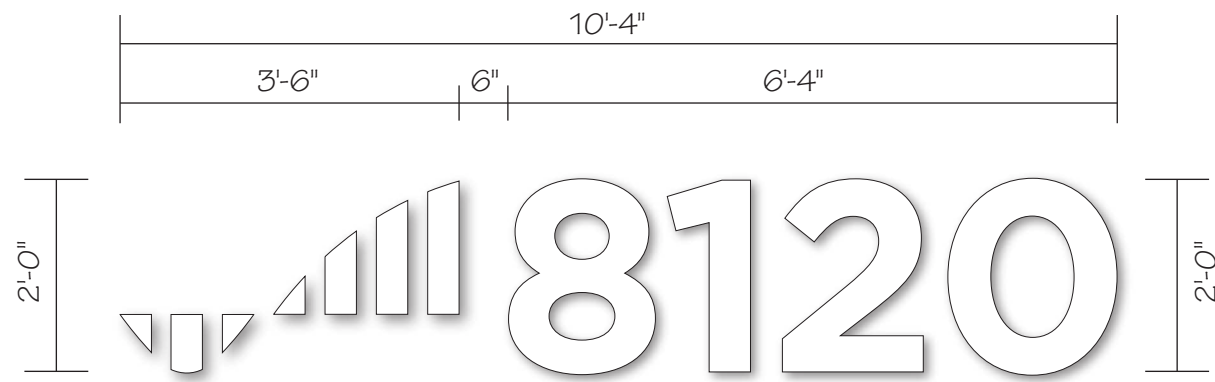
### REVISIONS:

|   |          |
|---|----------|
| 1 | 5.08.25  |
| 2 | 7.01.25  |
| 3 | 11.13.25 |
| 4 | 2.11.26  |
| 5 | 2.12.26  |
| 6 | 2.18.26  |
| 7 | 2.19.26  |
| 8 |          |

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

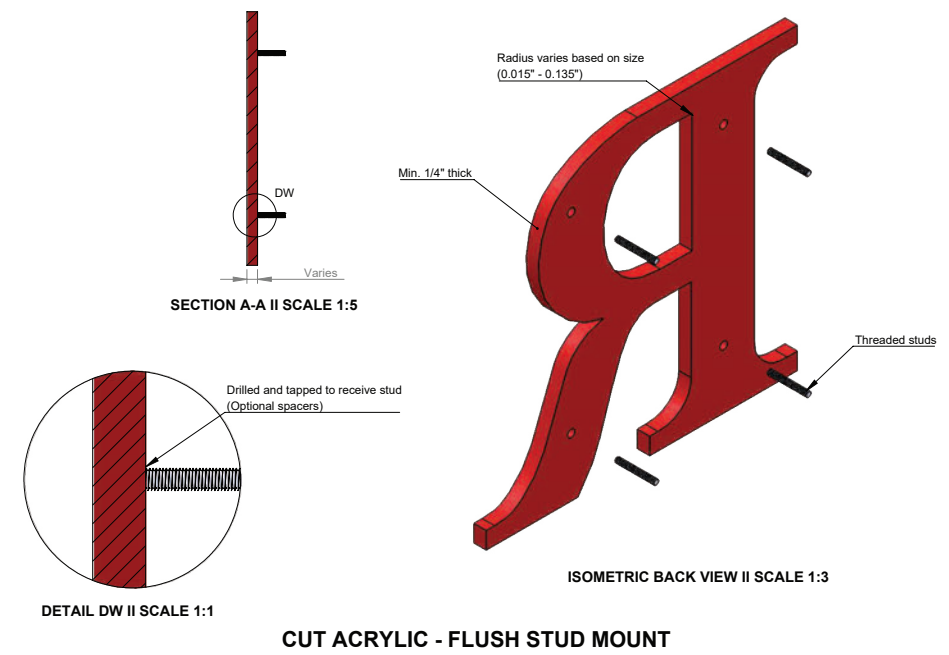


# Sign 2



**(1) set of 2'-0" x 1" thick FCO acrylic logo and address numerals**

**Logo:** 1" thick FCO acrylic painted WHITE, satin smooth finish  
**Address:** 1" thick FCO acrylic painted WHITE, satin smooth finish  
**Mounting:** flush stud-mount on exterior wall



**CUT ACRYLIC - FLUSH STUD MOUNT**



**EAST ELEVATION**

**PROJECT:**



8120 Lehigh Avenue  
Morton Grove, IL 60053

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / MM

DRAWN BY

Bill Marlow

DATE

4.30.25

SCALE

1/2" = 1'

SHEET NO.

