



Village of Morton Grove
Zoning Board of Appeals Agenda

June 16, 2026 - 7:00 P.M.

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

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES OF:** May 19, 2026

III. **PUBLIC HEARINGS:**

CASE: ZBA 26-05

APPLICANT: Iqbal Hussain
600 Naples Ct., apt 210
Glenview, Illinois 60025

LOCATON: 7154 Dempster
Morton Grove, Illinois 60053

PETITION: Request for variation from Section 12-7-3 for off-street parking in a Commercial District

IV. **OTHER BUSINESS** None

V. **CLOSE MEETING**

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. All persons in attendance will have the opportunity to be heard during periods of public comment

Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, June 16, 2026, to akirchner@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Zoning Board of Appeals.

**MINUTES OF THE MAY 19, 2026
MEETING OF THE ZONING BOARD OF APPEALS
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, a regular meeting of the Zoning Board of Appeals was called to order at 7:00 PM by Chairman Kintner. Secretary Kirchner called the roll.

Members of the Board Present: Ingram, Kintner, Liston, Mohr, Stein and Weideman- Stone

Members Absent: Hussaini without notice

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

Trustees Present: Khan, Minx, Thill, and White

Chairman Kintner described the procedures for the meeting. The Village and the applicant will present the case and the Zoning Board of Appeals (ZBA) may ask questions of the applicant. Then, anyone from the audience will be allowed to provide comment to the ZBA on the case. Four votes are required for approval, the Board decision is final and no request that is not significantly different may be submitted for one year after the decision. It was noted that 6 Board members were present.

Board Member Liston moved to approve the minutes, Board Member Stein seconded the motion. Chairman Kintner called for the vote.

Board Member Ingram	abstain
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Board Member Stone voting	aye
Chairman Kintner voting	aye

Motion passes (5-0)

CASE ZBA 26-06

APPLICANT: Daniel Neamt
8542 School Street
Morton Grove, IL 60053

LOCATION: 8542 School Street
Morton Grove, IL 60053

PETITION: Requesting for approval from Section 12-3-5:C to enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure with a fence not meeting height and transparency requirements.

Ms. Kirchner said the applicant is requesting a privacy fence to replace the existing picket fence in the same location and to add fence portions in place of current landscaping. The applicant prefers a 6-foot-high solid fence to provide a protected area for his children and maximize the enclosed yard area. This is similar to the neighboring property to the north.

Waivers are required as the fence is not in line with and behind the rear portion of the home closest to the street side yard property line, the fence is higher than 4 feet and is more than 50% transparent.

Chairman Kintner asked for clarification as to where a permitted fence is allowed on the property. Ms. Kirchner provided the allowed fence locations and dimensions. It was noted that only the street side fence required the variations.

The applicant and his interpreter were sworn in. The applicant wishes to have a privacy fence. They noted the neighboring fence to north as an example.

Board member Stein asked if the fence could be made of wood instead of vinyl. A wooden fence may even provide a small bit of transparency. The applicant said they could install a cedar fence.

The applicant's wife was sworn in. She explained her request for a solid privacy fence.

Chairman Kintner asked

Board member Stein made a motion to approve Case ZBA 26-06, a request for variations from Section 12-3-5 to allow a six feet high fence within a street side yard located 3 feet in front of the rear portion of the principal structure, with 0% transparency, subject to the following conditions:

- 1) The proposed fence shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 4/7/2026.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.

Board member Mohr seconded the motion. Chairman Kintner called for the vote.

Board Member Ingram voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Board Member Stone voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

CASE ZBA 26-07

APPLICANT: Wayne Elston

9205 Oketo Avenue
Morton Grove, IL 60053

LOCATION: 9205 Oketo Avenue
Morton Grove, IL 60053

PETITION: Requesting for approval from Section 12-3-5:C to enclose a portion of the street side yard not in line with and behind the rear portion of the principal structure with a fence not meeting height and transparency requirements.

Ms. Kirchner said he applicant is proposing a new fence in the same location, but set back on the property line, removing the current one (1) foot encroachment on the Village right-of-way. The adjacent existing patio width will be decreased by one (1) foot to allow the fence to be at sidewalk level and not on top of the patio, screening the raised patio elevation from the street.

The current fence is in disrepair. The applicant would like to maintain the fence height at six (6) feet and not have a section at four (4) feet in height fence connecting with the permitted section of taller fencing with a height of six (6) feet in the rear yard.

Chairman Kintner noted the lot is unique as it fronts a cul-de-sac. Ms. Kirchner said the fence is along a street side yard.

The applicant was sworn in. Mr. Elston

Board member Stone made a motion to approve Case ZBA 26-07, a request for variations from Section 12-3-5 to allow a six feet high fence within a street side yard located 8 feet in front of the rear portion of the principal structure, with 0% transparency, subject to the following conditions:

- 1) The proposed fence shall be installed in accordance with the plans submitted by the applicant in the Variation Application dated 4/20/2026.
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.

Board member Ingram seconded the motion. Chairman Kintner called for the vote.

Board Member Ingram voting	aye
Board Member Liston voting	aye
Board Member Mohr voting	aye
Board Member Stein voting	aye
Board Member Stone voting	aye
Chairman Kintner voting	aye

Motion passes (6-0)

Chairman Kintner asked for any other business or discussion.

Board Member Liston moved to adjourn the meeting, seconded by Board Member Stein. The motion to adjourn the meeting was approved unanimously pursuant to a roll call at 7:41 p.m.

Minutes respectfully submitted by Anne Ryder Kirchner.

To: Chairperson Kintner and Members of the Zoning Board of Appeals

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

Date: June 9, 2026

Re: ZBA 26-05: 7154 Dempster Street (10-18-328-011-0000)
Request for variation from Section 12-7-3 for off-street parking in a commercial district.

STAFF REPORT

Public Notice

The Village of Morton Grove provided public notice for the June 16, 2026, Zoning Board of Appeals public hearing for ZBA 26-05 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on May 28, 2026. The Village mailed letters on May 28, 2026, notifying surrounding property owners, and placed a public notice sign on the subject property on May 28, 2026.

Property Background

The subject property at 7154 Dempster Street, part of the multi-tenant property commonly known as Dempster Crossing, at 7130–7188 Dempster Street, is located at the northeast corner of Dempster Street and Harlem Avenue in a C-1 General Commercial District. The property to the west is also zoned C-1 General Commercial and is commonly known as Village Plaza. Properties to the north are zoned R-1 Single-Family Residential, properties to the east are zoned R-2 Single-Family Residential, and the Village of Niles is south along Dempster Street.



Subject Property Location Map

Application Overview

The applicant, Iqbal Hussain, of Sayfani Coffee House, is a prospective tenant of 7154 Dempster Street and is seeking approval of a parking variation to allow a reduction in the shared off-street parking requirement for the multi-tenant property at 7130-7188 Dempster Street. The applicant is proposing to locate a coffee shop in an existing vacant 4,078-square-foot space that would include approximately 43 tables with seating for an estimated total of 98 patrons. There is also a party room with eight (8) additional tables for 16 patrons. The shop would have three (3) employees on-site and would operate Monday through Sunday from 7:00 a.m. to 12:00 p.m.

The subject property has **142 on-site parking spaces** that are shared between the mix of uses. Three (3) units, including the unit in question, total 6,705 square feet in size and are currently vacant. The combined parking requirement for all uses on the site, including the proposed restaurant and assuming future occupancy of the two other vacant spaces by uses requiring no more than one (1) space per 250 square feet of floor area, is **189 spaces** if the shared parking calculation set forth by Section 12-7-3:H is not applied. Applying the shared parking calculation, the minimum off-street parking requirement is reduced to **170 spaces**. The base parking calculations and shared parking calculations are depicted in the tables below.

Dempster Crossing Base Parking Calculation (142 Spaces)					
Unit	Business	Use	SF	P Ratio	P Required
7130 Blossom Orthodontics		Dental	2738	250	10.95
7132 Charming Nails		Commercial Services	1412	250	5.65
7136 Vacant		Commercial Services	1130	250	4.52
7140 MG Dentistry		Dental	1350	250	5.40
7142 Beauty		Beauty shop	890	250	3.56
7144 PNB		Commercial Services	750	250	3.00
7148 Dry Cleaning Factory		Commercial Services	4900	300	16.33
7150 Vacant		Commercial Services	1497	250	5.99
7152 Betty's Bistro		Restaurant	1,900	150	12.67
7154 Proposed Restaurant		Restaurant	4078	150	27.19
7164 Zoot Cuts		Beauty shop	2600	250	10.40
7166 Share Tea		Specialty Food Store	1300	250	5.20
7168 La Thai		Restaurant	1600	150	10.67
7172 Tava		Restaurant	2100	150	14.00
7174 Dempster Eye Care		Commercial Services	3500	250	14.00
7180 Savory Crust		Restaurant	1200	150	8.00
7182 Vape King		Services and Retail	1600	250	6.40
7184 Great American Bagel*		Restaurant	2450	150	16.33
7188 Subway		Restaurant	1280	150	8.53
Parking Required w/o Shared Parking Calculation					188.79

SHARED PARKING REQUIREMENT - 7130-7188 Dempster (incl. 1 per 250 for vacant space)						
Land Use	Weekdays			Weekends		
	2:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. -	2:00 a.m. -	7:00 a.m. -	6:00 p.m. -
Office	0.05	1	0.05	0	0.1	0
Services & Retail	0	0.9	0.8	0	1	0.6
Restaurant (Not 24 hr)	0.1	0.7	1	0.2	0.7	1
Office						
Services & Retail		0.0	82.3	0.0	91.4	54.8
Restaurant (Not 24 hr)		9.7	68.2	19.5	68.2	97.4
FULL TOTAL		10.0	150.0	20	159	152

Based on the proposed mix of uses, the property will have 47 fewer spaces than required by Code for the base parking requirement and **28 fewer spaces** than required by Code for the shared parking requirement.

Section 12-7-3:K of the Unified Development Code controls requests for parking variations and reads as follows:

12-7-3:K. Parking Variations: Peak Demand: Variations with regards to a reduction in off street parking are obtainable, based on the actual peak demand of a use or combination of uses as demonstrated by an independent traffic study completed by a traffic engineer selected from a list of engineers maintained by the Village or as approved by the Village engineer. In addition to the standards identified in chapter 16 of this title, relative to variations and special uses in general, the amount of available, properly zoned on street parking, and the proximity to municipally owned lots will be taken into consideration regarding a parking variation. Parking variations may be granted, based on the percentages below, by the zoning board of appeals, based on the gross square footage of building size. Any requests for a higher percentage than listed below will be considered a special use and require plan commission recommendation and board of trustee's approval.

Based on the shared parking requirement of 170 spaces and an on-site parking capacity of 142 spaces, the requested reduction of 20% qualifies for review by the Zoning Board of Appeals. For a property of this size, any request greater than a 30% variation would require a Special Use Permit.

As required by Section 12-7-3:K, the applicant obtained an independent parking study to support the request for variation. The study, prepared by Kimley-Horn and Associates, Inc., and dated May 11, 2026, is included in the hearing packet. The study assesses parking demand based on (1) Village Code requirements, (2) national standards, and (3) operational data. The study makes the following observations:

- Village Code Application: Based on the Village shared parking standards, the study calculates that the off-street parking requirement is highest during the 7:00 AM – 6:00PM time period on weekdays, when 148 spaces are required. With the shared parking reduction, the existing supply of 142 spaces does not meet the requirement with a deficit of 6 spaces.
- Maximum Observed Parking Demand & Availability: Kimley-Horn performed parking counts and observed that peak parking demand occurred around 12:00 - 2:00 pm during the weekdays and around 12:00 - 1:00 pm on Saturday. The maximum parking demand in a fifteen-minute interval across all three days was **88 parking spaces** at 12:30 pm on Saturday, which results in a maximum capacity of 58 percent. Throughout all time periods, the parking lot remained less than 58 percent full, with **54 or more spaces** available for any given 15-minute period.
- Comparative Parking Requirements for Use: Based on Institute of Transportation Engineers (ITE) standards, the parking demand generated by the proposed coffee shop is anticipated to be 33 to 40 spaces, which is more than the Village's base parking requirement of 27 spaces.

The study notes that operational data for a site is preferred to national industry resources, as they are not tailored to the specific proposed land use. Kimley-Horn used point-of-sale data from the existing Sayfani Coffee Shop location in Schaumburg to calculate peak parking demand resulting in a peak demand of 16 spaces during the midday peak hour, and **17 spaces** during the evening peak hour.

The submitted study concludes that the maximum peak parking demand associated with the use, based on operational data from another similar use, is 17 spaces, which can be accommodated by the availability of 54 on-site spaces observed by Kimley-Horn's parking counts. After the coffee shop is operational, the remaining vacant units at 7136 and 7150 Dempster Street could still be filled by tenants, whose off-street parking requirements do not exceed the remaining 37 available spaces during the maximum demand scenario. Staff note that per Village code, a typical permitted or special commercial use would require 10 spaces for the remaining vacant spaces.

Discussion

Given lower peak parking demand, the study's findings support the Staff recommendation of using the lower shared parking requirement of **170 spaces**. With on-site parking capacity of 142 spaces, the ZBA's approval is needed for a **variation of 28 spaces, or 19.7%**, from Village Code off-street parking requirements to allow for a coffee shop to open in a vacant in-line retail space.

The Village's shared parking calculation establishes peak demand for restaurant uses to be between the hours of 6:00 p.m. and 2:00 a.m., when customers can be expected to be dining out for dinner and getting dessert. On-site dining can be reasonably expected to be more common on the weekends. Staff notes that Lai Thai and Tava restaurants are both open seven (7) days per week until 8:30 and 9:00 p.m., respectively. Savory Crust, Subway, and Great American Bagel have few seats and are mostly take-out restaurants. Peak demand for the restaurant uses will overlap with the peak demand for the proposed coffee shop.

Staff notes that after the parking study was completed, a veterinary urgent care office was proposed for the 1,497-square-foot space at 7150 Dempster and would require six (6) parking spaces, meeting the minimum Code requirement

In 1993, the property was granted a variation of six (6) parking spaces for a 2,550 square-foot sit-down and carry-out restaurant at 7128 Dempster Street under case ZBA 93-1226. The shopping center tenant mix has since changed with long time, smaller footprint restaurants and commercial services tenants.

Variation Standards

The Zoning Board of Appeals can approve the application as presented, approve it with conditions, or deny the application based on the following standards, established in Section 12-16-3:A:

- a. Not Self-Imposed: The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.
- b. Nonmonetary Considerations: The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation.
- c. Not Detrimental to Public Welfare: The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.
- d. Not Detrimental to Neighborhood: The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

The applicant has provided their responses to these standards in the Variation Application.

Recommendation

Should the Board approve Case ZBA 26-05, staff recommends the following motion and conditions:

Motion to approve Case ZBA 26-05, a request for a variation from Section 12-7-3 for off-street parking in a commercial district, subject to the following conditions:

- 1) *The applicant's business shall operate in accordance with the plans submitted by the applicant in the Variation Application dated 5/14/2026; and*
- 2) *Should impacts of the parking variation be determined by the Village Administrator to be inconsistent with the representations and assertions contained in the Variation Application and provided by the applicant's testimony, such inconsistencies may serve as the basis for further review by the Zoning Board of Appeals and a requirement for additional measures to reduce parking demand.*

Attachments

Application and related materials (submitted by applicant)



VARIATION APPLICATION

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

Case Number: 26-05 Date Application Filed: 5/14/2026

APPLICANT INFORMATION

Applicant Name: IQBAL HUSSAIN
Applicant Address: 600 NAPLES CT APT 210
Applicant City / State / Zip Code: GLENVIEW IL 60025
Applicant Phone: 6309996380
Applicant Email: [REDACTED]
Applicant Relationship to Property Owner: TENANT
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: DX3 BP Associates, LLC
Owner Address: 680 Craig Road #240
Owner City / State / Zip Code: Creve Coeur, MO 63141
Owner Phone: 314-744-2487
Owner Email: [REDACTED]
Owner Signature: [Signature]

PROPERTY INFORMATION

Common Address of Property: 7130-7180 Dempster Street, Morton Grove, IL 60053
Property Identification Number (PIN): 10-18-328-011-0000
Property Square Footage: 36,505
Property Zoning District: C-1
Property Current Use: Commercial

APPLICATION INFORMATION

Applicant is requesting a variation from the following section(s) of the Morton Grove Unified Development Code:
Code for Variance / Parking Variation: Title 9, Chapter 14, Section 6 (or 9-14-6 – Variances/Exceptions)
Purpose of requested variation (attach as needed): see the attachment

RESPONSES TO STANDARDS FOR VARIATION

Provide responses to the four (4) Standards for a Variation as listed in Section 12-16-3-A-2 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Zoning Board of Appeals. The Variation Standards are as follows:

- a. **Not Self-Imposed:** The alleged difficulty or hardship is caused by this title and has not been created by any persons presently having an interest in the subject property.

The hardship is due to the existing building layout and property limitations, not created by
the applicant.

- b. **Nonmonetary Considerations:** The circumstances or conditions are such that the strict application of the provisions of this title would deprive the applicant of a reasonable use of their land. Mere loss in value shall not justify a variation.

Strict application of the zoning code would limit reasonable use of the property as a small
neighborhood coffee shop.

- c. **Not Detrimental to Public Welfare:** The granting of any variation is in harmony with the general purposes and intent of this title and will not be detrimental to the public welfare or to other property or improvements in the neighborhood.

The coffee shop will operate with minimal noise and traffic and will follow all safety and
health regulations.

- d. **Not Detrimental to Neighborhood:** The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire, endanger the public safety, or alter the character of the neighborhood.

The business will serve the community and will not negatively impact the surrounding
neighborhood.

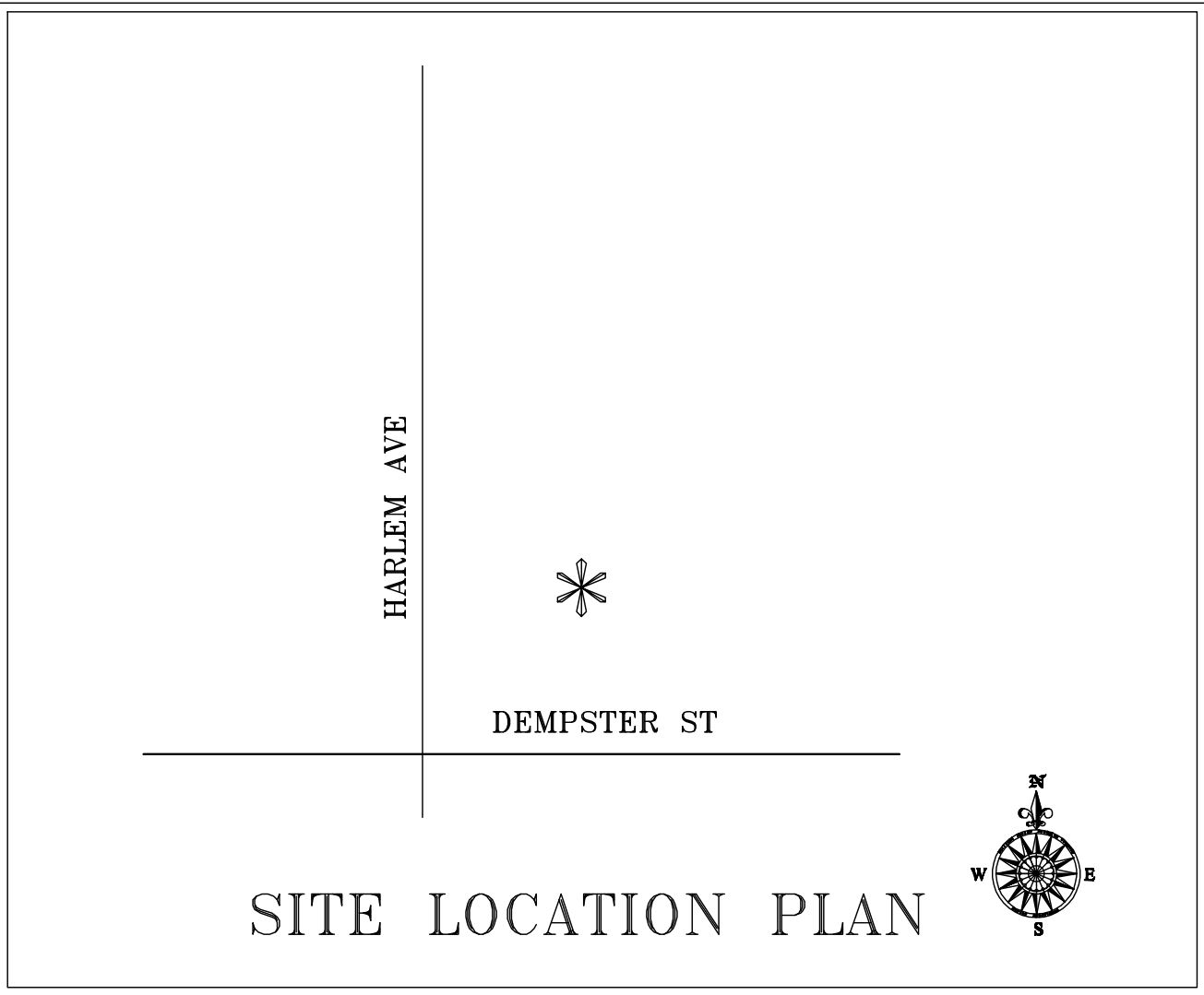
The applicant is requesting a variation to the off-street parking requirements in order to allow the operation of a small neighborhood coffee shop within an existing multi-tenant commercial shopping center located at 7130-7180 Dempster Street. The existing shopping center currently provides 142 shared parking spaces which serve multiple businesses with varying peak hours. Strict application of the parking requirement based solely on seating occupancy would require more spaces than are practically needed for a coffee shop use in this location. Coffee shops typically experience short customer visits and high turnover, and many customers arrive on foot from nearby businesses within the center. Granting the variation will allow the reuse of an existing commercial tenant space, activate currently underutilized retail space, and provide a community-oriented business that complements the surrounding businesses within the shopping center.

