



VILLAGE OF MORTON GROVE  
**APPEARANCE COMMISSION**

Flickinger Municipal Center  
6101 Capulina Avenue, Morton Grove, IL 60053

**Tuesday, June 2, 2026 - 7:00 P.M.**  
**AGENDA**

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

May 5, 2026, Meeting of the Appearance Commission

III. **PUBLIC MEETING**

**CASE**            **AC 26-08**

**APPLICANT**    Village of Morton Grove, 6101 Capulina Avenue, Morton Grove, Illinois 60053

**LOCATION**        6201 Dempster Street  
Morton Grove, Illinois 60053

**PETITION**       Request for approval of an Appearance Certificate for building, signage, and landscape plans associated with case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois (PIN 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000 , 10-20-104-021-0000, and 10-20-104-022-0000), all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10)

IV. **OTHER BUSINESS**

V. **CLOSE MEETING**

**MINUTES OF THE MAY 5, 2026  
MEETING OF THE MORTON GROVE APPEARANCE COMMISSION  
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Appearance Commission was called to order at 7:00 p.m. by Chairperson Pietron, Ms. Kirchner called the roll.

Commissioners Present: Dahlberg, Israel, Manno, Minx, Pietron, and Zimmer

Commissioners Absent: Block without notice

Village Staff Present: Zoe Heidorn, Director of Community and Economic Development  
Anne Ryder Kirchner, Planner/Zoning Administrator, Secretary

Trustees Present: Khan, Minx, and Thill

A moment of silence was observed for the recent passing of Commissioner Donna Hedrick.

Chairman Pietron proceeded to seek approval of the April 7, 2026 minutes.

Commissioner Zimmer moved to approve the minutes. Commissioner Minx seconded the motion. Chairperson Pietron called for the vote.

Commissioner Dahlberg voting	aye
Commissioner Israel voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairman Pietron voting	aye

Minutes approved (6-0)

Chairperson Pietron called for the first case.

**CASE:** AC 26-05

**APPLICANT:** Malik Lighting & Signs on behalf of St. Mary's Oil/Morton Grove Amoco

**LOCATION:** 5801 Dempster Street  
Morton Grove, Illinois 60053

**PETITION:** Request for approval of an Appearance Certificate for a signage plan for the rebranding of an existing automobile mini mart and service station in the C-1 General Commercial District.

Ms. Heidorn introduced the case. The applicant is requesting approval of an Appearance Certificate with select waivers to authorize new signage for the rebranding of an existing Amoco automobile minimart station at 5801

Dempster Street to a Citgo station. The existing nonconforming 23-foot-tall pylon sign, gas canopy, and gas pumps are being updated with new signage.

Waivers are being requested for:

- the number of exempt small signs to be installed on the pumps, which are typical of gas stations but not supported by the Village's current regulations;
- approval of a pole sign, which is a prohibited sign type;
- the pole sign's setbacks, which are based on a sign height of approximately 23 feet, and is limited by the site's existing landscape bed and parking; and
- the pole sign's combined face area.

A Commissioner requested verification of the heights of similar gas station signs along the Dempster Corridor for comparison. In early 2026, the Appearance Commission approved a sign with a height of 24.63 feet for the BP at 5601 Dempster Street, and the Shell station directly across the street was authorized to have a sign height of 17 feet in 2000.

She noted that staff is actively working with the separate service station business on the site, Lee Elston Auto, to correct multiple noncompliant signs and other property maintenance violations relating to this business.

Chairman Pietron asked about the waiver for the 20 exempt signs, associated waivers have been approved for other stations in Morton Grove. Ms. Heidorn noted surrounding communities allow these types of pump and island signage.

A representative from Malik Lighting & Signs asked the revised plans showing a revised sign face could be presented. Staff noted that the revised plans required another variation due to the sign face exceeding the allowable square footage. Staff had notified the applicant was notified to not make the change and that staff would not be presenting the revision.

A representative from St. Mary's Oil Company asked if they could proceed with the current submittal. They wish to have new poles installed and to rebrand to Citgo.

Chairman Pietron noted that a tall sign is not necessary for this location on Dempster. A pole sign's visibility will not be any better than a smaller monument type sign. He asked if the sign could be shortened by 5 feet.

Commissioner Zimmer said he would not approve a pole sign. Discussion ensued regarding the height and the amount of signage proposed.

The St. Mary's Oil Company representative said he will ask the owner if he would agree to a shorter sign.

Commissioner Israel asked for the height of the gas pump canopy. He said the pole sign should not be any taller than the canopy. He also noted that landscaping on the property should be properly maintained, especially on the east lot line.

Commissioner Israel made a motion to approve the request for an Appearance Certificate for new signage with associated waivers described herein under Appearance Certificate (AC 26-05) for the property commonly known as 5801 Dempster Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. Illuminated signage and other lighting features on the property may not exceed 5,000K (degrees Kelvin). All

lighting on the property shall be directed away from surrounding properties and all lighting fixtures shall be of full cutoff design. Light shall be directed only within the subject property and shall not extend beyond the property line in any direction, except for minimal indirect reflection. Sign illumination and lighting shall not be blinking, fluctuating, or moving. With the exception of the electronic price signs, all LED lighting on the property shall be required to provide full shielding from the light source. The Director of Community and Economic Development shall reserve the right to require a full photometric plan, subject to review by the Village Engineer or their designee, to verify compliance with this condition of approval.

2. The proposed pole sign height will be decreased by five feet and the height shall be measured from grade level.
3. Prior to filing any Sign Permit Application, the owner/applicant shall provide the Village with final details regarding all sign locations and dimensions on the subject property, including existing signs on the primary structure that are to remain, that must be deemed consistent with the approved signs, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.

Commissioner Dahlberg voting	aye
Commissioner Israel voting	aye
Commissioner Manno voting	aye
Commissioner Minx voting	aye
Commissioner Zimmer voting	aye
Chairperson Pietron voting	aye

Motion passed (6-0)

**Other Business**

None

Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Manno. The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:21 p.m.

Minutes by: Anne Ryder Kirchner

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

**From: Zoe Heidorn, Community and Economic Development Director  
Anne Ryder Kirchner, Planner/Zoning Administrator**

**Date: May 26, 2026**

**Re: Appearance Commission Case AC 26-08  
Request for approval of an Appearance Certificate for building, signage, and landscape plans associated with case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois (PIN 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000 , 10-20-104-021-0000, and 10-20-104-022-0000), all within a C-1 General Commercial District and an R-3 General Residence District with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10). The applicant is the Village of Morton Grove.**

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## STAFF REPORT

### Application Summary

The Village of Morton Grove (“applicant”) submitted a complete application to the Department of Community and Economic Development requesting approval of a Special Use Permit for “governmental offices and other facilities” and “municipal buildings” in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street (“subject property”) under Case PC 26-07 (“application”). The subject property is split-zoned C-1 General Commercial and R-3 General Residence.

The applicant is proposing to reuse and expand an existing 37,800-square-foot office building formerly operated as a bank branch for use as a combined village hall and police department facility for the Village of Morton Grove, Illinois (“municipal facility”). The facility will house and support the operation of the Village’s Police Department, Administration, Finance Department, and Department of Community and Economic Development, including Building and Inspectional Services. The municipal facility will relocate these departments and operations from the Village’s existing Richard T. Flickinger Municipal Center at 6101 Capulina Avenue, which is approximately four (4) blocks southeast of the subject property.

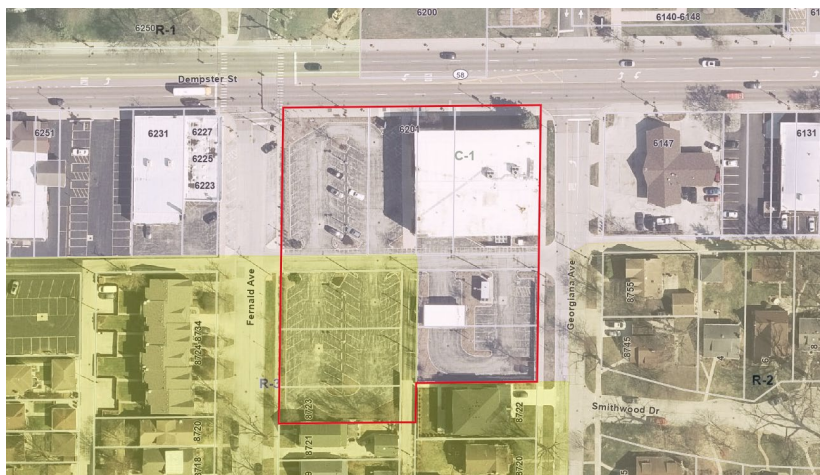
The applicant acquired the subject property in December 2024. The Fifth Third Bank branch currently operating on the subject property has continued its operation on the subject property under a Village lease agreement and will soon relocate to a newly constructed facility directly across the street at 6210 Dempster Street. The relocation was completed pursuant to a coordinated real estate transaction between the Village, the Morton Grove Park District, and Fifth Third Bank that allowed the Village to acquire the subject property for long-term municipal use and Fifth Third to maintain continuous operation in the area. Following completion of the necessary entitlement and permitting processes, the Village anticipates commencing construction and renovation activities for the municipal facility in 2027 and completing the project and relocation in 2028.

*Application Note: The applicant and its architect, FGM Architects (FGMA), have been working diligently to revise the plans associated with Case PC 26-07 in response to staff comments. Certain preliminary engineering and related plans are slightly behind the ongoing updates to the architectural site plan (Z0.10) and will require revision prior to submission of a permit application to ensure consistency with the final approved site plan, including any modifications recommended by the reviewing Commissions and incorporated into the Special Use Permit ordinance. Staff does not consider these discrepancies between the controlling site plan and subordinate plans to be a concern from an entitlement perspective. The preliminary engineering plans are intended to demonstrate the feasibility and constructability of the project and are typically refined during the final engineering and design phase prior to permitting.*

## **Subject Property**

The 70,671-square-foot (1.622-acre) subject property, as measured by the Gremley & Biedermann ALTA/NSPS Land Title Survey, is bound by Fernald Avenue on the west, Dempster Street on the north, and Georgiana Avenue on the east. Including the area in the public right of way, the survey measures a site area of 72,517 square feet (1.664 acres). The subject property is bisected by two alleyways that intersect in a "T" configuration near the midpoint of the site, resulting in the creation of three separate noncontiguous parcels. Based on the submitted Plat of Consolidation consolidating the property's parcels with select existing public alley area and excluding an area to be publicly dedicated as a future alley (3,360 square feet), the subject property measures 73,947 square feet (1.70 acres). This latter subject property area will be used for calculations made in the staff report.

The subject property is split-zoned C-1 General Commercial and R-3 General Residence, as depicted in the property location and zoning map shown below. Properties to the west, across Fernald Avenue, are zoned C-1 and R-3 and improved with a multi-tenant commercial building and townhomes, respectively. Properties to the north, across Dempster Street, are zoned C-1 and R-1 Single-Family Residence and improved with a bank branch building and Morton Grove Park District facilities, respectively. Properties to the east, across Georgiana Avenue, are zoned C-1 and R-2 Single Family Residence and improved with an automotive repair shop and single-family homes, respectively. To the south are abutting properties zoned R-3 General Residence and improved with single-family homes.



***Subject Property Location and Zoning***

## **Project Overview**

The applicant is proposing to reuse and expand the existing 37,800-square-foot office building currently operated as a bank branch to operate a new municipal facility. The proposed project includes a 13,442-square-foot addition to the existing structure, which, along with the southern portion of the existing building, will primarily accommodate Police Department operations. Village Hall functions will generally occupy the northern portion of the existing building. The first floor is proposed to include the Village Board chambers, Finance Department, and Building and Inspectional Services functions, while the second floor will house Administration, Information Technology, and Community and Economic Development. Employee support spaces are proposed within the basement level, and staff lunchrooms are proposed on the second floor with potential access to an outdoor patio area located above the addition.

## **Appearance Commission Responsibility**

Section 12-16-4:A.2 requires all Special Use Applications to be distributed to the Appearance Commission for review. Comments and suggested changes and conditions from the Commission will be forwarded to the Plan Commission as part of the staff report on the proposed project. The Plan Commission will hold a public hearing on the proposed Special Use Permit on Tuesday, June 16, 2026, and their recommendations will be forwarded to the Village Board for final action.

Per Section 12-16-2:C.2, the Appearance Commission is also charged with reviewing the exterior elevations, sketches, materials, and 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." Further, in accordance with Section 12-11-1:A.2, all landscaping and tree preservation plans are also to be reviewed by the Appearance Commission, and an Appearance Certificate and any necessary waivers to Chapter 12-11 are to

be granted by the Commission prior to the issuance of a building permit. The Appearance Commission may also approve waivers to the requirements of Chapter 10-10 for proposed signage, based on the standards established in Section 10-10-3:E.

In accordance with the above requirements, the applicant submitted site, architectural, landscape, illumination, and signage plans for the Appearance Commission's review. These plans are discussed in detail in the following sections.

#### Site Plan

The applicant submitted an architectural site plan depicting the location and dimensions of the proposed development, including the footprint of the existing building and the proposed 13,442-square-foot addition to the south. A public and employee parking lot is proposed immediately west of the existing building, with a secure Police Department parking area located south of the public parking lot. The existing alleyways that bisect the site will be vacated as part of the Case PC 26-07 application and incorporated into the subject property through a plat of consolidation. A new 18-foot publicly dedicated alleyway will be established to maintain through access between the existing north-south alley and the residences and Jerusalem Lutheran Church located to the south within the same block.

The proposed site plan is designed to accommodate existing features on the property while accommodating the operational needs of the municipal facility. The plan maintains the existing building orientation and preserves the established character of the Dempster Street frontage, with no significant modifications proposed to the front elevation facing the commercial corridor. The proposed addition is located to the south of the existing building in a manner that complements the existing site layout and minimizes visual impacts along Dempster Street. The public parking lot remains prominently located along the Dempster Street frontage and benefits from convenient vehicular access using the signalized intersection at Fernald Avenue.

The site design also reflects consideration for the surrounding residential neighborhood. Public and employee access to the site is concentrated toward the north portion of the property, thereby limiting public activity near the single-family residences to the south. The secure Police Department parking area is situated south within the site and secured from public access areas, helping separate operational functions from neighboring residential properties. Additionally, the proposed alley vacation and reconfiguration maintain necessary public connectivity and access for nearby residences and Jerusalem Lutheran Church while improving the overall functionality and cohesiveness of the site.

#### Building Design

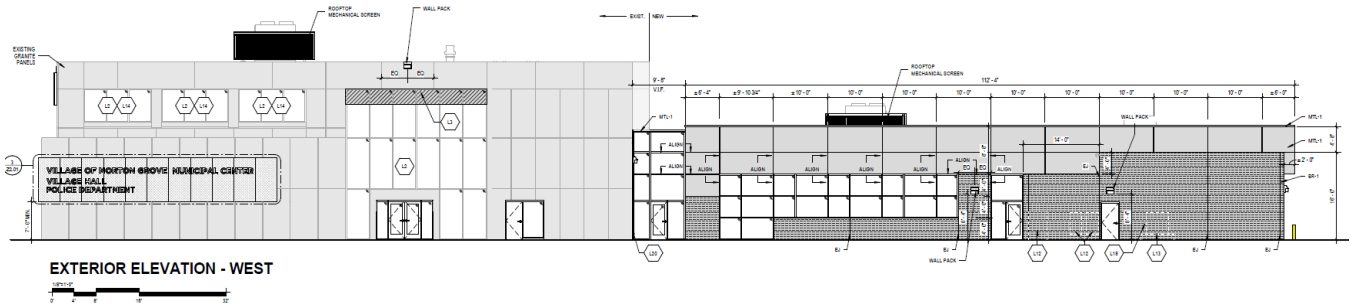
The applicant proposes to reuse the existing building, preserving its current architectural character, and construct a south addition designed to complement the existing structure. The existing building is a contemporary two-story (32.7-foot-tall) commercial office building clad in white and black marbled granite, creating an overall gray appearance, and glass curtain wall systems. The light gray exterior is accented by darker window glazing and framing elements. Large areas of glazing along the Dempster Street elevation provide a prominent and modern appearance along the commercial corridor. Architectural elements include flat rooflines, articulated facade projections, and a primary entrance oriented toward the Fernald Avenue parking lot.

The applicant proposes to wrap the northwest corner of the existing building with a black perforated metal panel, which will serve as a mounting surface for metal channel letter signage along the west elevation, facing the public parking area. The panel is intended to add architectural interest and help break up existing wall space. During evening hours, the perforated panel will be backlit to create a subtle glowing effect, enhancing the building's visual character and providing added interest at different times of day.

The proposed one-story addition will measure 20.7 feet in height and will include the following exterior finishes to complement the existing building:

- **Face Brick in Endicott Manganese Ironspot Smooth:** This is a full bed brick that will be mounted on conventional construction concrete masonry unit (CMU) or steel wall construction.
- **Aluminum Composite Metal Panel in Aluminum**
- **Black Metal Coping**

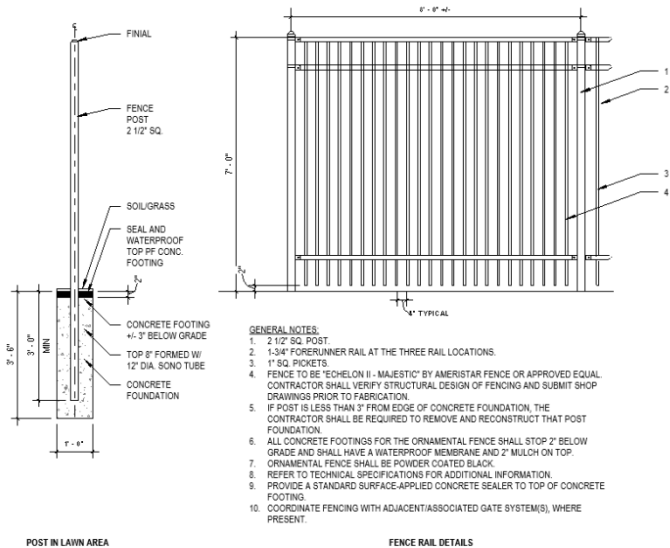
The proposed materials are depicted in a materials palette included with the application. The proposed materials are not intended to replicate the existing granite, which would be difficult to match, but rather to complement the building's existing design by emphasizing the strong contrast produced by the granite and the darker recessed window areas. All new materials were selected by FGMA for their high quality, durability, and compatibility with the existing building design. All rooftop mechanical equipment will be screened from view from abutting public rights of way.



**Renderings of Northwest Corner and Southeast Corner, West Elevation**

**Fencing & Enclosures**

The driveway to the immediate south of the proposed addition will provide through access to Police Department vehicles between Georgiana and Fernald Avenues, connecting to the Department’s garage doors along the south elevation and the secure parking lot to the west. The Police Department parking and driveway areas will be secured by perimeter fencing of two types: (1) seven-foot-tall (7’) black ornamental metal fencing along the north, west, and east fence lines and wrapping to the front building lines of the single-family residences to the immediate south of the subject property, and (2) seven-foot-tall (7’) Trex composite privacy fencing in a coordinating color along the south lot lines.



**Proposed Ornamental Fence Detail**

The eight-foot-tall (8’) trash enclosure located at the northwest corner of the secure Police Department parking area will be finished in a matching face brick in Endicott Manganese Ironspot, stone coping, and a privacy gate. The generator to be located to the immediate west of the Police Department addition will be surrounded on three sides by a sixteen-foot-tall (16’) wall also finished in a matching brick face in Endicott Manganese Ironspot.

