

VILLAGE OF MORTON GROVE APPEARANCE COMMISSION

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

April 4, 2022 - 7:00 P.M. AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

February 7, 2022, Meeting of the Appearance Commission

III. PUBLIC MEETING

CASE AC 22-02

APPLICANT P & P Properties LLC

1625 N. Milwaukee Avenue Glenview, Illinois 60025

<u>LOCATION</u> 8721 Narragansett Avenue (10-20-100-029-0000),8720 Ferris Avenue (10-20-100-024-0000, 10-20-

100-023-0000), 8724 Ferris Avenue (10-20-100-022-0000), 8726 Ferris Avenue (10-20-100-021-

0000) and a portion of the public alley petitioned for vacation (PC 22-03)

<u>PETITION</u> Request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached

single-family dwelling (townhome) development associated with Special Use and Subdivision

Applications (PC 22-04)

CASE AC 22-03

APPLICANT P & P Properties LLC

1625 N. Milwaukee Avenue Glenview, Illinois 60025

<u>LOCATION</u> 8733 Narragansett Avenue (10-20-100-009-0000) and 8735 Narragansett (10-20-100-008-0000)

Morton Grove, Illinois 60053

<u>PETITION</u> Request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached

single-family dwelling (duplex) development associated with a Special Use Application (PC 22-05)

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.

MINUTES OF THE APRIL 4, 2022 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 John Pietron. Secretary Anne Ryder Kirchner called the roll.

Commissioners Present: Pietron, Block, Hedrick, Ingram, Manno, Minx, Zimmer

Commissioners Absent: None

Village Staff Present: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner,

Assistant Land Use Planner

Trustees Present: Minx and Thill

Chairperson Pietron proceeded to seek approval of the February 7, 2022, minutes.

Commissioner Ingram moved to approve the minutes of February 7, 2022. Commissioner Hedrick seconded the motion.

Chairperson Pietron called for the vote.

Commissioner Block voting aye Commissioner Hedrick voting aye Commissioner Ingram voting aye Commissioner Manno voting aye Commissioner Minx voting aye Commissioner Zimmer voting aye Chairperson Pietron voting aye

Minutes approved.

Chairperson Pietron called for the case.

CASE: AC 22-02

APPLICANT: P & P Properties LLC

1625 N. Milwaukee Avenue Glenview, Illinois 60025

LOCATION: 8721 Narragansett Avenue (10-20-100-029-0000),8720 Ferris Avenue (10-20-100-024-0000, 10-

20-100-023-0000), 8724 Ferris Avenue (10-20-100-022-0000), 8726 Ferris Avenue (10-20-100-

021-0000) and a portion of the public alley petitioned for vacation (PC 22-03)

PETITION:

Request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development associated with Special Use and Subdivision Applications (PC 22-04)

Zoe Heidorn, Community Development Administrator, provided an introduction to the case. She explained that in the case of AC 22-02, the applicant is requesting an Appearance Certificate for plans associated with the development of 10 townhomes on vacant property owned by the applicant and the Village of Morton Grove and a portion of public alley petitioned for vacation, all of which is located in a C-1 General Commercial District. The three-story rear-loading townhomes will be constructed as two buildings with 5 units per building separated by a 28-foot landscape and pedestrian area, which will also serve as a public utility easement.

Ms. Heidorn stated that in the application originally submitted to the Village, the applicant proposed brick veneer on Gigacrete and Gigacrete with Stuccomax as the principal materials. The brick veneer was proposed to be a brownish red brick. In modified plans submitted to staff late last week and distributed to the Appearance Commission today, the applicant revised the materials palette to include as principal materials thin klaycoat facebrick in gray and drainable EIFS in dark and light grays. The applicant should explain why Gigacrete with Stuccomax was replaced with drainable EIFS and why the red brick veneer was replaced with gray brick.

Ms. Heidorn explained that staff is concerned that the contemporary design in combination with the new gray brick will be less compatible with the more traditional design and red brick of the townhome development across the street. The developer should address this concern in their presentation and speak to the long-term durability and maintenance of the proposed materials. The applicant also submitted a fence detail as part of the revised submittal and should speak to the proposed height of the installation and materials to be used.

Ms. Heidorn then introduced the developer team and noted that they would be happy to provide an overview of the project and address any of your questions or concerns.

Mike Marasco, John Park, and architect Jolly Thulaseedas, all representing P&P Properties, introduced themselves to the Commission. Mr. Marasco thanked the Commission for their time and explained that his team is seeking their support.

Mr. Marasco described the vision for the townhomes, which combine classic and modern architecture to meet the demands of the current market. The design is respectful to the surrounding buildings and incorporates materials that can meld into the community. Mr. Marasco explained that he reached out to surrounding neighbors to describe the development and answer any of their questions. The neighbors appreciated the contact and seemed to be favorable to the townhomes.

Mr. Marasco presented comparable townhome developments in nearby areas that do not have the right mix of materials and are not as unique as the ones his team is proposing. The proposed townhomes have more glazing, lots of natural light, and unique balconies. Market studies show excellent demand for such amenities and high-value finishes.

Chairman Pietron asked if market research favors this design. Mr. Marasco said yes, and they believe that all ten units would be under contract today if they were put on the market today. This is a high-demand community and a desirable price point.

Mr. Thulaseedas presented the site design, townhome layouts, lighting and landscape plans, and material finishes. The highlighted the use of large windows, folding doors leading out to balconies, and the vibrant city feeling that the development provides, but with the comforts of a suburban community. He explained that the red brick originally

proposed in the plans did not provide the contemporary texture they were seeking. He added that using warm grey brick conveys a modern feeling and adds more richness to the design. Mr. Thulaseedas showed samples of the new grey brick.

Mr. Thulaseedas explained that the developer modified the building materials palette to include drainable EIFS instead of Gigacrete after some concerns the architecture team had with long-term durability of the material. He noted that the material fares well in warmer climate but might become an issue in the Midwestern climate. He stated that drainable EIFS has been used in residential applications with great success in the Midwest and in Canada.