Sayfani
coffee house
7152 W DEMPSTER
MORTON GROVE

CODES APPLIED
ORDINANCES & ADOPTED CODES
WITH MORTON GROVE AMENDMENTS-

2018 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL(NEC) CODE-NFPA 70
2014 STATE OF ILLINOIS PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2021 STATE OF ILLINOIS ACCESSIBILITY CODE

SCOPE OF WORK:
INTERIOR REMODEL
for
TENANT BUILD-OUT



NO.	DESCRIPTION
1	TITLE SHEET & LOCATION PLAN
2	DEMOLITION PLAN
3	FLOOR PLAN
4	EQUIPMENT SCHEDULE
5	DETAILS
6	LIGHTING PLAN
7	ELECTRICAL PLAN
8	ELECTRICAL SCHEDULES
9	HVAC PLAN
10	HVAC DETAILS
11	PLUMBING DETAILS

PROJECT INFORMATION:
EXISTING 1 STORY BUILDING
ACCESSORY STRUCTURES- NONE
TENANT AREA GROSS=4000sf

OCCUPANCY CLASSIFICATION GROUP "B" BUSINESS

CONSTRUCTION TYPE IIIA
SPRINKLERD-YES
FIRE ALARM-YES

OCCUPANCY LOAD:

TOTAL OCCUPANCY=98 (AS PER IBC TABLE 1004.2)
FIRE RATING REQUIRED- EXTERIOR WALLS=1HR
FIRE RATING PROVIDED=2HR(8" MASONRY WALLS)

TRAVEL DISTANCE: ALLOWED 75'.
ACTUAL-MAX. 65' FROM REMOTEST SPACE

MAX. NUMBER OF EMPLOYEES; 4

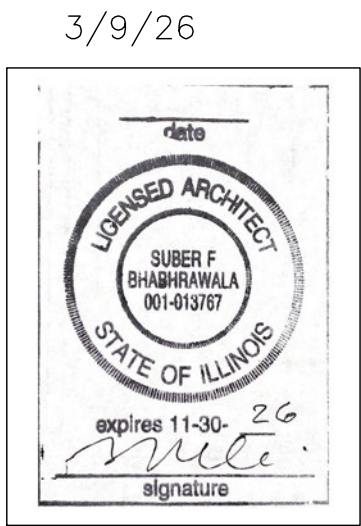
UTILITIES - EXISTING

STORE SIGN WILL REQUIRE A SEPARATE PERMIT
SIGN FABRICATOR TO APPLY AND OBTAIN THE SAME.

SUBMIT SPRINKLER SYSTEM MODIFICATION PLANS AND SPECIFICATIONS
TO FIRE DEPARTMENT FOR REVIEW AND APPROVAL AS PER REQUIREMENTS.
SUBMIT FIRE ALARM SHOP DRAWINGS FOR APPROVAL

A CLASS K FIRE EXTINGUISHER(S) SHALL BE PROVIDED, MAXIMUM TRAVEL DISTANCE
SHALL NOT EXCEED 30 FEET FROM THE HAZARD.
FIRE EXTINGUISHERS SHALL BE A MINIMUM U.L. RATED 2A-40BC., AND SHALL BE LOCATED
WITH-IN 75 FEET OF TRAVEL DISTANCE, MUST BE MOUNTED AS PER NFPA 10
ALL LIFE SAFETY DEVICES AND FIRE PROTECTION DEVICES SHALL BE TESTED IN THE
PRESENCE OF A FIRE OFFICIAL.

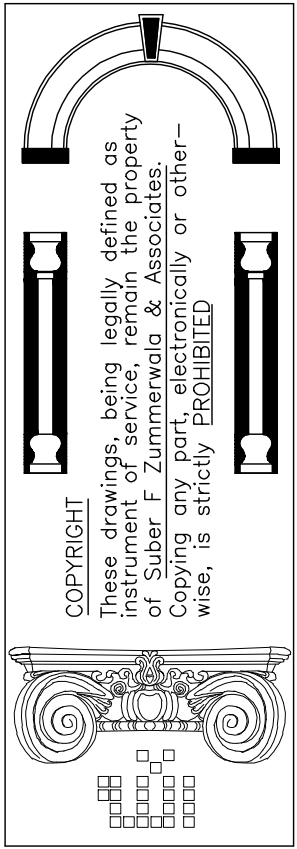
SPACE SHALL NOT BE OCCUPIED UNTILL FIRE DEPARTMENT HAS INSPECTED
AND APPROVED THE SAME.

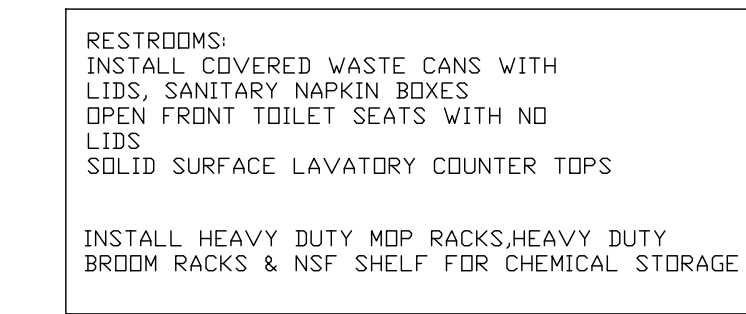


NO.	REVISION	DATE

DRAWN BY	MK
CHECKED BY	SZ
PROJECT NO.	26334
DATE:	01/12/26

Suber F Summerwala & Associates
ARCHITECTS & PLANNERS
DESIGN FIRM LIC NO. 184.004407
333 W. Irving Park Road, Suite # 202
Roseville, IL 60172
PH : 847 951-0472
DESIGN FIRM LIC. NO. 184.004407



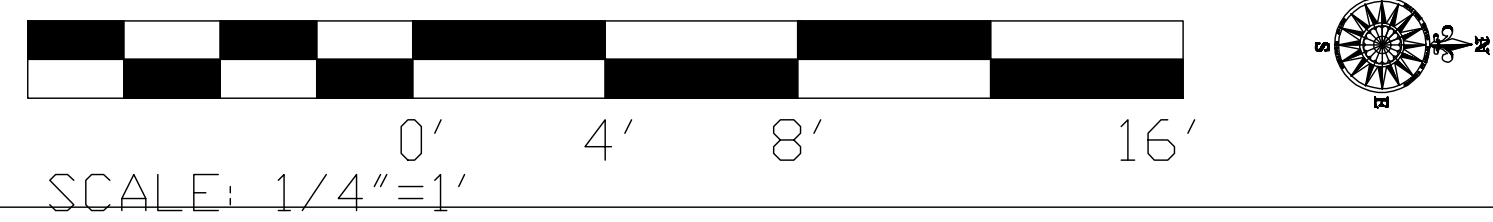


EXISTING TO REMAIN

NEW CONSTRUCTION

REV. 2/9/26

FLOOR PLAN



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These drawings, being legally defined as the property of Super F. Zimmerman & Associates, Copying any part, electronically or otherwise, is strictly **PROHIBITED**

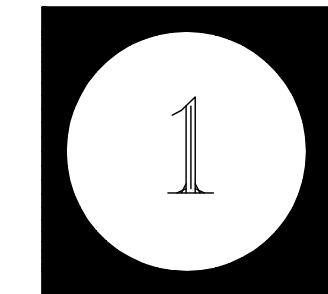


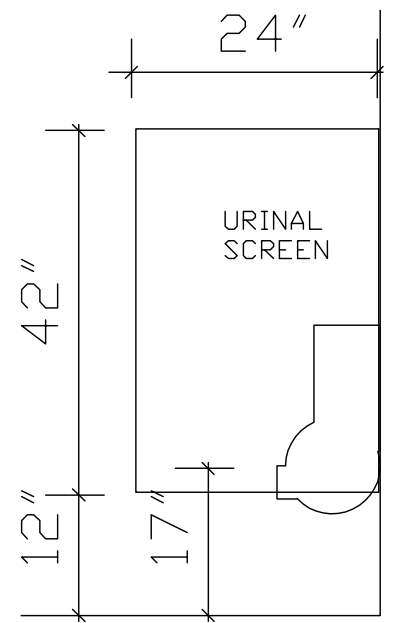
Suber F Zimmerwala & Associates
ARCHITECTS & PLANNERS
DESIGN FIRM INC. NO. 154-004407
333 W. Irving Park Road, Suite # 202
Roseville, IL 60172
PH : 647 951-0472
DESIGN FIRM LIC. NO. 154-004407

Sayfani
coffee house
7152 W DEMPSTER
MORTON GROVE

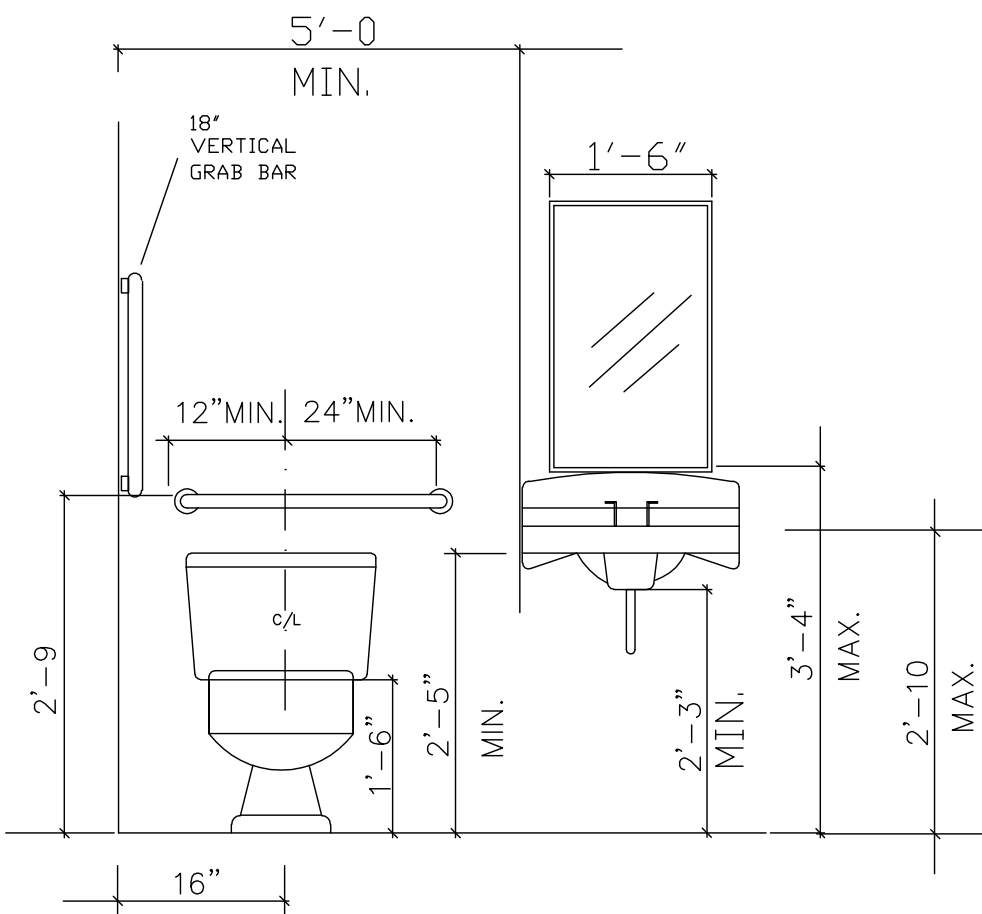
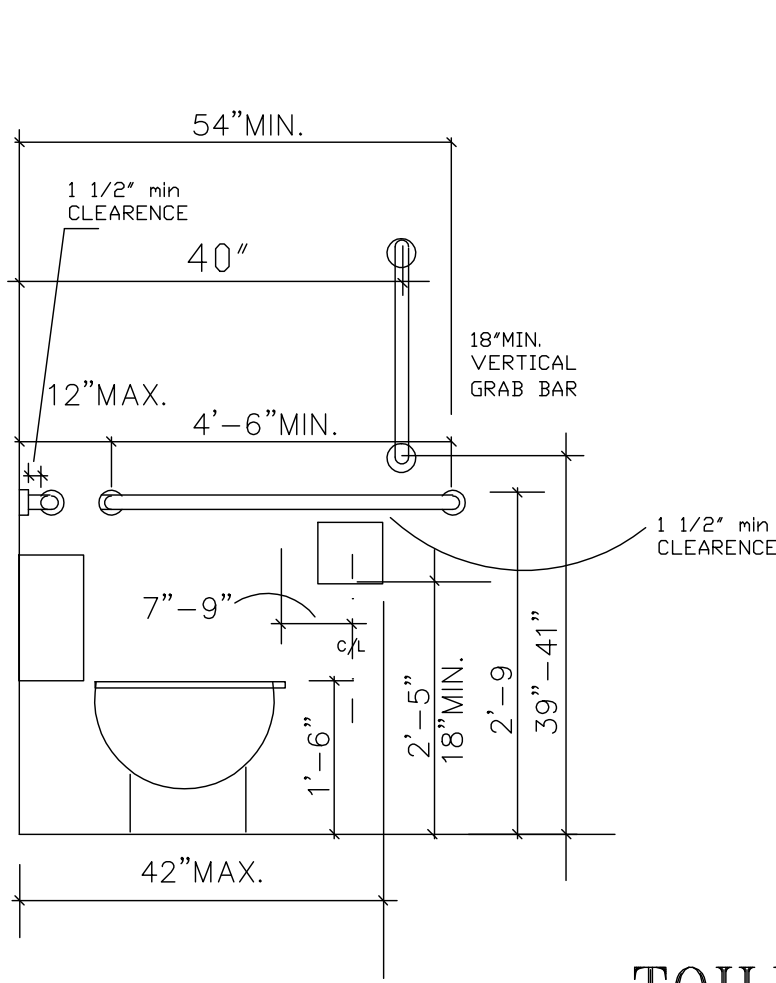
NO.	REVISION	DATE

DRAWN BY	MK
CHECKED BY	SZ
PROJECT NO.	26334
DATE:	01/12/26

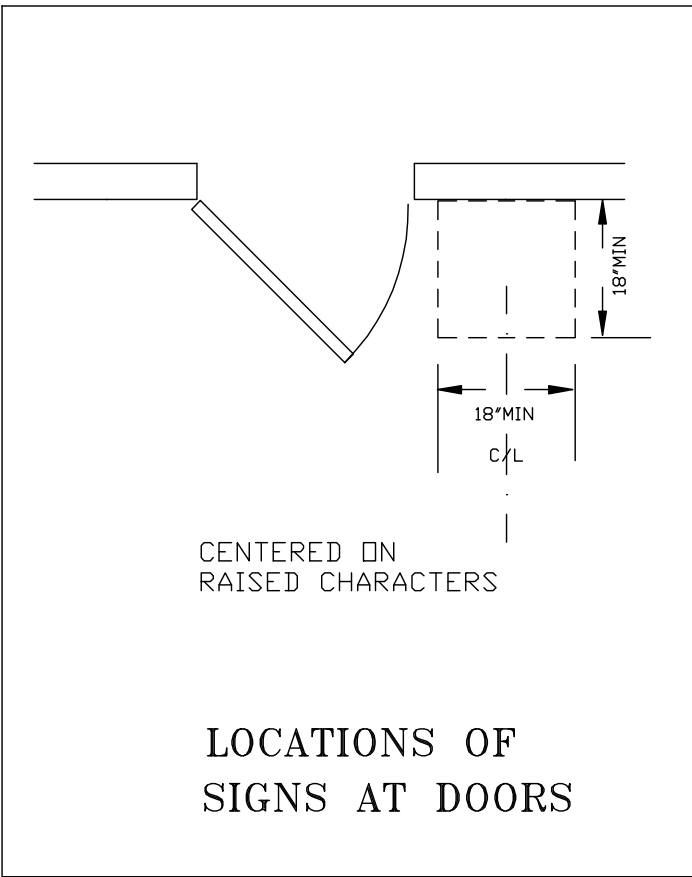




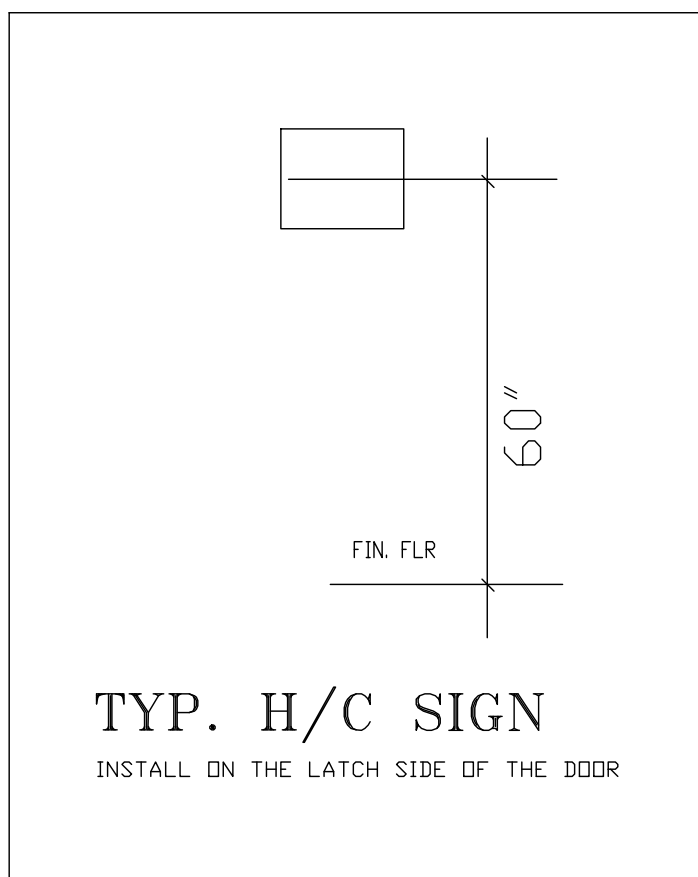
H/C URINAL



TOILET RM ELEVATIONS



LOCATIONS OF
SIGNS AT DOORS



TYP. H/C SIGN

INSTALL ON THE LATCH SIDE OF THE DOOR

NON-GENDER TOILET ROOM:
TOILET ROOM WITH TEXT STATING
RESTROOM AND BRAILLE OF TEXT.
THE SIGN TO MEET THE STATE OF ILLINOIS
‘EQUITABLE RESTROOM ACT’
2018 ILLINOIS ACCESSIBILITY CODE;
(410 ILCS 35/25(c))

TOILET RM ELEVATIONS

HANDICAP TOILET REQUIREMENTS

MUST MEET ALL STATE ACCESSIBILITY
REQUIREMENTS

INSULATE HOT WATER PIPES UNDER SINK.

ANY OPERABLE ACCESSORIES TO BE MOUNTED NOT HIGHER THAN
48" ABOVE FIN FLOOR AND NO LOWER THAN 15" AFF.

LAVATORY WITH GOOSE NECK AND LEVER TYPE HANDLES. INSTALL
NON SCALDING VALVE ON FAUSET WITH WATER TEMPERATURE NOT TO
EXCEED 110 DEGREE F.