**Landscape Plan**

The applicant submitted a landscape plan for the proposed development that incorporates existing conditions and proposed plantings. The submitted plan is incomplete as the design of the landscape areas abutting Dempster Street has not been completed due to budget uncertainties. *Staff proposes as a condition of approval that the applicant is required to submit a final landscape plan depicting final proposed plantings and related landscape area improvements for review and approval by the Appearance Commission, and that the applicant shall install such plantings and related*

*improvements prior to issuance of any certificate of occupancy, unless otherwise approved by the Appearance Commission.*

The following table compares the proposed landscape plan as presented with the Village’s landscaping requirements, which are established in Chapter 12-11 of the Unified Development Code. The area to be publicly dedicated as an alley has been excluded from the site area for the purpose of calculations.

Landscaping Control	Ordinance Requirement	Proposed	Waivers Requested
<b>General Landscaping Requirements</b>			
<b>Landscaping Required</b> (12-11-2:B.1.C)	8% of total site for properties within TIF districts (0.14 acres)	0.03 acres – 1.8%	<b>Waiver of 6.2% requested to allow 1.8% of site area landscaped</b>
<b>Trees in Public Parkways</b> (12-11-2:B.5)	Max. 40 ft. separation, min. 2.5 in. caliper: Fernald (287 ft.): 7 trees Dempster (264 ft.): 7 trees Georgiana (273 ft.): 7 trees	Fernald: 1 tree Dempster: 4 trees <u>Georgiana: 3 trees</u> Total: 8 trees	<b>Waiver of 13 trees requested</b>
<b>Parking Lot Landscaping Adjacent to Public Right of Way</b> (12-11-4:B.1.a)	Landscaped yard min. 5 ft. width, 3 ft. height containing year-round opaque screen	Dempster: TBD  Fernald (North Lot): ≥ 5 ft. width, 3 ft. height screen  Fernald (South Lot): Combination of ornamental fence and 3 ft. height grass in select areas due to obstruction of area with gate mechanism	<i>Dempster landscape screen excluded from approval</i>  <i>Fernald North Lot Compliant</i>  <b>Waiver requested for select area of Fernald South Lot landscape screen and yard width</b>
<b>Parking Lot Adjacent to Public Alley</b> (12-11-4-B.1b.2)	Screening min. 5 ft. height	7-ft. privacy fencing along west portion of south lot line	<i>Compliant</i>
<b>Parking Lot Landscaping Adjacent to Other Properties</b> (12-11-4:B.2)	Landscaped yard min. 5 ft. width, min. 5 ft. height, min. 1 tree per 40 ft. linear common lot line (Georgiana Ave. single-family residence)	7-ft. privacy fencing and 6-ft. Taylor Juniper landscape screen within 5-ft. landscaped yard	<i>Compliant</i>
<b>Parking Lot Islands</b> (12-11-4:B.3.b)	Min. 40 sq. ft.	> 40 sq. ft.	<i>Compliant</i>
<b>Parking Lot Internal Landscaping</b> (12-11-4:3.c.1)	Min. 5% landscaped areas	North Lot: 4% South Lot: 0%	<b>Waiver requested to allow less than 5% internal landscaping</b>
<b>Screening Requirements</b>			
<b>Screening</b> (12-11-5)	Min. 5 ft. required for trash areas, electrical equipment enclosures	Masonry wall provided for trash and generator enclosures; ornamental fencing and adjacent landscaping provided for transformer	<i>Compliant</i>
<b>Tree Preservation Requirements</b>			
<b>Protected Tree Replacement</b> (12-11-7:B)	Municipal properties exempt, typically 1 replacement tree required per protected tree removed	Planned removal of 4 protected on-site trees (1 within site, 3 along future alley)	<i>Compliant – No waiver requested but Village commits to planting 4 new trees at off-site locations in the surrounding area as space allows</i>

The submitted landscape plan requires four waivers from the Appearance Commission if the plan is approved as presented:

- **Landscaping Required (12-11-2:B.1.C):** The applicant is proposing approximately 0.03 acres of area to be used for landscaping, or approximately 1.8% of the total site area. For properties in a tax increment financing (TIF) district, the minimum requirement is 8% of the site area. The applicant is requesting a waiver of 6.2% to allow 1.8% of the site area to be landscaped, with the proposed landscaped areas to be focused along the Dempster Street frontage. Staff supports the waiver given the constraints of the property and proposed use as a public facility with new stormwater detention capacity. The site is largely built out with existing development and infrastructure, significantly limiting opportunities to introduce additional functional landscaped areas without adversely impacting the design and operation of the proposed use. Compliance with the full landscaping requirement would substantially reduce the site's functionality and ability to accommodate required parking, access, and improvements. The request reflects a reasonable accommodation of the site's existing conditions while still incorporating landscaping where feasible.
- **Trees in Public Parkways (12-11-2:B.5):** The applicant is proposing a total of eight public parkway trees where a minimum of 21 trees are required by Code, or one tree per 40 linear feet of frontage, requiring a waiver of 13 trees. Staff supports the requested waiver because portions of the parkway are proposed to be used for the municipal facility's

access drives and new on-street parking spaces intended to mitigate parking impacts on the surrounding neighborhood. The installation of additional parkway trees in these areas would conflict with the layout and functionality of the proposed public parking improvements. While the number of required trees cannot be accommodated within the parkway due to space constraints, the Village intends to continue planting trees within the immediate area and surrounding neighborhood, as space permits, to help offset the reduced number of parkway trees along the subject property's frontages.

- **Parking Lot Landscaping Adjacent to Public Right of Way (12-11-4:B.1.a):** The applicant is requesting a waiver from the required landscape screening between the secure Police Department parking area and Fernald Avenue. In the area where the proposed ornamental fence gate will slide open, landscaping cannot be installed without interfering with the gate's operation. Accordingly, no plantings are proposed within this portion of the Fernald Avenue frontage. In areas not impacted by the gate operation, ornamental grasses with a minimum height of three feet are proposed behind the ornamental fencing to provide required screening. The proposed landscaped yard in this area is also narrower than the minimum required width of five feet (5'), measuring just under two feet (2') in width. This reduced width is the result of existing site constraints and the need to maximize secure on-site parking capacity for Police Department operations.
- **Parking Lot Internal Landscaping (12-11-4:3.c.1):** The applicant is requesting a waiver to allow internal landscaped areas within the parking lots to measure less than five percent (5%) of the total parking lot area. In the north lot, which is existing, the landscaped areas measure approximately four percent (4%) of the parking lot area. In the south Police Department lot, no internal landscaping is proposed. Staff supports the requested waiver due to the project's unique operational and site constraints. The south parking area is intended for secure Police Department use and is not publicly accessible or highly visible from surrounding public streets. As such, the aesthetic benefit typically associated with internal parking lot landscaping is limited in this context. Eliminating internal landscaped islands within the secure Police Department lot also improves the functionality, maneuverability, and operational efficiency of the parking area while reducing long-term maintenance obligations. The absence of landscaped islands allows for more flexible parking configurations, improved snow storage and removal operations, and enhanced usability for police vehicles and secured operations. Landscaping is instead concentrated around the perimeter of the site and within visible public-facing areas where it will provide the greatest aesthetic benefit.

Species included in the applicant's proposed plant schedule, along with their designation as native or non-native, are provided in the table below. The majority of plantings proposed for the site consist of species native to Illinois.

Species	Native / Non-Native
Summer Beauty Allium	Cultivar of plant native from Europe and Asia, developed based on plant material collected from a Chicago area garden, excellent resilience and pollinator
Hinsdale Blackchokeberry	Native
Summer Stars Bushhoneysuckle	Native
Magnus Coneflower	Native
Taylor Juniper	Native
Little Spire Russian Sage	Non-native, but thrives in the Midwest
Gro Low Sumac	Native
Blackeyed Susan	Native
The Blues Little Bluestem	Native
Prairie Dropseed	Native
Spreading Yew	Native

Subject Property Trees

A total of 14 trees measuring are proposed to be removed from the subject property. However, only four trees measure 12 or more inches in diameter, meaning they would be classified as a "protected tree" as part of a typical commercial development. While Section 12-11-7:A exempts municipal and other public facilities from the tree replacement and fee-in-lieu requirements of Section 12-11-7, the Village commits to planting four new trees off-site at locations identified by the Village Arborist within the surrounding neighborhood, as space permits, with priority given to areas closest to the subject property.

Public Right of Way Trees

Two (2) trees are proposed to be removed from the Fernald Avenue public parkway to make room for three (3) new on-street parallel parking spaces. One (1) Chicagoland Hackberry tree will be planted to the south of the future public parking spaces, resulting in a net loss of one (1) tree along Fernald. Two (2) trees are also proposed to be removed from the Georgiana Avenue Parkway to make room for new on-street parking spaces, and one (1) new Chicago Hackberry tree will be planted within the existing parkway, resulting in a net loss of one (1) tree along Georgiana. The Village will continue to plant new trees in the parkways abutting the site and in the immediate area surrounding the property as deemed appropriate to offset the net

loss of two (2) public right of way trees, which is necessary to accommodate the public use and need for on-street parking.

**Illumination**

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Levels along the south lot lines abutting the future public alley along Fernald Avenue do not exceed 0.3 footcandles, and levels along the single-family residential property along Georgiana Avenue do not exceed 0.2 footcandles. Per Section 12-4-3:B.5, parking and loading areas are required to be illuminated to a minimum of one foot-candle at the surface. However, lighting must be designed to remain confined to the site, with illumination reduced to as close to zero as practicable at property boundaries, and with no glare visible from adjacent properties or public rights-of-way. The submitted plan generally reflects compliance with these standards by limiting spillover lighting at the site edges. The developer may be required to further refine or modify the lighting plan, subject to review and approval by the Village Engineer, to achieve illumination levels as close to zero as practicable at the property lines in accordance with Code requirements.

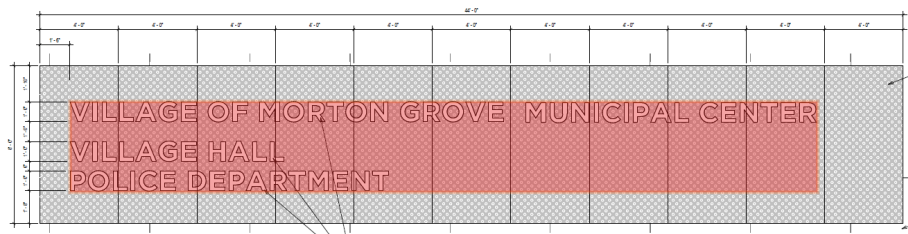
Section 12-12-3 of the Unified Development Code establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any 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 qualify as full cutoff fixtures and comply with IDA guidelines.

**Signage Plan**

Existing Fifth Third signage installed at the subject property, including the Dempster Street wall sign and monument sign, will be removed. The applicant is proposing to install two new wall signs at the property to signify its use as the Village’s municipal facility: (1) channel wall lettering along the west elevation to be mounted on the perforated metal screen and (2) a wall sign along the Dempster Street elevation depicting the Village of Morton Grove emblem. The following table compares the proposed signage with the Village’s wall sign requirements, which are established in Chapter 10-10:

Signage Control	Code Requirement	Proposed Sign	Waiver Requested
<b>Wall Sign Requirements</b>			
<b>Maximum Permitted Primary Sign Face Area (Fernald Avenue)</b> (10-10-7:F.3)	Max. 1.5 sq. ft. per 1 ft. linear frontage, max. 120 sq. ft.	171.0 sq. ft.	<b>Waiver of 51 sq. ft. requested</b>
<b>Maximum Permitted Secondary Sign Face Area (Dempster Street)</b> (10-10-7:F.3)	Max. 32 sq. ft.	28.3 sq. ft.	<i>Compliant</i>

Measurement of the proposed wall signs were taken in accordance with Section 10-10-6:H, which provides that for channel letter signs, “the area of channel letter signs shall be computed by taking the area enclosed within the smallest geometric figure needed to completely encompass each letter, word, insignia, emblem or symbol of the sign.” Based on this methodology, staff calculated a rectangular sign area of 4.5 feet by 38.0 feet, a total area of 171.0 square feet. Although this calculation results in a sign area that exceeds the maximum permitted by Code and therefore requires a waiver, a significant portion of the measured area consists of unused negative space. As a result, the effective visual mass of the signage is considerably smaller than the calculated sign area. Staff finds that the proposed primary wall sign is appropriately scaled to the building elevation and consistent with the intent of the sign regulations, and that the requested waiver is reasonable.



**Calculation of Primary Channel Letter Sign Face**

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

1. *Evaluation Standards:*
  - a. *Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.*
  - b. *Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.*
  - c. *Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.*
  - d. *Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.*
2. *Design Criteria:*
  - a. *Standards: Appearance standards as set forth in this chapter.*
  - b. *Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.*
  - c. *Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.*
  - d. *Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.*
  - e. *Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.*
  - f. *Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.*
  - g. *Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.*
  - h. *Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title."*

### **Recommendation**

If the Appearance Commission recommends approval of Case AC 26-08, a request for approval of an Appearance Certificate for building plans associated with case PC 26-07, a request for approval of a Special Use Permit for municipal buildings and governmental offices and other facilities in accordance with Sections 12-4-2:C and 12-4-3:D, a Minor Subdivision in accordance with Chapter 12-8, and a Vacation in accordance with Section 12-9-5 for the property commonly known as 6201 Dempster Street in Morton Grove, Illinois, with waivers for accessory structures (Section 12-2-6), fences (Section 12-3-5), landscaping (Chapter 12-11), off-street parking (Chapter 12-7), and signage (Chapter 10-10). staff recommends the following conditions of approval:

1. *Prior to filing any permit application, the applicant shall provide the Village with site plan and building specifications for review and approval. Site plan and building specifications must be deemed consistent with the approved materials and Appearance Commission discussion, as determined by the Director of Community and Economic Development and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved materials or discussion with the Appearance Commission, or are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.*
2. *The applicant shall submit a final landscape plan depicting final proposed plantings and related landscape improvements for review and approval by the Appearance Commission. The applicant shall install such plantings and related improvements prior to issuance of a certificate of occupancy, unless otherwise approved by the Appearance Commission.*
3. *[Additional conditions as recommended by the Appearance Commission.]*



# 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 26-07 Date Application Filed: 5/11/2026

## APPLICANT INFORMATION

Applicant Name: Charles L. Meyer, Village Administrator  
Applicant Organization: Village of Morton Grove  
Applicant Address: 6101 Capulina Avenue  
Applicant City / State / Zip Code: Morton Grove, Illinois 60053  
Applicant Phone: 847-663-3001  
Applicant Email: zheidorn@mortongroveil.org  
Applicant Relationship to Property Owner: Village Administrator  
Applicant Signature: *Charles Meyer*

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Owner City / State / Zip Code: \_\_\_\_\_  
Owner Phone: \_\_\_\_\_  
Owner Email: \_\_\_\_\_  
Owner Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Common Address of Property: 6201 Dempster Street, Morton Grove, IL 60053  
Property Identification Number (PIN): 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000, 10-20-104-021-0000, and 10-20-104-022-0000  
Property Square Footage: 72,512 square feet or 1.664 acres  
Legal Description (attach as necessary): See attached ALTA / NSPS Land Title Survey  
Property Zoning District: C-1 General Commercial & R-3 General Residence

## APPLICATION INFORMATION

Requested Special Use: Governmental offices and other facilities (12-4-3:D) and municipal buildings (12-4-2:C)  
Purpose of Special Use (attach as necessary): Seeking a Special Use Permit to authorize the reuse and expansion of an existing bank building for use as a new Village Hall and Police Department facility for the Village of 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, and operation of the proposed Special Use for the reuse and expansion of the existing bank building as a new Village Hall and Police Department will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The project will modernize and improve municipal operations, provide upgraded facilities for police services and Village department, and enhance the Village's ability to efficiently serve residents in a safe, accessible, and secure environment.*

- 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 proposed Special Use will not be injurious to the use and enjoyment of surrounding properties or substantially diminish property values within the neighborhood. The subject property has historically operated as a commercial and office use and will continue to function in a similar capacity with municipal operations. The project is expected to improve the appearance and functionality of the property through building renovations, site improvements, landscaping, and upgraded infrastructure, thereby contributing positively to the surrounding area.*

- 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 Use will not impede the normal and orderly development and improvement of surrounding properties for permitted uses within the district. The proposed municipal use is compatible with surrounding commercial, institutional, and mixed-use development patterns along the Dempster Street corridor and represents a long-term investment in the community that supports continued reinvestment in the area.*

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

*Adequate utilities, access roads, drainage, and necessary public facilities have been or are being provided. The utilities serving the development within the consolidated property will be coordinated with existing and planned facilities, creating and connecting to a uniform system of utilities. The proposed reuse of the existing bank building as the new Village Hall and Police Department will utilize and integrate with existing public utility infrastructure, and any necessary upgrades or modifications will be completed in coordination with applicable utility providers and Village engineering standards.*

- 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 or will be taken to provide ingress and egress designed to minimize traffic congestion on public streets. The subject property is located along Dempster Street, a major arterial roadway designed to accommodate significant traffic volumes. The site benefits from existing access drives, signalized intersections, and established circulation patterns. The proposed municipal use is not anticipated to generate excessive traffic volumes and will include on-site parking and circulation improvements to safely accommodate employees, residents, and police operations.*

- 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 consistent with the objectives of the Comprehensive Plan for the Village of Morton Grove. The project represents reinvestment into an existing developed property, promotes efficient use of land and infrastructure, enhances municipal facilities, and supports the continued provision of high-quality municipal services within a centrally located and accessible area of the community.*

- g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.

*The proposed Special Use will conform to the applicable regulations of the C-1 District, except as may otherwise be modified through the Special Use approval process. The proposed redevelopment will be subject to review by the Plan Commission and Appearance Commission to ensure compliance with applicable zoning, design, landscaping, parking, stormwater, and operational standards established by the Village Code.*



Provide responses to the Subdivision standards as listed in Section 12-16-4.D.3 of the Unified Development Code. The Subdivision standards are as follows:

a. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village.

The Village of Morton Grove is seeking approval of a plat of consolidation to consolidate lots at 6201 Dempster Street with portions of a public alley to be vacated to the Village and is seeking to dedicate a portion of the property at 6201 Dempster Street as a public alley, all to support the reuse of property at 6201 Dempster Street as a new Village Hall and Police Department, which is part of orderly and harmonious development in the Village.

b. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and planned streets.

The proposed development and consolidation will coordinate with existing streets and existing and planned alleyways, including Fernald Avenue, Dempster Street, Georgiana Avenue, and connecting alleyways.

c. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with other existing and planned utilities, and create a uniform system of utilities within the Village.

The utilities serving the development within the consolidated property will be coordinated with existing and planned facilities, creating and connecting to a uniform system of utilities. The proposed reuse of the bank building will utilize and integrate with existing public utility infrastructure, and any necessary upgrades or modifications will be completed in coordination with applicable utility providers and Village engineering standards.

d. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.

The proposed consolidation to support the reuse of the property as a municipal facility is in keeping with the 1999 Comprehensive Plan for the Village of Morton Grove.