Chairman Pietron asked about the durability of the EIFS, particularly with regards to weather and hail.

Mr. Thulaseedas responded that the EIFS is a one-hundred percent better than Stuccomax. It has three coats of finish and is very easy to clean and repair if needed.

Board member Zimmer asked if it would be installed by a certified installer. Mr. Thulaseedas responded that it would be.

Chairman Pietron asked about the amount of window coverage.

Mr. Thulaseedas explained that the front elevations provide seventy-five percent transparency, while the rear elevations provide about fifty percent transparency. The premium end units will have side elevation windows too.

Chairperson Pietron asked about the color contrast on the building, noting that with the gray brick, there isn't much contrast and the building seems washed out.

Mr. Thulaseedas said that in working with staff, he wanted to not have much contrast to not overpower the modern design. He is looking for a more neutral building.

Chairman Pietron said that the lack of contrast is the problem for him.

Commissioner Zimmer said he would prefer that the new townhomes are more in harmony with the red brick townhomes across the street.

Discussion ensued about the contrast between the Crossings at Morton Grove townhomes and the proposed development. The Commissioners agreed that greater color similarity in the brick would improve the relationship of the two developments.

Mr. Thulaseedas asked if a dark brown mix of brick would work or if the Commission was requiring the original red brick. He showed a sample of the original red brick.

Mr. Zimmer responded that he prefers the red brick.

Chairperson Pietron asked if the developer and architect have a problem with the red brick.

Jolly said he would prefer to keep to shades of gray and brown, which are more in keeping with the contemporary design. He showed a black brick that could be mixed in with the other brick colors.

Chairman Pietron recommended that a harmonious compromise should be presented to the Community Development Administrator for final review and approval.

Ms. Heidorn added that staff would seek final approval of the Chairperson as well.

Mr. Thulaseedas asked if a metal screen could be used for the trash enclosure instead of a solid wood fence, which did not fit with the modern development. He referred to the screening detail and added that the installation would look more like art than an enclosure.

The Board members indicated that they liked the metal screening.

Ms. Heidorn explained that they could authorize a waiver to allow some level of transparency and change in material.

Board member Zimmer reminded them that too much of an opening can cause trash to not be enclosed.

The landscape and lighting plan was discussed. Mr. Thulaseedas noted that the screening along Ferris Avenue was kept lower near the accessway to maintain visibility. He discussed the landscaped path between the two buildings and explained that the luminaires will provide a soft warm light. He added that cooler light was more appropriate for commercial developments.

Board member Zimmer noted the lack of upright plantings that would help break up the buildings. He asked if the plantings were limited to low heights so as not to obscure the windows.

Mr. Thulaseedas responded that this was the intent, but that he will ask the landscape architect to revise the plan to add more variety in plant height.

Board member Ingram clarified that the brick range in color will be submitted to, staff and Chairperson Pietron for final review.

Board member Block motioned to approve the request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development for the property commonly known as 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.

- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).
- 5) Screening of the trash area shall be designed and installed in accordance with the requirements of Section 12-11-4 and may be made of metal as submitted.
- 6) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.
- 7) Final brick colors to be presented for approval by the Community Development Administrator and Chairperson of the Appearance Commission.

The motion was seconded by Board member Minx, Chairperson Pietron called for the vote.

Commissioner Block voting aye
Commissioner Hedrick voting aye
Commissioner Ingram voting aye
Commissioner Manno voting aye
Commissioner Minx voting aye
Commissioner Zimmer voting aye
Chairperson Pietron voting aye

Motion passed 7-0.

CASE AC 22-03

APPLICANT P & P Properties LLC

1625 N. Milwaukee Avenue Glenview, Illinois 60025

<u>LOCATION</u> 8733 Narragansett Avenue (10-20-100-009-0000) and 8735 Narragansett (10-20-100-008-0000)

Morton Grove, Illinois 60053

<u>PETITION</u> Request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached

single-family dwelling (duplex) development associated with a Special Use Application (PC 22-05)

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 22-03, the applicant is requesting an Appearance Certificate for plans associated with the development of a duplex on vacant property owned by the applicant and the Village of Morton Grove. The two-story rear-loading duplex complies with all requirements for attached single-family residential development in the C-1 General Commercial District.

Ms. Heidorn stated that in the application originally submitted to the Village, the applicant proposed Gigacrete with Stuccomax as one of the principal exterior materials. This material has also been modified to drainable EIFS. Unless already addressed under Case AC 22-02, the developer should explain why the revision was made and speak to the long-term durability and maintenance of the proposed materials.

Mr. Morasco of P&P Properties explained that the duplex design shares the same philosophy as the townhome design and that they will be built at the same time as the townhomes.

Mr. Thulaseedas, architect representing P&P Properties, described the layout and sizes of the two-floor homes. They have a ground level bedroom, a large roof deck and multiple balconies. They are designed to be statement homes and likened them to mini-mansions with high-end finishes and many private areas. The wood cladding is a metal panel with wood-appearance cladding that is fire-proof and more durable than traditional wood. The metal doors, panels, and windows are very contemporary. The rear garage driveways can accommodate two cars and the front yards are larger for families.

Chairperson Pietron stated that he likes the very rich look. Commissioner Zimmer said he has the same concerns with the landscaping as he noted with the ten townhomes.

Mr. Thulaseedas responded that he would work with the landscape architect to improve the diversity of planting heights. He noted that architects like their buildings to be seen, but that he is very understanding of the Commissioner's concern.

Board member Minx moved to approve the request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached single-family development associated with a Special Use Application (PC 22-05) for the property commonly known as 8733-35 Narragansett Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, a photometric plan must be submitted that extends beyond the property boundary and verifies compliance with all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).
- 5) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.

The motion was seconded by Board member Ingram, Chairperson Pietron called for the vote.