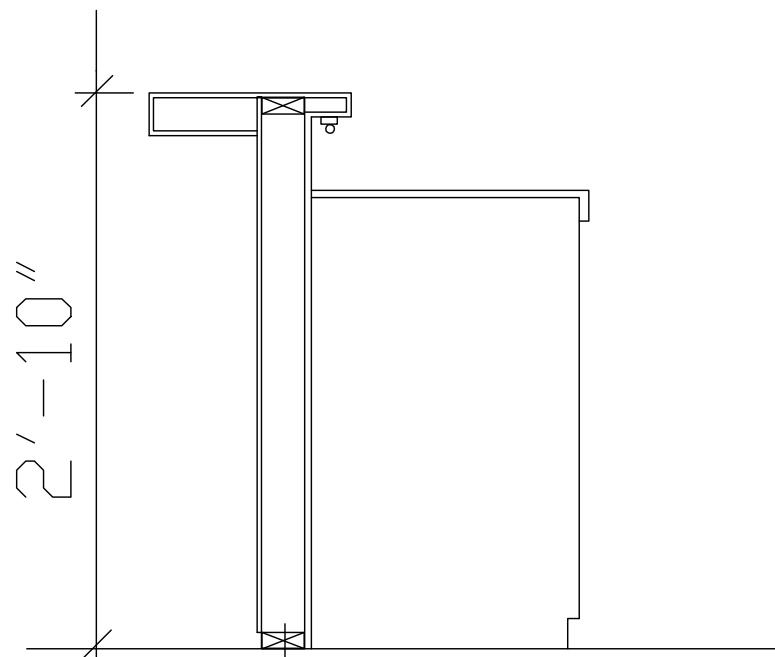
GRAB BARS TO WITHSTAND MIN 300LBS STATIC WEIGHT
FOR A PERIOD OF 5 MINUES, WITH FULL RECOVERY.

MIN 1 1/2" CLEARANCE FOR HANDRAILS BETWEEN WALL AND RAIL

THRESHOLD AT THE DOOR TO BE MAX 1/2" HIGH, ANY LEVEL
CHANGE IN FLOORS TO BE SLOPED AT NO GREATER THAN 1 IN 12.

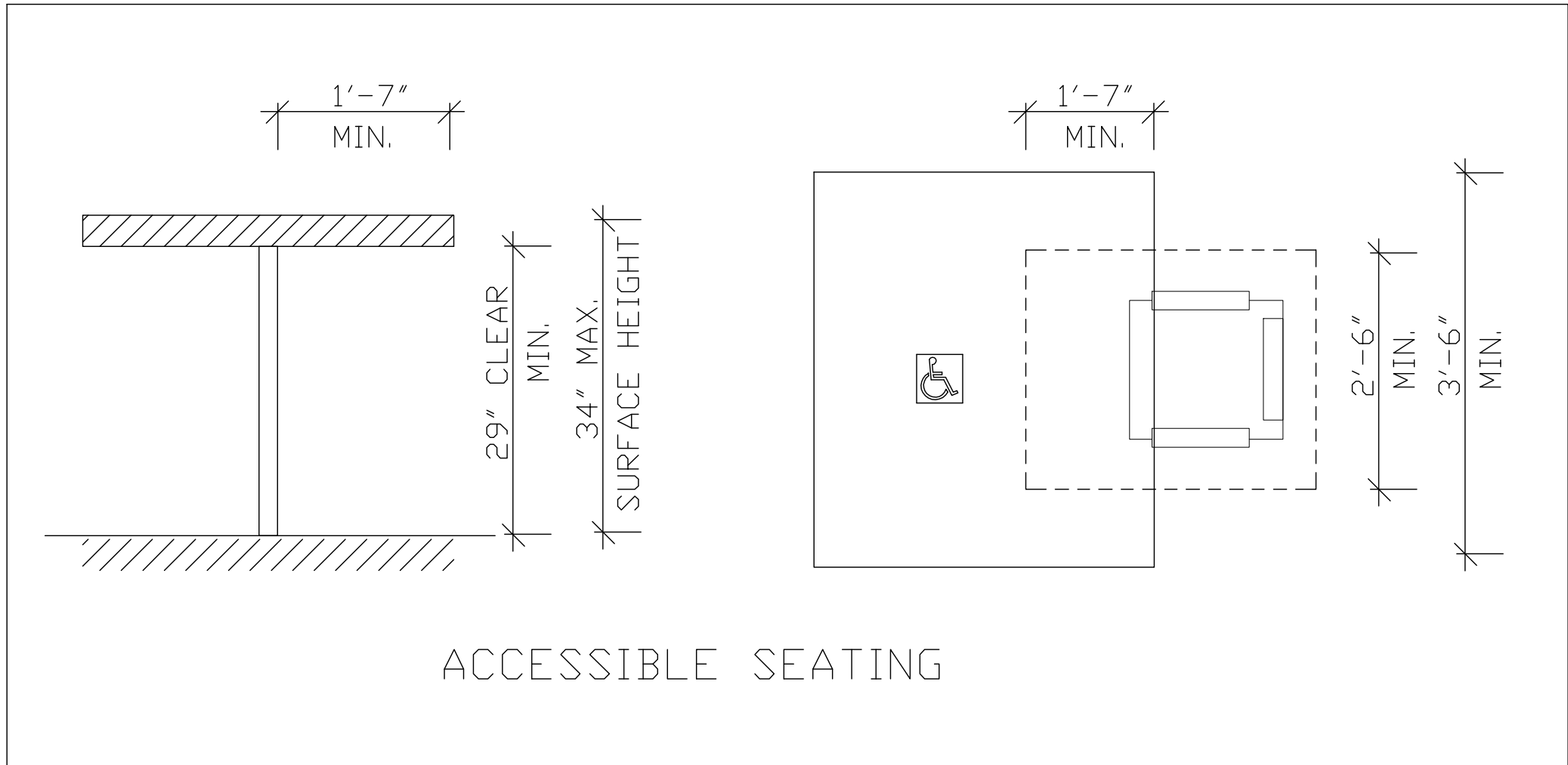
MAXIMUM DEPTH OF ALL ACCESIBLE
SINKS AND LAVATORIES TO BE
SIX AND ONE-HALF (6 1/2) INCHES.

WATER DISPENSER CONTROLS SHALL BE USABLE WITH ONE
HAND AND WITHOUT TIGHT GRASPING, PINCHING, TWISTING OF
THE WRIST OR MORE THAN FIVE POUND FORCE.

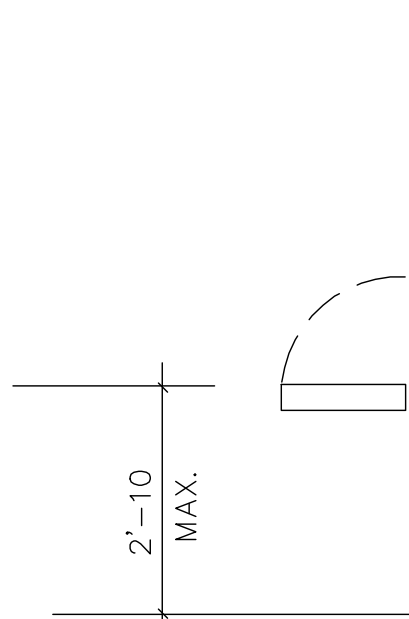


MINIMUM 36" LONG SERVICE COUNTER
TO BE MAX. 34" HIGH AND COMPLY WITH
ADA REQUIREMENTS.
LAMINATED PLASTIC OR SOLID HARD, SMOOTH SURFACE
ALL COUNTERS/CABINETS

SERVICE COUNTER
DETAIL



ACCESSIBLE SEATING

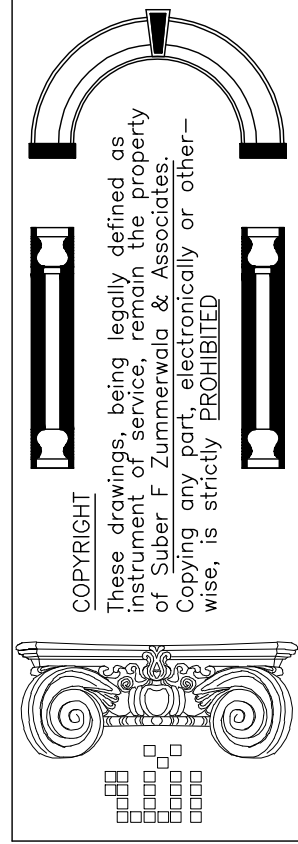


DIAPER CHANGE

EQUIPMENT SCHEDULE					
Item No	Equipment Description		ELECT	PLUMB	REMARKS
1	PUG PRESS	1			TABLE TOP
2	COFFEE MAKER	2	120V,20a		TABLE TOP
3	WORK TABLE	1			DN LEGS ST. STEEL WITH UNDER SHELF
4	COFFEE GRINDER	1	120V,20a		TABLE TOP
5	COFFEE SCALE	1	120V,20a		TABLE TOP
6	PANINI GRILL	1	120V,20a		TABLE TOP
7	MILK STEAMING PITCHER	1			TABLE TOP
8	BLENDER	1	120V,20a		TABLE TOP
9	ICE MACHINE	1	120V,20a	1/2" CW	DN LEGS WITH STORAGE BIN
10	WATER TOWER	1	120V,20a		TABLE TOP
11	CONVECTION OVEN	1	120V,20a		TABLE TOP
12	MICROWAVE	1	115/60,15a		TABLE TOP
13					
14	REACH-IN COOLER	1	115/60,15a		SELF CONTAINED EPOXI COATED SHELVING
15	REACH-IN FREEZER	1	115/60,15a		SELF CONTAINED EPOXI COATED SHELVING
16	TRASH CAN W/ LID	1			
17	HAND-SINK	2		1/2" CW 1/2" HW	MIN. 14"W,SDAP AND PAPER TOWEL DISPENSER AND DIPOSAL WALL MOUNTED, INSTALL SPLASH GUARDS
18	DIGITAL MENU BOARD	1			OVERHEAD DN FASCIA OVER SERVICE COUNTER
19	DUMP SINK	1		1/2" CW 1/2" HW	DROP-IN
20	FOLD-DOWN DIAPER CHANGE	1			
21	POS SYSYEM	1			TABLE TOP
22	DRY STORAGE SHELVES	LOT			DN LEGS NSF APPROVED
23	3-COMPARTMENT SINK	1		3/4" CW 3/4" HW	DN LEGS 77"L, NSF SHELF ABOVE
24	COAT HOOK & SHELF				ACCESSIBLE
25	DISHWASHER	1	120V,20a	1/2" CW 1/2" HW	WITH TWO DRAIN BOARDS
26	MOP BASIN	1		1/2" CW 1/2" HW	
27	REFRIGERATED GLASS TOP DISPLAY CABINET	1	120V,20a		DN LEGS
28	GLASS TOP DISPLAY CABINET	1			DN LEGS
29	UNDER COUNTER REFRIGERATER	1	120V,20a		DN LEGS
30	UNDER COUNTER COOLER	1	120V,20a		DN LEGS
31	WALK-IN FREEZER	1	1/2HP COMP 115/60,15a		TOP MTD SELF CONTAINED EPOXI COATED SHELVING

DISHWASHER MUST BE COMMERCIAL GRADE AND
NSF APPROVED

SUBMIT MANUFACTURERS CUT SHEETS FOR ALL EQUIPMENTS

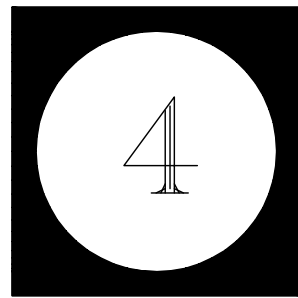


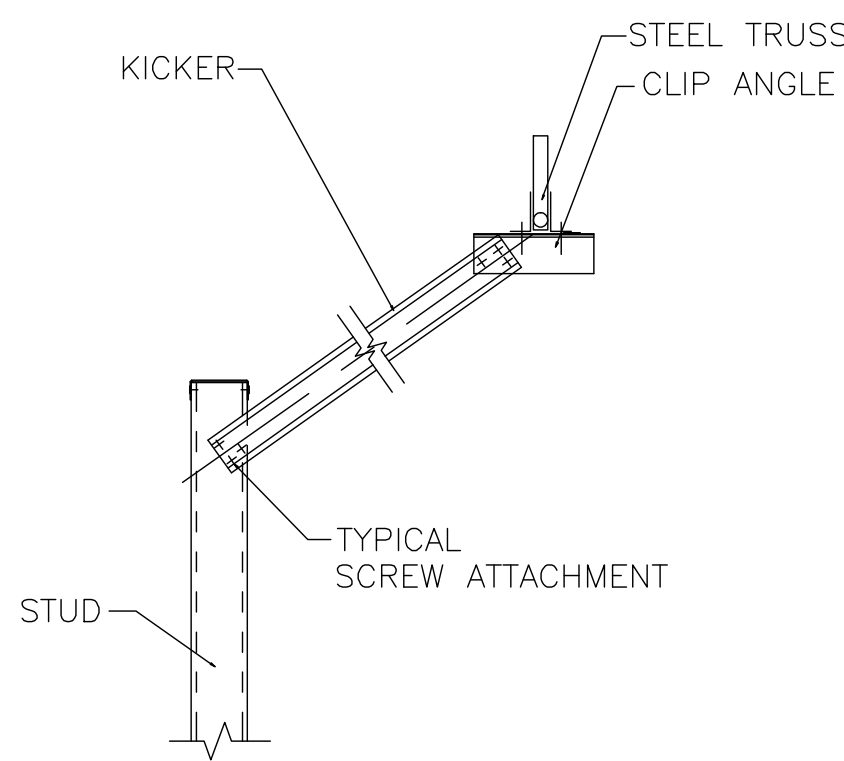
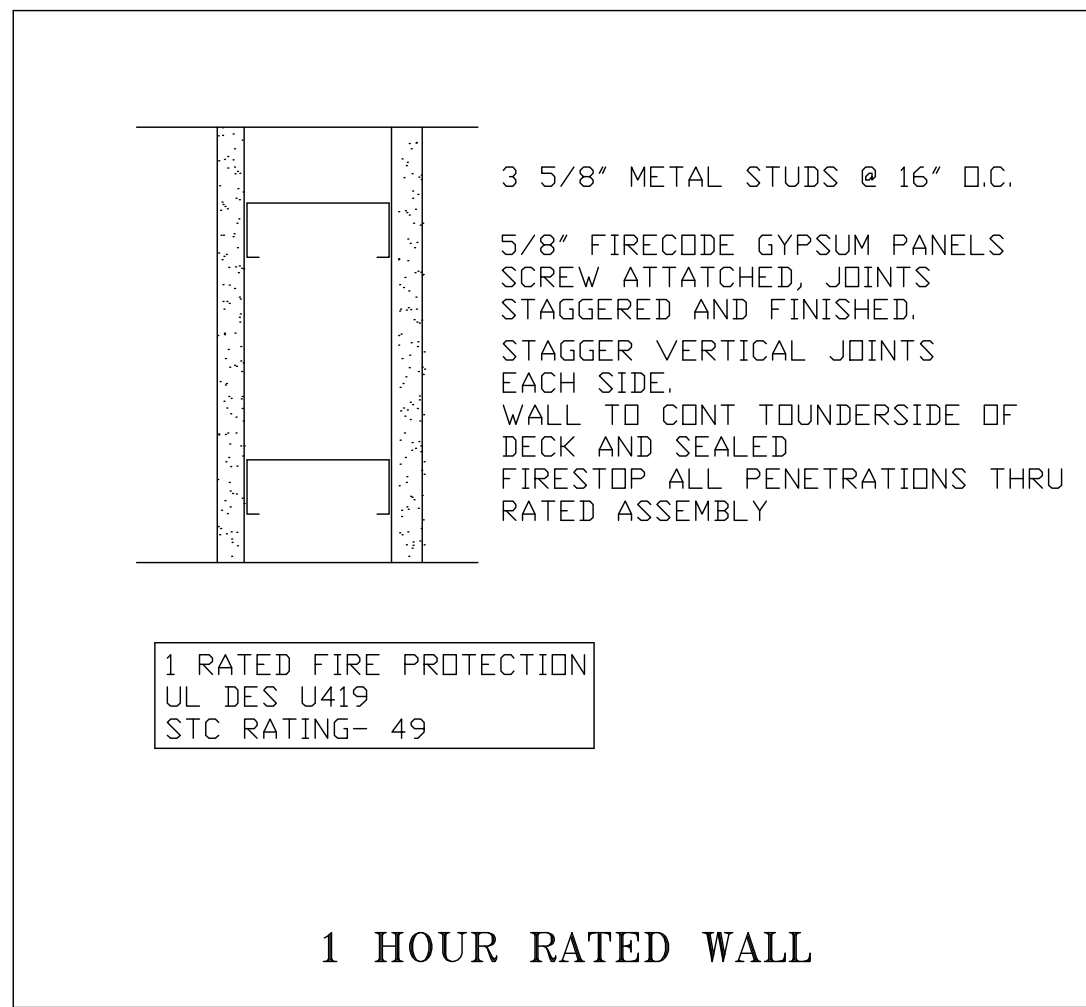
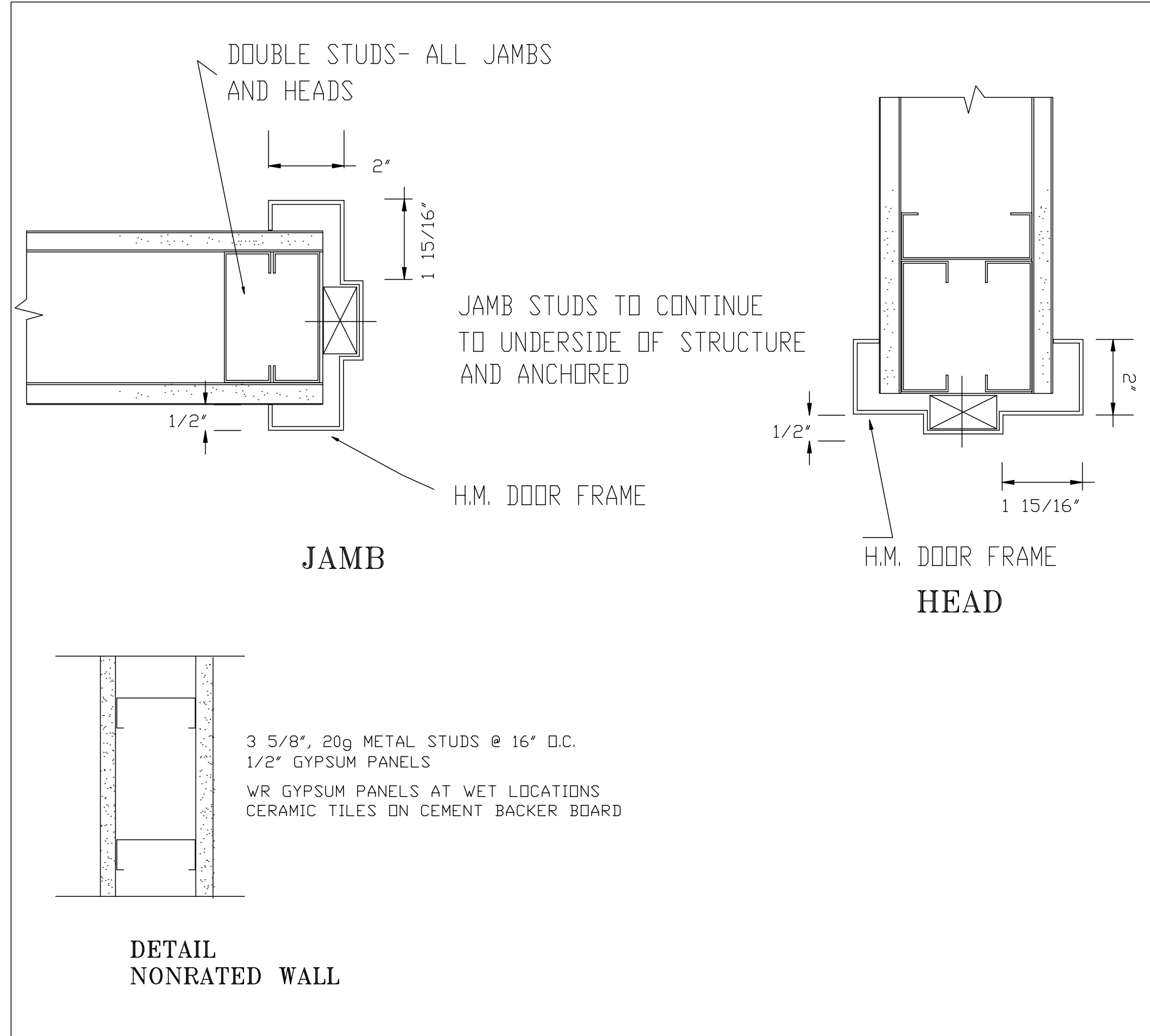
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coffee house
7152 W DEMPSTER
MORTON GROVE