# VACATION APPLICATION



Village of Morton Grove  
Department of Community & Economic Development

6101 Capulina Avenue Morton Grove, Illinois 60053  
847-663-3063 commdev@mortongroveil.org

CASE NUMBER: PC 26-07 DATE APPLICATION FILED: 5/11/2026

## APPLICANT INFORMATION

Applicant Name: Charles L. Meyer, Village Administrator

Applicant Organization: Village of Morton Grove

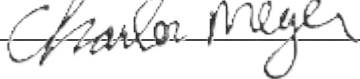
Applicant Address: 6101 Capulina Avenue

Applicant City / State / Zip Code: Morton Grove, Illinois 60053

Applicant Phone: Work: 847-663-3001 Cell: \_\_\_\_\_

Applicant Email: cmeyer@mortongroveil.org

Applicant Relationship to Property: Village Administrator

Applicant Signature: 

## PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner City / State / Zip Code: \_\_\_\_\_

Owner Phone: Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Owner Email: \_\_\_\_\_

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

## PROPERTY INFORMATION

Common Address of Property: 6201 Dempster Street, Morton Grove, IL 60053

Property Identification Number (PIN): 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000, 10-20-104-021-0000, and 10-20-104-022-0000

Legal Description (Attach additional sheets as necessary): See attached

THIS INSTRUMENT WAS PREPARED BY:

Teresa Hoffman Liston, Esq.  
Corporation Counsel  
Village of Morton Grove  
6101 Capulina Ave  
Morton Grove, IL 60053

AFTER RECORDING RETURN TO:

Teresa Hoffman Liston, Esq.  
Corporation Counsel  
Village of Morton Grove  
6101 Capulina Ave  
Morton Grove, IL 60053

SEND SUBSEQUENT TAX BILLS TO:

Village of Morton Grove  
Attn: Finance Director  
6101 Capulina Avenue  
Morton Grove, Illinois 60053

**SPECIAL WARRANTY DEED**  
(6201 Dempster)

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 20th day of December, 2024, by **FIFTH THIRD BANK, NATIONAL ASSOCIATION**, a federally chartered institution (formerly known as MB Financial Bank, N.A.), whose address is 38 Fountain Square Plaza, MD10903K, Cincinnati, Ohio 45263 (“**Grantor**”), to and in favor of **VILLAGE OF MORTON GROVE**, an Illinois municipal corporation, whose address is 6101 Capulina Avenue, Morton Grove, Illinois 60053, Attn: Charles L. Meyer, Village Administrator (“**Grantee**”).

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of the following described real estate and the improvements located on and appurtenances attached thereto, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and by this reference made a part hereof (collectively, the “**Property**”) and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, with all and singular the hereditaments and appurtenances subject to the Permitted Exceptions listed in **Exhibit B** attached hereto and subject to the Deed Restrictions listed in **Exhibit C** attached hereto;

**TO HAVE AND TO HOLD** the Property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to (i) the matters set forth on Exhibit B, and (ii) the Deed Restrictions listed on Exhibit C, attached hereto and by this reference made a part hereof.

Address of Property: 6201 Dempster St. Morton Grove IL, 60053

PINs: 10-20-104-040-0000, 10-20-104-041-0000, 10-20-104-003-0000, 10-20-104-004-0000, 10-20-104-005-0000, 10-20-104-006-0000, 10-20-104-007-0000 , 10-20-104-021-0000, and 10-20-104-022-0000

*[SIGNATURES ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, said Grantor has executed and sealed this Special Warranty Deed as of the day and year first above written.

**GRANTOR:**

**FIFTH THIRD BANK, NATIONAL ASSOCIATION,**  
a federally chartered institution

By: [Signature]

Name: Thomas A. Ross

Title: VP-Director of Corporate Real Estate

12/20/2024

And By: [Signature]

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

Title: Thomas J. Neltner

12/20/2024 SVP - Director EWS & Chief Security Officer

STATE OF OHIO )

) SS.

COUNTY OF HAMILTON )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Ross, the VP of Fifth Third Bank, National Association, a federally chartered institution, and Thomas Neltner, the SVP of said institution, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said institution for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of December, 2024.

[Signature]  
\_\_\_\_\_  
Notary Public

(SEAL)




EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 12030 DATE 12/18/24  
ADDRESS 6201 Dempster St  
BY [Signature]  
(VOID IF DIFFERENT FROM DEED)

State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION  
UNDER REAL ESTATE  
TRANSFER TAX ACT

This deed represents a transaction exempt under provisions of Paragraph b, of the Real Estate Transfer Tax Act, 35 ILCS 200/31-45.

Dated this 20 day of December, 2024

  
\_\_\_\_\_  
Grantor or Agent

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 1:**

LOTS 1, 2, 3, 4, 5, 16 AND 17 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 4, 5, AND 6 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 1 IN THE RESUBDIVISION OF LOTS 6 TO 9 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY), IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Non-delinquent real property taxes and assessments.
2. All easements, covenants, conditions, restrictions and other agreements of record.
3. All matters which would be disclosed by a recent and accurate survey of the Property.
4. Public streets and legal highways.
5. Municipal, zoning and subdivision laws and ordinances.

## EXHIBIT C

### DEED RESTRICTIONS

Grantee covenants, agrees and acknowledges, by its acceptance and recordation of the Special Warranty Deed to which these Deed Restrictions are attached (the “**Deed**”), that it hereby takes title to the Property (as defined in the Deed) subject to the following provisions (collectively, the “**Deed Restrictions**”), which provisions shall be binding upon Grantee and its successors and assigns, including, without limitation, any successive owners, tenants and other occupants of the Property:

A. **RESTRICTION AGAINST BANKING SERVICES USE:** Grantee, its successors and assigns shall not, and shall not permit any third party or other entity to, operate on, construct on, or use the Property or any portion thereof, for or by any Banking Services Provider (as defined herein) or for any Banking Services (as defined herein), for a period of ten (10) years after the date hereof. As used herein, “**Banking Services Provider**” will mean any financial institutions, banks, savings and loans institutions, trust companies, ATMs, automated teller machines or other free standing cash dispensing or financial transaction machines, stock brokerages, mortgage companies, brokerages, credit unions, or any type of financial services entity or any entity offering any Banking Services. As used herein, “**Banking Services**” will mean the provision of checking, savings, check cashing, credit card, commercial loan, consumer loan, residential loan, international letters of credit, trust, automatic teller, securities brokerage and other financial services provided by commercial banking and savings and loan institutions to commercial and consumer customers. The foregoing restriction against Banking Services Provider and Banking Services shall also prohibit Grantee, its successors and assigns and any third party or other entity from placing signage (including but not limited to “Coming Soon” signs) on the Property or any portion thereof, or otherwise advertising (whether by physical or digital advertisement), the Property or any portion thereof, for or by any Banking Services Provider or for any Banking Services. Notwithstanding anything contained herein to the contrary, no restriction on use contained herein shall preclude or restrict any use by Fifth Third Bank of the Property or any portion thereof. In the event of a breach, or attempted or threatened breach of such use restriction, Grantor or its successors or assigns shall be entitled to full and adequate relief by injunction and all other available legal and equitable remedies from the consequences of such breach.

B. **RESTRICTION AGAINST MARIJUANA USES:** Grantee, its successors and assigns, any third party or other entity shall not use, and shall not knowingly allow or permit the operation on or use of, the Property or any portion thereof for any Marijuana Uses (as defined herein) for a period of two years after the date hereof. For the purposes of the foregoing restriction, “**Marijuana Uses**” will mean any marijuana-related activities, including but not limited to the possession, sale, cultivation, manufacturing, dispensing or distribution of marijuana for medical or recreational purposes, and/or the sale, manufacturing, dispensing or distribution of paraphernalia for use with marijuana or illicit drugs. Notwithstanding anything to the contrary herein, the preceding restriction against Marijuana Uses as to Grantee only shall run with the land without expiration unless otherwise agreed in writing by the Grantor. The foregoing restriction shall not prohibit Grantee from conducting normal government or police department operations, including without limitation the taking of custody or storage of evidence. In the event of a breach, or attempted or threatened breach of such use restriction by Grantee or its successors or assigns or future owners of the Property, Grantor or its successors or assigns, shall be entitled to full and adequate relief by injunction and all other available legal and equitable remedies from the consequences of such breach.

C. **RESTRICTION AGAINST NOXIOUS USES:** Grantee, its successors and assigns, any third party or other entity shall not use, and shall not knowingly permit the operation on, or use of the Property or any portion thereof for any Noxious Use (as defined herein) for a period of time equal to the greater of: (i) fifty (50) years from the date of recording of this Deed and (ii) the permanent termination of the use of the property commonly known as 6210 Dempster Street,

Morton Grove, Illinois for Banking Sources (the word “permanent” as used herein, shall not include closures of a temporary nature, including but not limited to remodeling and/or repair of damage from casualty). As used herein “Noxious Use” shall mean any of the following:

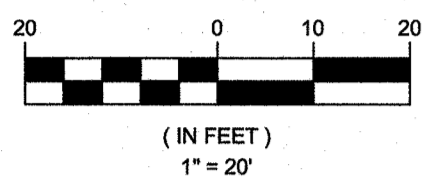
1. Night club, cocktail lounge, bar or any other establishment that sells alcoholic beverages for on-premises consumption (however, this shall not prohibit any such business operated in connection with a restaurant provided the revenue derived from the sale of alcoholic beverages does not exceed 50% of the gross revenues of such business);
2. Pool hall or billiard parlor;
3. Massage parlor;
4. Establishment providing nude or topless entertainment or waitstaff, or any establishment selling or exhibiting pornographic materials (including, without limitation, adult books, or videos). Materials shall be considered “adult” or “pornographic” under this paragraph if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict sexuality;
5. Mortuary or funeral home;
6. Firearms sales;
7. Liquor stores;
8. Gambling, bingo, or similar games of chance;
9. Any mobile home park, trailer court, labor camp, junkyard, or stockyard;
10. Any dumping, disposing, incineration, or reduction of garbage; and
11. Any other use which constitutes an unlawful public or private nuisance, or which causes unreasonably loud noises or noxious or offensive smoke or odors.

In the event of a breach, or attempted or threatened breach of such use restrictions by Grantee or its successors or assigns or future owners of the Property, Grantor or its successors or assigns, shall be entitled to full and adequate relief by injunction and all other available legal and equitable remedies from the consequences of such breach.

LEGEND

- ⊙ Storm MH
- ⊙ Storm CB
- ⊙ Storm Inlet
- ⊙ San MH
- ⊙ Water MH
- ⊙ Water Buffalo Box
- ⊙ Water Fire Hydrant
- ⊙ Telephone MH
- ⊙ Utility Pole
- ⊙ Guy Anchor
- ⊙ Electric Vault
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Signal
- ⊙ Gas Meter
- ⊙ Sign Post
- ⊙ Bumper Post
- ⊙ Unclassified Manhole
- ⊙ Iron Pipe
- ⊙ Cut Cross
- ⊙ Cut Notch
- ⊙ Bike Rack

GRAPHIC SCALE



**GREMLEY & BIEDERMANN**

A DIVISION OF  
**PLCS Corporation**

License No. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

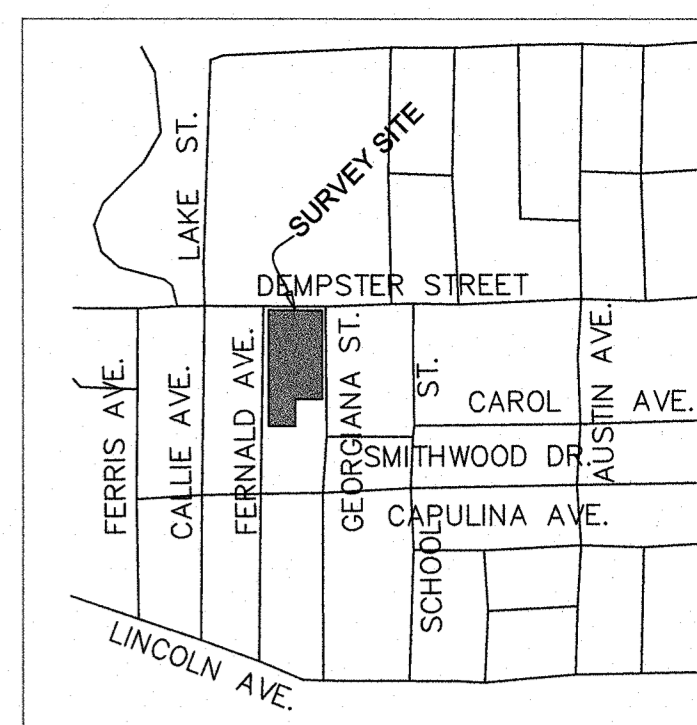
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

**ALTA / NSPS Land Title Survey**

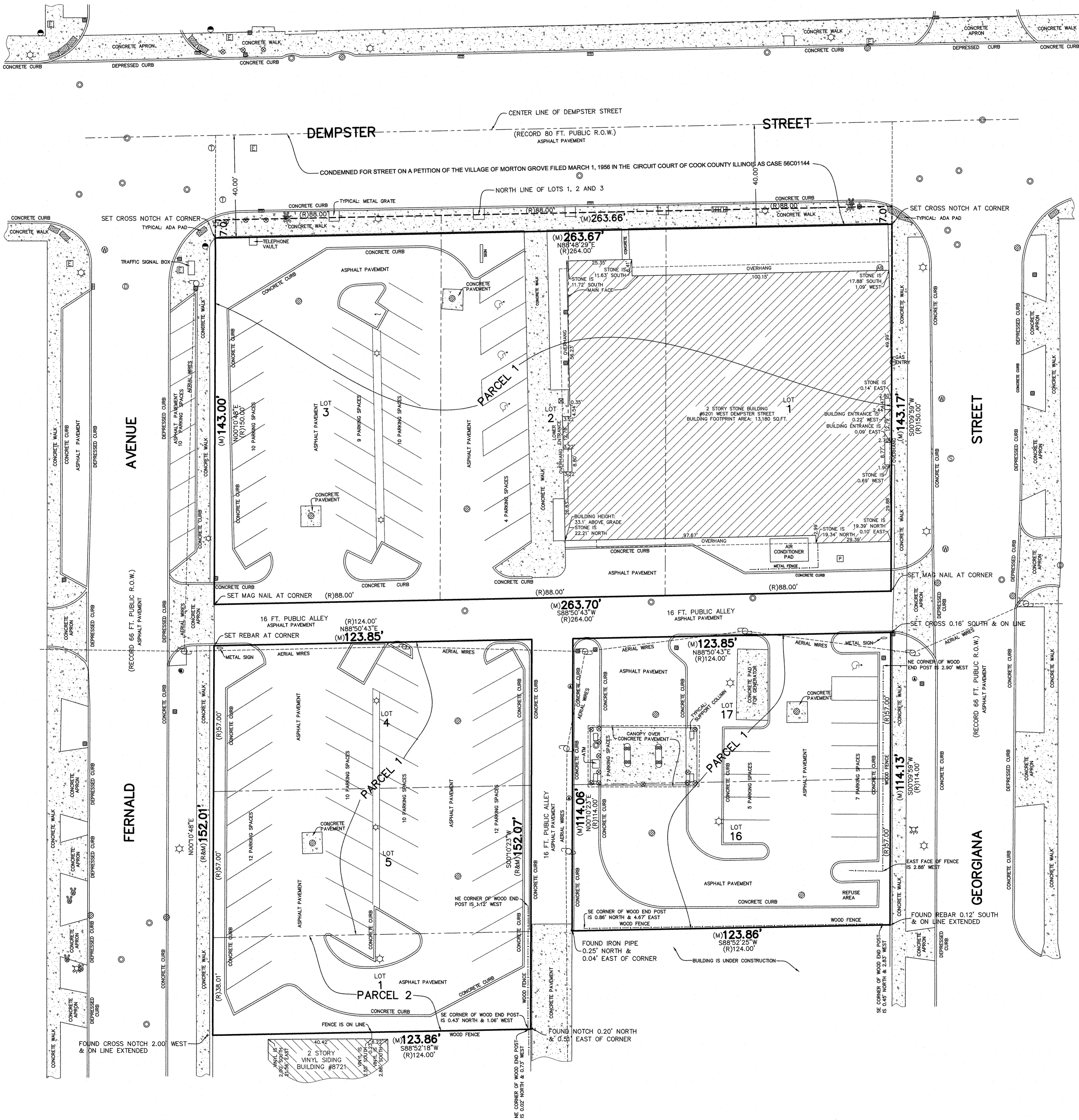
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LOTS 1, 2, 3, 4, 5, 16 AND 17 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 4, 5, AND 6 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
LOT 1 IN THE RESUBDIVISION OF LOTS 6 TO 9 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY), IN COOK COUNTY, ILLINOIS.

NET PROPERTY AREA: 70,871 SQUARE FEET OR 1.622 ACRES MORE OR LESS.  
AREA IN PUBLIC RIGHT OF WAY: 1,846 SQUARE FEET OR 0.042 ACRES MORE OR LESS.  
GROSS AREA: 72,517 SQUARE FEET OR 1.664 ACRES MORE OR LESS.



VICINITY MAP  
(NOT TO SCALE)



**SURVEY NOTE:**

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. FCH12300035L1 COMMITMENT DATE: JANUARY 23, 2023 AS TO MATTERS OF RECORD.

**ITEMS LISTED IN SCHEDULE "B"**

C 8. RIGHTS OF THE PUBLIC, AND OF THE VILLAGE OF MORTON GROVE IN AND TO THAT PART OF LAND LYING SOUTH OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF DEMPSTER STREET CONDEMNED FOR STREET ON A PETITION OF THE VILLAGE OF MORTON GROVE FILED MARCH 1, 1956 IN THE CIRCUIT COURT OF COOK COUNTY ILLINOIS AS CASE 56C01144. [PLOTTED]

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0241J, EFFECTIVE DATE AUGUST 19, 2008.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 14, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 28, 2023.

DATE OF PLAT JUNE 20, 2023.

BY: *Robert G. Biedermann*  
ROBERT G. BIEDERMANN  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



REVIEWED WITH TITLE AND REVISED JUNE 19, 2023  
PER ORDER #2023-31253 [RL]

ORDERED BY: VILLAGE OF MORTON GROVE  
ADDRESS: 6201 WEST DEMPSTER STREET

ORDER NO. **2023-31146-001**

DATE: APRIL 28, 2023  
SCALE: 1 INCH = 20 FEET

CHECKED: DRAWN  
LB RL

**GREMLEY & BIEDERMANN**  
PLCS CORPORATION  
PROFESSIONAL LAND SURVEYORS  
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

PAGE NO. **1 OF 1**

G:\CAD\2023\2023-31146\2023-31146-001.dwg

**SURVEY NOTES:**  
SURVEYOR'S LICENSE EXPIRES November 30, 2024  
Note (R&M) denotes Record and Measured distances respectively.  
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.  
No dimensions shall be assumed by scale measurement upon this plat.  
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.  
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2023 "All Rights Reserved"

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED...

ANTHONY J. QUIGLEY, P.E. REGION ONE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE) SS

IN ACCORDANCE WITH (RESOLUTION/ORDINANCE ) NO. THIS PLAT WAS HEREBY ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, ILLINOIS...

BY: VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE) SS

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS...

BY: OWNER DATED:

BY: ILLINOIS PROFESSIONAL ENGINEER DATED:

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON...

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN SCHOOL DISTRICTS:

DATED AT ILLINOIS, THIS DAY OF A.D., 20

BY: TITLE:

ATTEST: TITLE:

STATE OF ILLINOIS COUNTY OF ) SS

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND

ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AND APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT...