3 of 5

ESTIMATE / JOB NUMBER

17402

FILE NAME

BDP17402

**REVISIONS:**

- 1 5.08.25
- 2 7.01.25
- 3 11.13.25
- 4 2.11.26
- 5 2.12.26 - placement
- 6 2.18.26 - placement
- 7 2.19.26
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



# Tenant Signs



## (2) sets of 50 SF Tenant Wall Graphics

**Logo:** As simple as FCO acrylic or as Complex as internally illuminated channel construction  
**Letters:** As simple as FCO acrylic or as complex as internally illuminated channel construction  
**Mounting:** flush to exterior wall w/ appropriate anchors



NORTH ELEVATION



## (1) set of 32 SF Tenant Wall Graphics

**Logo:** As simple as FCO acrylic or as Complex as internally illuminated channel construction  
**Letters:** As simple as FCO acrylic or as complex as internally illuminated channel construction  
**Mounting:** flush to exterior wall w/ appropriate anchors



ENLARGED EAST ELEVATION

**PROJECT:**



8120 Lehigh Avenue  
Morton Grove, IL 60053

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / MM

DRAWN BY

Bill Marlow

DATE

4.30.25

SCALE

NTS

SHEET NO.

4 of 5

ESTIMATE / JOB NUMBER

17402

FILE NAME

BDP17402

**REVISIONS:**

- 1 5.08.25
- 2 7.01.25
- 3 11.13.25
- 4 2.11.26 - qty.
- 5 2.12.26 - placement
- 6 2.18.26 - placement
- 7 2.19.26
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



# Wayfinding Signs

**PROJECT:**



8120 Lehigh Avenue  
Morton Grove, IL 60053

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / MM

DRAWN BY

Bill Marlow

DATE

4.30.25

SCALE

3/8" = 1'

SHEET NO.