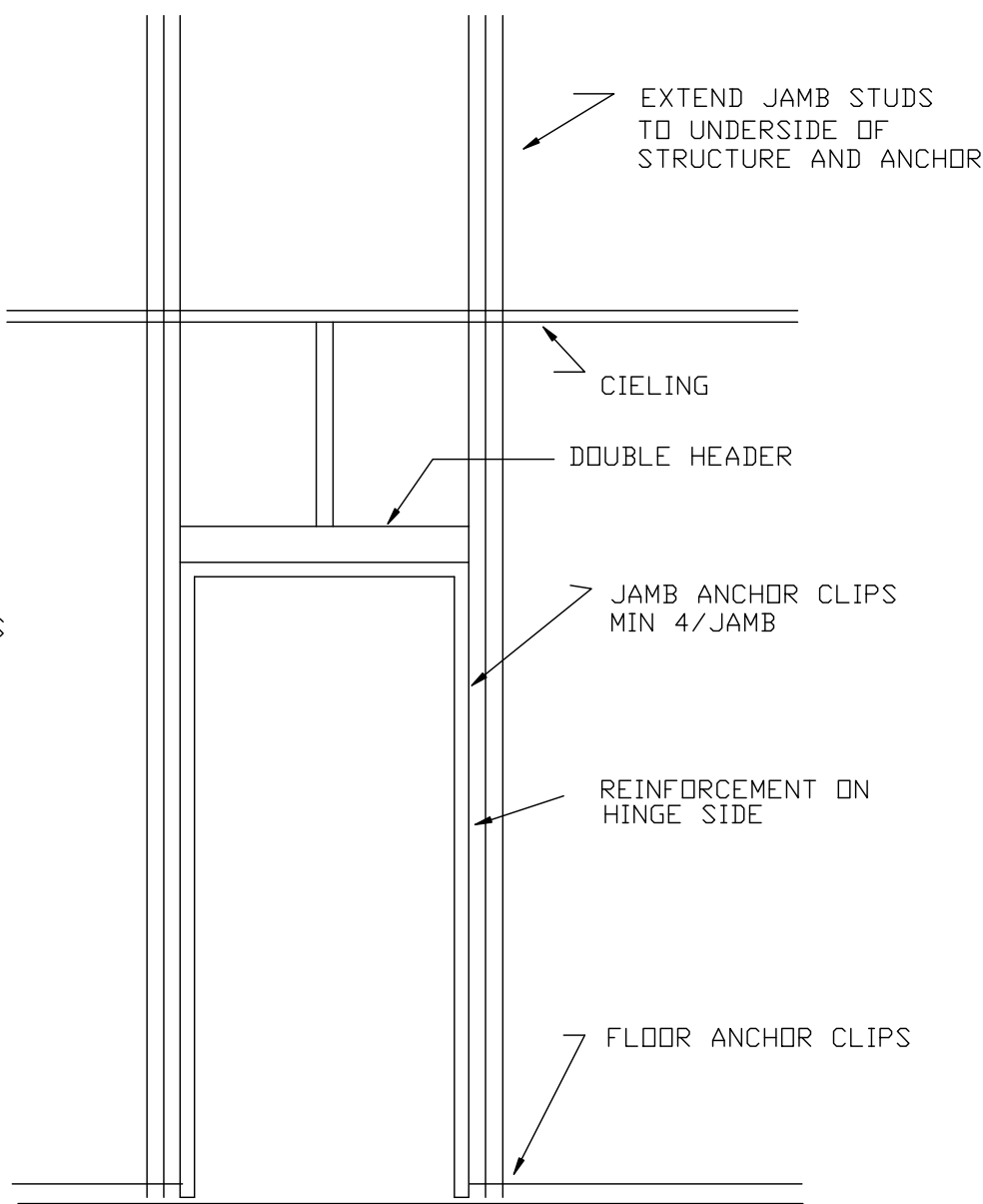
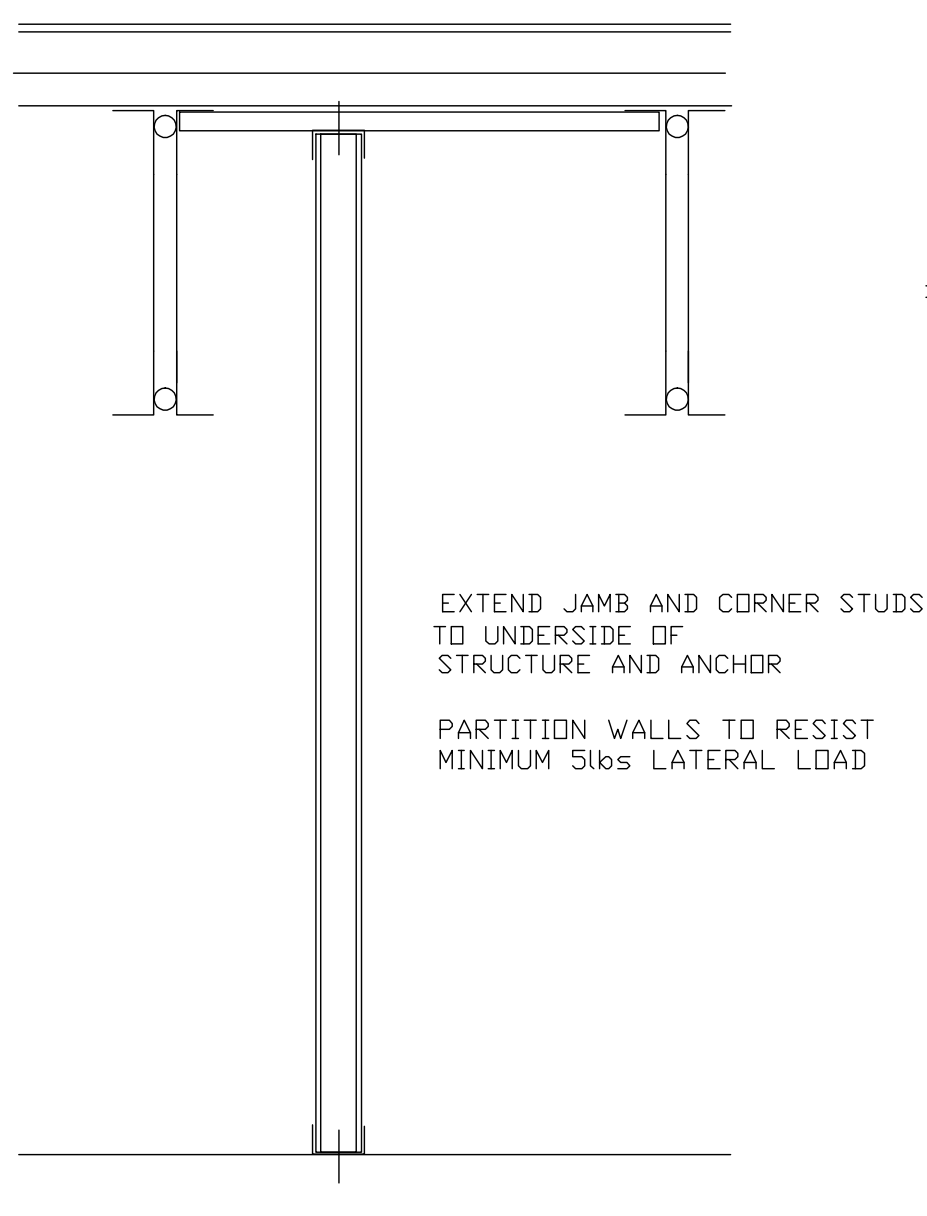
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Non-Load Bearing
STUDS
ANCHORAGE



TYP. DOOR FRAMING

DOOR SCHEDULE

	SIZE	MATERIAL	FRAME	HDWR	REMARKS
①	EXISTING 3'-0 X 7'-0	ALUMINUM AND TEMP GLASS	ALUMINUM	② ③ ⑤ ⑥ ⑦	TO MEET EXIT AND HANDICAP PANIC HDWR REQUIREMENTS.
②	3'-0 X 7'-0	ALUMINUM AND TEMP GLASS	ALUMINUM	② ③ ⑤ ⑥ ⑦	TO MEET EXIT AND HANDICAP PANIC HDWR REQUIREMENTS.
③	NOT USED				
④	3'-0 X 6'-8"	SOLID CORE WOOD	HOLLOW METAL	⑤ ⑧	TO MEET HANDICAP REQUIREMENTS.
⑤	3'-0 X 6'-8"	SOLID CORE WOOD	HOLLOW METAL	① ③	TO MEET HANDICAP REQUIREMENTS.
⑥	3'-0 X 6'-8"	SOLID CORE WOOD	HOLLOW METAL	① ③	TO MEET HANDICAP REQUIREMENTS.
⑦	3'-0 X 6'-8"	SOLID CORE WOOD	HOLLOW METAL	① ③ ④	TO MEET EXIT AND HANDICAP REQUIREMENTS.
⑧	EXISTING 3'-0 X 7'-0	INSULATED METAL	STEEL	② ③ ⑤ ⑥ ⑦	TO MEET EXIT REQUIREMENTS.
⑨					

DOOR HARDWARE NOTES

- ① PRIVACY LATCH SET
- ② KEYED ENTRY LOCK
- ③ PUSH & PULL
- ④ KICK PLATE
- ⑤ AUTOMATIC CLOSER
- ⑥ ALUMINUM THRESHOLD
- ⑦ WEATHERSTRIP-PERIMETER
- ⑧ PUSH PLATES BOTH SIDES

ALL HARDWARE TO BE COMMERCIAL TYPE, HEAVY DUTY
INSTALL ALL HARDWARE ITEMS AS REQUIRED

HINGES- ALL DOORS MIN 1-1/2 PAIR HAGER
LOCKSETS- SCHLAGE -HEAVY DUTY,COMMERCIAL
AUTOMATIC CLOSERS-LCN 1481 ALUMINUM
FLOOR STOPS-HAGER 241,US28
ALL GLASS WITHIN 48" OF ANY DOORS TO BE SAFETY GLASS
PAINT ALL FRAMES TO MATCH DOORS.
PULL PLATES-HAGER 4X16,H33E,US28
PUSH PLATES-HAGER, 4X16,30S,US28
PROVIDE POSITIVE LATCH SET
ALL H/C REQUIRED DOORS TO COMPLY WITH IAC 400.310(JX8).

ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE INSIDE
WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

SWINGING DOORS SERVING ROOMS OR SPACES WITH OCCUPANT LOAD OF
50 OR MORE IN A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH
A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.

DOOR HANDLES, PULLS,LATCHES, LOCKS AND OTHER OPERATING
DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE
TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
SIGN STATING EXIT IN VISUAL CHARACTERS,
RAISED RAISED CHARACTERS AND BRAILLE
SHALL BE PROVIDED ADJACENT TO EXIT DOOR

IF THE ENTRY DOOR HARDWARE INCLUDE A KEY,
CYLINDER LOCK(NOT PANIC HARDWARE), A READILY VISIBLE DURABLE SIGN
MUST BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR
STATING 'THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED'.
THE SIGN MUST BE IN LETTERS 1-INCH HIGH ON CONTRASTING BACKGROUND.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE COVERED	WALLS	CEILING	REMARKS
DINING	V.T.	VYNIL COVERED	D.W./GL	NO CEILING	
KITCHEN	Q.T.	VYNIL COVERED	FRP TO 6' HIGH	A.C.-1	
WASHROOM	C.T.	C.T. COVERED	D.W./C.T.	A.C.-2	C.T ON WALLS TO 5' HIGH.
WASHROOM	C.T.	C.T. COVERED	D.W./C.T.	A.C.-2	C.T ON WALLS TO 5' HIGH.
PARTY ROOM	V.T.	VYNIL COVERED	D.W..	NO CEILING	
VESTIBULE	V.T.	VYNIL COVERED	D.W./GL	A.C.-2	
OFFICE	V.T.	VYNIL COVERED	D.W..	A.C.-2	

FINISH LEGEND:

AC1= SMOOTH PLASTIC TILES
AC2= ACUSTICAL CLG TILES
D.W.= DRY WALL-GYPSUM BDS
C.T.= CERAMIC TILES
Q.T.= QUARY TILES
PTD= PAINTED
V.T= VYNIL TILES
WR= WATER RESISTANT
FRP= FIBER REINFORCED PANELS
ALL VINYL TILES & BASE TO BE COMMERCIAL GRADE
MINIMUM 1/8" THICKNESS.

INSTALL TWO 10 lb ABC FIRE EXTINGUISHERS - ONE
EACH AT FRONT AND REAR EXITS.
INSTALL A KNX SECURITY KEY BOX AS PER FIRE DEPT.

ROOM FINISH NOTES

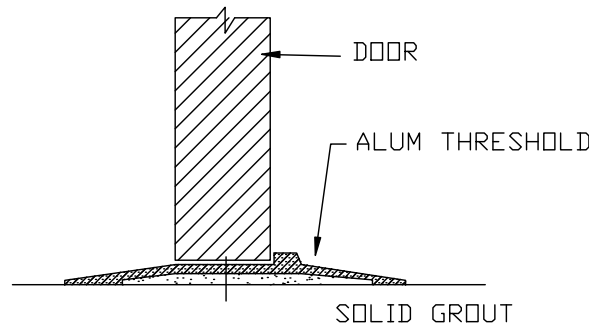
1. INSTALL WR TYPE DRYWALL AT ALL LOCATIONS WHERE MOISTURE MAY BE PRESENT
2. ALL DRYWALLS TO BE PAINTED, COLOR TO BE SELECTED BY OWNERS.
PAINT TO BE OIL BASE-ENAMEL ONLY.
3. PROVIDE A MIN. OF 4" CURVING BASE AT ALL FLOOR AND WALL JUNCTURES.
ALL INTERIOR WALLS TO BE W/ METAL STUDS @ 16" O.C.,
AND 1/2" DRYWALL.(U.N.D.).
4. FLAME SPREAD RATING FOR ALL INTERIOR FINISHES TO BE 16-20.

ALL COOLING/FREEZING UNITS MUST HAVE ACCURATE THERMOMETERS.

ALL TOILETS, URINALS,HAND SINKS, MDP SINKS, PREP SINKS AND
PERMANENT COUNTER/ CABINETS MUST BE SEALED TO FLOORS AND WALLS WITH A SILICONE
CAULK SEALANT.

INSTALL ANTI-SIPHON DEVICES ON ALL TOILET TANKS, URINALS, AND FAUCETS WITH HOSE CONNECTIONS.
INSTALL SOAP AND PAPER TOWEL DISPENSER AND DISPOSAL FOR ALL HAND SINKS.

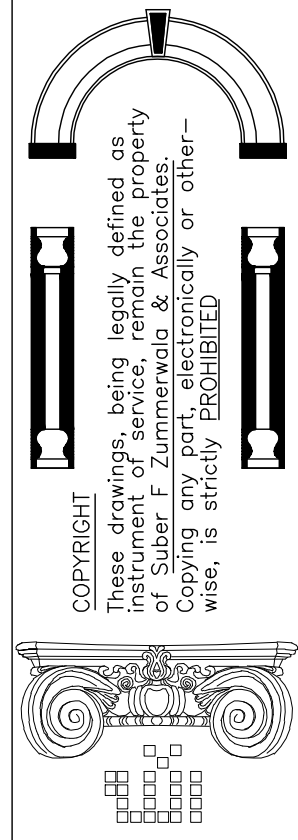
IF SINKS ARE PROVIDED WITH SPRING- LOADED FAUCETS, THE FAUCETS MUST REMAIN RUNNING FOR
A MINIMUM OF 15 SECONDS.



ALL THRESHOLDS SHALL MEET ADA REQUIREMENTS
ANDSHALL NOT BE HIGHER THAN 1/2". RAISED THRESHOLDS
AND FLOOR LEVEL CHANGES AT DOORWAYS SHALL BE
BEVELLED AT A SLOPE OF NO GREATER THAN 1 IN 2

ALL H/C REQUIRED DOORS TO COMPLY WITH ADA CODES.
THRESHOLD SHALL NOT EXCEED 1/2". CHANGES IN LEVEL
BETWEEN 1/4" AND 1/2" SHALL BE BEVELLED.

TYP H/C DOOR
THRESHOLD

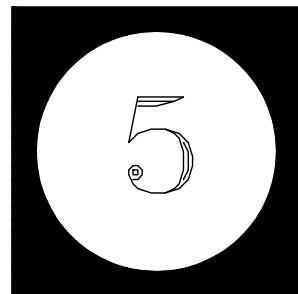


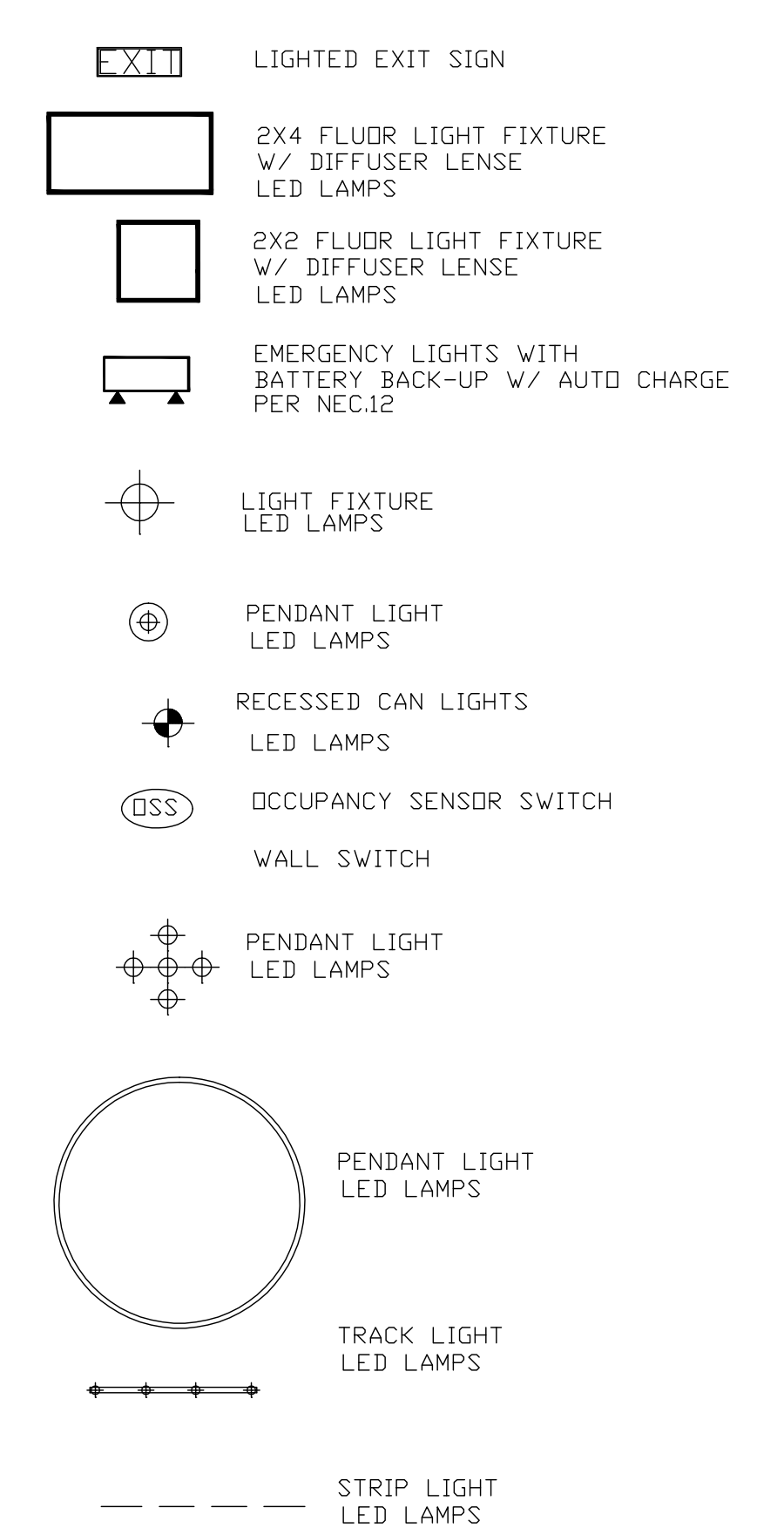
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FINAL CEILING AND WALL MATERIAL & FINISHES, INCLUDING LIGHTING FIXTURES AS PER INTERIOR DESIGNERS.
TOTAL LIGHTING WATTAGE SHALL NOT EXCEED 3600w.
SUBMIT PRODUCT CUT SHEETS TO VILLAGE FOR REVIEW AND APPROVAL.