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT ILLINOIS, THIS DAY OF A.D., 20

BY: NOTARY PUBLIC

MY COMMISSION EXPIRES

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION, DISCLOSE EASEMENTS, ROADWAY DEDICATIONS AND RESTRICTIONS.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY THE SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

BUILDING TIES ARE TO THE STONE FACADE

FIELDWORK COMPLETED 9-26-2025.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MORTON GROVE ON THIS DAY OF A.D., 20

BY: VILLAGE ENGINEER

AREA TO BE CONSOLIDATED

73,947 SQUARE FEET OR 1.70 ACRES

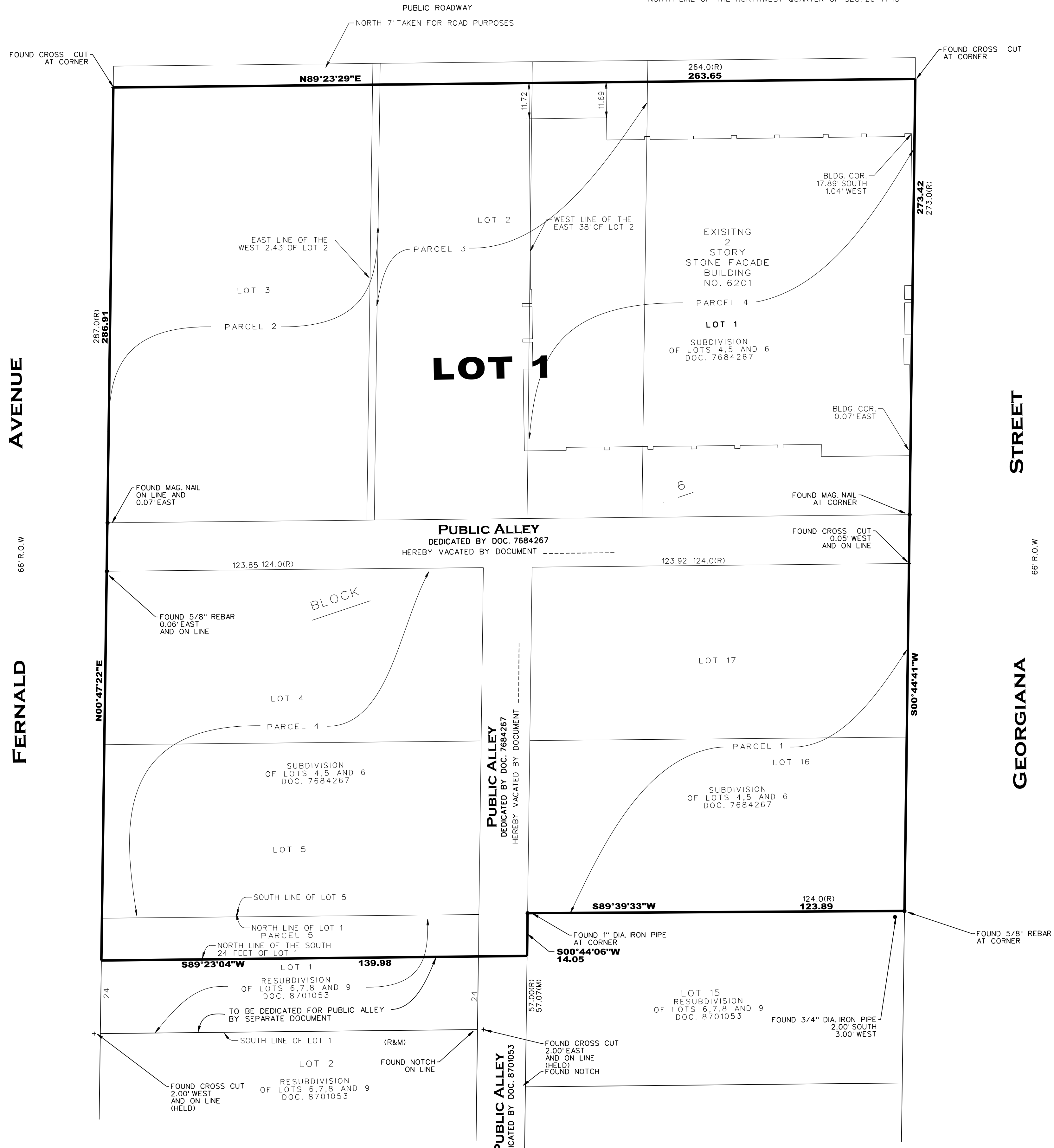
P.I.N.

- 10-20-104-003 10-20-104-004 10-20-104-005 10-20-104-006 10-20-104-007 PART OF OFF 10-20-104-021 10-20-104-022 10-20-104-040

VILLAGE OF MORTON GROVE PLAT OF CONSOLIDATION

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

IL ROUTE 14 (DEMPSTER STREET)



SURVEYOR CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING PROPERTY: PARCEL 1:

LOTS 16 AND 17 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20...

PARCEL 2:

LOT 3 AND THE WEST 2.43 FEET OF LOT 2 (EXCEPT THE NORTH 7.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44...

PARCEL 3:

LOT 2 (EXCEPT THE EAST 38 FEET AND THE WEST 2.43 FEET THEREOF AND EXCEPT THE NORTH 7.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44...

PARCEL 4:

THE EAST 38 FEET OF LOT 2 AND LOT 1 (EXCEPT THE NORTH 7.00 FEET THEREOF) AND LOTS 4 AND 5 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44...

PARCEL 5:

LOT 1, EXCEPT THE SOUTH 24 FEET OF LOT 1, IN RESUBDIVISION OF LOTS 6, 7, 8 AND 9 OF A PART OF A RESUBDIVISION OF BLOCK 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 OF COUNTY CLERK'S DIVISION OF SECTION 20...

ALSO:

ALL OF THE EAST-WEST ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 1, 2 AND 3 IN BLOCK 6 OF THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44...

TOGETHER WITH:

THAT PART OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJACENT TO LOTS 4 AND 5 IN BLOCK 6 OF THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44...

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

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONE "UNSHADED" X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (FIRM), FOR VILLAGE OF MORTON GROVE, ILLINOIS, MAP NUMBER 17043C0241 J, WITH AN EFFECTIVE DATE OF AUGUST 8, 2008.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS DAY OF A.D., 20

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561 LICENSE EXPIRATION DATE: NOVEMBER 30, 2026 2100 MANCHESTER ROAD, SUITE 203 WHEATON, ILLINOIS 60187 PHONE: (630) 668-7603 JOELV@WMLTD.COM

LINE LEGEND

- - - - - = BOUNDARY LINE - - - - - = LOT LINE - - - - - = SETBACK LINE - - - - - = EASEMENT LINE

Table with columns: Rev, Date, Description, By, and a section titled 'PLAT OF CONSOLIDATION' with fields for Location, Prepared For, Job #, Date, Scale, and File #.

VEHICULAR ACCESS NOTES

- 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS POINT(S) TO IL ROUTE 14 (DEMPSTER AVENUE).



# MORTON GROVE VILLAGE HALL & POLICE DEPARTMENT

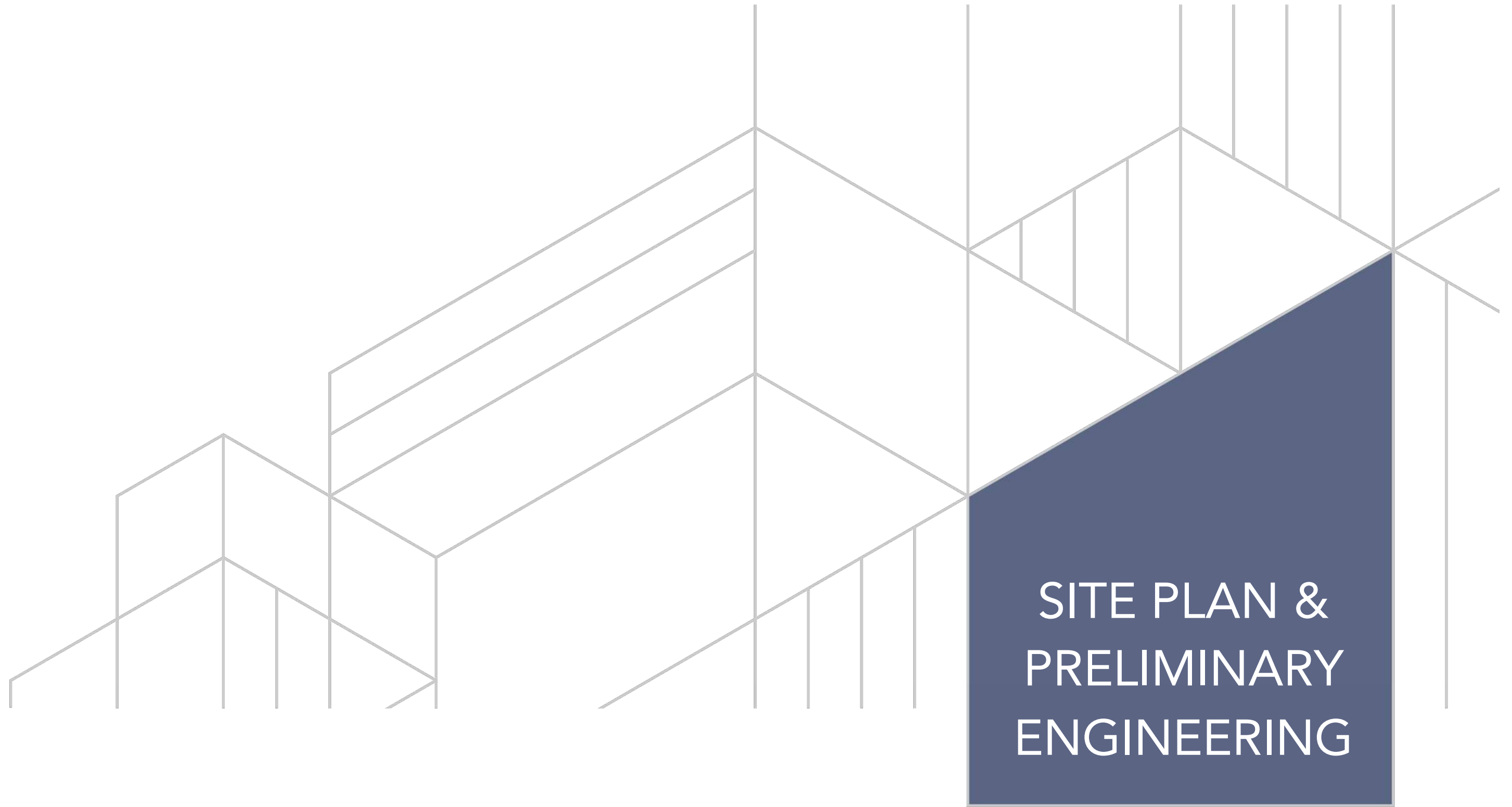
May 2026

APPLICANT  
**VILLAGE OF MORTON GROVE**

6101 Capulina Avenue  
Morton Grove, Illinois 60053

ARCHITECT  
**FGM ARCHITECTS**

1 Westbrook Corporate Center  
Suite 1000  
Westchester, Illinois 60154





# BOUNDARY AND TOPOGRAPHIC SURVEY



**FGM Architects**  
1 Westbrook Corporate Center  
Suite 1000  
Westchester, Illinois 60154  
630.574.8300 OFFICE  
ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000350

**CIVIL**  
WMA  
2300 MANCHESTER RD, BUILDING A, SUITE 203  
WHEATON, IL 60187  
630.668.7003 (O) 630.682.1700(F)

**LANDSCAPE**  
WMA  
2300 MANCHESTER RD, BUILDING A, SUITE 203  
WHEATON, IL 60187  
630.668.7003 (O) 630.682.1700(F)

**STRUCTURAL**  
McCluskey Engineering Corporation  
1897 HIGH GROVE LANE  
NAPERVILLE, IL 60563  
630.217.5335 (O) 630.712.5397(F)

**M.E.P./P.P.**  
Millies Engineering Group  
221 N. GALELLO ST  
CHICAGO, IL 60601  
312.332.8600(F)

**NOT FOR CONSTRUCTION**

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Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

NO	DATE	ISSUANCE	DESCRIPTION
	05/07/2025	APPEARANCE COMMISSION	

NO	DATE	ISSUANCE	DESCRIPTION
	05/07/2025	APPEARANCE COMMISSION	

**ATT DISTRIBUTION**  
CONTACT: NONE PROVIDED  
EMAIL: G12523@CATAOMB  
**NO MAP REVIEWED**

**COMED JOLIET**  
CONTACT: NONE PROVIDED  
PHONE: 815.776.7304  
**NO MAP REVIEWED**

**ROGERS COMMUNICATIONS**  
CONTACT: JULIE PAULSON  
PHONE: 930.302.7142  
**NO MAP REVIEWED**

**COMCAST**  
CONTACT: MARTHA GIERAS  
EMAIL: MARTHA.GIERAS@CABLE.COMCAST.COM  
**NO MAP REVIEWED**

**MCIVERIZON**  
CONTACT: NONE  
EMAIL: INVESTIGATIONS@VERIZON.COM  
**NO MAP REVIEWED**

**NICOR GAS**  
CONTACT: UTILITY CONSULTANT G03W  
PHONE: 630.358.2362  
**MAP REVIEWED**

**VILLAGE OF MORTON GROVE**  
CONTACT: CHRIS TOMCH  
PHONE: 847.470.2235  
**MAP REVIEWED**

UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, JULIE MARKINGS AND AVAILABLE RECORDS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

**MORTON GROVE VH AND PD**  
VILLAGE OF MORTON GROVE  
6201 DEMPSTER ST, MORTON GROVE, IL 60053  
APPEARANCE COMMISSION

Existing Conditions Plan  
SHEET NO.

**C-1.1**

JOB NO. 25-4288.01  
© 2025 FGM Architects

**PARCEL 1:**  
LOTS 16 AND 17 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
LOT 3 AND THE WEST 2.43 FEET OF LOT 2 (EXCEPT THE NORTH 7.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**  
LOT 2 (EXCEPT THE EAST 38 FEET AND THE WEST 2.43 FEET THEREOF AND EXCEPT THE NORTH 7.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**  
THE EAST 38 FEET OF LOT 2 AND LOT 1 (EXCEPT THE NORTH 7.00 FEET THEREOF) AND LOTS 4 AND 5 IN THE SUBDIVISION OF LOTS 4, 5 AND 6 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16.00 FEET OF LOT 44 OF THE COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1922 AS DOCUMENT NUMBER 7684267, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**  
LOT 1 IN RESUBDIVISION OF LOTS 6, 7, 8 AND 9 OF A PART OF A RESUBDIVISION OF BLOCK 8 OF HENNING'S SUBDIVISION OF LOTS 42 AND 43 OF COUNTY CLERK'S DIVISION OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1924 AS DOCUMENT NUMBER 8701053, IN COOK COUNTY, ILLINOIS.

### GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION, DISCLOSE EASEMENTS, ROADWAY DEDICATIONS AND RESTRICTIONS.  
NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY THE SURVEYOR.  
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.  
FLOOR ELEVATIONS (FE) WERE TAKEN OUTSIDE AT DOORWAYS.  
TOP OF FOUNDATION ELEVATIONS (TF) WERE TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.  
THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL, VEGETATION AND PAVEMENT.  
LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.  
BUILDING TIES ARE TO THE STONE FACADE  
BUILDING OVERHANG IS ONLY APPROXIMATE  
FIELDWORK COMPLETED 9-26-2025.

### BENCHMARK INFORMATION

SOURCE BENCHMARK  
BERNSEN MONUMENT SET  
IN HARRER PARK AND POOL  
BETWEEN THE BASEBALL FIELD AND PARKING LOT  
SET FLUSH WITH THE GROUND SURFACE ALONG THE NORTH EDGE OF ASPHALT PATH.  
ELEVATION = 624.09 PUBLISHED  
ELEVATION = 624.18 MEASURED WITH TRIMBLE VRS  
CONTROL POINT 1  
CROSS CUT IN WALK NOTED HEREON  
ELEVATION = 623.47 NAVD 83

### UTILITY INFORMATION

A JULIE DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR ON OCTOBER 8, 2025. DIG NO. A252812665 THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