5 of 5

ESTIMATE / JOB NUMBER

17402

FILE NAME

BDP17402

**REVISIONS:**

<sup>1</sup> 11.13.25

<sup>2</sup> 2.11.26

<sup>3</sup> 2.12.26

<sup>4</sup> 2.18.26

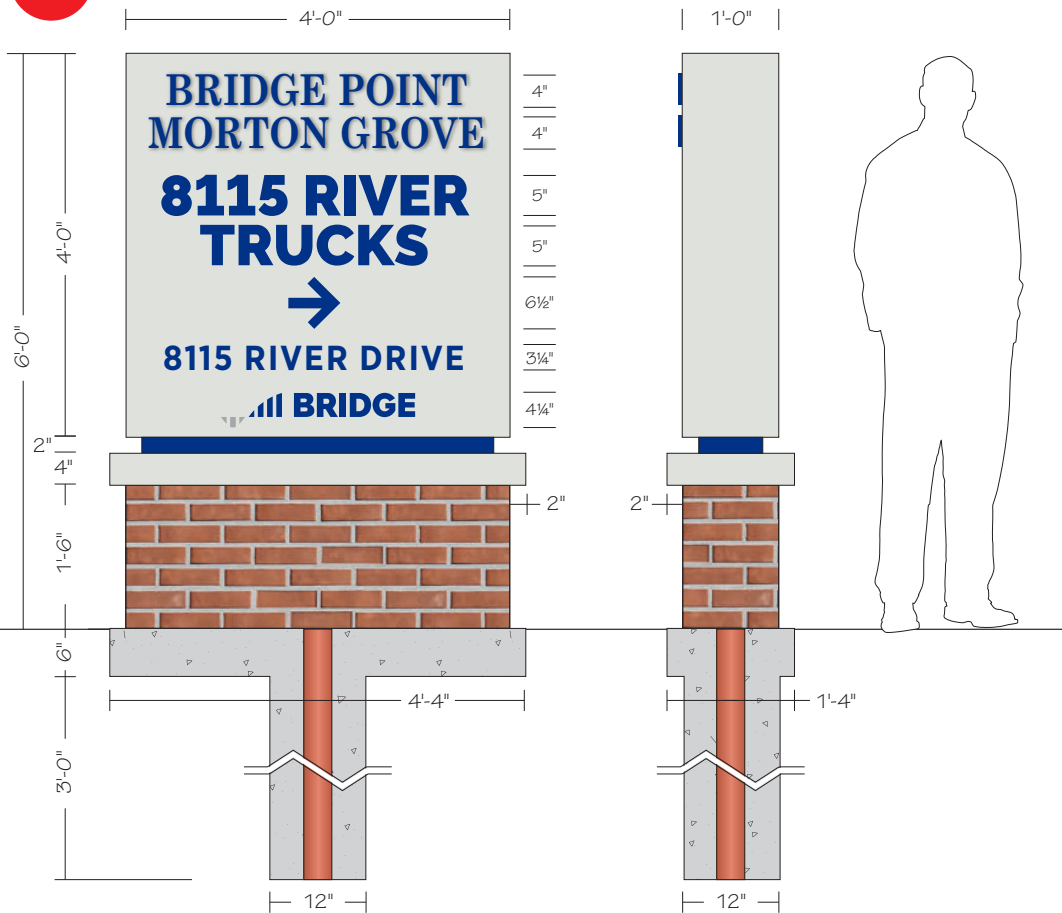
<sup>5</sup> 2.19.26 - per new notes

<sup>6</sup>

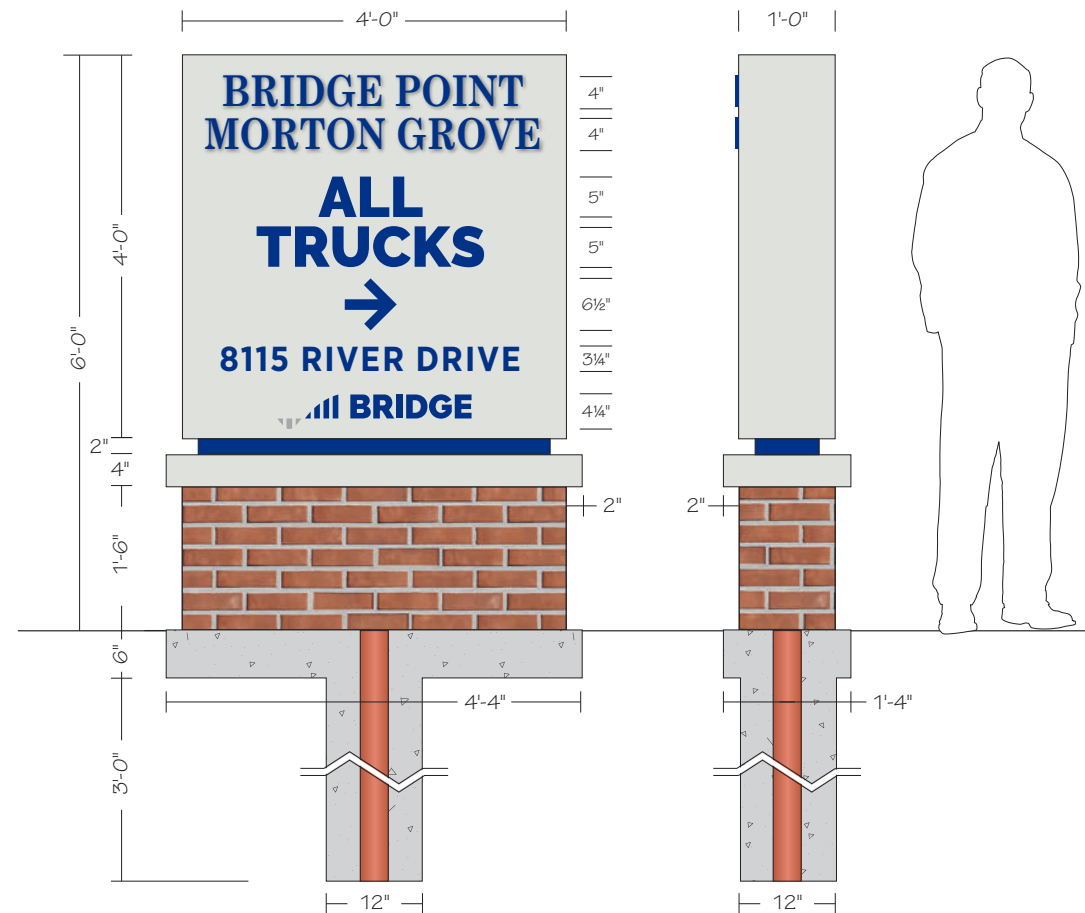
<sup>7</sup>

<sup>8</sup>

**W1** Qty 1



**W2 W3** Qty 2



**(3) 4'-0" x 4'-0" Single Face Non-Illuminated Directional Sign - 16.0 SF**

**Cabinet:** Fabricated Aluminum Painted SW 7070 Site White

**Bridge Point Morton Grove:** 1/2" thick FCO acrylic painted PMS 287 Blue, satin finish, flush stud-mount

**Graphics:** 3M 7725-37 Sapphire Blue Vinyl

**Bridge Logo Graphics:** 3M 7725-37 Sapphire Blue & 7725-31 Medium Gray

**Reveal:** 2" Fabricated Aluminum Painted PMS 287 Blue

**Base:** CMU Block w/ Brick Veneer to Match Building - TBD

**Base Cap:** Aluminum Painted SW 7063 Nebulous White

**Mounting:** (1) 3" (3 1/2" O. D.) Sch. 40 Steel Pipe

set in a 1'-0" Diameter x 3'-6" Deep Concrete Pier Foundation

- 4'-4" L x 1'-4" W x 6" D Reinforced Concrete Pad for Masonry






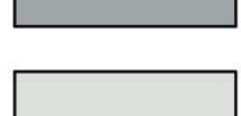


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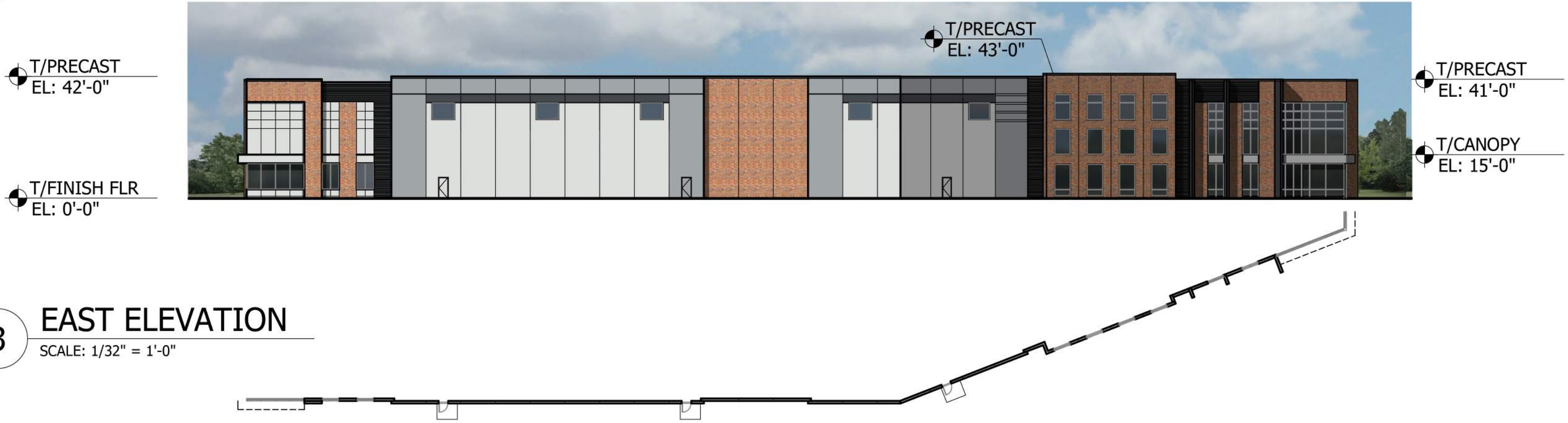


|   |  |
|---|--|
|  | GLASS FINISH:<br>FEATHER FRIENDLY PRO BIRD SAFETY FILM |
|  | ACCENT: CONCRETE FORMLINER<br>(BRICK)                  |
|  | ACCENT COLOR:<br>SW7076 CYBERSPACE                     |
|  | DARK FIELD COLOR:<br>SW7074 SOFTWARE                   |
|  | MEDIUM FIELD COLOR:<br>SW7073 NETWORK GRAY             |
|  | LIGHT FIELD COLOR:<br>SW7070 SITE WHITE                |