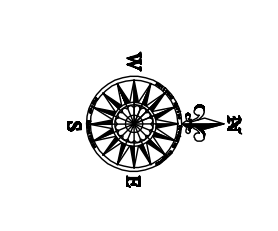
ALL INTERIOR FINISHES, INCLUDING WALLS AND CEILING SHALL BE CLASS C,
AS PER ASTM E84 WITH FLAME SPREAD 76-200 AND SMOKE DEVELOPED 0.450

CURTAINS, DRAPES, HANGINGS AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR
CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE
WITH SECTION 806.2 OR BE NONCOMBUSTIBLE

THE PERMISSIBLE AMOUNT OF DECORATIVE MATERIALS MEETING THE FLAME PROPAGATION
PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10% OF THE AGGREGATE AREA
OF WALLS AND CEILINGS.

0' 4' 8' 16'

SCALE: 1/4"=1'



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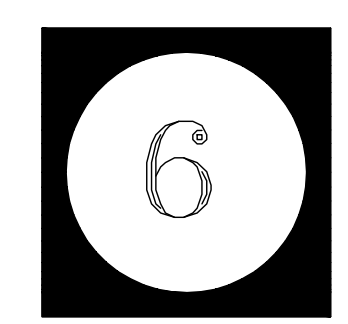
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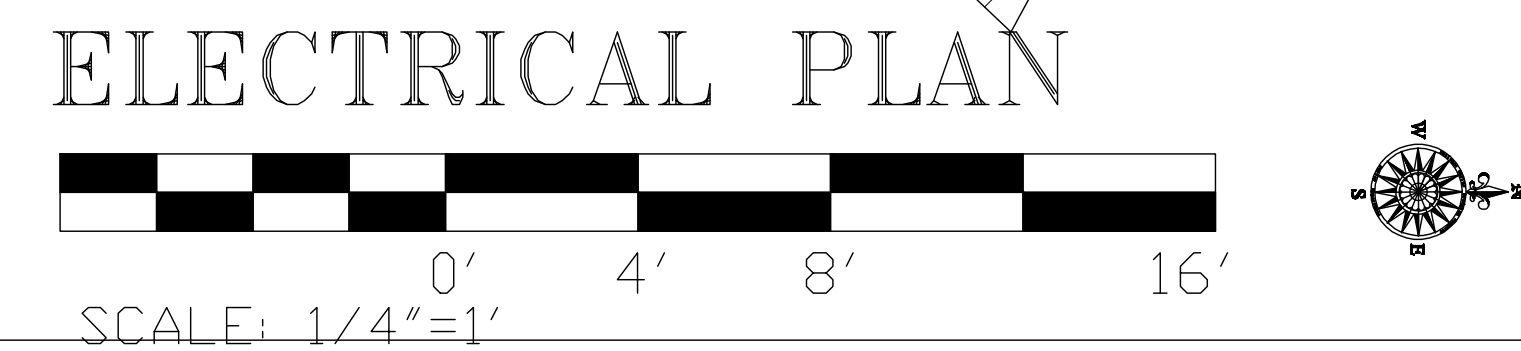
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SCALE: 1/4"=1'

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ELECTRICAL NOTES

1 ALL ELECTRICAL WORK TO MEET WITH 2020 (NFA) NATIONAL ELECTRICAL(NEC) CODE

MORTON GROVE, IL AMENDMENTS

2. ALL EQUIPMENTS TO BE UL APPROVED.

3. CONDUITS SHALL NOT BE RUN ON CEILING GRIDS.

4. ALL ABANDON ELECTRICALS MUST BE REMOVED.

5. ALL LIGHTS SHALL BE WIRED TO SWITCHES OR SHALL BE ON SWITCH RATED CIRCUITS. SWITCHES TO BE RATED 20AMPS

6. ALL ELECTRICA OUTLETS TO BE 18" MIN. AFF. ALL OUTLETS TO BE GROUNDING TYPE-RATED 20AMPS

7. ALL EQUIPMENTS AND APPLIANCES TO BE ON DEDICATED CIRCUITS ONLY.

8. PROVIDE ALL OUTLETS WITH-IN 6' OF ANY SINK WITH GFIC PROTECTION.

9. ALL OUTLETS TO BE SELFGROUNDING TYPE.

10 CONDUIT IN SLAB TO BE HEAVY WALL TYPE.

11 MIN. 18" LATERAL DISTANCE BETWEEN BACK TO BACK OUTLETS.

12 ELECTRICAL SYSTEM SHALL BE INSTALLED COMPLETE WITH ALL MATERIALS,EQUIPMENTS,WIRING,CONDUITS,JUNCTION BOXES ETC AS REQUIRED AND SHALL BE IN FULLY OPERATIONAL.

13. BALLASTS FOR FLOUR LIGHT FIXTURES TO BE RAPID START UL LISTED- CLASS P TYPE

14. FLOOR OUTLETS TO BE 120V DUPLEX, WEATHERPROOF HUBBEL # S-3625 WITH # B-2437 BOX W/ CARPET FLANGE IF REQD.

15. -.

16 GRONDING CONDUCTORS SHALL BE INSTALLED AS PER 2020 NEC CODE.

17 ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNISED TESTING AGENCY.

18 ALL RECEPTACLES W/ ISOLATED GROUNDINGS SHALL BE INSTALLED AS PER 2020 NEC CODES.

19 FAULT CURRENT RATING ON MAIN BREAKER SHALL BE AS PER 2020 NEC, AND SHALL BE HIGHER THAN THE COM-ED TRANSFORMER.

20 MINIMUM WIRE GA TO BE #12 .

21 CONTRACTOR TO OBTAIN SEPARATE PERMIT FOR THE STORE SIGN.

22 ALL LOW VOLTAGE WIRING MUST BE IN CONDUIT TO ABOVE THE DROPPED CEILING BRIDALRINGS OR "J" HOOKS REQUIRED.

EMERGENCY LIGHTING SHALL COMPLY WITH THE IBC 2018 1008.3.2 BUILDINGS. EMERGENCY ILLUMINATION MUST BE AHEAD OF LOCAL LIGHTING CIRCUIT SERVING THE AREA.

3. ELECTRICAL CONTRACTOR TO REVISE THE PANEL SCHEDULE AS REQUIRED AND A NEW TYPEWRITTEN CIRCUITS LIST SHALL BE PLACED AT EACH PANEL.

4. PROVIDE TWO 5/8"x8" COPPER GROUNDING RODS FOR ELECTRICAL SYSTEM. RODS MUST BE SPACED NO LESS THAN 6' APART.

5. FLEXIBLE METAL CONDUIT IS LIMITED TO A MAXIMUM OF 6 FEET IN LENGTH IN A SINGLE RUN.

6. PROVIDE A GROUND WIRE IN ALL RACEWAYS.

7. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.

8. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.

9. ELECTRICAL CONTRACTOR TO VERIFY THAT THE TOTAL CONNECTED LOAD DOES NO EXCEED 80% OF THE PANEL RATING.

EMERGENCY LIGHTING SHALL BE WIRED ON LOCAL CIRCUITS AHEAD OF ANY SWITCHING DEVICES.

ALL RECEPTACLES IN THE FOOD PREP AREAS SHALL BE GROUND FAULT PROTECTED(GFI).

ALL CONDUITS CONTAINING BRANCH CIRCUITS OR FEEDERS SHALL HAVE AN EQUIPMENT GROUND WIRE INSTALLED.

EXISTING PANEL

MAIN MCB 400/208V 3P-4W 42 POLE

ITEM	BRKR	CRCT	A	B	C	CRCT	BRKR	ITEM
OUTLETS	20/1	1	●			2	20/1	WATER HEATER
OUTLETS	20/1	3		●		4	20/1	OUTLETS
OUTLETS	20/1	5			●	6	20/1	EXITS
OUTLETS	20/1	7	●			8	20/1	EMERGENCY
OUTLETS	20/1	9		●		10	20/1	LIGHTS
OUTLETS	20/1	11			●	12	20/1	LIGHTS
RTU=GF1	20/1	13	●			14	20/1	LIGHTS
RTU-EAST	50/3	15	●			16	20/1	LIGHTS
		17			●	18	20/1	LIGHTS
		19	●			20	20/1	LIGHTS
RTU-WEST	50/3	21	●			22	20/1	LIGHTS
		23			●	24	20/1	OUTLETS
		25	●			26	20/1	OUTLETS
SERVICE A/C EAST	20/1	27	●			28	20/1	STORE SIGN
SERVICE A/C WEST	20/1	29			●	30	20/1	OUTLETS
OUTLETS	20/1	31	●			32	20/1	OUTLETS
OUTLETS	20/1	33				34	20/1	RTU GF1
OUTLETS	20/1	35				36	20/1	OUTLETS
OUTLETS	20/1	37				38	20/1	OUTLETS
OUTLETS	20/1	39				40	20/1	OUTLETS
	20/1	41				42	20/1	SPARE

SUBMIT MANUFACTURERS CUT SHEETS FOR ALL EQUIPMENTS

GROUNDING ELECTRODE CONDUCTOR TO BE 3/0 AS PER 2011 NEC. GROUNDING ELECTRODE CONDUCTOR TO TERMINATE WITHIN 5' OF WHERE THE WATER ENTERS THE BUILDING AND SHALL BE BONDED TO THE STREET SIDE OF THE WATER METER, WITH A BONDING JUMPER PLACED ACROSS THE METER. ALSO, INSTALL A SUPPLEMENTAL GROUND.

BOXES WHICH ARE CONNECTED TO A 3/4" CONDUIT SHALL HAVE A MINIMUM DEPTH OF 2-1/8" AND SHALL BE 4" OR LARGER.

EXTENSION BOXES SHALL NOT BE PERMITTED.

ELECTRICAL METALLIC TUBING SHALL BE INSTALLED AS A COMPLETE SYSTEM AS PROVIDED FOR IN ARTICLE 300. EACH TUBING LENGTH SHALL BE SECURELY FASTENED IN PLACE AT LEAST EVERY 7'. IN ADDITION, HORIZONTAL RUNS OF ELECTRICAL METALLIC TUBING SUPPORTED BY OPENINGS THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 7' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.

ALL EMERGENCY AND EXIT SIGNS SHALL BE WITH 90 MIN. BATTERY BACK-UP PER CODE STORAGE BATTERIES USED AS A SOURCE OF POWER FOR EMERGENCY SYSTEMS SHALL BE SUITABLE RATING AND CAPACITY TO SUPPLY AND MAINTAIN THE FLOOR LOAD FOR A PERIOD OF 90 MIN.

RENEWABLE FUSES SHALL NOT BE PERMITTED.

THE MINIMUM SIZE CONDUCTOR SHALL BE 12.

VERIFY AN ELECTRICAL DISCONNECT FOR THE RTU UNIT WITHIN 25' OF THE ROOF TOP HVAC EQUIPMENT.

ALL ELECTRICAL EQUIPMENTS SHALL BE LISTED OR LABELED BY THE UNDERWRITERS LABORATORIES.

1. INSTALL ADDITIONAL EXIT SIGN IF REQUIRED BY THE VILLAGE INSPECTION.

2. ALL INTERIOR AND EXTERIOR STORAGE, ELECTRICAL, MECHANICAL, CUSTODIAL, HOUSE KEEPING AND IT ROOMS OR CLOSETS SHALL BE LABELED AS SUCH ON THE EXTERIOR OF THE DOORS.

3. THE BUILDING ADDRESS NUMBERS MUST FACE THE STREET AND SHALL BE 6-INCHES MINIMUM IN HEIGHT, AND CONTRASTING COLOR TO THE BACKGROUND.

4. PROVIDE KEYS TO THE FIRE INSPECTOR AT THE FIRE AND LIFE SAFETY INSPECTION FOR ALL LOCKABLE DOORS TO BE PLACED IN THE RAPID ENTRY BOX. INCLUDE KEYS FOR ANY REMOTE TEST SWITCHES AND FIRE ALARM DEVICES.

5. FIRE ALARM MODIFICATION PLANS ARE REQUIRED AND MUST BE SUBMITTED BY THE INSTALLING CONTRACTOR TO THE FIRE PREVENTION BUREAU. CONTRACTOR TO SUBMIT PLANS FOR A SEPARATE REVIEW AND APPROVAL.

6. FIRE PROTECTION(SPRINKLER) MODIFICATION PLANS ARE REQUIRED. PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU BY THE INSTALLING CONTRACTOR AND WILL BE REVIEWED SEPARATELY.

EMERGENCY POWER SYSTEM SHALL AUTOMATICALLY PROVIDE SECONDARY POWER WITHIN 10 SECONDS AFTER PRIMARY IS LOST. SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

EMERGENCY LIGHTING SHALL HAVE 2 HEADS(2-LAMPS, 2-LED DRIVER,ETC) AND ALL EMERGENCY LIGHTING SHALL BE INSTALLED ON THE SAME BRANCH CIRCUIT THAT SUPPLIES NORMAL LIGHTING IN THE AREA OF THE EMERGENCY LIGHTING, AHEAD OF ANY LOCAL LIGHTING IN ACCORDANCE WITH THE 2017 NEC 700.12(F) AND 408.4.

EXIST SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AND SHALL BE ILLUMINATED AT ALL TIMES.

EXIT SIGN SHALL HAVE LETTERS AND CHEVRONS IN UNIFORM COLOR THROUGHOUT THE ENTIRE BUILDING.

EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT OF EGRESS PATH IS WITHIN 100 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

ALL LAY-IN CEILING FIXTURES SHALL BE SECURELY FASTENED TO THE SUSPENDED CEILING GRID PER 2017 NEC SECTION 410.36(B).

PLEASE NOTE:

CIRCUITS INDICATED ON PLANS ARE SCHEMATIC . ELECTRICAL CONTRACTOR SHALL VERIFY AND ADJUST AS REQUIRED. ALL WORK TO MEET NEC CODES. TOTAL CONNECTED LOAD SHALL NOT EXCEED 80% OF THE LISTED PANEL CAPACITY.

POST A REVISED, TYPEWRITTEN CIRCUIT LIST ON PANEL BOARD

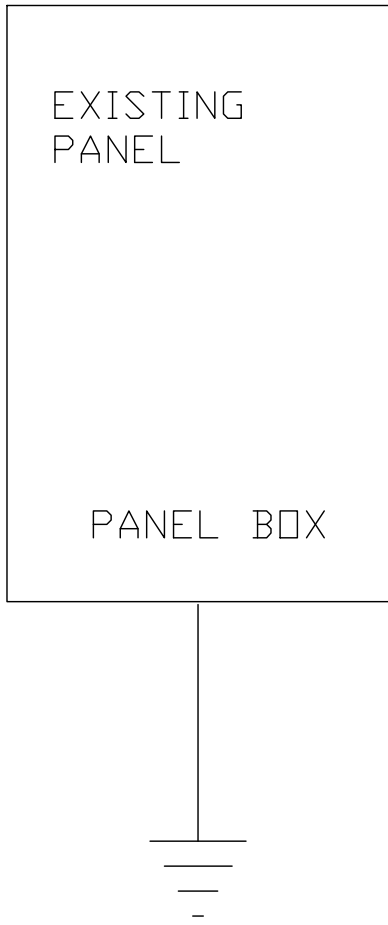
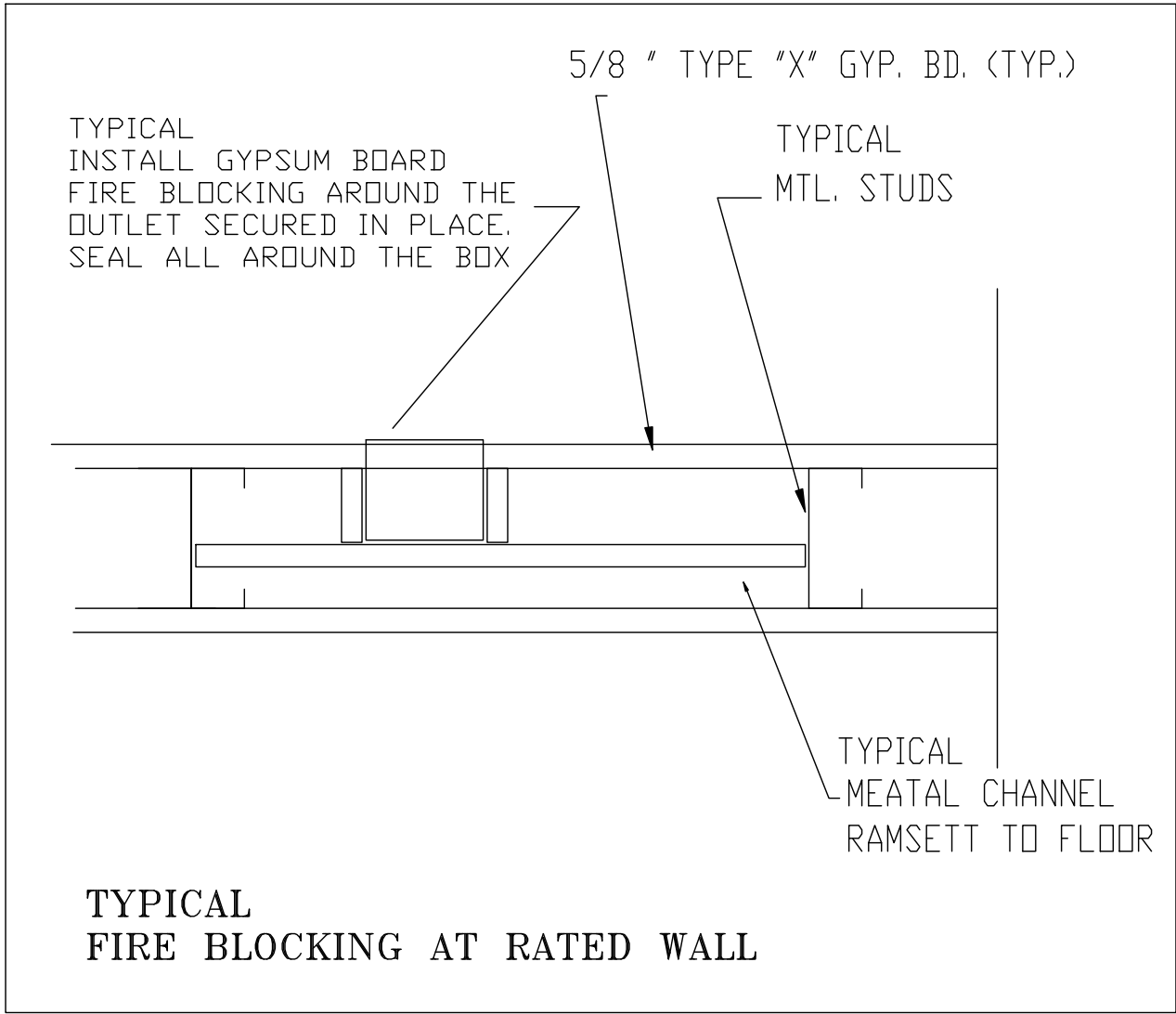
- POST A MAXIMUM OCCUPANCY LOAD PLACARD FOR THE MAIN SEATING AREA IN A CONSPICUOUS LOCATION NEAR THE MAIN ENTRANCE.
- EMERGENCY SYSTEM UNIT EQUIPMENT: THE BRANCH CIRCUIT(S) FEEDING UNIT EQUIPMENT SHALL BE THE SAME GENERAL LIGHTING BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND SHALL BE CONNECTED AHEAD OF ANY LOCAL SWITCHING IN THE AREA SERVED. THE BRANCH CIRCUIT THAT FEEDS UNIT EQUIPMENT SHALL BE CLEARLY IDENTIFIED AT THE DISTRIBUTION PANEL DIRECTORY OR THE SCHEDULE. IN A SEPARATE AND UNINTERRUPTED AREA SUPPLIED BY A MINIMUM OF THREE NORMAL LIGHTING CIRCUITS, A SEPARATE BRANCH CIRCUIT SHALL BE PERMITTED FOR UNIT EQUIPMENT, IF IT ORIGINATES IN THE SAME PANEL BOARD AS THAT OF THE NORMAL LIGHTING BRANCH CIRCUITS AND IS PROVIDED WITH A LOCK ON FEATURE.
- EMERGENCY LIGHTING SHALL BE INSTALLED IN THE MEANS OF EGRESS AND MUST PROVIDE NOT LESS THAN ONE FOOTCANDLE AT THE WALKING SURFACE. ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM THE EACH EXIT TO THE PUBLIC WAY.
- EXIT SIGNS SHALL BE SUCH THAT AT ANY POINT IN THE EXIT EGRESS CORRIDOR OR EXIT PASSAGE WAY AN EXIT SIGN IS WITHIN 100 FEET OR LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS.
- EXIT/EMERGENCY LIGHT CIRCUITS SHALL BE LOCKED.