### LEGEND

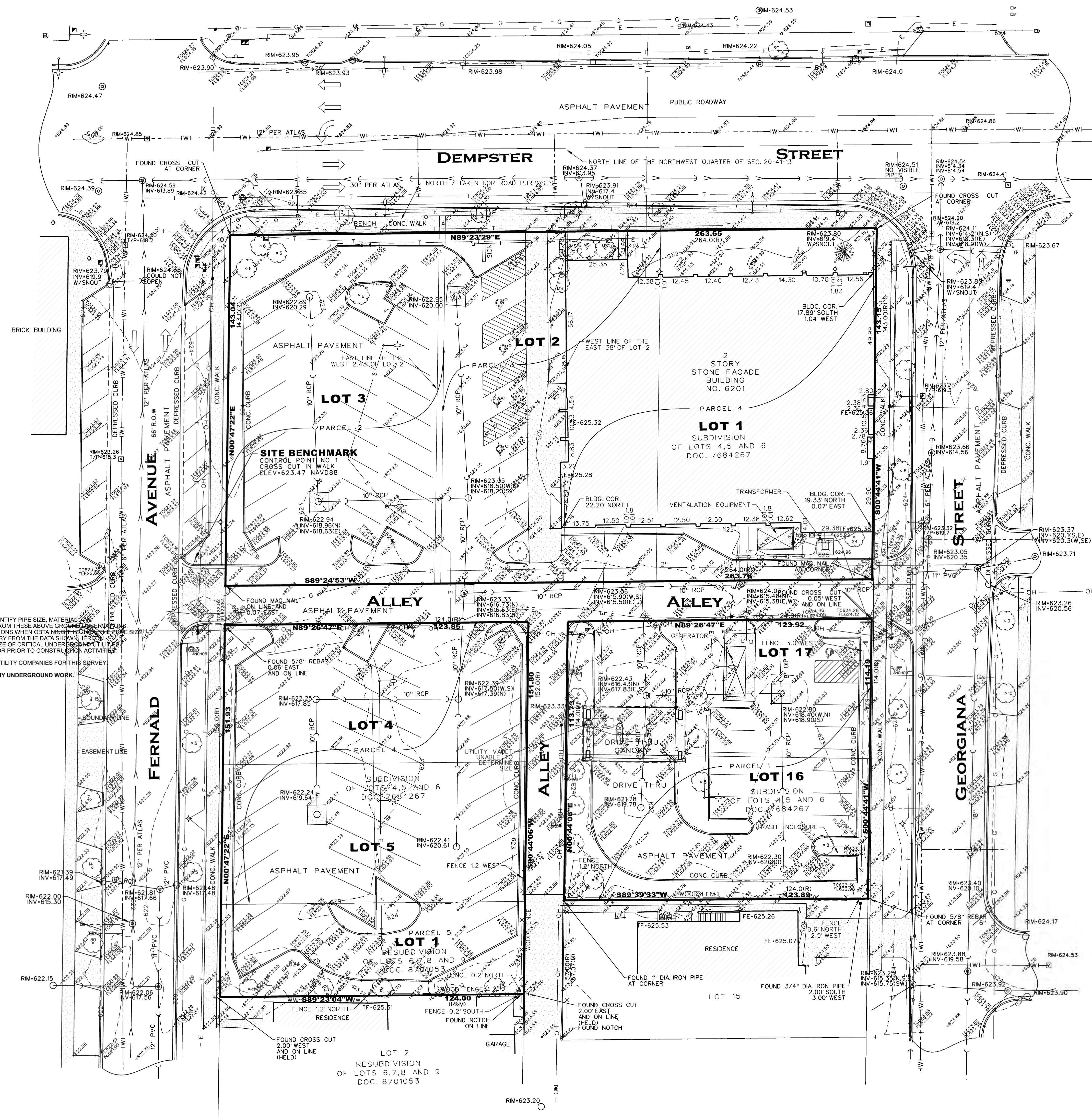
<ul style="list-style-type: none"> <li>⊙ EXISTING SANITARY MANHOLE</li> <li>⊙ PROPOSED SANITARY MANHOLE</li> <li>⊙ SANITARY CLEANOUT</li> <li>⊙ EXISTING STORM MANHOLE</li> <li>⊙ PROPOSED STORM MANHOLE</li> <li>⊙ EXISTING STORM CATCH BASIN</li> <li>⊙ PROPOSED STORM CATCH BASIN</li> <li>⊙ EXISTING STORM INLET</li> <li>⊙ PROPOSED STORM INLET</li> <li>⊙ FLARED END SECTION</li> <li>⊙ DOWNPOUT</li> <li>⊙ TRANSFORMER</li> <li>⊙ ELECTRICAL MANHOLE</li> <li>⊙ EXISTENTIAL SIGN</li> <li>⊙ CABLE TV BOX</li> <li>⊙ TELEPHONE BOX</li> <li>⊙ TELEPHONE MANHOLE</li> <li>⊙ GAS METER</li> <li>⊙ GAS VALVE</li> <li>⊙ B-BOX</li> <li>⊙ WATER VALVE</li> <li>⊙ EXISTING WATER VALVE VAULT</li> <li>⊙ PROPOSED WATER VALVE VAULT</li> <li>⊙ EXISTING FIRE HYDRANT</li> <li>⊙ PROPOSED FIRE HYDRANT</li> <li>⊙ FOSTER REDUCATOR VALVE</li> <li>⊙ SIGN</li> <li>⊙ FLAG POLE</li> <li>⊙ MAILBOX</li> <li>⊙ TRAFFIC SIGNAL POLE</li> <li>⊙ TRAFFIC SIGNAL VAULT</li> </ul>	<ul style="list-style-type: none"> <li>⊙ EXISTING LIGHT POLE</li> <li>⊙ PROPOSED LIGHT POLE</li> <li>⊙ OVERHEAD LIGHT POLE</li> <li>⊙ RAILROAD SIGNAL VAULT</li> <li>⊙ UTILITY POLE</li> <li>⊙ OVERHEAD WIRES</li> <li>⊙ UNDERGROUND ELECTRIC</li> <li>⊙ UNDERGROUND GAS</li> <li>⊙ UNDERGROUND TELEPHONE</li> <li>⊙ UNDERGROUND CABLE TV</li> <li>⊙ EXISTING WATER MAIN</li> <li>⊙ PROPOSED WATER MAIN</li> <li>⊙ EXISTING SANITARY SEWER</li> <li>⊙ PROPOSED SANITARY SEWER</li> <li>⊙ EXISTING COMBINED SEWER</li> <li>⊙ PROPOSED COMBINED SEWER</li> <li>⊙ EXISTING STORM SEWER</li> <li>⊙ PROPOSED STORM SEWER</li> <li>⊙ FENCE LINE</li> <li>⊙ GUARD RAIL</li> <li>⊙ DECADUOUS TREE</li> <li>⊙ TREE</li> <li>⊙ OVERFLOW ARROW</li> <li>⊙ ABOVE IRON PIPE</li> <li>⊙ FOUND IRON PIPE</li> <li>⊙ RECORD DIMENSION</li> <li>⊙ MEASURED DIMENSION</li> <li>⊙ FLOOR ELEVATION</li> <li>⊙ TOP OF WALL</li> <li>⊙ TOP OF CURB</li> <li>⊙ CURB FLOW LINE</li> </ul>
---	---

### ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLYVINYLCHLORIDE PIPE  
CMP = CORRUGATED METAL PIPE  
VCP = VITRIFIED CLAY PIPE  
RW = INVERT  
TC = TOP OF CURB  
FL = FLOW LINE  
FE = FLOOR ELEVATION  
TF = TOP OF FOUNDATION  
CHB = CHORD BEARING  
DIP = DUCTILE IRON PIPE  
RRS = RAILROAD SPIKE  
POB = POINT OF BEGINNING  
WL = WATER LEVEL  
WW = WINDOW WELL  
BS = BUILDING CORNER

### LINE LEGEND

— = LOT LINE  
- - - = SETBACK LINE



WMA OBSERVES AND ATTEMPTS TO IDENTIFY PIPE SIZE, MATERIAL, DEPTH TO THE BEST OF OUR ABILITY FROM THESE ABOVE GROUND OBSERVATIONS DUE TO SAFETY AND PHYSICAL LIMITATIONS WHEN OBTAINING PIPE SIZE, TYPE AND DEPTH OF THE PIPE MAY VARY FROM THE DATA SHOWN HEREON. THEREFORE LOCATION, DEPTH, AND SIZE OF CRITICAL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.  
NO UTILITIES WERE LOCATED BY ANY UTILITY COMPANIES FOR THIS SURVEY.  
CONTACT JULIE@11 BEFORE DOING ANY UNDERGROUND WORK.









**NOT FOR CONSTRUCTION**

FOR REVIEW ONLY  
Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE	
NO	DATE DESCRIPTION
	05/07/2025 APPEARANCE COMMISSION

**MORTON GROVE VH AND PD**  
VILLAGE OF MORTON GROVE  
6201 DEMPSTER ST., MORTON GROVE, IL 60053

APPEARANCE COMMISSION

Erosion Control Plan

SHEET NO.

**C-5**

**SOIL STABILIZATION CHART**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>TEMPORARY SEEDING &amp; MULCHING</b>												
<b>PERMANENT SEEDING</b>												
<b>DORMANT SEEDING</b>												

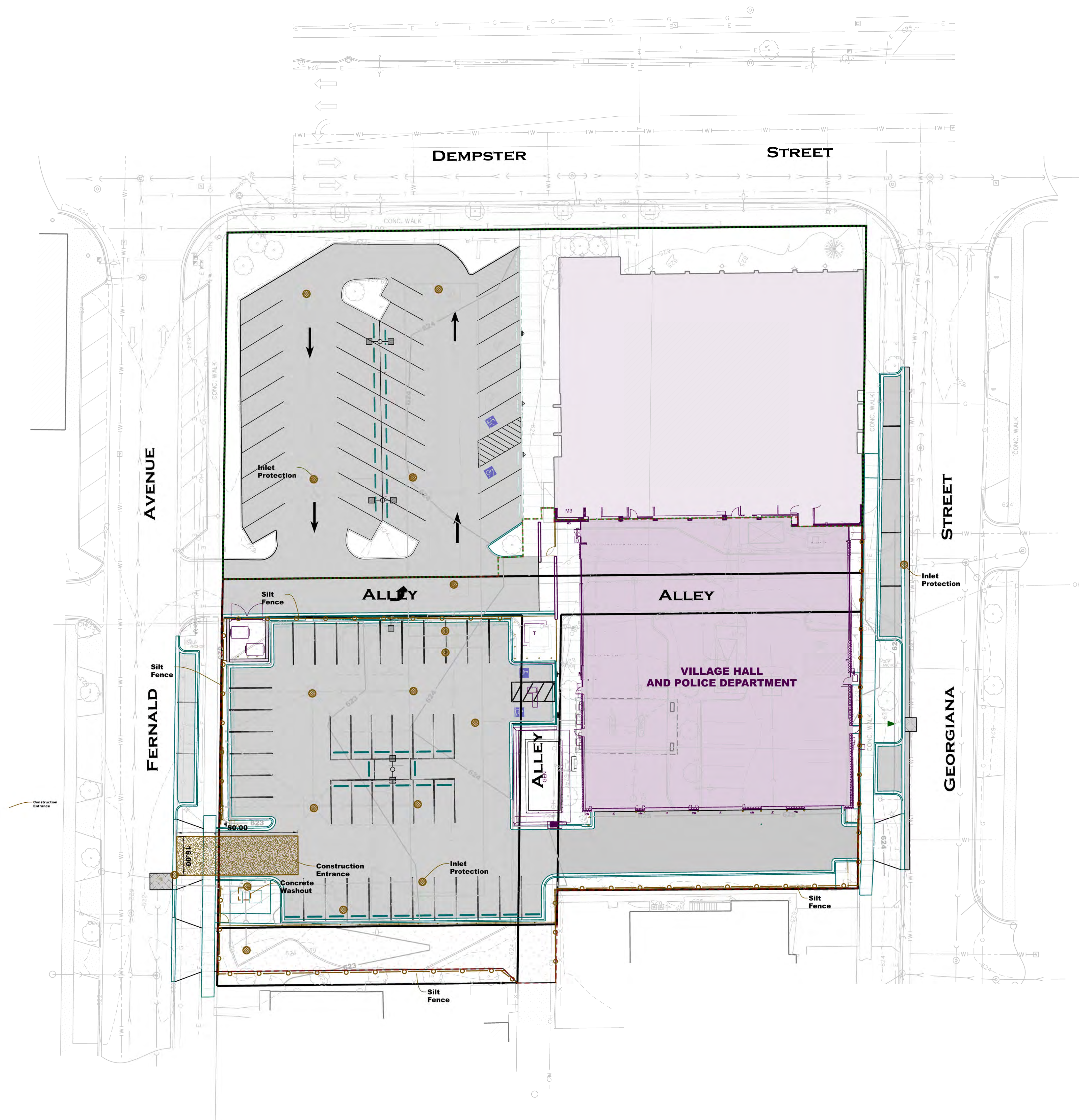
**SEEDING & MULCHING RATES**

**TEMPORARY SEEDING**  
25 LBS/ ACRE PERENNIAL RYEGRASS

**TEMPORARY MULCHING**  
90 LBS OF STRAW PER 1,000 S.F.

**PERMANENT SEEDING**  
100 LBS/ACRE KENTUCKY BLUEGRASS  
60 LBS/ACRE PERENNIAL RYEGRASS  
40 LBS/ACRE CREEPING RED FESCUE

**DORMANT SEEDING**  
110 LBS/ACRE KENTUCKY BLUEGRASS  
70 LBS/ACRE PERENNIAL RYEGRASS  
50 LBS/ACRE CREEPING RED FESCUE

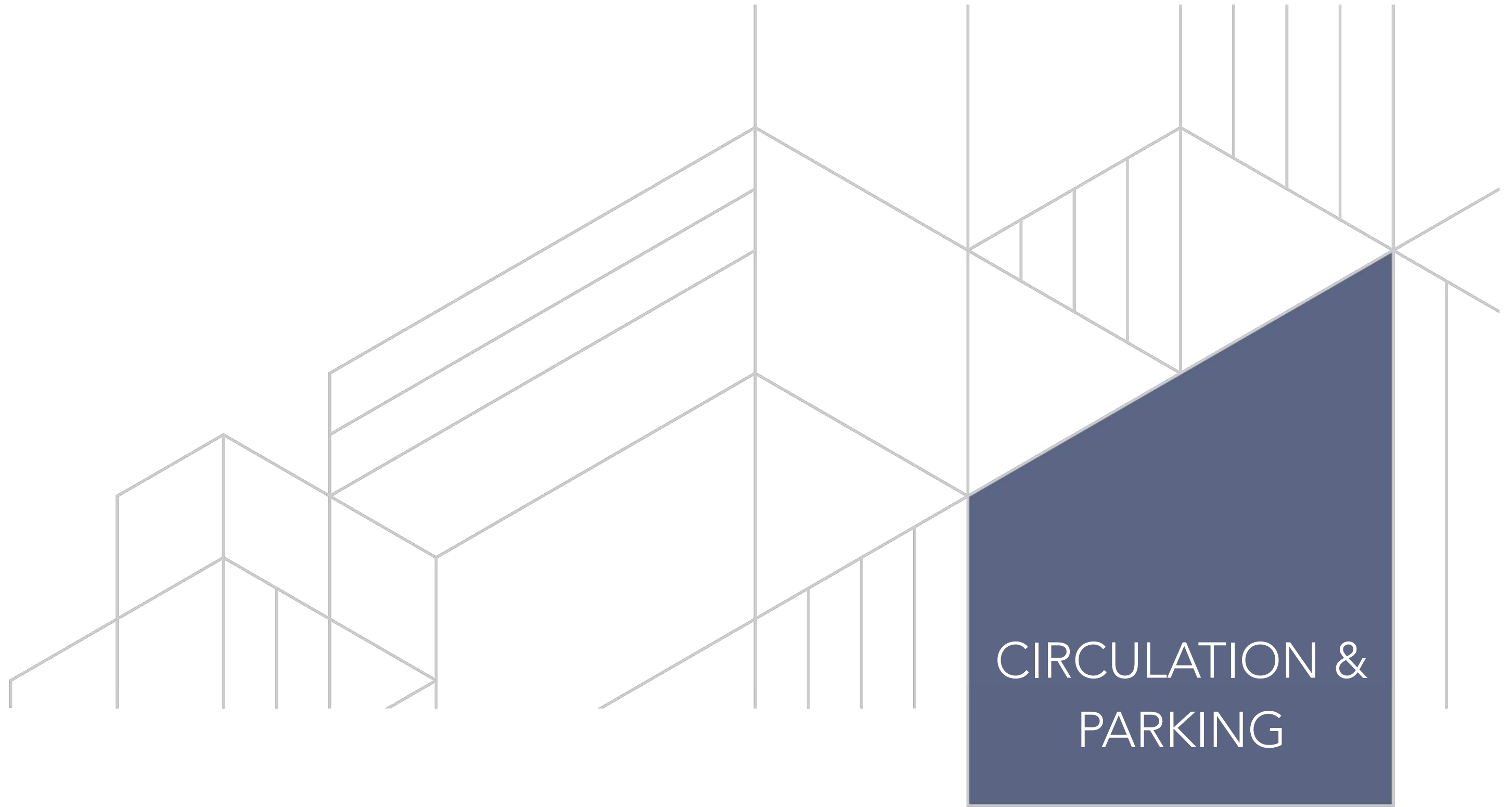


**EROSION CONTROL NOTES**

1. EROSION CONTROL AND SEDIMENTATION MEASURES SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO SITE CLEARING, GRADING, STRIPPING, EXCAVATION, OR FILLING.
2. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.
3. PROVIDE EROSION CONTROL MEASURES FOR TOPSOIL STOCKPILES TO REMAIN IN PLACE FOR MORE THAN 3 DAYS. STOCKPILES NOT BEING ACTIVELY WORKED AND TO REMAIN IN PLACE 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
4. DUST CONTROL SHALL BE COMPLETED AS REQUIRED BY THE VILLAGE OF MORTON GROVE BY THE EARTHWORK CONTRACTOR.
5. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL SITE.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL MEASURES MAY BE REMOVED WHEN APPROVED BY THE VILLAGE OF MORTON GROVE.
7. REMOVE ALL SILT SEDIMENT WITHIN SEDIMENT BASIN PRIOR TO THE INSTALLATION OF THE EROSION CONTROL PLAN. REMOVE ALL SILT SEDIMENT WITHIN THE SEDIMENT BASINS AFTER THE PONDS AND SITE ARE STABILIZED. PLACE EXCAVATED SEDIMENT WITHIN THE TOPSOIL STOCKPILE AREA.
8. CONTACT THE VILLAGE OF MORTON GROVE PRIOR TO THE INSTALLATION OF THE EROSION CONTROL PLAN.
9. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
10. ALL ACCESS TO AND FROM THE SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
12. CATCH ALL INLET PROTECTORS SHALL HAVE OVERFLOW DEVICES.
13. ANY DIRT, DEBRIS, MUD ETC TRACKED ONTO ANY PUBLIC ROADWAY SHALL BE IMMEDIATELY AND CONTINUOUSLY REMOVED BY THE CONTRACTOR.
14. CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE.
15. SEEDING RATES AND MIX SHALL BE PER THE LANDSCAPE PLAN.
16. PLANS ON SITE SHOULD REFLECT THE CURRENT SITE PLAN INCLUDING ANY SECONDARY ENTRANCES AND/OR ANY SECONDARY INLET PROTECTORS.
17. UNFILTERED DEWATERING DIRECTLY TO THE EXISTING STORM SEWER IS PROHIBITED.