**1 NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/32" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/32" = 1'-0"



**3.1 ENLARGED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1.1 ENLARGED NORTHEAST ENTRANCE CORNER**  
SCALE: 1/8" = 1'-0"

Drawing name: K:\GIS\DEV\268910000\_Bridges - Morton Grove\2 Design\PlanSheets\PRELIM ENGINEERING\CO.0 - COVER SHEET.dwg, CO.0 Feb 19, 2026 3:01pm by Chris.Graf  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



# PRELIMINARY ENGINEERING PLANS

# BRIDGE INDUSTRIAL MORTON GROVE

## SOUTHWEST CORNER OF LEHIGH AVE & RIVER DR.

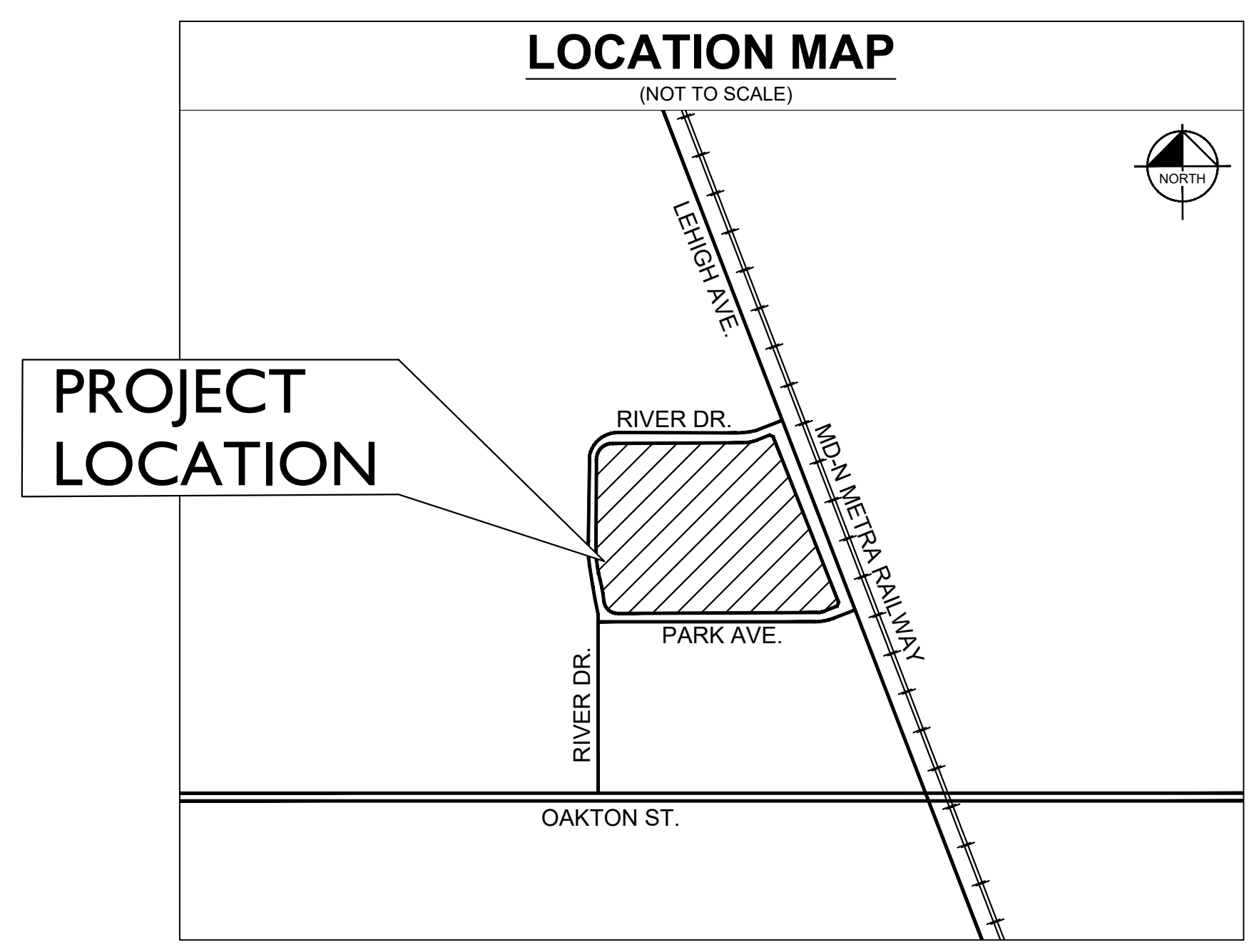
## MORTON GROVE, ILLINOIS 60053

### UTILITY AND GOVERNING AGENCY CONTACTS

|  |  |
|--|--|
| <p><b>ENGINEERING DEPARTMENT</b><br/>         VILLAGE OF MORTON GROVE<br/>         DEPARTMENT OF PUBLIC WORKS<br/>         6101 CAPULINA AVENUE<br/>         MORTON GROVE, IL 60053<br/>         TEL: (847) 470-5235<br/>         CONTACT: CHRIS TOMICH</p> <p><b>SANITARY SEWER SERVICE</b><br/>         VILLAGE OF MORTON GROVE<br/>         DEPARTMENT OF PUBLIC WORKS<br/>         6101 CAPULINA AVENUE<br/>         MORTON GROVE, IL 60053<br/>         TEL: (847) 470-5235<br/>         CONTACT: MIKE LUKICH</p> <p><b>STORM SEWER SERVICE</b><br/>         VILLAGE OF MORTON GROVE<br/>         DEPARTMENT OF PUBLIC WORKS<br/>         6101 CAPULINA AVENUE<br/>         MORTON GROVE, IL 60053<br/>         TEL: (847) 470-5235<br/>         CONTACT: MIKE LUKICH</p> <p><b>WATER SERVICE</b><br/>         VILLAGE OF MORTON GROVE<br/>         DEPARTMENT OF PUBLIC WORKS<br/>         6101 CAPULINA AVENUE<br/>         MORTON GROVE, IL 60053<br/>         TEL: (847) 470-5235<br/>         CONTACT: MIKE