1. POST A MAXIMUM OCCUPANCY LOAD PLACARD FOR EVERY ASSEMBLY AREA IN A CONSPICUOUS LOCATION NEAR THE MAIN ENTRANCE.

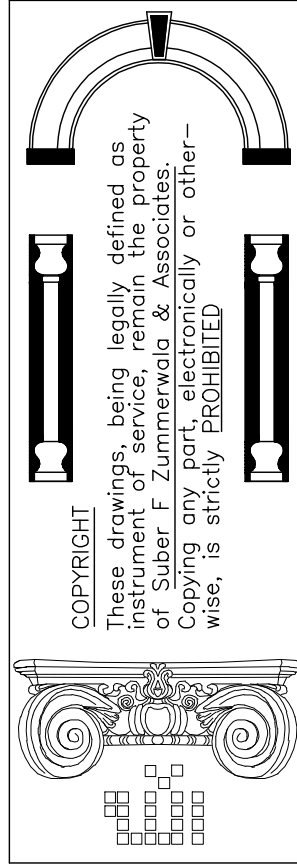
2. EQUIP REAR EXIT DOOR WITH APPROVED PANIC TYPE HARDWARE PER CODE.

3. INSTALL EMERGENCY LIGHTING FOR EXIT DISCHARGE AT FRONT AND REAR AREAS FOR ALL TIMES THE PREMISES IS OCCUPIED.

4. EMERGENCY SYSTEM UNIT EQUIPMENT: THE BRANCH CIRCUIT(S) FEEDING UNIT EQUIPMENT SHALL BE THE SAME GENERAL LIGHTING BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND SHALL BE CONNECTED AHEAD OF ANY LOCAL SWITCHING IN THE AREA SERVED. THE BRANCH CIRCUIT THAT FEEDS UNIT EQUIPMENT SHALL BE CLEARLY IDENTIFIED AT THE DISTRIBUTION PANEL DIRECTORY OR THE SCHEDULE. IN A SEPARATE AND UNINTERRUPTED AREA SUPPLIED BY A MINIMUM OF THREE NORMAL LIGHTING CIRCUITS, A SEPARATE BRANCH CIRCUIT SHALL BE PERMITTED FOR UNIT EQUIPMENT, IF IT ORIGINATES IN THE SAME PANELBOARD AS THAT OF THE NORMAL LIGHTING BRANCH CIRCUITS AND IS PROVIDED WITH A LOCK ON FEATURE.



VERIFY GROUND AS PER NEC & LOCAL CODES

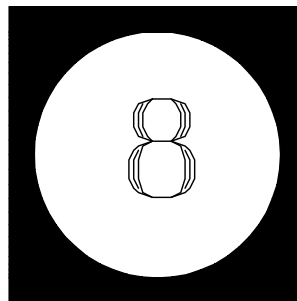


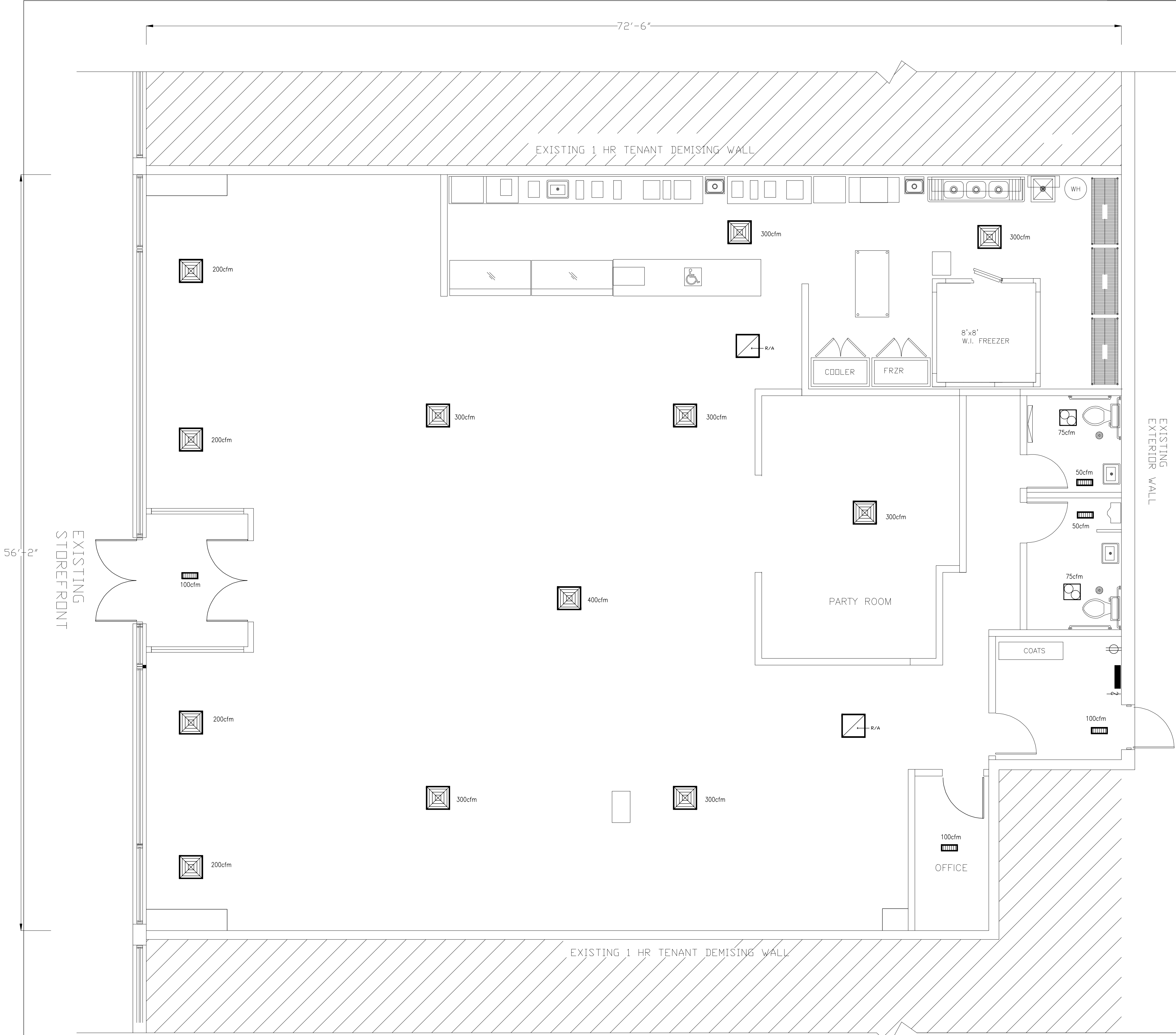
Suber F Zimmerwala & Associates
ARCHITECTS & PLANNERS
DESIGN FIRM L.L.C. No. 184-004407
333 W. Irving Park Road, Suite # 202
Roseville, IL 60172
PH : 847 951-0472
DESIGN FIRM L.L.C. NO. 184-004407

Sayfani
coffee house
7152 W Dempster
MORTON GROVE

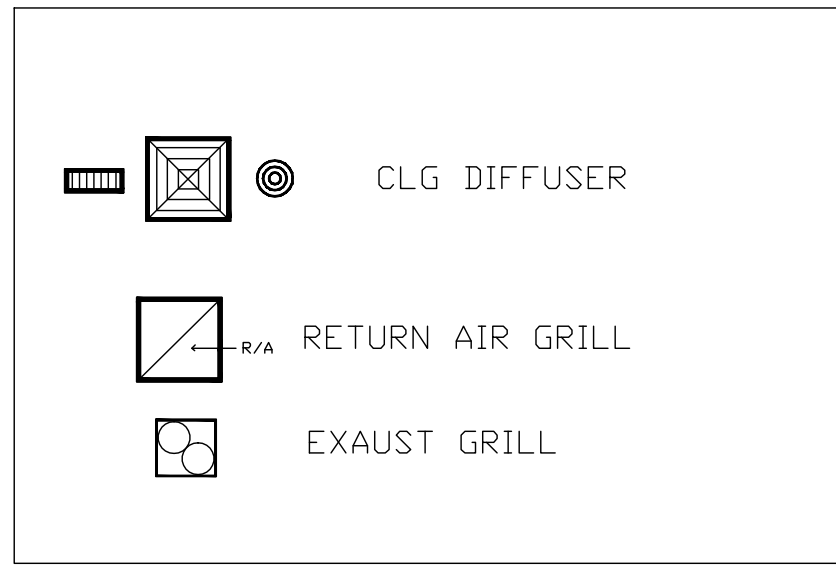
DATE	REVISION	NO.

DRAWN BY	MK
CHECKED BY	SZ
PROJECT NO.	26334
DATE	01/12/26





DUCT SIZES CHART		
AIR QUANTITY	ROUND DUCT	RECTANGLE DUCT
100cfm	6"dia	8"x6"
125-175cfm	8"dia	8"x6"
200cfm	8"dia	8"x8"
225-250cfm	9"dia	8"x8"
300-350cfm	10"dia	8"x10"
400cfm	10"dia	8"x12"-10"x10"
450-500cfm	12"dia	8"x14"-10"x10"
600cfm	12"dia	8"x14"-10"x12"
700cfm	12"dia	8"x16"-10"x14"
800cfm	14"dia	8"x20"-10"x16"
900cfm	14"dia	8"x22"-10"x18"
1000cfm	16"dia	8"x24"-10"x20"
1200cfm	16"dia	8"x28"-10"x22"
1400cfm	18"dia	12"x22"-10"x26"
1600cfm	18"dia	12"x24"-10"x28"
1800cfm	20"dia	12"x26"-10"x32"
2000cfm	20"dia	12"x28"-10"x34"
2500cfm	22"dia	12"x32"-10"x40"
3000cfm	24"dia	12"x38"-14"x32"
3500cfm	26"dia	12"x42"-14"x38"
4000cfm	28"dia	14"x44"-16"x38"

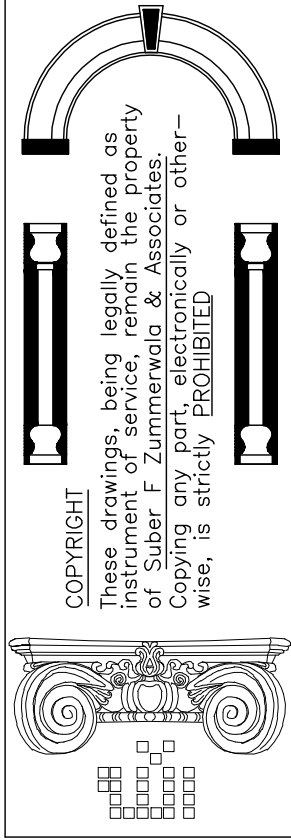
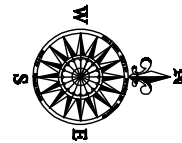


HVAC EQUIPMENT (RTU) IS EXISTING
HVAC CONTRACTOR TO VERIFY EXISTING
EQUIPMENT TO MEET MINIMUM CODE REQUIREMENTS.
ADJUST/MODIFY AS PER CFM SUPPLY, EXHAUST AND
FRESH AIR REQUIREMENTS PER CODE.
FLEXIBLE DUCTS SHALL BE REMOVED AND NEW METAL DUCTS
SHALL BE INSTALLED AS REQUIRED- AS PER DUCT SCHEDULE.

HVAC PLAN



SCALE: 1/4"=1'

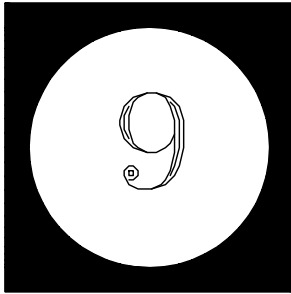


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Sayfani
coffee house
7152 W DEMPSTER
MORTON GROVE

NO.	REVISION	DATE

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HVAC EQUIPMENT (RTU) IS EXISTING
HVAC CONTRACTOR TO VERIFY EXISTING
EQUIPMENT TO MEET MINIMUM CODE REQUIREMENTS.
ADJUST/MODIFY AS PER CFM SUPPLY, EXHAUST AND
FRESH AIR REQUIREMENTS PER CODE

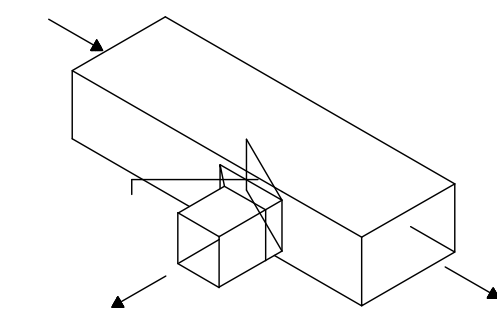
DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT
INTERVALS NOT EXCEEDING 10 FEET OR BY OTHER
APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN
ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
FLEXIBLE AND OTHER FACTORY-MADE DUCTS SHALL BE
SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S
INSTALLATION INSTRUCTIONS.

THE HVAC SYSTEM SHALL BE PROVIDED WITH AUTOMATIC
CONTROLS, WHICH SETBACK THE HEAT TO 55 DEGREES
AND THE COOLING TO 85 DEGREES; HAVE A SEVEN DAY
CLOCK, HAVE A TWO HOUR OCCUPANT OVERRIDE AND A
TEN HOUR BATTERY BACK-UP.

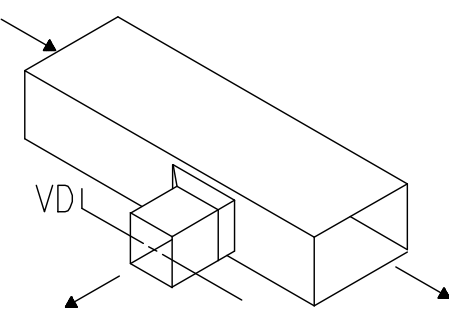
LONGITUDINAL SEAMS OF RIGID DUCTS AND TRAVERSE
SEAMS ON ALL DUCTS SHALL BE SEALED WITH TAPES OR
MASTICS IN ACCORDANCE WITH UL 181A OR UL 181B.

BOTH MECHANICAL FASTENERS AND SEALANTS SHALL BE
USED TO CONNECT DUCTWORK TO THE AIR DISTRIBUTION
EQUIPMENT.

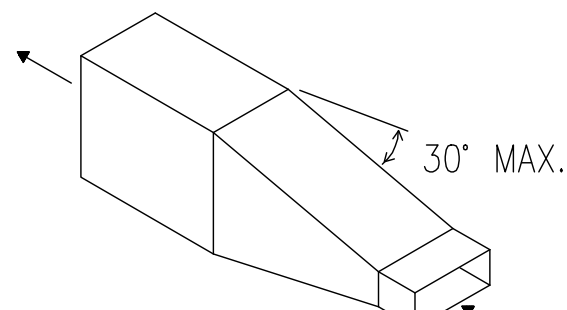
PRIOR TO FINAL INSPECTION, AN AIR BALANCE REPORT MUST BE SUBMITTED TO THE
CITY FOR REVIEW AND APPROVAL. THE REPORT MUST INCLUDE OUTSIDE AIR
BROUGHT INTO THE BUILDING AS WELL AS THE EXHAUST AIR REMOVED FROM THE
BUILDING.



RECTANGULAR DUCT SUPPLY
BRANCH TAKE-OFF



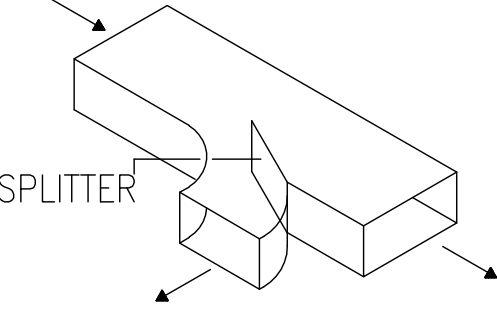
RECTANGULAR DUCT SUPPLY
BRANCH TAKE-OFF



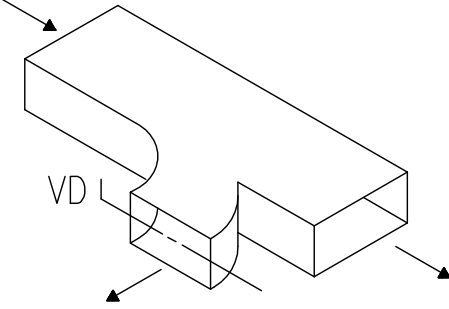
TRANSITION PIECE



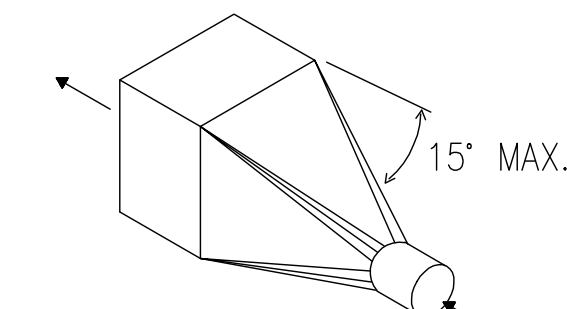
STANDARD RADIUS ELBOW



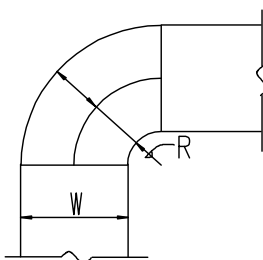
RECTANGULAR DUCT SUPPLY
BRANCH TAKE-OFF



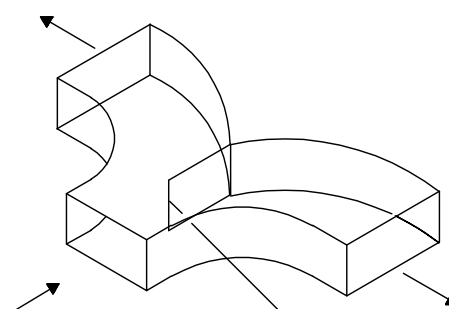
RECTANGULAR DUCT SUPPLY
BRANCH TAKE-OFF



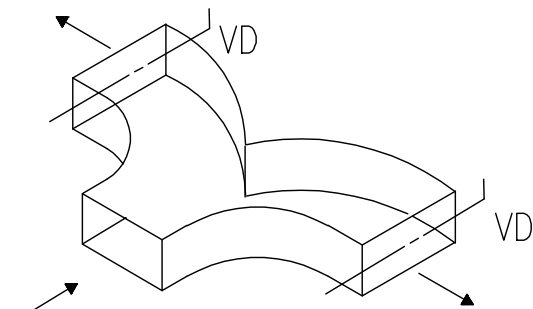
ROUND TO RECTANGULAR



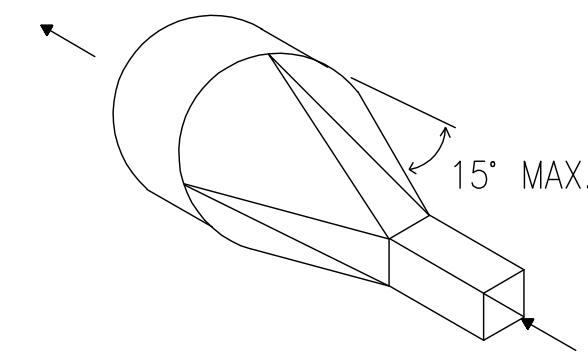
SHORT RADIUS ELBOW WITH ONE VANE(S)



RECTANGULAR SUPPLY TEE



RECTANGULAR SUPPLY TEE



RECTANGULAR TO ROUND

NOTES:

1. PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE. SHORT RADIUS WHERE REQUIRED.
2. ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE
CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
3. NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED.

TYPICAL DUCT DETAILS

NOT TO SCALE

- NOTE:
1. IF R IS LESS THAN W, THEN FULL ARC TURNING VANE(S) SHALL
BE PROVIDED, SEE SCHEDULE BELOW.
 2. INSIDE BEND MAY BE SQUARE FOR W > 12", NO SQUARE
HEELS PERMITTED.

VANE SCHEDULE

WIDTH	NO. OF VANES
≤ 12"	1
12"-24"	2
24"-36"	3
36"-60"	4
60"-84"	5
> 84"	6

VENTILATION SCHEDULE												
ROOM NAME	FLOOR AREA SQ.FT	OCC. LOAD	NATURAL VENTILATION		MECHANICAL VENTILATION		PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE cfm/PERSON		AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE cfm/sf		EXHAUST AIRFLOW RATE cfm/SQFT	REMARKS
					ORDINANCE REQUIREMENT	PLAN REQUIREMENT						
			SUPPLY (CFM)	SUPPLY (CFM)								
DINING HALL	2240	92			2240	2400	7.5	690	0.18	404	-	
KITCHEN/FOOD PREP	550	4			550	600	7.5	30	0.18	86.4		
PARTY ROOM	250	16			250	300	7.5	120	0.18	45		
WASHROOM	60	1				UNDER-CUT DOOR 1"	-	-				75 CFM EXH.
WASHROOM	80	1				UNDER-CUT DOOR 1"	-	-				75 CFM EXH.
OFFICE	65	1			75	100	7.5	7.5	0.18	45		

NO PVC IS ALLOWED IN PLENUM CEILINGS, UNLESS PROVIDED WITH A LABELED
AND LISTED PLENUM RATED WRAP.