**LEGEND**

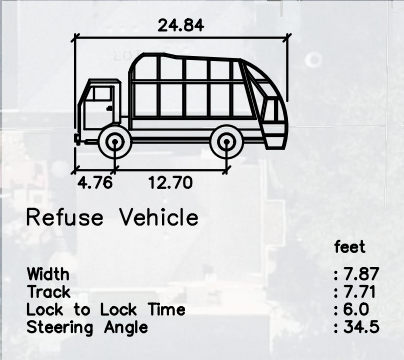
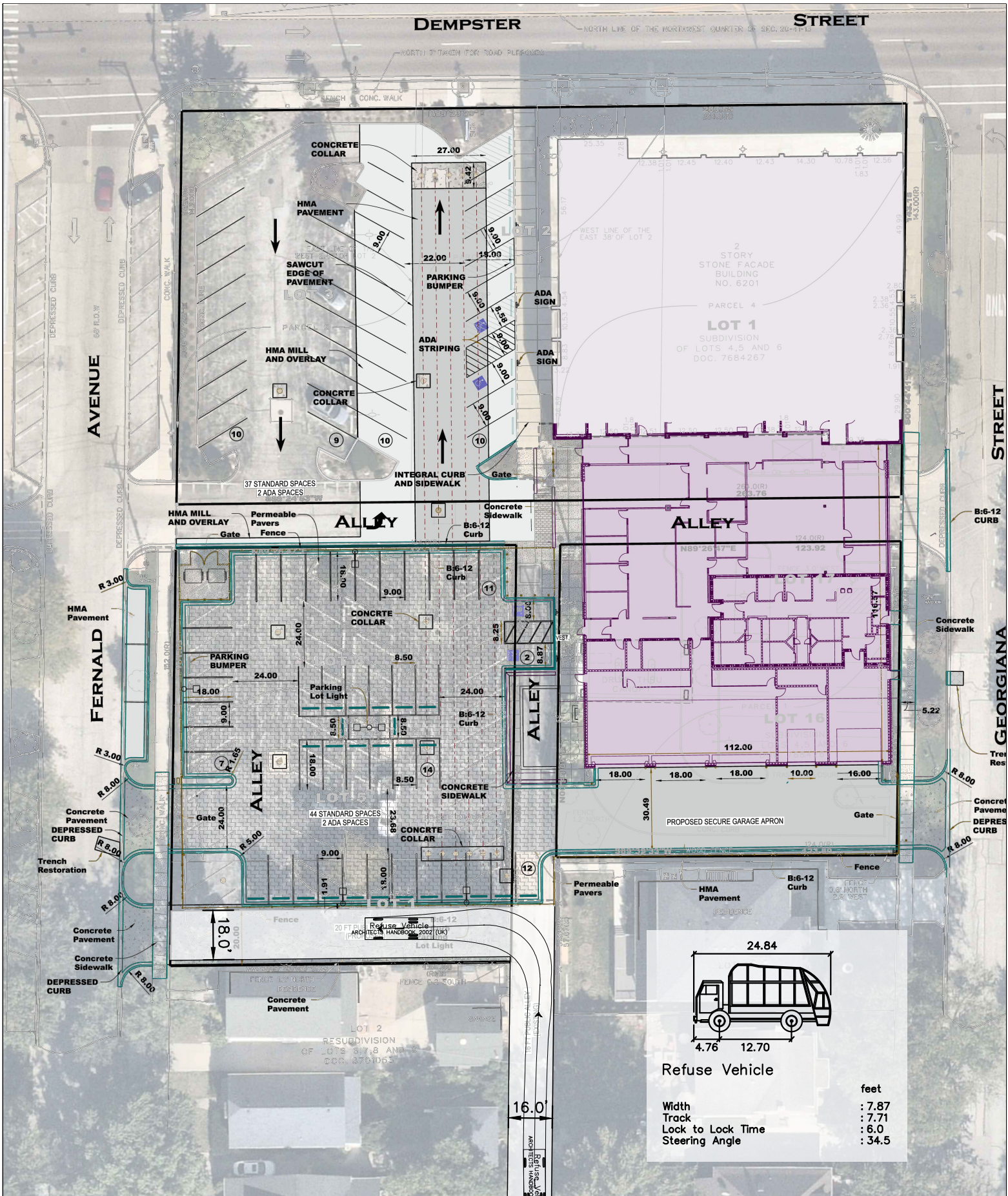
- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION









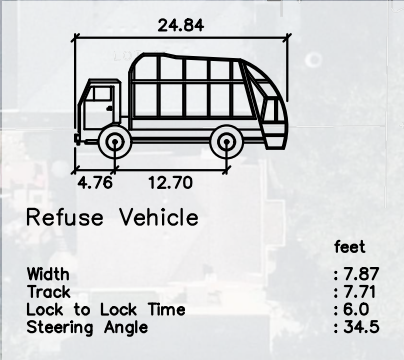
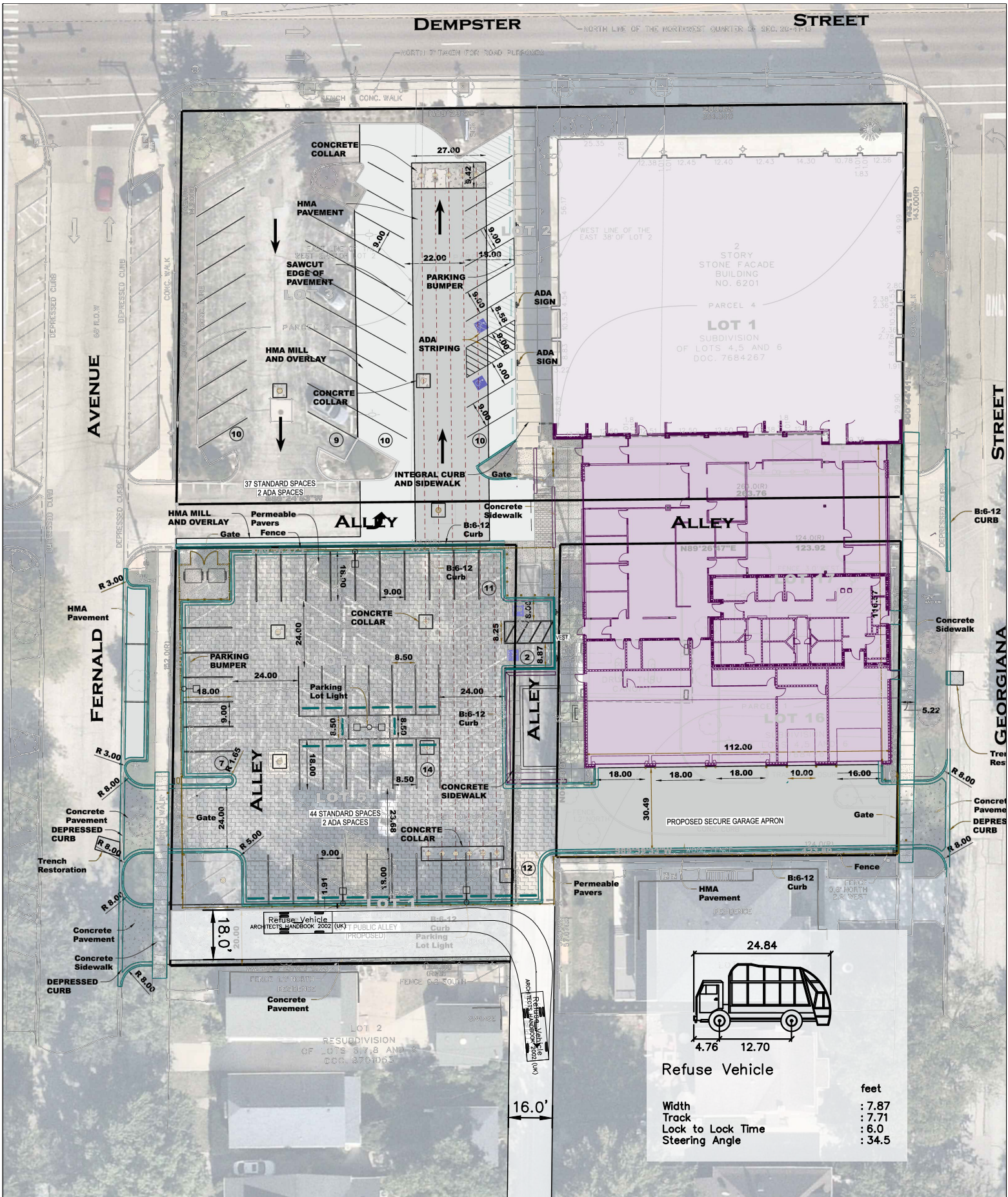


SHEET NUMBER

FERNALD AVENUE & NEW PUBLIC ALLEY, MORTON GROVE, IL

**Kimley»Horn**

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 111 W JACKSON BLVD, SUITE 1320, CHICAGO, IL 60655  
 PHONE: 312-726-9445.KIMLEY-HORN.COM





BUILDING  
LOCATION &  
SCALE

# BUILDING LOCATION & SCALE

---

## Ground-Mounted Utilities

Ground-mounted utilities include garbage dumpsters, generator and transformer. Refer to drawings and renderings for proposed screening.

## Fire Hydrants:

Fire hydrants are existing to remain. There is also a fire department connection at the Northeast corner of the building that is existing to remain.

## Appearance:

See attached renderings / elevations for the proposed design of the addition.

## Materials

See attached photos and information regarding the proposed materials to be used on the addition.





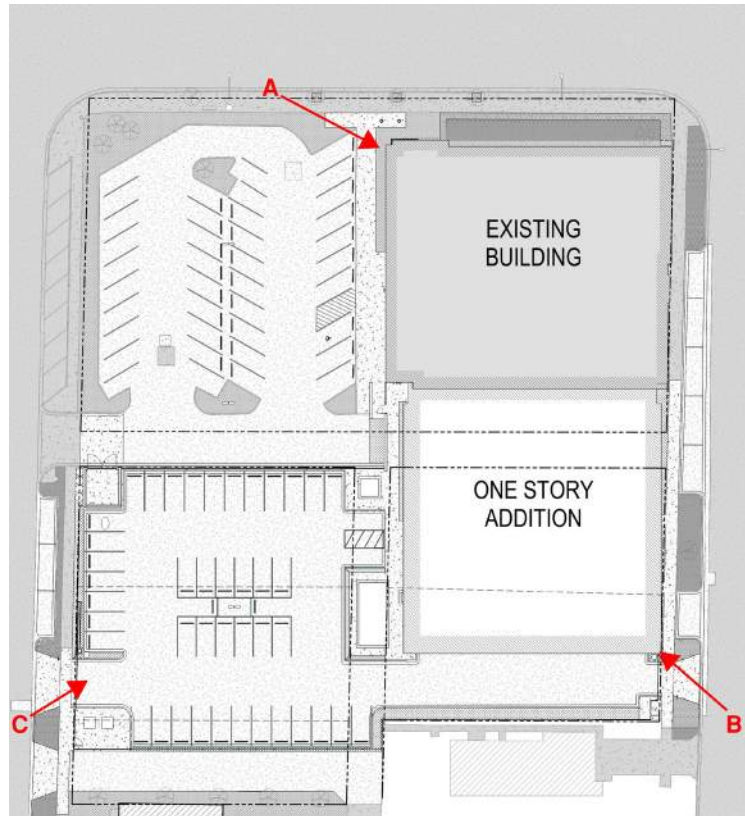




EXISTING VIEW A



RENDERING VIEW A - DAY



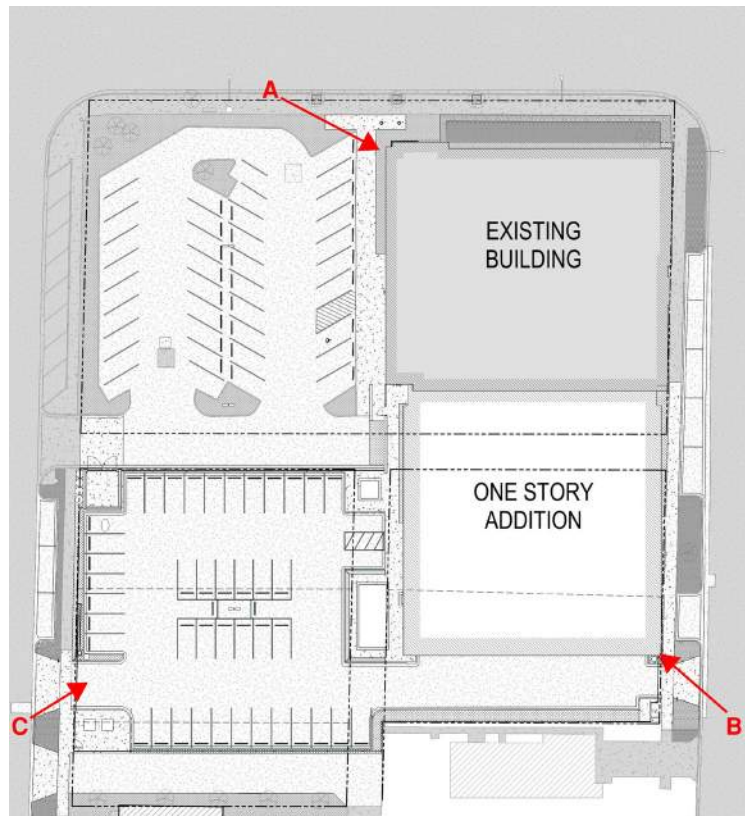
RENDERING VIEW A - NIGHT



EXISTING VIEW B



RENDERING VIEW B

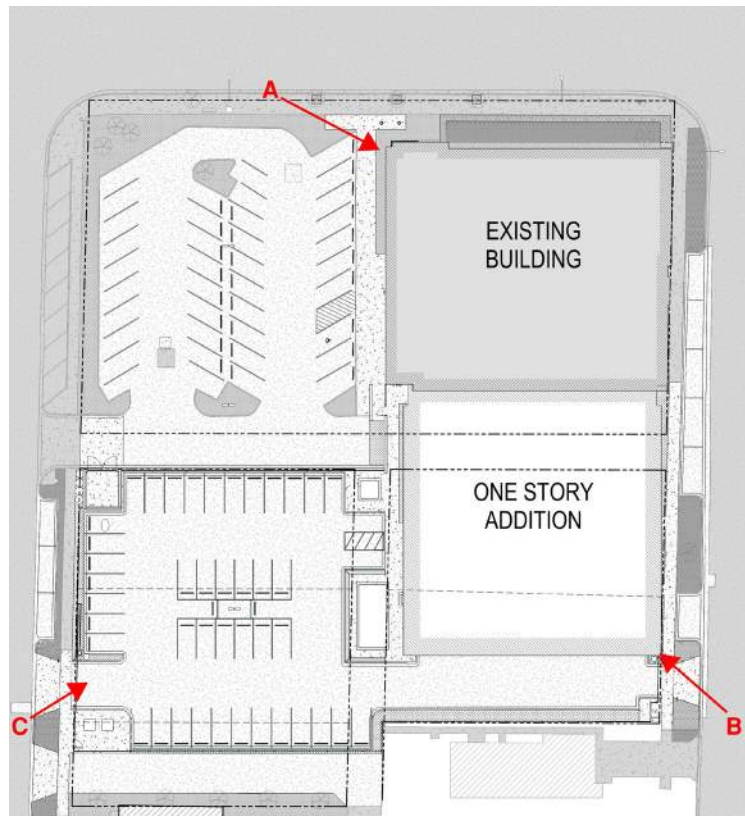




EXISTING VIEW C



RENDERING VIEW C





MATERIALS:

MTL-1:

- COPINGS
- ALUMINUM COMPOSITE METAL PANEL
- EMBLEM SIGNAGE
- STOREFRONT / CURTAIN WALL FRAMES

MTL-2

- BACKLIT PERFORATED SIGNAGE

MTL-3

- SIGNAGE LETTERS; GOTHAM FONT, BOLD

BR-1

- BRICK FACADE



**SECTION**  
**3**  
SITE  
ILLUMINATION

# SITE ILLUMINATION

---

## General:

See the attached site photometric plan for the proposed lighting at Morton Grove Village Hall & Police Department.

## Proposed Fixtures:

See attached cut sheets for proposed fixture sections for both pole mounted and ground mounted site lighting.









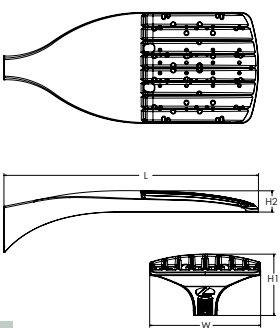


# D-Series Size 1 LED Area Luminaire



## Specifications

- EPA:** 0.69 ft<sup>2</sup> (0.06 m<sup>2</sup>)
- Length:** 32.71" (83.1 cm)
- Width:** 14.26" (36.2 cm)
- Height H1:** 7.88" (20.0 cm)
- Height H2:** 2.73" (6.9 cm)
- Weight:** 34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog Number  
Notes  
Type

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). \*See ordering tree for details

## Ordering Information

- ### Accessories
- Ordered and shipped separately.
- DL127F 1.5 JU Photocell - SSL twist-lock (120-277V)<sup>21</sup>
  - DL1347F 1.5 CULJU Photocell - SSL twist-lock (347V)<sup>21</sup>
  - DL480F 1.5 CULJU Photocell - SSL twist-lock (480V)<sup>21</sup>
  - DSH0RT SBK Shorting cap<sup>21</sup>
  - DSX1HS P# House-side shield (enter package number 1-13 in place of #)
  - DSXRPA (FINISH) Round pole adapter (#8 drilling, specify finish)
  - DSXSPA5 (FINISH) Square pole adapter #5 drilling (specify finish)
  - DSXRPA5 (FINISH) Round pole adapter #5 drilling (specify finish)
  - DSX1EGSR (FINISH) External glare shield (specify finish)
  - DSX1BDB (FINISH) Bird spike deterrent bracket (specify finish)

- ### NOTES
- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
  - 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
  - T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
  - MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
  - HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
  - HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
  - XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
  - XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
  - SPAS and RPAS for use with #5 drilling only (Not for use with #8 drilling).
  - WBA cannot be combined with Type 5 distributions plus photocell (PER).
  - NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
  - NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
  - PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
  - PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
  - NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
  - DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
  - BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
  - DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
  - DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5, P9, P10, P11, P12, and P13.
  - Reference Motion Sensor Default Settings table on page 4 to see functionality.
  - Reference Controls Options table on page 4.
  - HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
  - CCE option not available with option BS and EGSR. Contact Technical Support for availability.
  - Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
  - Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
  - Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

## Shield Accessories



External Glare Shield (EGSR)



House Side Shield (HS)

## Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature <sup>2</sup>	Color Rendering Index <sup>3</sup>	Distribution	Voltage	Mounting	
<b>DSX1 LED</b>	<b>Forward optics</b> P1 P6 P2 P7 <b>P3</b> P8 P4 P9 P5	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare <sup>1</sup> T4M Type IV medium T4LG Type IV low glare <sup>1</sup> TFTM Forward throw medium	<b>TSM</b> Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control <sup>1</sup> BLC4 Type IV backlight control <sup>1</sup> LCCO Left corner cutoff <sup>1</sup> RCCO Right corner cutoff <sup>1</sup>	MVOLT (120V-277V) <sup>4</sup> HVOLT (347V-480V) <sup>5,6</sup> XVOLT (277V - 480V) <sup>5,6</sup> 120 <sup>16,28</sup> 208 <sup>16,28</sup> 240 <sup>16,28</sup> 277 <sup>16,28</sup> 347 <sup>16,28</sup> 480 <sup>16,28</sup>	<b>Shipped included</b> SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling <sup>9</sup> RPAS Round pole mounting #5 drilling <sup>9</sup> SPA8N Square narrow pole mounting #8 drilling <b>WBA</b> Wall bracket <sup>19</sup> <b>MA</b> Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	<b>Rotated optics</b> P10 <sup>1</sup> P12 <sup>1</sup> P11 <sup>1</sup> P13 <sup>1</sup>	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 80CRI 80CRI 80CRI				

Control options	Other options	Finish (required)
<b>Shipped installed</b> <b>NLTAIR2 PIRHN</b> nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40" mounting height, ambient sensor enabled at 2fc. <sup>11,12,20,21</sup> <b>PIR</b> High/low, motion/ambient sensor, 8-40" mounting height, ambient sensor enabled at 2fc. <sup>11,12,20,21</sup> <b>PER</b> NEMA twist-lock receptacle only (controls ordered separately) <sup>14</sup> <b>PER5</b> Five-pin receptacle only (controls ordered separately) <sup>14,21</sup>	<b>Shipped installed</b> <b>SPD20KV</b> 20KV surge protection <b>HS</b> Houseside shield (black finish standard) <sup>22</sup> <b>L90</b> Left rotated optics <sup>1</sup> <b>R90</b> Right rotated optics <sup>1</sup> <b>CCE</b> Coastal Construction <sup>23</sup> <b>HA</b> 50°C ambient operation <sup>24</sup> <b>BAA</b> Buy America(n) Act and/or Build America Buy America Qualified <b>SF</b> Single fuse (120, 277, 347V) <sup>16</sup> <b>DF</b> Double fuse (208, 240, 480V) <sup>16</sup> <b>Shipped separately</b> <b>EGSR</b> External Glare Shield (reversible, field install required, matches housing finish) <b>BSDB</b> Bird Spikes (field install required)	<b>DDBXD</b> Dark Bronze <b>DBLXD</b> Black <b>DNAXD</b> Natural Aluminum <b>DWHXD</b> White <b>DOBTXD</b> Textured dark bronze <b>DBLTXD</b> Textured black <b>DNATXD</b> Textured natural aluminum <b>DWHGXD</b> Textured white

Control Options	Description	Functionality	Notes
80CRI/PIR	Single 80CRI motion sensor for motion sensing, ambient and ambient sensor.	Motion and ambient light sensing with group sensor. Ambient sensor is active when motion sensor is active unless ambient sensor is set to be active when ambient sensor is set to be active.	Single 80CRI motion sensor is required and ambient sensor is required for motion sensing. To be used with other controls options that use the 120V lead.