LUKICH</p> | <p><b>ROADWAY AUTHORITY</b><br/>         VILLAGE OF MORTON GROVE<br/>         DEPARTMENT OF PUBLIC WORKS<br/>         6101 CAPULINA AVENUE<br/>         MORTON GROVE, IL 60053<br/>         TEL: (847) 470-5235<br/>         CONTACT: MIKE LUKICH</p> <p><b>POWER COMPANY</b><br/>         TBD</p> <p><b>NATURAL GAS COMPANY</b><br/>         TBD</p> <p><b>TELEPHONE</b><br/>         TBD</p> |
|--|--|

### PROJECT TEAM

|  |   |
|--|---|
| <p><b>DEVELOPER</b><br/>         BRIDGE INDUSTRIAL<br/>         9525 W. BRYN MAWR AVENUE, SUITE 700<br/>         ROSEMONT, IL 60018<br/>         TEL: (630) 423-7478<br/>         CONTACT: DOUG KLEIN</p> <p><b>GEOTECH</b><br/>         TESTING SERVICE CORPORATION (TSC)<br/>         360 S. MAIN PLACE<br/>         CAROL STREAM, IL 60188<br/>         TEL: (630) 432-2600<br/>         CONTACT: SAMUEL J. PATRICK, P.E.</p> | <p><b>CIVIL ENGINEER</b><br/>         KIMLEY-HORN AND ASSOCIATES, INC.<br/>         4201 WINFIELD RD, SUITE 600<br/>         WARRENVILLE, IL 60555<br/>         TEL: (331) 481-7330<br/>         CONTACT: TOM J. SZAFRANSKI, P.E.<br/>         EMAIL: TOM.SZAFRANSKI@KIMLEY-HORN.COM</p> <p><b>LANDSCAPE ARCHITECT</b><br/>         KATHRYN TALTY LANDSCAPE ARCHITECTURE, INC.<br/>         1926 WAUKEGAN ROAD<br/>         GLENVIEW, IL 60025<br/>         TEL: (847) 612-5154<br/>         CONTACT: KATHRYN MAXWELL TALTY, PLA, ASLA<br/>         EMAIL: KATHRYN@TLANDARCH.COM</p> <p><b>SURVEYOR</b><br/>         KIMLEY-HORN AND ASSOCIATES, INC.<br/>         4201 WINFIELD RD, SUITE 600<br/>         WARRENVILLE, IL 60555<br/>         TEL: (630) 487-5550<br/>         CONTACT: BRADLEY A. STROHL, PLS<br/>         EMAIL: BRAD.STROHL@KIMLEY-HORN.COM</p> |
|--|---|