Commissioner Block voting aye
Commissioner Hedrick voting aye
Commissioner Ingram voting aye
Commissioner Manno voting aye
Commissioner Minx voting aye
Commissioner Zimmer voting aye

Chairperson Pietron voting

aye

Motion passed 7-0.

Chairperson Pietron asked for any other business or discussion. Hearing none, Commissioner Minx moved to adjourn the meeting. The motion was seconded by Commissioner Ingram.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 7:45 p.m.

Minutes by: Anne Ryder Kirchner



Incredibly Close & Amazingly Open

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use

Planner

Date: March 29, 2022

Re: <u>Appearance Commission Case AC 22-02</u>

Request by John Park, P & P Properties, LLC, for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development associated with Special Use and Subdivision Applications (PC 22-04) for the property commonly known as 8721 Narragansett Avenue (10-20-100-028-8001), 8720-26 Ferris Avenue (10-20-100-021-0000, 10-20-100-022-0000, 10-20-100-024-0000), and portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, and measuring approximately 1,121 square feet, petitioned for vacation (PC 22-03) in accordance with Section 12-9-5 of the Morton

Grove Municipal Code in Morton Grove, Illinois

Project Overview

P&P Properties, LLC ("applicant"), submitted complete Vacation, Subdivision, and Special Use Applications to the Department of Community and Economic Development requesting approval of a vacation of a portion of public alley located directly north of Hennings Court and measuring approximately 1,121 square feet, a preliminary plat of subdivision, and Special Use Permits to allow the construction of a 10-unit attached single-family dwelling (townhome) development in a C-1 General Commercial District with associated variations. The subject property at 8721 Narragansett Avenue is currently owned by the applicant, and the portion of public alley to be vacated and property at 8720-26 Ferris Avenue are owned by the Village of Morton Grove. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.



Subject Property Location Map

Subject Property

The subject property is located along the southern face of the block bound by Narragansett Avenue, Dempster Street, Ferris Avenue, and Hennings Court. The property abuts a single-family dwelling converted to an office use at 8725 Narragansett Avenue and a two-story commercial building at 8728 Ferris Avenue, which is occupied by a health services office on the first floor only. Surrounding uses include Moretti's Ristorante & Pizzeria to the west, townhome development by Toll Brothers to the south, and single-family residences to the east. Collectively, the properties that make up the subject property measure approximately 21,798 square feet, or 0.5 acres.

Project Summary

The applicant is proposing a three-story townhome development consisting of two structures containing five townhomes each. The structures will be separated by a 28.22-foot landscape and pedestrian area to allow for a permanent public utility easement for Village infrastructure. Each townhome will feature a two-car garage on the ground floor that rear loads onto a 16-foot one-way public access drive. Ten guest parking spaces will be located to the north of the access drive. In total, 30 parking spaces will be located on the site, significantly exceeding the Unified Development Code's base parking requirement of 22 spaces. The proposed surface parking spaces must be used by residents and their guests only.

A Vacation Application submitted by the applicant, to be reviewed under Case PC 22-03, petitions the Village to vacate a portion of public alley measuring 16.00 feet by 70.04 feet, or 1,121 square feet, to maximize the development site area. A proposed east-west public access drive measuring 16 feet in width will be constructed by the developer, then owned and maintained by the future homeowner's association. A public access easement over the drive will allow continued access for public use. The applicant is seeking Special Use Permits for the townhome use and multiple principal structures on a zoning lot, and variations for minimum lot area, impervious lot coverage, rear yard impervious coverage, walkway width, and location of surface parking lots.

Site Design

The proposed site design generally complies with the dimensional requirements for townhome development in the C-1 District, which are set forth in Section 12-5-4. Staff notes minor discrepancy in dimensioning between the engineering plan set and the architectural plan set. Where discrepancy occurs, staff has deferred to the engineering plan set prepared by Advantage Consulting Engineers. The development abides by the minimum setback requirement of 15 feet from the front and corner side lot lines and the minimum building separation of 10 feet. Staff encouraged the orientation of the townhomes facing south to mirror the existing townhomes across Hennings Court by Toll Brothers. The site design provides rear loading garages and an alley-like accessway that is consistent with a traditional urban street grid. Surface parking is located to the rear of the buildings and is screened from view along Ferris Avenue. Overhead utilities will be relocated underground and stormwater detention facilities will be constructed below the surface parking area. Generous landscape areas along the foundation lines and between the structures will soften the visual appearance of the buildings.

The Lehigh/Ferris Framework Plan (2009) includes the subject property in its plan area and identifies the site as a portion of "Site I." The Plan establishes certain design principles for redevelopment of the area, which include the following:

- Surface parking should be located to the rear of buildings, should be edged with vegetation, and should include stormwater management.
- Driveway access should be off an existing alley or secondary accessway.
- Garage entrances should not front on primary streets.
- Service areas should be located off alleys and screened from view from primary streets.
- Utilities should be relocated underground.
- Stormwater detention should be provided on-site and underground storage is preferred.
- Structures should provide a continuous streetwall along street faces.
- Street corners should be occupied by buildings.
- Street-facing facades should be broken up using setbacks, protrusions, fenestration, and changes in materials. Ground floors should be delineated from upper floors.

Staff finds that the proposed site design complies with principles recommended by the Lehigh/Ferris Framework Plan and is generally fitting to a transit-oriented district and existing patterns of development.

Building Design

The proposed townhome development, which features minimalistic simple shapes and lines, is more contemporary in design than existing townhome development in the area. At the request of staff, the developer incorporated a warmer brick tone to complement existing materials used throughout the neighborhood. The developer should speak to the compatibility of the proposed building design with existing development, the advantages of diversity in architectural style, and the marketability of the units.