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630.574.8300 office  
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000200

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**M.E.P. / E.P.**  
Millies Engineering Group  
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WESTCHESTER, IL 60154  
630.717.5200 (2024.002.174007)

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NO	DATE	ISSUANCE DESCRIPTION
1	02.20.2026	ISSUED FOR 100% DD

**MORTON GROVE VH AND PD**  
VILLAGE OF MORTON GROVE  
6201 DEMPSTER ST, MORTON GROVE, IL 60053

2026-02-20 - 100% DD

**ELECTRICAL SITE PHOTOMETRIC**

SHEET NO.  
**E0.05**

JOB NO. 25-4288.01  
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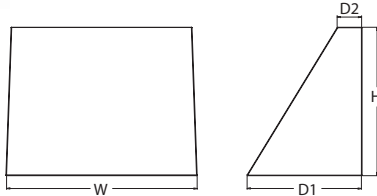


# WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



### Specifications

**Depth (D1):** 7"  
**Depth (D2):** 1.5"  
**Height:** 9"  
**Width:** 11.5"  
**Weight:** 13.5 lbs (without options)



Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

### Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**design select** Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). \*See ordering tree for details

### WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

**EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 <sup>1</sup>	27K 2700K	70CRI <sup>2</sup>	T1S Type I Short	MVOLT	Shipped included
	P1 <sup>2</sup>	30K 3000K	80CRI	T2M Type II Medium	347 <sup>3</sup>	SRM Surface mounting bracket
	P2 <sup>2</sup>	40K 4000K	LW <sup>3</sup> Limited Wavelength	T3M Type III Medium	480 <sup>3</sup>	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)*
	P3 <sup>2</sup>	50K 5000K		T4M Type IV Medium		
	P4 <sup>2</sup>	AMB <sup>3</sup> Amber		TFTM Forward Throw Medium		

### Options

Options	Standalone Sensors/Controls	Networked Sensors/Controls	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBXD Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DBLXD Black
PE Photocell, Button Type <sup>4</sup>			DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>5</sup>			DWHXD White
BCE Bottom conduit entry for back box (PBBW), Total of 4 entry points.			DSSXD Sandstone
CCCE Coastal Construction <sup>6</sup>			DDBTXD Textured dark bronze
			DBLTXD Textured black
			DNATXD Textured natural aluminum
			DWHGXD Textured white
			DSSTXD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com) WDGE2 LED Rev. 04/21/25  
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### Performance Data

#### Lumen Output

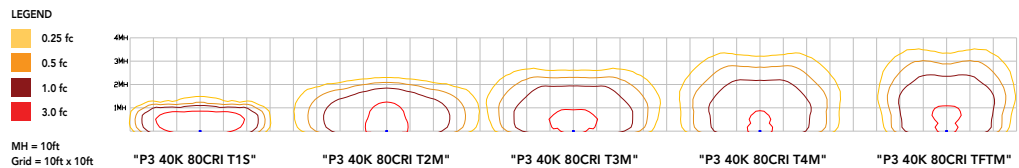
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1,157	104	0	0	1,215	109	0	0	1,200	107	0	0	1,250	112	0	0	1,250	112	0	0	1
		T2M	1,150	103	0	0	1,204	108	0	0	1,264	113	0	0	1,249	112	0	0	1,250	112	0	0	1,250	112	0	0	1
		T3M	1,150	103	0	0	1,204	108	0	0	1,264	113	0	0	1,249	112	0	0	1,250	112	0	0	1,250	112	0	0	1
		T4M	1,126	101	0	0	1,179	106	0	0	1,238	111	0	0	1,223	110	0	0	1,223	110	0	0	1,223	110	0	0	1
		TFTM	1,133	101	0	0	1,186	106	0	0	1,245	112	0	0	1,230	110	0	0	1,230	110	0	0	1,230	110	0	0	1
P2	19W	T1S	1,801	95	1	0	1,886	99	1	0	1,981	104	1	0	1,957	103	1	0	1,957	103	1	0	1,957	103	1	0	1
		T2M	1,875	99	1	0	1,963	103	1	0	2,061	109	1	0	2,037	107	1	0	2,037	107	1	0	2,037	107	1	0	1
		T3M	1,876	99	1	0	1,964	103	1	0	2,062	109	1	0	2,038	107	1	0	2,038	107	1	0	2,038	107	1	0	1
		T4M	1,836	97	1	0	1,922	101	1	0	2,018	106	1	0	1,994	105	1	0	1,994	105	1	0	1,994	105	1	0	1
		TFTM	1,847	97	1	0	1,934	102	1	0	2,030	107	1	0	2,006	106	1	0	2,006	106	1	0	2,006	106	1	0	1
P3	32W	T1S	2,809	87	1	0	2,942	92	1	0	3,089	96	1	0	3,052	95	1	0	3,052	95	1	0	3,052	95	1	0	1
		T2M	2,924	91	1	0	3,062	95	1	0	3,215	100	1	0	3,176	99	1	0	3,176	99	1	0	3,176	99	1	0	1
		T3M	2,925	91	1	0	3,063	95	1	0	3,216	100	1	0	3,177	99	1	0	3,177	99	1	0	3,177	99	1	0	1
		T4M	2,862	89	1	0	2,997	93	1	0	3,147	98	1	0	3,110	97	1	0	3,110	97	1	0	3,110	97	1	0	1
		TFTM	2,880	90	1	0	3,015	94	1	0	3,166	99	1	0	3,128	97	1	0	3,128	97	1	0	3,128	97	1	0	1
P4	47W	T1S	3,729	80	1	0	3,904	84	1	0	4,099	88	1	0	4,051	87	1	0	4,051	87	1	0	4,051	87	1	0	1
		T2M	3,881	83	1	0	4,063	87	1	0	4,267	91	1	0	4,216	90	1	0	4,216	90	1	0	4,216	90	1	0	1
		T3M	3,882	83	1	0	4,065	87	1	0	4,268	91	1	0	4,217	90	1	0	4,217	90	1	0	4,217	90	1	0	1
		T4M	3,799	81	1	0	3,978	85	1	0	4,177	90	1	0	4,127	88	1	0	4,127	88	1	0	4,127	88	1	0	1
		TFTM	3,822	82	1	0	4,002	86	1	0	4,202	90	1	0	4,152	89	1	0	4,152	89	1	0	4,152	89	1	0	1

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1	
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1	
P1	11W	T3M	1,280	115	0	0	1,325	119	0	0	1,427	128	1	0	1,445	129	1	0	1,445	129	1	0	1
		T4M	1,253	112	0	0	1,297	116	0	0	1,397	125	0	0	1,415	127	0	0	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1,260	114	1	0	2,327	123	1	0	2,357	124	1	0	2,357	124	1	0	1
		T4M	2,042	108	1	0	1,214	111	1	0	2,278	120	1	0	2,306	121	1	0	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	3,369	105	1	0	3,629	113	1	0	3,675	114	1	0	3,675	114	1	0	1
		T4M	3,185	99	1	0	3,297	103	1	0	3,552	111	1	0	3,597	112	1	0	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	4,471	96	1	0	4,817	103	1	0	4,878	105	1	0	4,878	105	1	0	2
		T4M	4,227	91	1	0	4,376	94	1	0	4,714	101	1	0	4,774	102	1	0	4,774	102	1	0	2

### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



VERIFY WITH ARCH

**fgma**  
 FGM ARCHITECTS  
 FGM Architects  
 1 Westbrook Corporate Center  
 Suite 1000  
 Westchester, Illinois 60154  
 630.574.8300 OFFICE  
 ILLINOIS PROFESSIONAL DESIGN  
 FIRM #184-000300

**CIVIL**  
 WMA  
 2020 MARQUETTE RD, BUILDING A, SUITE 200  
 WESTCHESTER, IL 60591  
 630.668.7888 (2025.03.17.2025.03.17.2025.03.17.2025.03.17.





# LANDSCAPING

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## Proposed Landscaping:

The landscape plan is designed to provide seasonal color with the use of evergreens, shrubs with fall color, and flowering perennials for summer interest. We have provided trees in the landscape islands provided and note the replacement of a pear tree with a new tree.

The plantings provided will be tolerant of an urban condition with watering only necessary during plant establishment and times of extreme drought.

## Proposed Species List:

Summer Beauty Allium

Hinsdale Black Chokeberry

Chicagoland Hackberry

Summer Stars Bushhoneysuckle

Magnus Coneflower

Taylor Juniper

Little Spire Russian Sage

Gro Low Sumac

Blackeyed Susan

The Blues Little Bluestem

Prairie Dropseed

Spreading Yew



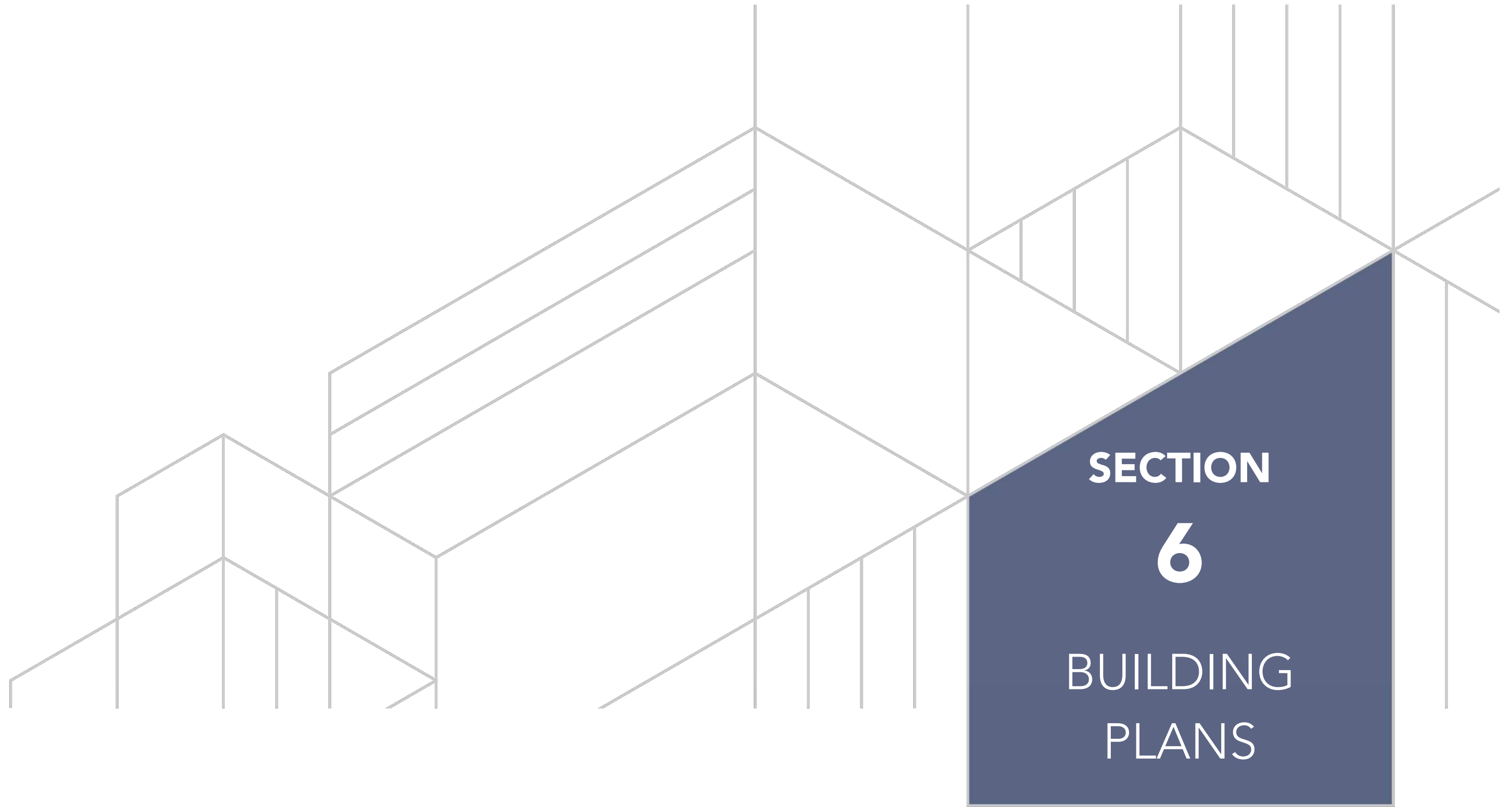


**SECTION**

**5**

**GRAPHICS &  
SIGNAGE**





ISSUANCE		
NO.	DATE	DESCRIPTION

**MORTON GROVE VH AND PD**  
VILLAGE OF MORTON GROVE  
6201 DEMPSTER ST., MORTON GROVE, IL 60053

ISSUED FOR PERMIT

DIMENSION PLAN - LOWER LEVEL

SHEET NO.

**Z1.20**

JOB NO. 25-4288.01  
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**GENERAL FLOOR PLAN NOTES**

- REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
- REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
- WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.
- DIMENSIONS FOR AREAS DRAWN AT A LARGER SCALE ARE SHOWN ON ENLARGED SCALE PLANS. SEE AS SERIES DRAWINGS.
- UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE LAID OUT RADIALLY, ARE DIMENSIONED BY RADII (DEGREES) FROM THE NEAREST GRID LINES.
- UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE SHOWN TO BE ON A GRID LINE OR IMMEDIATELY NEXT TO A GRID LINE SHALL BE LOCATED PARALLEL WITH THE GRID LINE WITH THE FACE OF THE WALL 1" AWAY FROM THE LEG OF THE STEEL JOIST. (SEE A-6 SERIES)
- UNLESS OTHERWISE NOTED, WALL AND PARTITIONS WHICH ARE LAID OUT CONCENTRICALLY ARE DIMENSIONED FROM THE NEAREST GRID AND SHALL BE LAID OUT ALONG THE ESTABLISHED RADIUS.
- WALLS AND PARTITIONS WHICH ARE NOT INTENDED TO BE LAID OUT ON A RADIUS, ARE SHOWN TO BE PERPENDICULAR (-) OR AT SOME ANGLE (-) TO THE ADJOINING WALLS OR PERPENDICULAR TO A GRID LINE (-).
- DIMENSIONS ALONG CURVED LINES ARE ACTUAL CURVED DIMENSIONED ARC LENGTHS.
- FOR PARTITION TYPES, SEE AS SERIES DRAWINGS.
- FOR TYPICAL COLUMN ENCLOSURE DETAILS, SEE AS SERIES DRAWINGS.
- FOR FINISH PLAN, SEE A1 SERIES DRAWINGS.
- FOR DOOR AND FRAME INFORMATION, SEE AS SERIES DRAWINGS.
- FOR WINDOW AND STOREFRONT TYPES, SEE ELEVATIONS ON AS SERIES DRAWINGS.
- FOR EXTERIOR ENVELOPE DETAILS, SEE AS SERIES DRAWINGS.
- FOR LARGE SCALE PLANS, SEE AS SERIES DRAWINGS.
- FOR INTERIOR ELEVATIONS, SEE AS SERIES DRAWINGS.
- FOR CEILING INFORMATION, SEE AS SERIES DRAWINGS.
- FOR STAIR INFORMATION, SEE AS SERIES DRAWINGS.
- FOR SPECIAL FINISHES, PATTERNS, ETC., SEE A1 SERIES DRAWINGS.
- FOR TYPICAL ROOM SIGNS AND FIRE EXTINGUISHER CABINET DETAILS, SEE AS SERIES DRAWINGS.
- FURNITURE AND EQUIPMENT SHOWN DOTTED IS NOT IN CONTRACT AND IS SHOWN FOR COORDINATION PURPOSES.

**GENERAL PARTITION NOTES**

- PROVIDE HORIZONTAL JOINT REINFORCING AT ALL MASONRY PARTITIONS. PROVIDE JOINT REINFORCING @ EACH SECOND COURSE AND ONE COURSE BELOW AND ABOVE OPENINGS UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REINFORCING.
- FOR WALL FINISHES SEE FINISH PLANS OR ROOM FINISH SCHEDULE.
- FOR EXTERIOR WALLS SEE WALL SECTIONS ON AS SERIES DRAWINGS.
- ALL PARTITION FRAMING AND FINISH SHALL EXTEND TO FLOOR OR ROOF STRUCTURE ABOVE AND SHALL BE TAPED AND FINISHED, UNLESS NOTED OTHERWISE.
- PROVIDE 3" SOUND ATTENUATING INSULATION AT ALL STUD WALL PARTITIONS, UNLESS NOTED OTHERWISE.
- FOR LOCATION AND RATINGS OF FIRE RESISTIVE PARTITIONS, SEE G-SERIES CODE COMPLIANCE PLANS, IN ADDITION TO INFORMATION GIVEN ON INDIVIDUAL PARTITION TYPES.
- PROVIDE IMPACT RESISTANT GYPSUM BOARD PANELS WHERE SCHEDULED UP TO 6' ABOVE CEILING.
- PROVIDE DOUBLE STUDS AT ALL JAMBS AND EXTEND TO STRUCTURE ABOVE AND TIE TOGETHER.
- PROVIDE CMU BALLNOSE SHAPE AT ALL EXPOSED CORNERS WHICH ARE NOT COVERED BY ANOTHER MATERIAL OR FINISH.
- PROVIDE CEMENT BACKING BOARD AT ALL WALL TILE LOCATIONS, UNLESS NOTED OTHERWISE.

**PARTITION SPECIAL CONDITION NOTES**

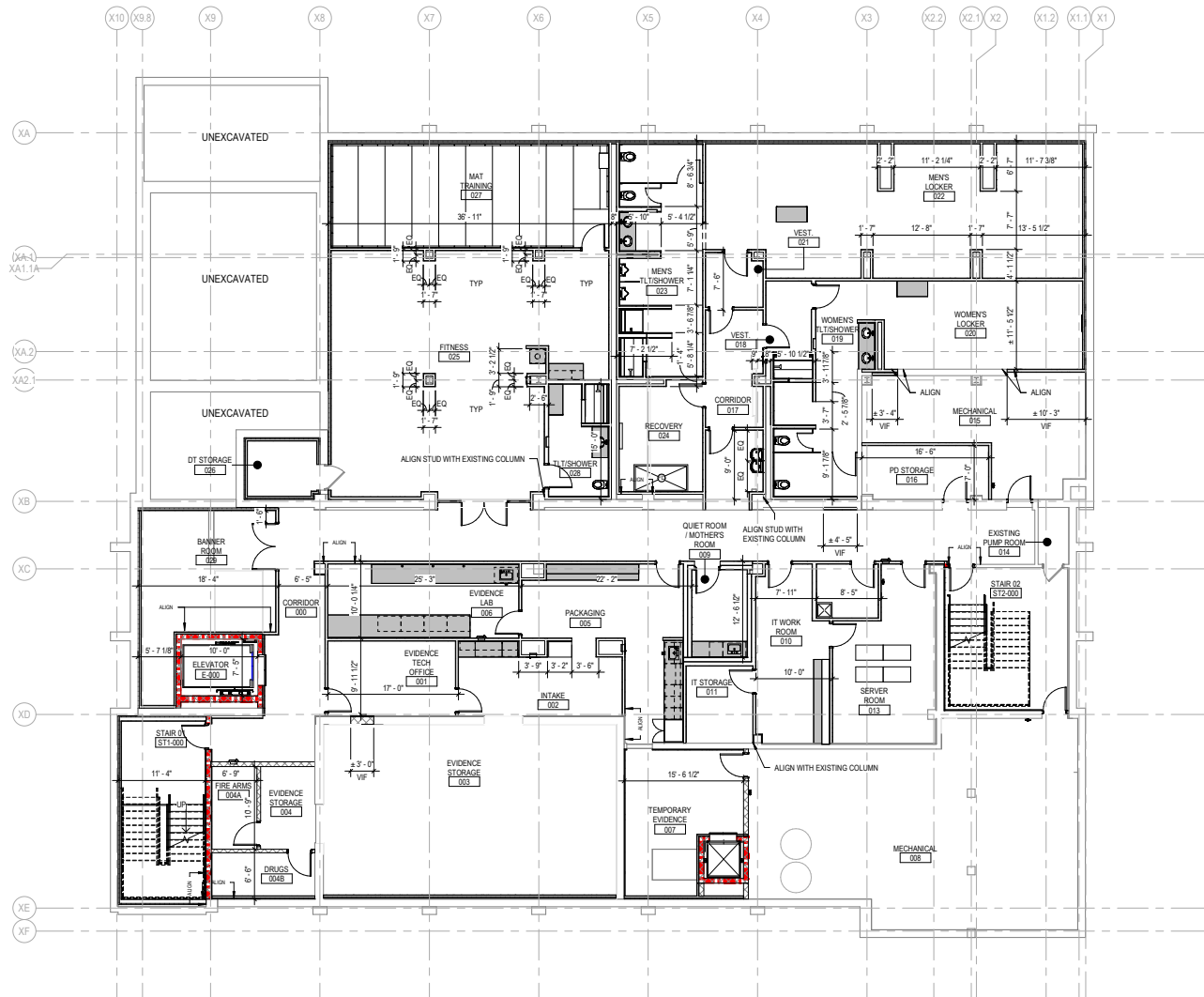
NOTE: PARTITIONS SHALL EXTEND TO DECK OR STRUCTURE ABOVE UNLESS INDICATED BY SPECIAL CONDITIONS BELOW.