| Sheet List Table |                                      |
|------------------|--------------------------------------|
| Sheet Number     | Sheet Title                          |
| C0.0             | COVER SHEET                          |
| V0.0             | ALTA SURVEY                          |
| V0.1             | ALTA SURVEY                          |
| C4.0             | OVERALL SITE PLAN                    |
| C4.1             | SITE PLAN (NORTH)                    |
| C4.2             | SITE PLAN (SOUTH)                    |
| C5.0             | PRELIMINARY ENGINEERING PLAN (NORTH) |
| C5.1             | PRELIMINARY ENGINEERING PLAN (SOUTH) |
| E1.0             | OVERALL PHOTOMETRIC SITE PLAN        |
| E1.1             | PHOTOMETRIC PLAN (NORTH)             |
| E1.2             | PHOTOMETRIC PLAN (SOUTH)             |
| E1.3             | PHOTOMETRIC DETAILS                  |

**BENCHMARKS**

REFER TO V0.0 AND V0.1 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

**LEGAL DESCRIPTION**

REFER TO V0.0 AND V0.1 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, TOM J. SZAFRANSKI, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF BRIDGE INDUSTRIAL BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 20TH DAY OF FEBRUARY, A.D., 2026.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-070698  
 MY LICENSE EXPIRES ON NOVEMBER 30TH, 2027  
 DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

| <br><small>© 2026 KIMLEY-HORN AND ASSOCIATES, INC.<br/>         4201 WINFIELD ROAD, SUITE 600<br/>         WARRENVILLE, IL 60555<br/>         WWW.KIMLEY-HORN.COM</small> |          | <b>COVER SHEET</b> | <b>BRIDGE INDUSTRIAL<br/>MORTON GROVE</b><br><small>SOUTHWEST CORNER OF LEHIGH AVE &amp; RIVER DR.<br/>MORTON GROVE, ILLINOIS 60053</small> | ORIGINAL ISSUE:<br>06/27/2025<br>KHA PROJECT NO.<br>268915000<br>SHEET NUMBER<br><br><span style="font-size: 2em; font-weight: bold;">C0.0</span> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td style="text-align: center;">SITE PLAN CHANGE</td> <td style="text-align: center;">02/20/26</td> </tr> <tr> <td style="text-align: center;">STORM WATER UPDATE</td> <td style="text-align: center;">06/28/25</td> </tr> <tr> <td style="text-align: center;">JRS</td> <td style="text-align: center;">JRS</td> </tr> <tr> <td style="text-align: center;">BY</td> <td style="text-align: center;">BY</td> </tr> </table> | REVISIONS | DATE | SITE PLAN CHANGE | 02/20/26 | STORM WATER UPDATE | 06/28/25 | JRS | JRS | BY | BY |
|---|----------|--------------------|---|---|---|-----------|------|------------------|----------|--------------------|----------|-----|-----|----|----|
| REVISIONS   | DATE     |                    |   |   |   |           |      |                  |          |                    |          |     |     |    |    |
| SITE PLAN CHANGE  | 02/20/26 |                    |   |   |   |           |      |                  |          |                    |          |     |     |    |    |
| STORM WATER UPDATE  | 06/28/25 |                    |   |   |   |           |      |                  |          |                    |          |     |     |    |    |
| JRS   | JRS      |                    |   |   |   |           |      |                  |          |                    |          |     |     |    |    |
| BY  | BY       |                    |   |   |   |           |      |                  |          |                    |          |     |     |    |    |