The proposed townhome massing is articulated to reduce bulk through vertical and horizontal projections and step backs, and changes in material. All street-facing facades feature generously sized window areas at all floor levels. The third floor includes a balcony at the front of the townhome, facing Hennings Court, and a balcony at the rear of the townhome, facing north. The following exterior building materials are proposed by the developer:

- Brick veneer on Gigacrete Brown/red
- Gigacrete with Stuccomax Dark gray and light gray
- Black window frames and architectural details

Staff notes that Village Code explicitly discourages the use of false stucco, which earned a poor reputation in the 1980s and 1990s due to water infiltration that typically occurred, causing panels to mold, buckle, and delaminate. However, most newer applications include techniques that allow water drainage and mitigate moisture build-up. False stucco can serve as an attractive, lightweight, and energy-saving cladding for a building. However, rainwater must be properly managed and assemblies must be designed to allow for the drying of incidental moisture.

The proposed material Gigacrete refers to a "family of building products based on proprietary non-silica, non-toxic, non-combustible, cementitious, mineral-based binders comixed with filler material. GigaCrete building materials do not contain silica-based sands or Portland cement." According to product information provided by the manufacturer, a Gigacrete with StuccoMax application provides a low carbon footprint and qualifies for LEED points benefits. **The applicant should speak to the long-term performance, durability, and maintenance of the proposed materials and how water drainage will be managed.** As a condition of Appearance Certificate approval, staff recommends requiring periodic cleaning and maintenance to provide a like-new appearance and that any surface cracks or damage must be repaired within 60 days of occurrence.

Staff notes that the materials palette and the renderings submitted by the applicant show inconsistency in brick coloring. The applicant should verify the proposed coloring of the brick veneer for the Appearance Commission.

Landscape Design

The applicant submitted a landscape plan for the ten-unit townhome development prepared by uplandDesign Ltd. The Village's applicable landscape requirements are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Landscape Area (12-11-1:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	26%	Compliant
Public Parkway Trees (12-11-1:B.4)	Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper	11 trees / 429.2 ft. frontage = 39- foot separation (7 trees existing, 4 trees proposed)	Compliant
Parking Lot Screening Abutting Commercially Zoned Private Property (12-11-3:B.2)	Min. 1 tree per 80 ft. linear common lot line	North lot line screening: American Sycamore (2.5" cal.), Koreanspice Viburnum (3'), Techny Arborvitae (5'), Sonic Bloom Red Weigela (24")	Compliant
Parking Lot Screening Abutting Public ROW (12-11-3:B.1.a)	Landscaped yard min. 5 ft. in width with year-round dense opaque screen min. 3 ft. in height	Ferris Avenue screening: Hicks Yew (24"), Prairie Dropseed (typ. 2-4')	Compliant
Screening (12-11-4)	Min. 5-ft. screening for all loading docks, equipment enclosures, and trash areas (see 12-11-4 for allowed screening types)	No screening proposed per plan	Waiver needed – staff recommends compliance

Because proposed plantings to the east of the surface parking lot only measure 24 inches per the landscape plan, staff recommends that the applicant verifies that the height of the plantings at maturity will comply with the 3-foot minimum height requirement for parking lots abutting a public right of way. If the plantings will not comply, the applicant should modify the selected species, subject to approval of staff, to comply with the minimum height requirement.

The submitted plans do not indicate that the proposed dumpster area to the west of the surface parking area will be screened in accordance with Village requirements. Per Section 12-11-4, the minimum height of required trash area screening is five feet. Appropriate materials include masonry and solid wood fencing. **The applicant should speak to whether required screening will be provided in accordance with Village Code requirements.** Staff recommends that a variation is not granted and that final screening details are approved by staff.

Lighting

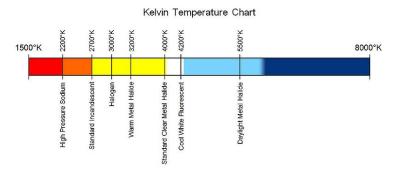
The applicant submitted a photometric plan prepared by KP+J Architects showing levels of illumination along lot lines measuring up to 1.2 foot-candles. Prior to a building permit being issued, the plan should be revised to extend to and beyond all lot lines bounding the development site to verify compliance with Village standards. Levels of illumination are shown to be higher at the rear parking area, which abuts a commercial use, and closer to zero along lot lines farther south of the public access drive, which face residential uses.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. The developer will need to modify the lighting plan to achieve as close to zero illumination at the property lines, subject to approval by the Village Engineer.

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. Staff recommends as a condition of approval that

before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.

The luminaire schedule submitted by the applicant indicates that luminaires will be between 3000K and 4000K (Kelvin), which ranges from a warm white to a neutral white. Staff recommends establishing a maximum luminaire color temperature of 4000K as a condition of Appearance Certificate approval.



Appearance Commission Review

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

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

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

- a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
- b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
- c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
- d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.

2. Design Criteria:

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

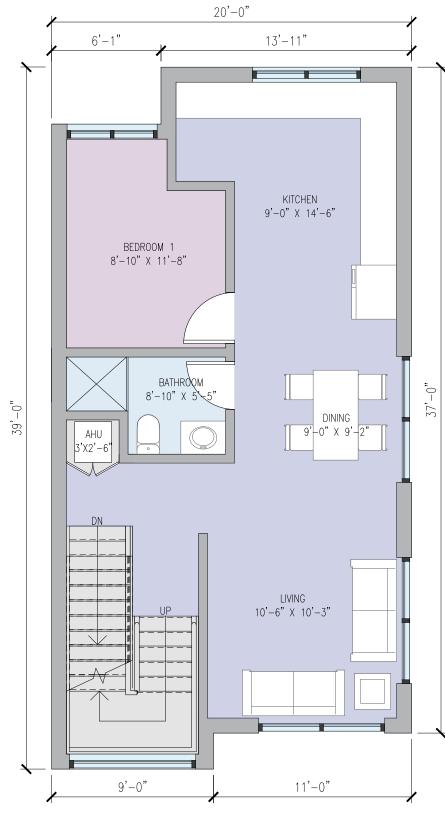
Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development for the property commonly known as 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code in Morton Grove, Illinois, staff recommends the following conditions of approval:

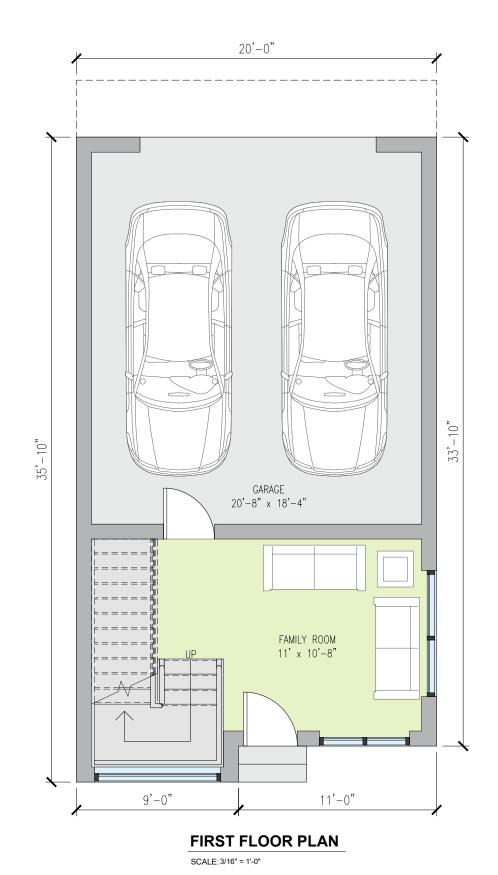
- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).

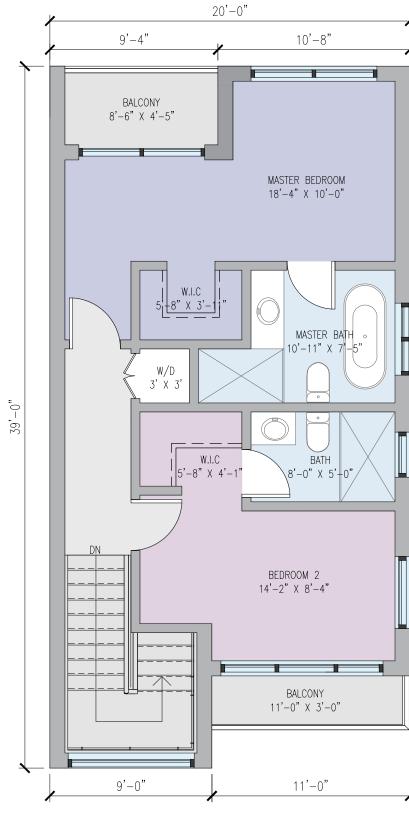
- 5) Screening of the trash area shall be designed and installed in accordance with the requirements of Section 12-11-4
- 6) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.