TYPICAL PARTITION TAG

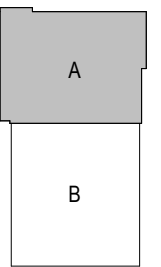


PARTITION SPECIAL CONDITIONS - SEE NOTE LEGEND BELOW

- PARTITION HEIGHT TO EXTEND 6' ABOVE HIGHEST ADJACENT FINISH CEILING.

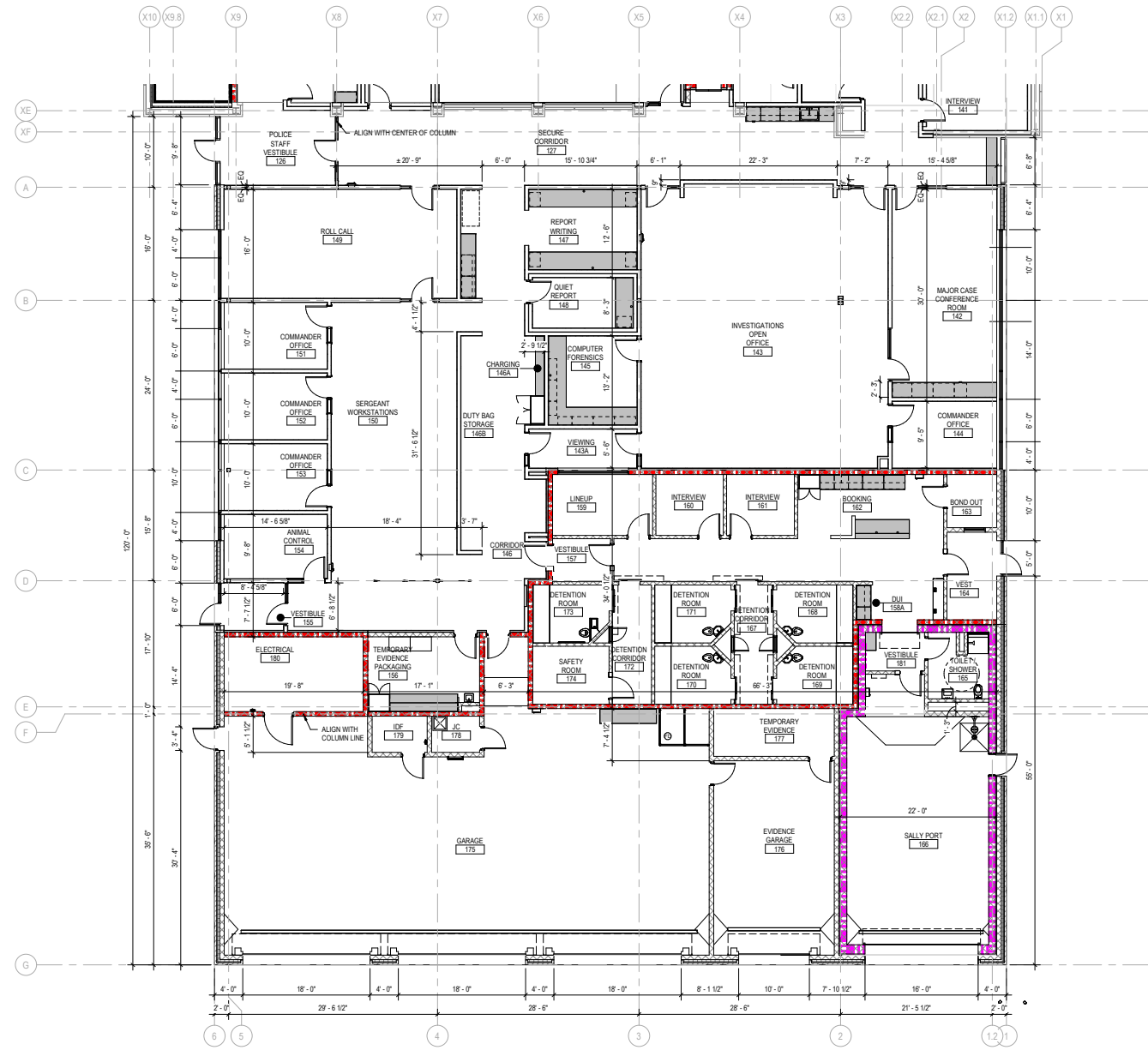


**DIMENSION PLAN - LOWER LEVEL**





5/7/2026 3:07:18 PM  
Autodesk Docs://Morton GroveVillage Hall PD/25-4288.01\_MortonGrove\_VillageHall\_PD\_Addition and Renovation\_2024\_CD.rvt  
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**DIMENSION PLAN - FIRST FLOOR - AREA B**  
1/8" = 1'-0"  
0 4 8 16 32

**GENERAL FLOOR PLAN NOTES**

- REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
- REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
- WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.
- DIMENSIONS FOR AREAS DRAWN AT A LARGER SCALE ARE SHOWN ON ENLARGED SCALE PLANS. SEE A4 SERIES DRAWINGS.
- UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE LAID OUT RADIALLY, ARE DIMENSIONED BY RADIAN DEGREES FROM THE NEAREST GRID LINE.
- UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE SHOWN TO BE ON A GRID LINE OR IMMEDIATELY NEXT TO A GRID LINE SHALL BE LOCATED PARALLEL WITH THE GRID LINE WITH THE FACE OF THE WALL 1" AWAY FROM THE LEG OF THE STEEL JOIST. (SEE A 6 SERIES)
- UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE LAID OUT CONCENTRICALLY ARE DIMENSIONED FROM THE NEAREST GRID AND SHALL BE LAID OUT ALONG THE ESTABLISHED RADII.
- WALLS AND PARTITIONS WHICH ARE NOT INTENDED TO BE LAID OUT ON A RADIUS, ARE SHOWN TO BE PERPENDICULAR (-) OR AT SOME ANGLE (-) TO THE ADJOINING WALLS OR PERPENDICULAR TO A GRID LINE (-).
- DIMENSIONS ALONG CURVED LINES ARE ACTUAL CURVED DIMENSIONED ARC LENGTHS.
- FOR PARTITION TYPES, SEE A6 SERIES DRAWINGS.
- FOR TYPICAL COLUMN ENCLOSURE DETAILS, SEE A4 SERIES DRAWINGS.
- FOR FINISH PLAN, SEE A1 SERIES DRAWINGS.
- FOR DOOR AND FRAME INFORMATION, SEE A5 SERIES DRAWINGS.
- FOR WINDOW AND STOREFRONT TYPES, SEE ELEVATIONS ON A5 SERIES DRAWINGS.
- FOR EXTERIOR ENVELOPE DETAILS, SEE A5 SERIES DRAWINGS.
- FOR LARGE SCALE PLANS, SEE A4 SERIES DRAWINGS.
- FOR INTERIOR ELEVATIONS, SEE A4 SERIES DRAWINGS.
- FOR CEILING INFORMATION, SEE A1 SERIES DRAWINGS.
- FOR STAR INFORMATION, SEE A3 SERIES DRAWINGS.
- FOR SPECIAL FINISHES, PATTERNS, ETC., SEE A1 SERIES DRAWINGS.
- FOR TYPICAL ROOM SIGNS AND FIRE EXTINGUISHER CABINET DETAILS, SEE A8 SERIES DRAWINGS.
- FURNITURE AND EQUIPMENT SHOWN DOTTED IS NOT IN CONTRACT AND IS SHOWN FOR COORDINATION PURPOSES.

**GENERAL PARTITION NOTES**

- PROVIDE HORIZONTAL JOINT REINFORCING AT ALL MASONRY PARTITIONS. PROVIDE JOINT REINFORCING @ EACH SECOND COURSE AND ONE COURSE BELOW AND ABOVE OPENINGS UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REINFORCING.
- FOR WALL FINISHES SEE FINISH PLANS OR ROOM FINISH SCHEDULE.
- FOR EXTERIOR WALLS SEE WALL SECTIONS ON A3 SERIES DRAWINGS.
- ALL PARTITION FRAMING AND FINISH SHALL EXTEND TO FLOOR OR ROOF STRUCTURE ABOVE AND SHALL BE TAPE AND FINISHED, UNLESS NOTED OTHERWISE.
- PROVIDE 3" SOUND ATTENUATING INSULATION AT ALL STUD WALL PARTITIONS, UNLESS NOTED OTHERWISE.
- FOR LOCATION AND RATINGS OF FIRE RESISTIVE PARTITIONS, SEE G-SERIES CODE COMPLIANCE PLANS, IN ADDITION TO INFORMATION GIVEN ON INDIVIDUAL PARTITION TYPES.
- PROVIDE IMPACT RESISTANT GYPSUM BOARD PANELS WHERE SCHEDULED UP TO 6" ABOVE CEILING.
- PROVIDE DOUBLE STUDS AT ALL JAMBS AND EXTEND TO STRUCTURE ABOVE AND TIE TOGETHER.
- PROVIDE CMU BULLNOSE SHAPE AT ALL EXPOSED CORNERS WHICH ARE NOT COVERED BY ANOTHER MATERIAL OR FINISH.
- PROVIDE CEMENT BACKING BOARD AT ALL WALL TILE LOCATIONS, UNLESS NOTED OTHERWISE.

**PARTITION SPECIAL CONDITION NOTES**  
NOTE: PARTITIONS SHALL EXTEND TO DECK OR STRUCTURE ABOVE UNLESS INDICATED BY SPECIAL CONDITIONS BELOW.  
TYPICAL PARTITION TAG  
PARTITION SPECIAL CONDITIONS - SEE NOTE LEGEND BELOW

- PARTITION HEIGHT TO EXTEND 6" ABOVE HIGHEST ADJACENT FINISH CEILING.

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630.684.7933 (S) 630.682.1760(F)

**LANDSCAPE**  
**WMA**  
2200 MANCHESTER RD, BUILDING A, SUITE 200  
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**STRUCTURAL**  
McCluskey Engineering Corporation  
1807 HIGH SCHOOL AVE  
MORTON GROVE, IL 60051  
630.717.5350 (S) 630.717.5350(F)

**M.E.P. / F.P.**  
Miles Engineering Group  
213 N. LAUREL ST.  
CHICAGO, IL 60602  
312.322.4800 (S)

ISSUANCE	
NO	DATE

**MORTON GROVE VH AND PD**  
VILLAGE OF MORTON GROVE  
6201 DEMPSTER ST, MORTON GROVE, IL 60053  
ISSUED FOR PERMIT

**DIMENSION PLAN - FIRST FLOOR - AREA B**  
SHEET NO.  
**21.21B**  
JOB NO. 25-4288.01  
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**GENERAL FLOOR PLAN NOTES**

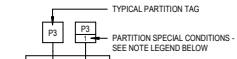
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3. WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.
4. DIMENSIONS FOR AREAS DRAWN AT A LARGER SCALE ARE SHOWN ON ENLARGED SCALE PLANS. SEE A4 SERIES DRAWINGS.
5. UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE LAID OUT RADIALLY, ARE DIMENSIONED IN RADIAN DEGREES FROM THE NEAREST GRID LINES.
6. UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE SHOWN TO BE ON A GRID LINE OR IMMEDIATELY NEXT TO A GRID LINE SHALL BE LOCATED PARALLEL WITH THE GRID LINE WITH THE FACE OF THE WALL 1" AWAY FROM THE LEG OF THE STEEL JOIST. (SEE A6 SERIES)
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8. WALLS AND PARTITIONS WHICH ARE NOT INTENDED TO BE LAID OUT ON A RADIUS, ARE SHOWN TO BE PERPENDICULAR (-) OR AT SOME ANGLE (-) TO THE ADJOINING WALLS OR PERPENDICULAR TO A GRID LINE (-).
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11. FOR TYPICAL COLUMN ENCLOSURE DETAILS, SEE A4 SERIES DRAWINGS.
12. FOR FINISH PLAN, SEE A1 SERIES DRAWINGS.
13. FOR DOOR AND FRAME INFORMATION, SEE A3 SERIES DRAWINGS.
14. FOR WINDOW AND STOREFRONT TYPES, SEE ELEVATIONS ON A4 SERIES DRAWINGS. FOR EXTERIOR ENVELOPE DETAILS, SEE A3 SERIES DRAWINGS.
15. FOR LARGE SCALE PLANS, SEE A4 SERIES DRAWINGS.
16. FOR INTERIOR ELEVATIONS, SEE A4 SERIES DRAWINGS.
17. FOR STAIR INFORMATION, SEE A1 SERIES DRAWINGS.
18. FOR SPECIAL FINISHES, PATTERNS, ETC., SEE A1 SERIES DRAWINGS.
19. FOR TYPICAL ROOM SIGNS AND FIRE EXTINGUISHER CABINET DETAILS, SEE A6 SERIES DRAWINGS.
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**GENERAL PARTITION NOTES**

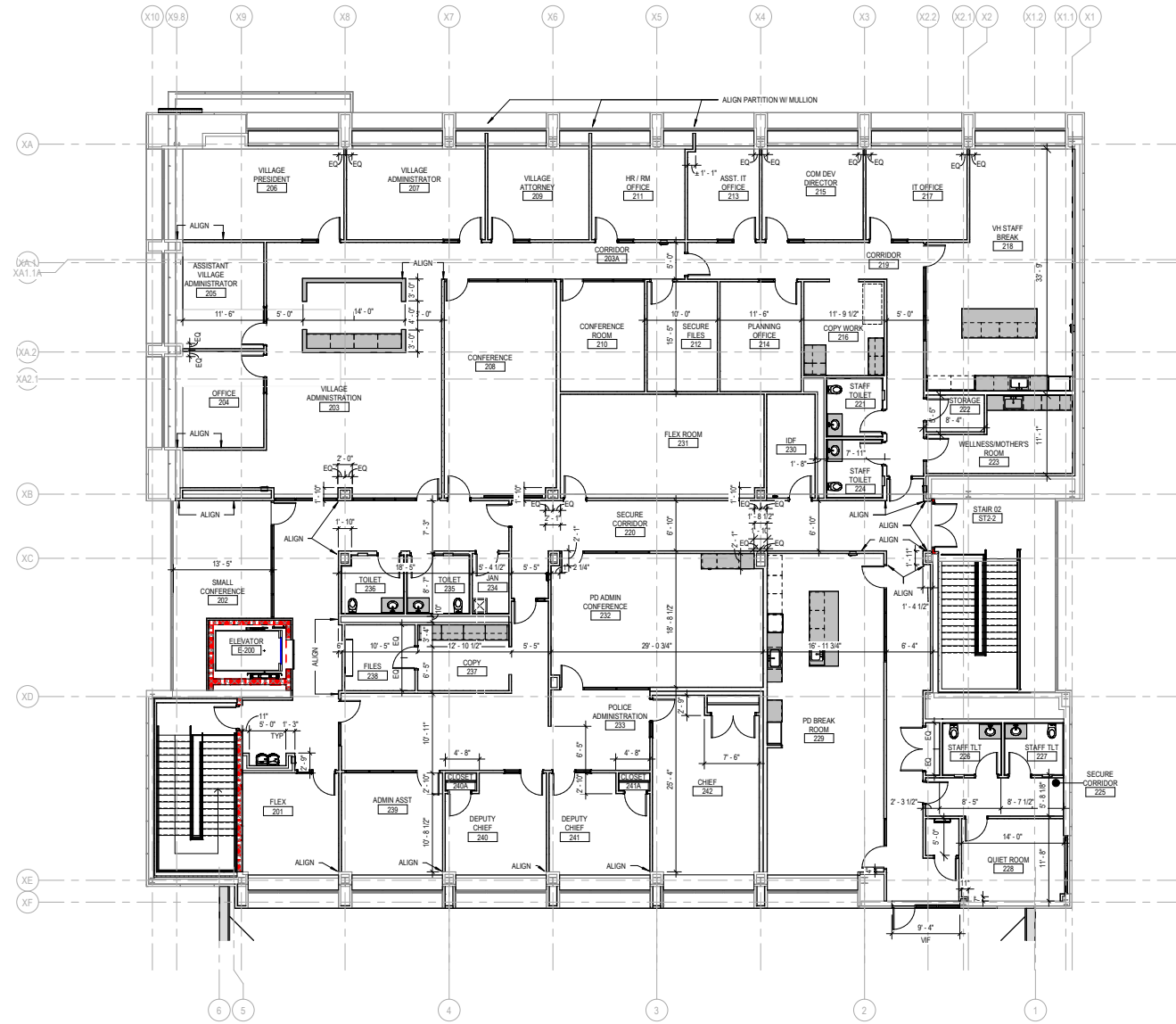
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9. PROVIDE CHAMFERED SHAPES AT ALL EXPOSED CORNERS WHICH ARE NOT COVERED BY ANOTHER MATERIAL OR FINISH.
10. PROVIDE CEMENT BACKING BOARD AT ALL WALL TILE LOCATIONS, UNLESS NOTED OTHERWISE.

**PARTITION SPECIAL CONDITION NOTES**

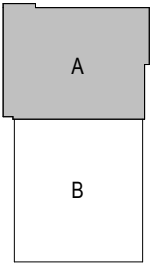
NOTE: PARTITIONS SHALL EXTEND TO DECK OR STRUCTURE ABOVE UNLESS INDICATED BY SPECIAL CONDITIONS BELOW.



1. PARTITION HEIGHT TO EXTEND 6" ABOVE HIGHEST ADJACENT FINISH CEILING.



**DIMENSION PLAN - SECOND FLOOR**



**MORTON GROVE VH AND PD**  
VILLAGE OF MORTON GROVE  
6201 DEMPSTER ST, MORTON GROVE, IL 60053

**DIMENSION PLAN - SECOND FLOOR**

SHEET NO. **21.22**

JOB NO. 25-4288.01  
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