MECHANICAL EXHAUST SYSTEM SHALL BE SIZED TO REMOVE THE REQUIRED
QUANTITIES OF AIR FROM A SPECIFIC SPACE AND SHALL OPERATE WHEN AIR IS
REQUIRED TO BE EXHAUSTED(DURING SPACE OCCUPANCY), AND SPACE SHALL BE MAINTAINED WITH
A NEUTRAL OR NEGATIVE PRESSURE.

RETURN AIR SHALL NOT BE TAKEN FROM A CLOSET, WASHROOMS,KITCHEN OR FURNACE ROOM.

DUCT SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR SYSTEMS WITH A DESIGN CAPACITY
GREATER THAN 2000cfm, UNLESS ALL PORTIONS OF THE BUILDING ARE PROTECTED BY AREA
SMOKE DETECTORS CONNECTED TO FIRE ALARM SYSTEM.

ALL HEAT SUPPLY SYSTEMS FOR FORCED AIR HEATING SHALL BE OF METAL DUCTS EXCEPT FOR LABELED
AND LISTED FLEXIBLE DUCTS, MAXIMUM 6 FEET LONG AND PROVIDED WITH APPROPRIATE BRACES/SUPPORTS
TO PREVENT SAGGING AND AIR FLOW OBSTRUCTION.

HEAT SUPPLY DUCTS ARE NOT PERMITTED IN EXTERIOR WALLS.

ALL DUCTWORK JOINTS/SEAMS SHALL BE WRAPPED WITH DUCT MASTIC OR 181-A METAL DUCT TAPE.

SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION
WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS
THAN R-12 INSULATION. WHERE LOCATED WITHIN A BUILDING ENVELOP ASSEMBLY, THE DUCT OR PLENUM SHALL
BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-12
INSULATION, EXCEPT WHERE A DESIGN TEMPERATURE DIFFERENCE BETWEEN THE INTERIOR AND EXTERIOR OF
THE DUCT OR PLENUM IS NOT GREATER THAN 15 DEGREES FAHRENHEIT.

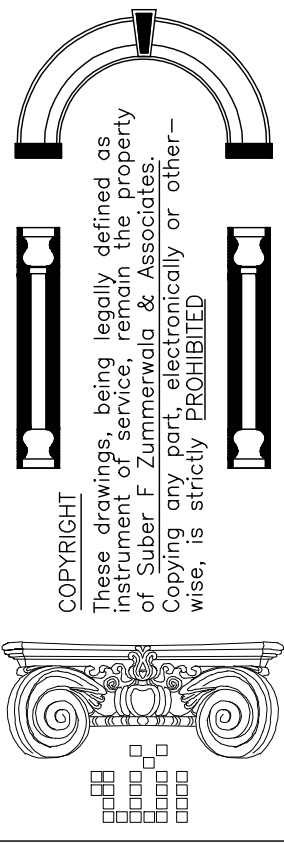
PIPING CARRYING HOT LIQUIDS SHALL BE INSULATED IN ACCORDANCE WITH THE
2018 IECC TABLE C403.11.3.

REMOVE ENTIRE SUSPENDED CEILING
SYSTEM, LIGHT FIXTURES FOR NEW LIGHTING.

EXISTING HVAC EQUIPMENT TO BE VERIFIED
BY A REGISTERED AND QUALIFIED CONTRACTORS
TO CONFIRM IT IS SUITABLE FOR THE PROPOSED
BUSINESS OPERATIONS.

ALL SUSPENDED CEILING GRIDS,MECHANICAL SYSTEMS,ELECTRICAL
SYSTEMS, PLUMBING SYSTEMS SHALL BE SUPPORTED FROM THE
TOP CHORD OF BAR JOISTS.
SUPPORT FROM BOTTOM CHORD OF BAR JOISTS IS NOT PERMITTED.

MECHANICAL SYSTEM SHALL BE BALANCED BY AN APPROVED
METHOD AND REPORT SUBMITTED TO VILLAGE AT THE FINAL
INSPECTION.

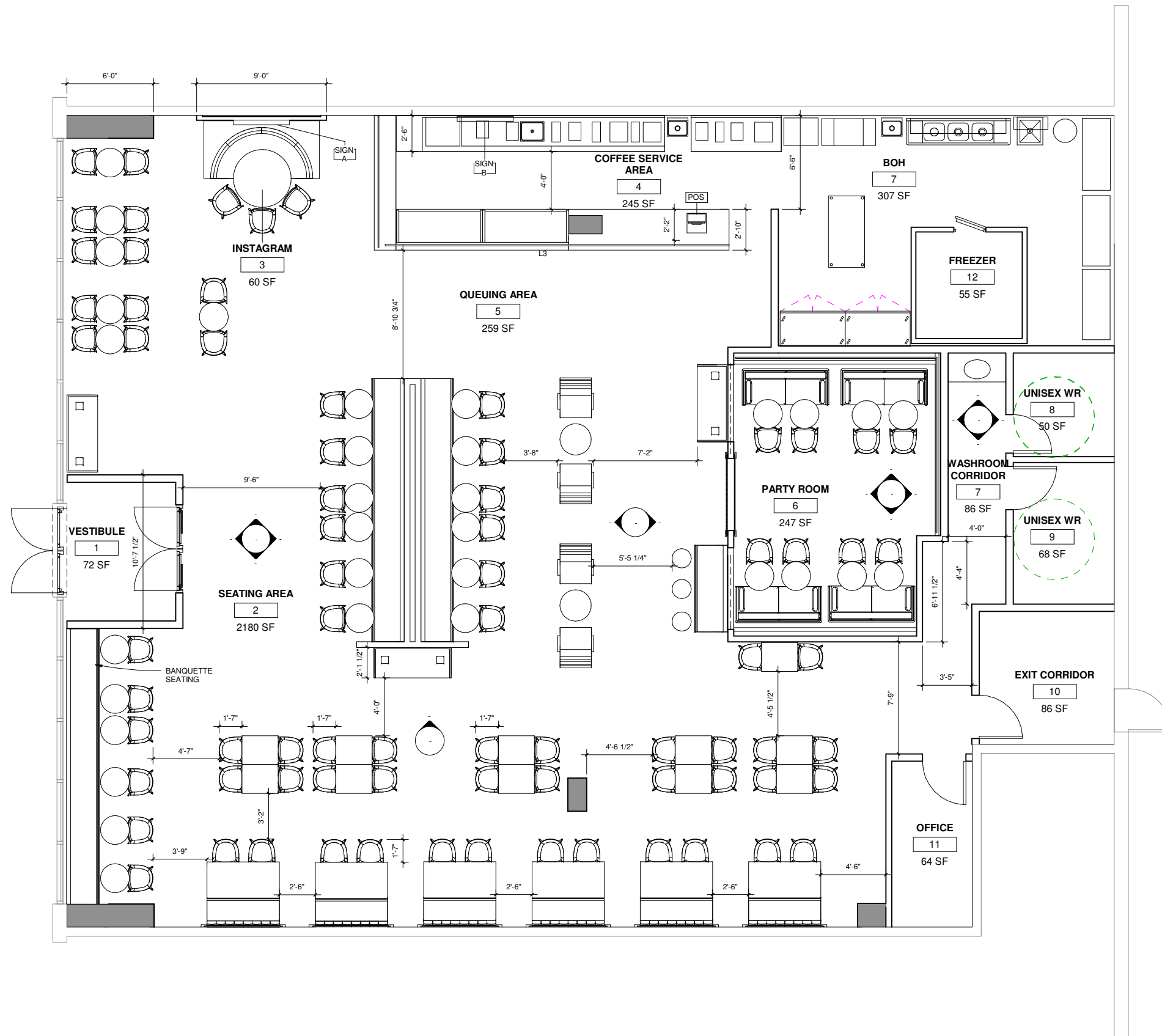


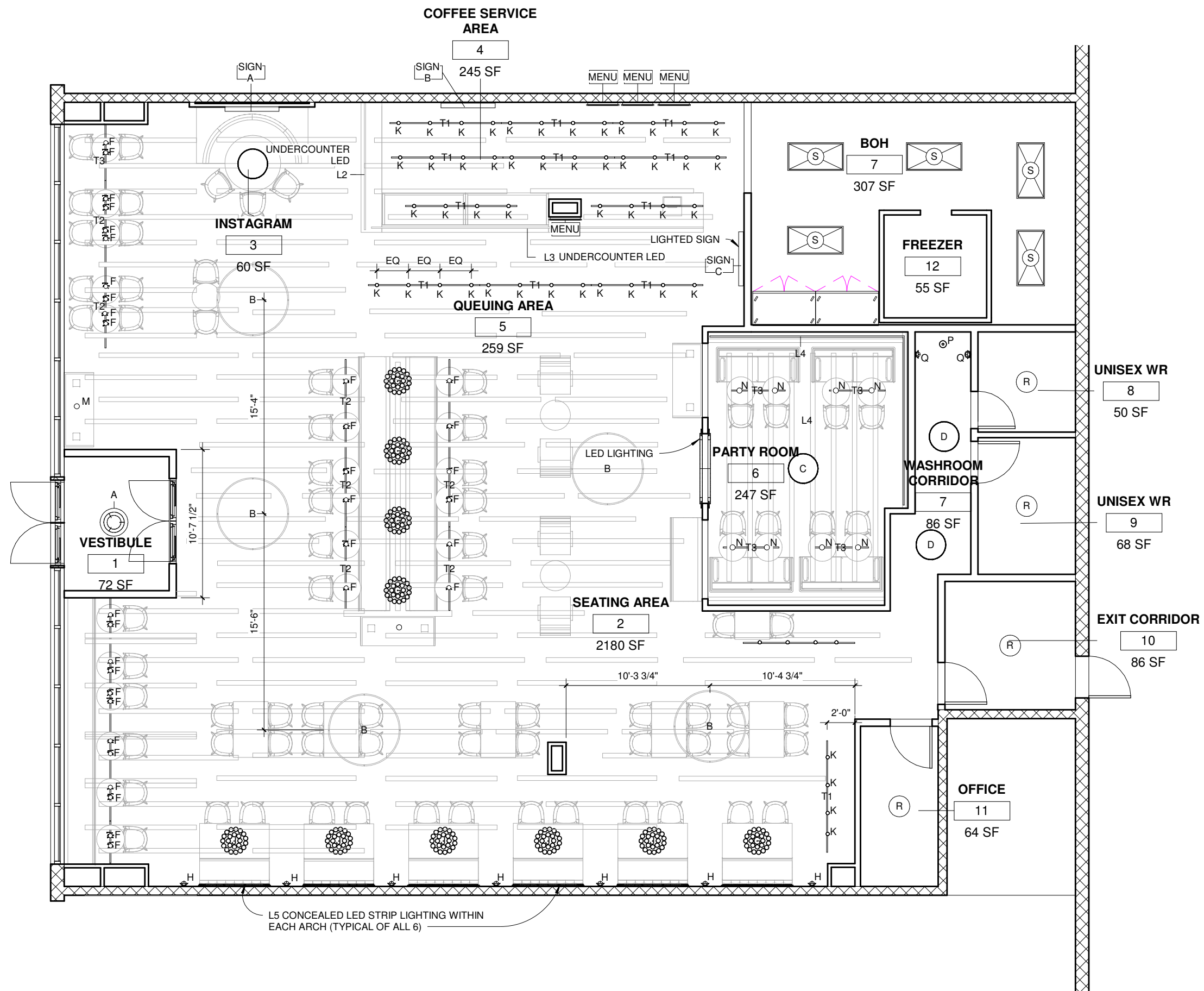
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Sayfani
coffee house
7152 W DEMPSTER
MORTON GROVE

NO.	REVISION		DATE	

DRAWN BY	MK
CHECKED BY	SZ
PROJECT NO.	26334
DATE:	01/12/26





MEMORANDUM

To: Diana Barnett – Bianco Properties, Inc.

From: Justin Opitz, AICP
Nina Zlataric, EIT

Date: May 11th, 2026

RE: Parking Study – 7154 Dempster Street
Morton Grove, Illinois

Introduction

On behalf of Bianco Properties, Inc., Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared a parking study for the property at 7130-7188 Dempster Street in Morton Grove, Illinois. This memorandum outlines parking counts conducted from April 16th to 18th, 2026, reviews future parking demand relative to existing supply, and summarizes potential tenant occupancy scenarios for the proposed coffee shop and vacant space within the multi-tenant commercial building on the property.

Site Conditions

The property at 7130-7188 Dempster Street consists of one multi-tenant commercial building with a combined gross floor area of approximately 36,505 square feet (SF). This building collectively provides 142 off-street parking spaces in a surface parking lot located in the southern portion of the property. Of the 142 spaces, 6 ADA spaces are provided, and 4 spaces are designated as “20-Minute Parking” only. Access to the site is provided via two full access driveways along Harlem Avenue and Dempster Street. No changes are planned to the existing site access driveways.

Parking Study

A parking study was conducted to analyze the utilization of the existing parking by current tenants of the subject property and quantify the number of available parking spaces that could be utilized by the proposed coffee shop and new tenants occupying the vacant space in the future. The existing parking supply is depicted in **Exhibit 1**.

Municipal Parking Requirements

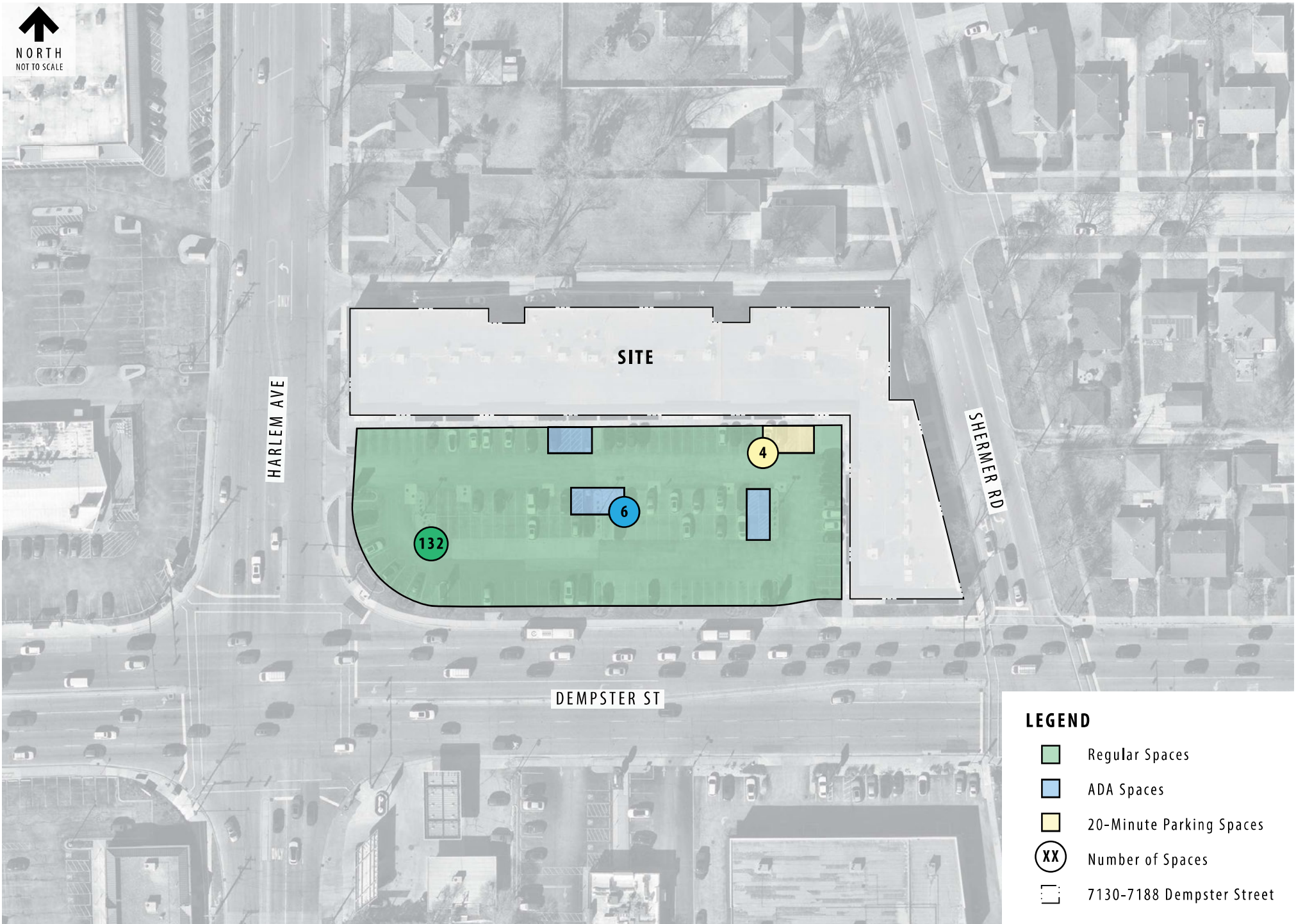
The Village of Morton Grove requires a designated amount of off-street parking depending on the land use and floor area. **Table 1** outlines Village requirements for the existing tenants, the proposed coffee shop, and the vacancy which was assumed to be classified as permitted and special uses in the commercial zoning district. For each of these uses, the Village code defines parking requirements based on SF of gross floor area.

Table 1. Off-Street Parking Requirements

Address	Business Name	Code Categorization / Land Use	Size	Required Space by Use	Required Spaces
7130	Blossom Orthodontics	Commercial Services	2,738 SF	1 space per 300 SF of gross floor area	9
7132	LA Nails	Barber or Beauty Shop	1,412 SF	1 space per 250 SF of gross floor area	6
7140	Morton Grove Dentistry	Commercial Services	1,350 SF	1 space per 300 SF of gross floor area	5
7142	Kohinoor Beauty Salon	Barber or Beauty Shop	850 SF	1 space per 250 SF of gross floor area	3
7144	PNB Remittance Center	Commercial Services	750 SF	1 space per 300 SF of gross floor area	3
7148	Dry Cleaning Factory	Dry Cleaning	5,000 SF	1 space per 250 SF of gross floor area	20
7152	Betty's Bistro	Restaurant	1,800 SF	1 space per 150 SF of gross floor area	12
7154	Proposed Sayfani Yemen Coffee House	Restaurant	4,078 SF	1 space per 150 SF of gross floor area	27
7164	Zootcuts	Barber or Beauty Shop	1,200 SF	1 space per 250 SF of gross floor area	5
7166	ShareTea	Restaurant	1,350 SF	1 space per 150 SF of gross floor area	9
7168	Lai Thai Restaurant	Restaurant	1,500 SF	1 space per 150 SF of gross floor area	10
7172	TAVA Restaurant	Restaurant	2,100 SF	1 space per 150 SF of gross floor area	14
7174	Dempster Eye Care	Commercial Services	3,500 SF	1 space per 300 SF of gross floor area	12
7180	Savory Crust	Restaurant	1,200 SF	1 space per 150 SF of gross floor area	8
7182	Vape King	Commercial Services	1,600 SF	1 space per 300 SF of gross floor area	5
7184	Great American Bagel	Restaurant	2,250 SF	1 space per 150 SF of gross floor area	15
7188	Subway	Restaurant	1,200 SF	1 space per 150 SF of gross floor area	8
7136	Vacant	Permitted & Special Uses in Commercial Zoning District	1,130 SF	1 space per 250 SF of gross floor area	5
7150	Vacant	Permitted & Special Uses in Commercial Zoning District	1,497 SF	1 space per 250 SF of gross floor area	6
Total Required Off-Street Parking Spaces					182

Subtotal OCCUPIED 171

Subtotal VACANT 11



LEGEND

-  Regular Spaces
-  ADA Spaces
-  20-Minute Parking Spaces
-  Number of Spaces
-  7130-7188 Dempster Street

Based on Village code, 171 off-street parking spaces are required for the existing businesses and the proposed coffee shop. As permitted and special uses in a commercial zoning district, the currently vacant floor area would require 11 spaces. The existing supply of 142 on-site spaces at 7130-7188 Dempster Street does not meet the collective 182-space requirement with a deficit of 40 spaces.

The Village code permits required off-street parking to be shared between two or more land uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Such a case is worth examining for all uses within the multi-tenant commercial building, which has a few businesses with different peak operational times. **Table 2** summarizes the shared parking requirements per Village code.

Based on the Village shared parking standards, the off-street parking requirement is highest during the 7:00 AM – 6:00 PM period on weekdays, when 148 spaces are required. With the shared parking reduction, the existing supply of 142 parking spaces does not meet the shared parking requirement with a deficit of 6 spaces.