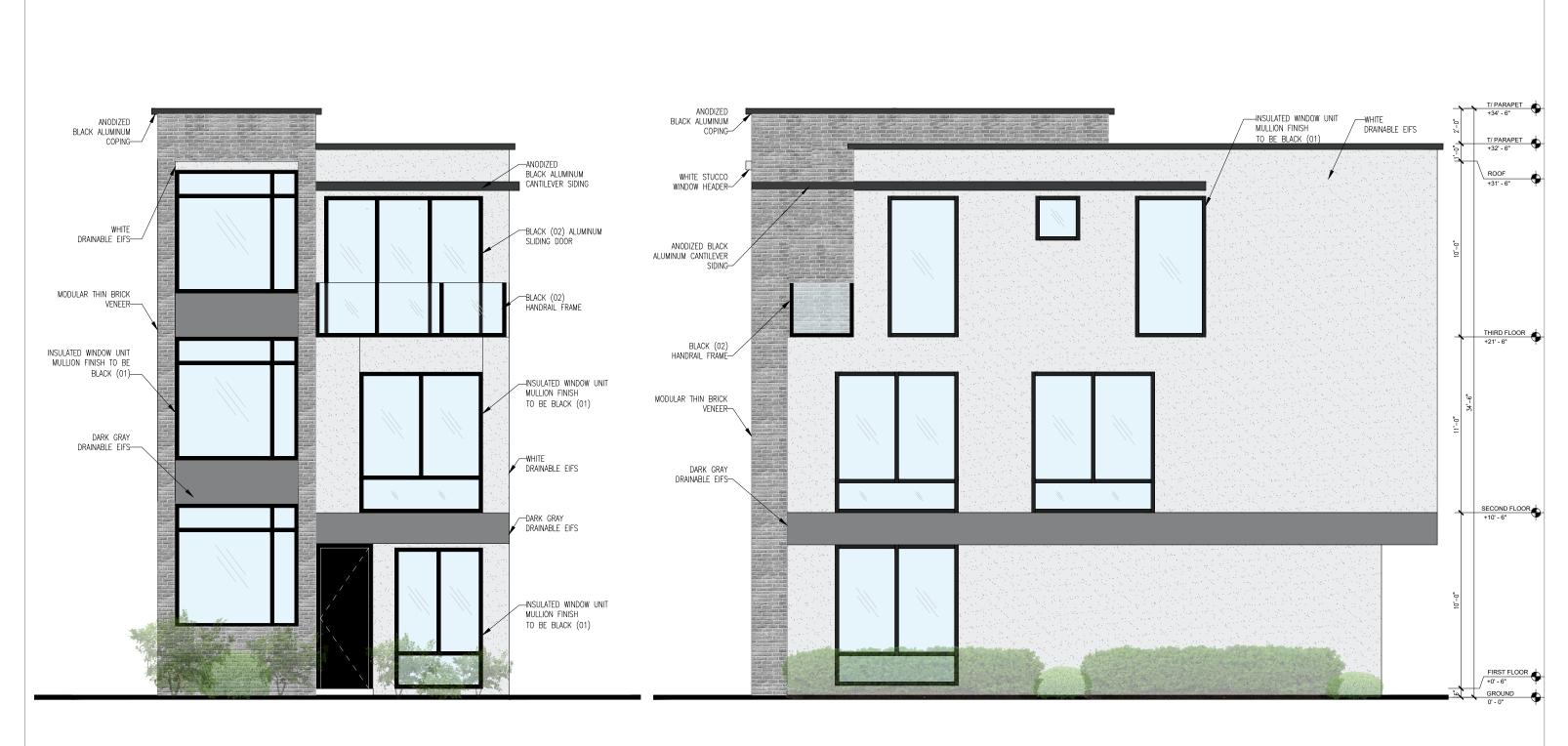


SECOND FLOOR PLAN





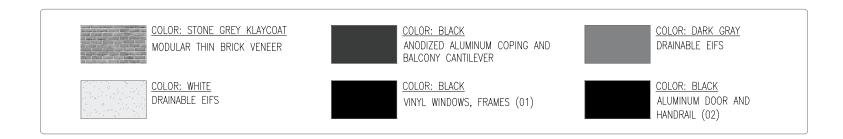
THIRD FLOOR PLAN



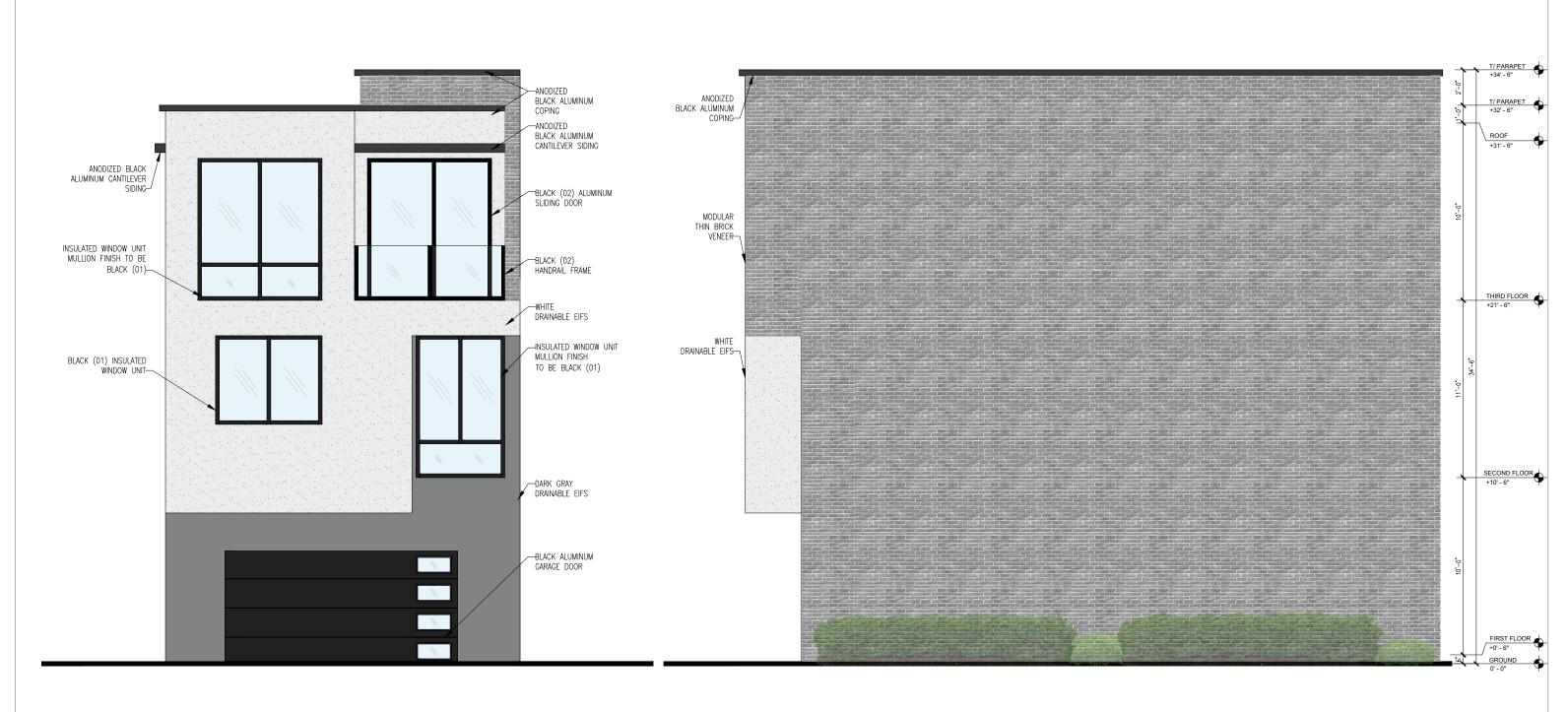
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

WEST ELEVATION



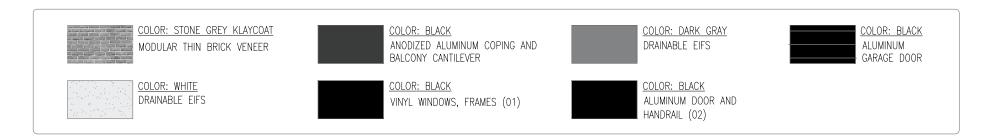




NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION









NORTH ELEVATION

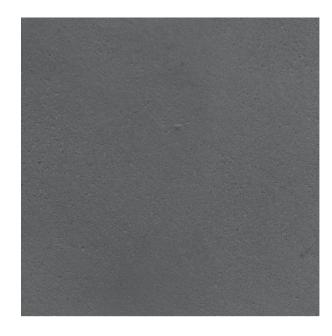




THIN BRICK STONE GREY KLAYCOAT GRAY



WINDOW FRAME BLACK



STO THERM CI - DRAINABLE EIFS DARK GRAY

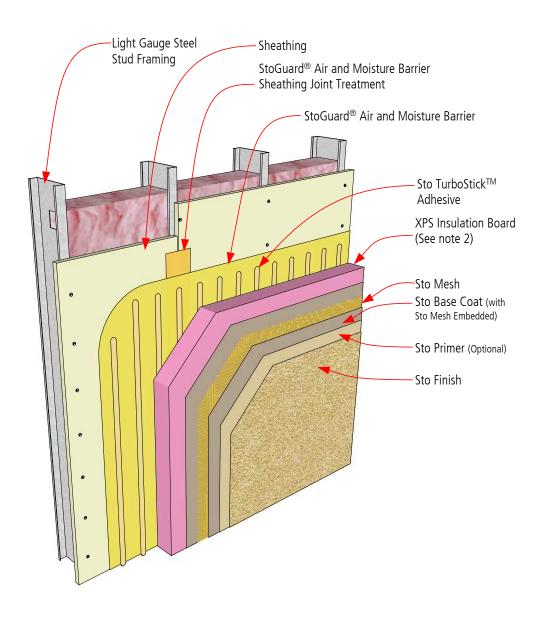


STO THERM CI - DRAINABLE EIFS LIGHT GRAY





ALUMINUM TRASH ENCLOSURE SCREENING
DARK GRAY



STO THERM CI - DRAINABLE EIFSSYSTEM COMPONENTS





SCALE: 1" = 20'-0" 0 10' 20' 40' 60'

GENERAL NOTES: TREE PROTECTION

Tree protection fencing shall be installed prior to any construction on the site.
 Tree protection fencing shall consist of brightly colored (orange) plastic mesh fencing a minimum of 48" in height and securely attached to metal fence posts that are driven into the ground ad spaced no ore than eight fee (8') apart protecting the entire parkways where trees are located.

3. No encroachment, grading, trenching, filling, compaction, waste dumping, concrete washout, change in soil chemistry, or storage of materials, equipment or vehicles shall occur with the protected fenced areas.

4. Where root two inches (2") in diameter and greater must be severed, the ends shall be cut cleanly with supervision or direction of an arborist certified by the International Society of Arboriculture to prevent the onset of decay. If roots are accidentally broken or crushed, the root shall be saw cut above the ragged end. In all cases, the cut roots shall be immediately buried, mulched, or otherwise kept moist to preserve vitality.

5. Tree protection fencing shall remain in place and be maintained by contractor until the completion of construction.

NO. DATE REMARK

UplandDesign Ito
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com



MORTON GROVE TOWNHOMES MORTON GROVE, ILLINOIS

E PRESERVATION PLAN

WNHOME

ROVE TOVI GROVE, I

ORTON GR MORTON

A. Multiple Dwelling Development: 12 Units

GENERAL NOTES: LANDSCAPE

Owner's Representative.

replaced under the guarantee.

roto-till within drip line of existing trees.

15. Do not overseed into mulch beds, and paving.

conform to the American Association of Nurseryman's standards.

Representative with 48 hour minimum advance notice prior to planting.

Trees that are not located in beds, shall have a tree ring.

installed and lawn established at all disturbed areas.

per plant. Evergreen shrubs shall be of size specified.

Shade Tree

Ornamental Grass

16. Contractor shall restore all areas disturbed as a result of construction.

17. All shade trees to be planted shall have a minimum trunk diameter of two and one-half

inches (2-1/2") at six inches (6") from above ground level with a minimum height of twelve

10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.

Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.

2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and

4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall

5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved

7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant

8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's

9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.

11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn.

12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be

13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor

14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be

feet (12'). Height may be varied, depending upon tree species. Ornamental trees shall have a minimum height of six feet (6') or trunk diameter of two inches (2"). Evergreen trees shall have a minimum height of five feet (5'). Shrubs: All shrubs to be

planted shall be of minimum specified height and width as indicated in plant list and shall have a minimum of five (5) cones

may not have been known during the design process. Such conditions shall be immediately brought to the attention of the

existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.

in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans. 6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that