Table 2: Shared Parking Standards

Land Use Classification	Size (SF)	Required Spaces ¹	Weekdays ²			Weekends ²		
			2 AM – 7 AM	7 AM – 6 PM	6 PM – 2 AM	2 AM – 7 AM	7 AM – 6 PM	6 PM – 2 AM
Restaurant (Not 24 hr) ³	15,478 SF	103	10%	70%	100%	20%	70%	100%
			10	72	103	21	72	103
Retail Sales and Services ⁴	13,439 SF	53	0%	90%	80%	0%	100%	60%
			0	48	42	0	53	32
Office ⁵	7,588 SF	26	5%	100%	5%	0%	10%	0%
			1	26	1	0	3	0
Total	36,505 SF	182	11	148	146	21	128	135
Subtotal OCCUPIED	33,878 SF	171	11	138	137	21	117	128
Subtotal VACANT	2,627 SF	11	0	10	9	0	11	7

¹ Required Spaces are based on "Required Spaces By Use" table from Village of Morton Grove Code 12-7-3.

² Shared parking calculations are based on required spaces multiplied by percentages in the top-right corners of each cell, referenced from Village of Morton Grove Code 12-7-3.

³ Includes the following tenants: Betty's Bistro, Sayfani Yemen Coffee House, ShareTea, Lai Thai Restaurant, TAVA Restaurant, Savory Crust, Great American Bagel, Subway

⁴ Includes the following tenants: LA Nails, Kohinoor Beauty Salon, PNB Remittance Center, Dry Cleaning Factory, Zootcuts, Vape King, Vacant (7136 & 7150)

⁵ Includes the following tenants: Blossom Orthodontics, Morton Grove Dentistry, Dempster Eye Care

Parking Counts

Kimley-Horn conducted parking counts from Thursday, April 16th to Saturday, April 18th, 2026. Counts were collected every fifteen minutes from 8:00AM to 10:00PM on Thursday and Friday and from 10:00AM to 10:00PM on Saturday to capture parking demand during the primary hours of operation of the businesses. Parking spaces were categorized by designation and the collected data for each fifteen-minute interval is summarized in **Tables 3-5**.

Table 3: Parking Counts – Thursday, April 16th, 2026 (Occupied Spaces)

Interval	_:00			_:15			_:30			_:45			Max 15-min Bin
Designation	Regular	ADA	20-min	Regular	ADA	20-min	Regular	ADA	20-min	Regular	ADA	20-min	
8:00 AM	17		1	17		1	17		2	23		2	25
9:00 AM	25		1	28		1	30		1	31		2	33
10:00 AM	36		2	41		1	45		1	57		2	59
11:00 AM	57	1	1	61		1	63		2	68		2	70
12:00 PM	71		4	73		1	75	2	4	72	2	2	81
1:00 PM	74	3	2	67	1	3	75		2	60		2	79
2:00 PM	64		1	61		1	67	2	3	63	2	3	72
3:00 PM	58	2	1	56	2	2	54	2	1	49	3	1	61
4:00 PM	44	3	2	39	3	2	44	2	1	44	2	3	49
5:00 PM	56	2	3	67	3	2	71		2	66		3	73
6:00 PM	61	1	3	60	1	3	55	2	2	49		2	65
7:00 PM	40		2	32		2	38	2	2	36	2	1	42
8:00 PM	28	2	1	24	2		22	1		20	1		31
9:00 PM	19	1		12			11			10			20
Max Demand by Location	74	3	4	73	3	3	75	2	4	72	3	3	

Legend

	Parking Lot Occupancy = 0-60%
	Parking Lot Occupancy = 60-85%
	Parking Lot Occupancy = >85%

Table 4: Parking Counts – Friday, April 17th, 2026 (Occupied Spaces)

Interval	_:00			_:15			_:30			_:45			Max 15-min Bin
Designation	Regular	ADA	20-min	Regular	ADA	20-min	Regular	ADA	20-min	Regular	ADA	20-min	
8:00 AM	16			17			16		1	21			21
9:00 AM	28			28		1	32		1	38		2	40
10:00 AM	53		2	60		3	52	1	3	57	2	1	63
11:00 AM	59	2	2	56	1	3	56	2	3	57	2	4	63
12:00 PM	57	1	2	70	2	3	75	2	1	77	3	1	81
1:00 PM	79	3	3	63	2		64		2	61	2	1	85
2:00 PM	60			62		2	56	1	1	52	2	2	64
3:00 PM	56	4	2	55	3	4	62	2	2	51	3	2	66
4:00 PM	54	2	1	65	1	2	60	1	4	60	3	3	68
5:00 PM	64	3	2	60	2	2	62	2	1	67	2	1	70
6:00 PM	60	1	1	55	2	2	58	1	2	57	2	2	62
7:00 PM	54	2	1	56	3	1	48	3	2	44	3	3	60
8:00 PM	33	2	2	28	2	1	24	2	1	20	1	1	37
9:00 PM	16	1	1	14	1	1	10	1	1	8		1	18
Max Demand by Location	79	4	3	70	3	4	75	3	4	77	3	4	

Legend

	Parking Lot Occupancy = 0-60%
	Parking Lot Occupancy = 60-85%
	Parking Lot Occupancy = >85%

Table 5: Parking Counts – Saturday, April 18th, 2026 (Occupied Spaces)

Interval	_:00			_:15			_:30			_:45			Max 15-min Bin
Designation	Regular	ADA	20-min	Regular	ADA	20-min	Regular	ADA	20-min	Regular	ADA	20-min	
10:00 AM	55		1	58	1	2	59	1	2	54		2	62
11:00 AM	65	1	2	60		2	64		2	67		1	68
12:00 PM	66		1	69	1	2	83	3	2	71	3	1	88
1:00 PM	70	3	1	70	3	2	64	2	3	61	2	4	75
2:00 PM	62	2	4	57	2	2	58		3	54		1	68
3:00 PM	58	1	1	51	3	2	46	3	1	47	3	3	60
4:00 PM	47	3	2	46	2	1	48	1	3	42	1	2	52
5:00 PM	45	1	1	56	2	1	65	2	1	64	3	1	68
6:00 PM	67	3	2	74	4	2	74	4	3	72	4	1	81
7:00 PM	71	4	1	72	3	2	61	2	2	61		2	77
8:00 PM	63		2	53		2	45		2	38		2	65
9:00 PM	25		2	23		1	17		1	11		1	27
Max Demand by Location	71	4	4	74	4	2	83	4	3	72	4	4	

Legend

	Parking Lot Occupancy = 0-60%
	Parking Lot Occupancy = 60-85%
	Parking Lot Occupancy = >85%

Parking Demand Review

Based on the parking counts, peak parking demand occurred around 12:00-2:00PM during the weekdays and around 12:00-1:00PM on Saturday. The maximum parking demand in a fifteen-minute interval across all three days was 88 parking spaces at 12:30PM on Saturday, which results in a maximum capacity of 58 percent. Throughout all time periods, the parking lot remained less than 58 percent full, with 54 or more spaces available for any given 15-minute period.

Coffee Shop Parking Demand

Kimley-Horn estimated the anticipated parking needs of the proposed Sayfani Coffee Shop using ITE parking generation rates and point-of-sale data for an existing Sayfani Coffee Shop in Schaumburg, Illinois.

ITE Parking Projections

Kimley-Horn reviewed parking demand data provided in the Institute of Transportation Engineers (ITE) Parking Generation Manual – 6th Edition to determine off-street parking demand for the proposed coffee shop per industry research. The surveyed sites for the Coffee/Donut Shop without Drive-Through (LUC 936) land use were approximately 2,000 SF, which does not align with the proposed 4,078 SF coffee shop. Given that the proposed coffee shop exceeds the size of the available data points for the Coffee/Donut Shop land use, a similar land use with larger surveyed sites, Fast Casual Restaurant (LUC 930), was used. The ITE excerpts are provided as an **Attachment**.

Table 6. ITE Parking Demand Projections

Use	ITE Land Use	Size	Monday-Friday		Saturday	
			ITE Rate	Projection	ITE Rate	Projection
Proposed Coffee Shop	Fast Casual Restaurant (LUC 930)	4,078 SF	S = 9.77(X)	40 spaces	S = 7.97(X)	33 spaces

X = 1,000 SF GFA

As shown in **Table 6**, based on ITE parking demand data, the ITE projected peak demand ranges from 33 to 40 parking spaces. The coffee shop peak parking demand is expected to be accommodated within the existing parking supply and would occupy up to 40 of the 54 available spaces during the maximum peak parking demand scenario.

Sayfani Sales Parking Projections

When available, operational data for a site is preferred to national industry resources as those resources are not tailored to the specific proposed land use. Kimley-Horn used sales data for an existing Sayfani Coffee Shop location in Schaumburg, Illinois to calculate peak parking demand for the site. Sales information for the existing location is provided as an **Attachment**.

Point-of-sale data for the existing coffee shop was provided for Tuesday, April 28th, 2026, representing a typical weekday. The size, operating hours, and peak hour characteristics of the proposed coffee shop are expected to be comparable to the existing location. Peak business hours for the coffee shop occurred from 12-1PM and from 7-8PM. The net daily sales were divided by the

total number of orders to calculate an average customer purchase of \$15.60. The estimated peak period sales are approximately \$250 during the midday peak hour and \$260 during the evening peak hour. Assuming each transaction represents one parked vehicle, this results in a peak parking demand of 16 spaces during the midday peak hour, and 17 spaces during the evening peak hour.

Conservatively assuming that the maximum weekday parking demand would occur during the Saturday midday peak hour, the projected peak parking demand would occupy 17 of the 54 available spaces during the maximum peak parking demand scenario. After the coffee shop is operational, the vacant units at 7136 and 7150 Dempster Street could be filled by tenants whose off-street parking requirements do not exceed the remaining 37 available spaces during the maximum demand scenario.

Traffic Evaluation

Kimley-Horn obtained traffic volumes along Dempster Street and Harlem Avenue from IDOT's Traffic Count Database System (TCDS) using the most recent year for average annual daily traffic (AADT), which is approximately 39,600 (2023) vehicles per day along Dempster Street and 12,100 (2025) vehicles per day along Harlem Avenue in the site vicinity. It is unlikely that additional traffic generated by the proposed coffee shop would have a noticeable negative impact on surrounding roadway operations.

Access to the site is provided via two access driveways, one full access driveway along Dempster Street and one full access driveway along Harlem Avenue. No changes to the site access configurations are planned.

Conclusion

The 7130-7188 Dempster Street building provides 142 off-street parking spaces, including 6 ADA and 4 "20-Minute Parking" spaces. Based on the collected parking count data, peak parking demand occurred around 12:00-2:00PM during the weekdays and around 12:00-1:00PM on Saturday. A maximum of 88 parking spaces were occupied at 12:30PM on Saturday. This leaves 54 spaces available for the proposed coffee shop and future tenants.

Based on sales data for an existing Sayfani Coffee Shop location, the proposed coffee shop has an estimated peak parking demand of 17 spaces, which is accommodated by the 54 available spaces on site during the maximum peak demand scenario. After the coffee shop is operational, the vacant units at 7136 and 7150 Dempster Street could be filled by tenants whose off-street parking requirements do not exceed the remaining 37 available spaces during the maximum demand scenario.

ATTACHEMENTS

ITE Excerpts

Sayfani Coffee Shop Sales Data

ITE EXCERPTS

Land Use: 930 Fast Casual Restaurant

Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (three study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	–	–
8:00 a.m.	5	3
9:00 a.m.	12	7
10:00 a.m.	14	7
11:00 a.m.	22	27
12:00 p.m.	100	70
1:00 p.m.	78	80
2:00 p.m.	40	100
3:00 p.m.	32	57
4:00 p.m.	26	43
5:00 p.m.	46	60
6:00 p.m.	77	87
7:00 p.m.	63	53
8:00 p.m.	34	43
9:00 p.m.	22	33
10:00 p.m.	14	20
11:00 p.m.	–	–

Additional Data

The average parking supply ratio for the six study sites in a general urban/suburban setting with parking supply information is 12 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 80 percent.

The sites were surveyed in the 2010s and 2020s in California, Maine, Maryland, Minnesota, and New York.

Source Numbers

543, 557, 603, 619, 637

Fast Casual Restaurant (930)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

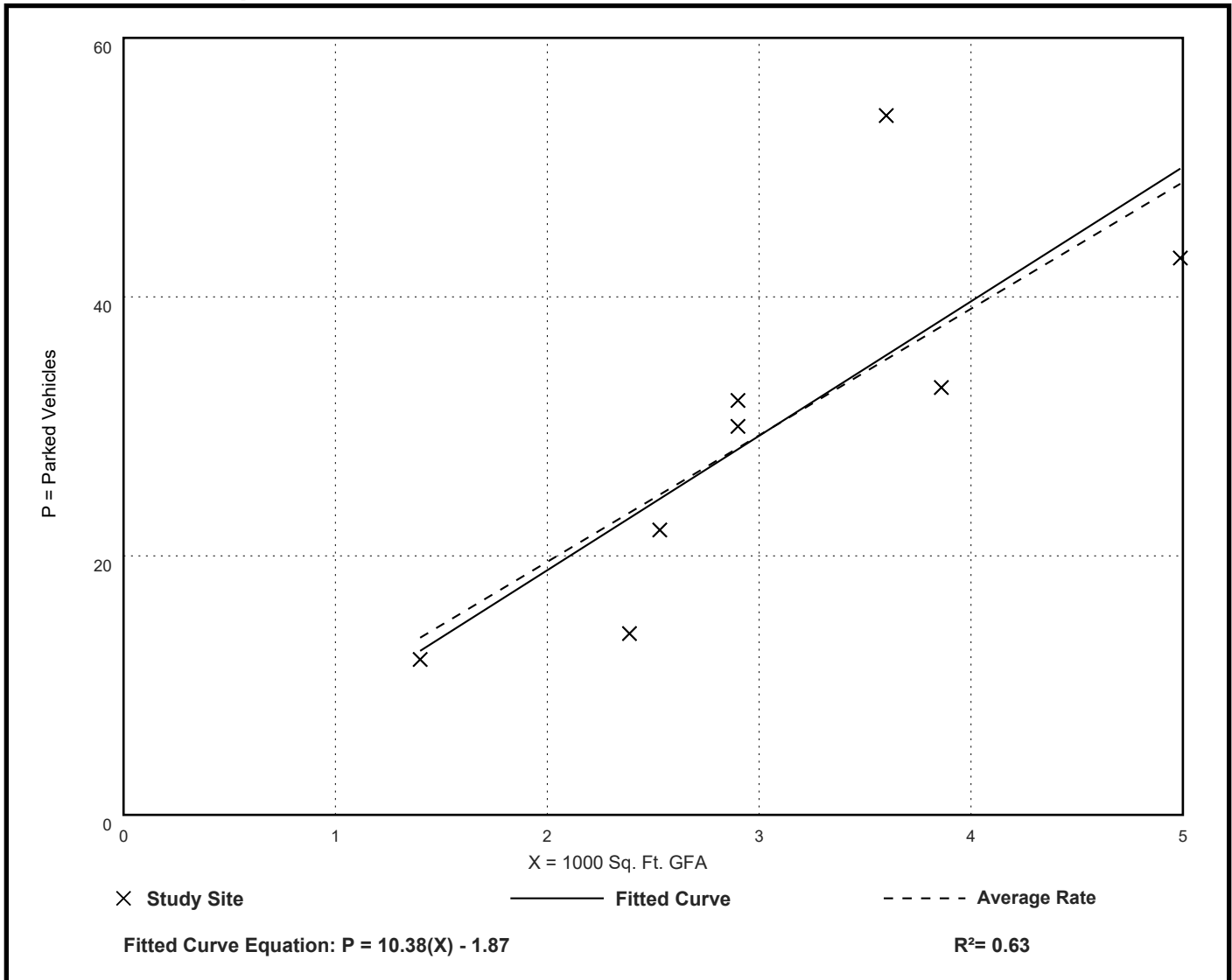
Number of Studies: 8

Avg. 1000 Sq. Ft. GFA: 3.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.77	5.86 - 15.00	8.57 / 13.61	***	2.71 (28%)

Data Plot and Equation



Fast Casual Restaurant (930)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

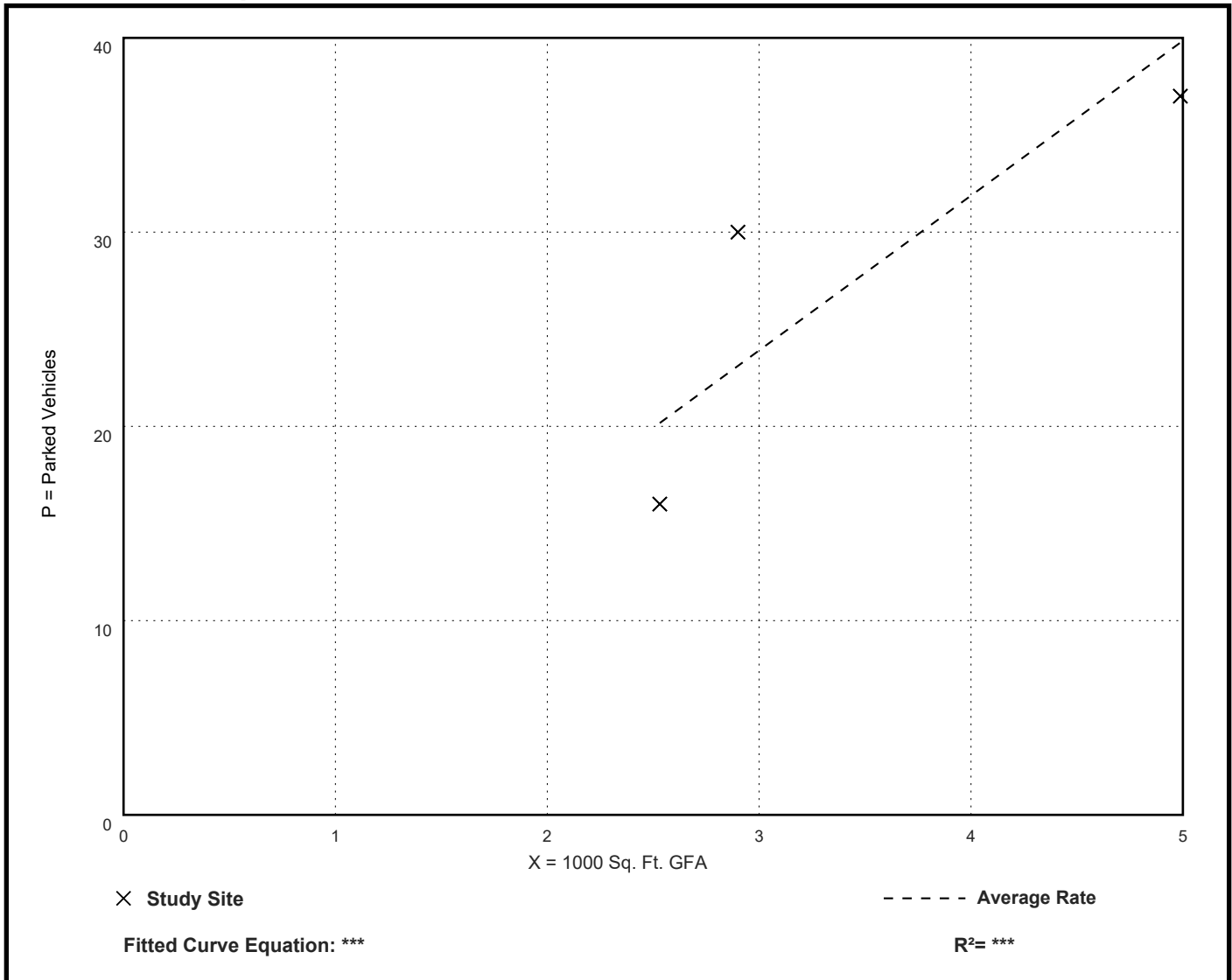
Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 3.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
7.97	6.32 - 10.34	6.67 / 10.34	***	1.89 (24%)

Data Plot and Equation



SAYFANI COFFEE SHOP SALES DATA



Tue, Apr 28, 2026, 12:00 AM - Tue, Apr 28, 2026, 11:59 PM

Filters: none

Gross sales
\$2,094.52



View by

View by

Hourly sales ▾

Total	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM
\$2,094.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$8.25	\$88.45	\$89.47	\$61.97	\$232.88
-\$13.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$2,080.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$8.25	\$88.45	\$89.47	\$61.97	\$232.88
\$249.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.38	\$1.00	\$10.62	\$10.76	\$7.44	\$27.99
\$102.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.76	\$6.13	\$6.18	\$23.66
\$2,432.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.88	\$9.25	\$103.83	\$106.36	\$75.59	\$284.55

Total