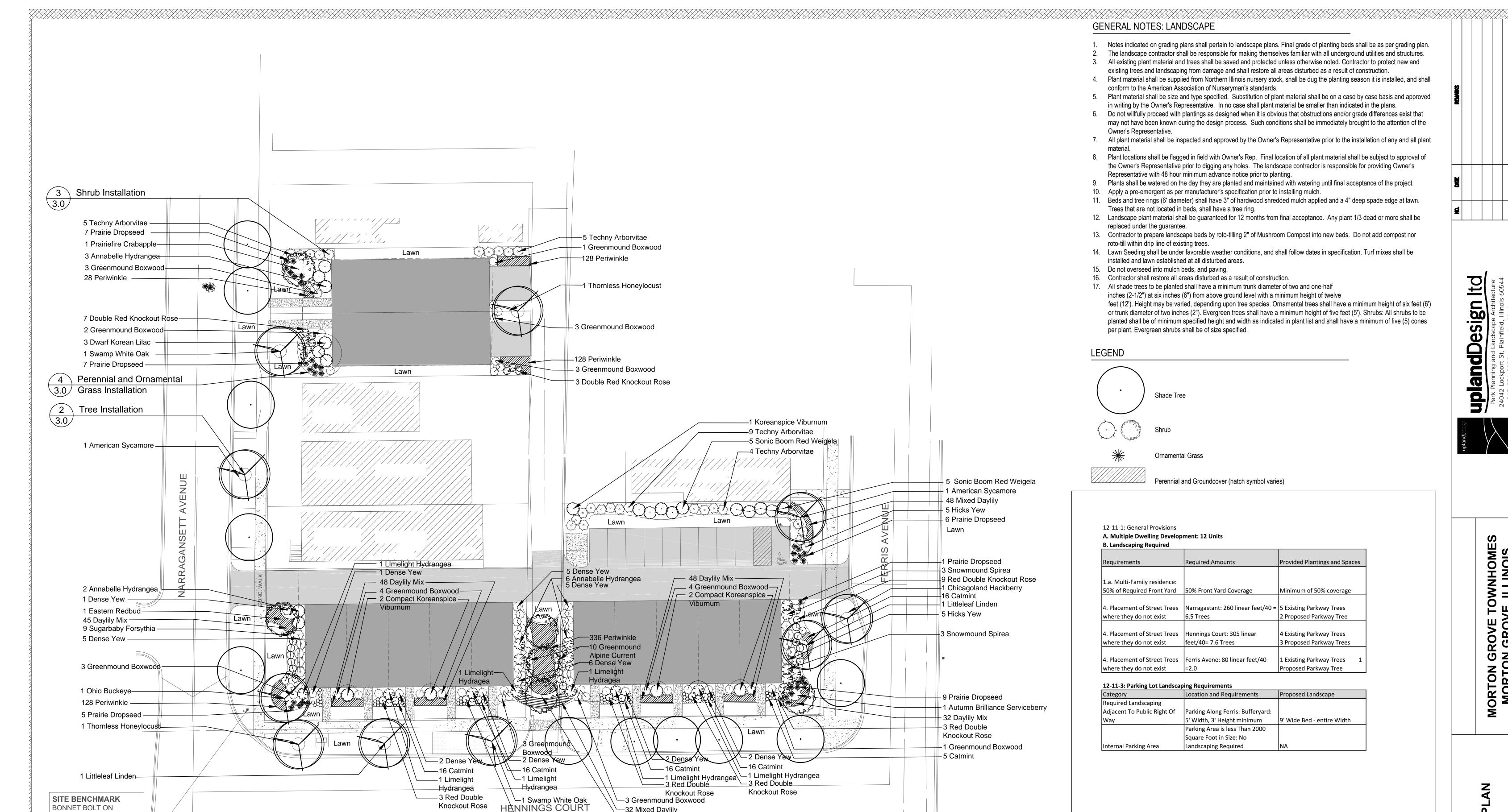
B. Landscaping Required

LEGEND

b. Lanuscaping Required		
Requirements	Required Amounts	Provided Plantings and Spaces
1.a. Multi-Family residence:		
50% of Required Front Yard	50% Front Yard Coverage	Minimum of 50% coverage
4. Placement of Street Trees	Narragastant: 260 linear feet/40 =	5 Existing Parkway Trees
where they do not exist	6.5 Trees	2 Proposed Parkway Tree
4. Placement of Street Trees	Hennings Court: 305 linear	4 Existing Parkway Trees
where they do not exist	feet/40= 7.6 Trees	3 Proposed Parkway Trees
4. Placement of Street Trees	Ferris Avene: 80 linear feet/40	1 Existing Parkway Trees
where they do not exist	=2.0	Proposed Parkway Tree

12-11-3: Parking Lot Landscaping Requirements

Category	Location and Requirements	Proposed Landscape
Required Landscaping		
Adjacent To Public Right Of	Parking Along Ferris: Bufferyard:	
Way	5' Width, 3' Height minimum	9' Wide Bed - entire Width
	Parking Area is less Than 2000	
	Square Foot in Size: No	
Internal Parking Area	Landscaping Required	NA



—3 Red Double

Knockout Rose

-32 Mixed Daylily

Brilliance Serviceberry

— 3 Autumn

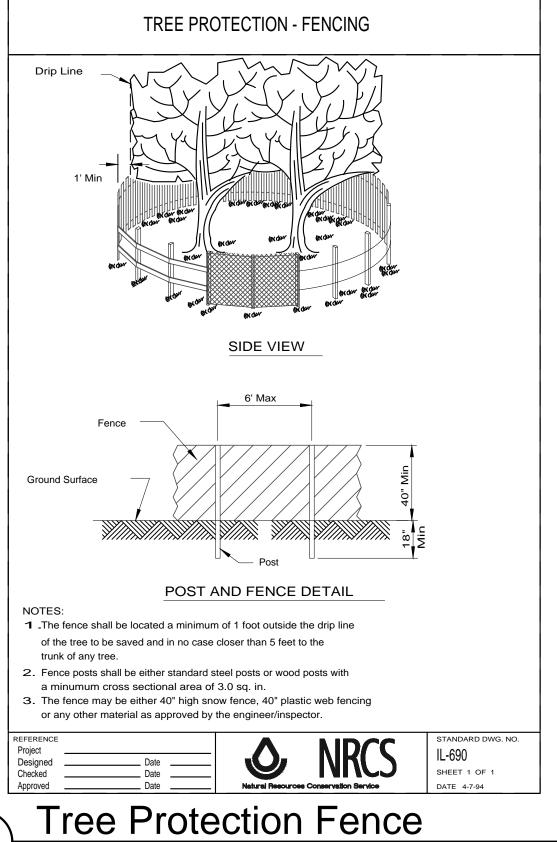
BONNET BOLT ON

BY GPS METHOD

EL.= 624.52 (NAVD 88)

ELEVATIONS DETERMINED

FIRE HYDRANT



d-NRCS-IL690-tree protection fence_12

TREE WITH STRONG CENTRAL LEADER -ROOT CROWN TO BE AT FINISH GRADE OR 2" ABOVE FINISH GRADE REMOVED ALL CONTAINERS, STRING, WIRE, AND TWINE AT TOP 1/2 OF ROOT BALL. REMOVE TAGS ON TREE - 4" DEEP SHREDDED HARDWOOD MULCH. MULCH SHALL NOT TOUCH TREE TRUNK -4" HIGH SOIL SAUCER BEYOND EDGE OF ROOT BALL. 6' DIAMETER MULCH RING OR MULCH AS PART OF PLANTING BED. -BACKFILL MIXTURE TO BE TOPSOIL AS REQUIRED, PLACE ON ALL SIDES OF TREE, EXTEND 12" BEYOND OUTSIDE EDGE OF ROOT BALL. BASE OF BALL SHALL BE PLACED NOTE: ON UNDISTURBED SUBGRADE OR

BE USED FOR TREE BACKFILL 2 Tree Installation
SCALE: N.T.S.

PULVERIZED TOPSOIL IS NOT TO

d-plant-tree_12

TAMPED SOIL. TREE SHALL BE

TRUE AND PLUMB

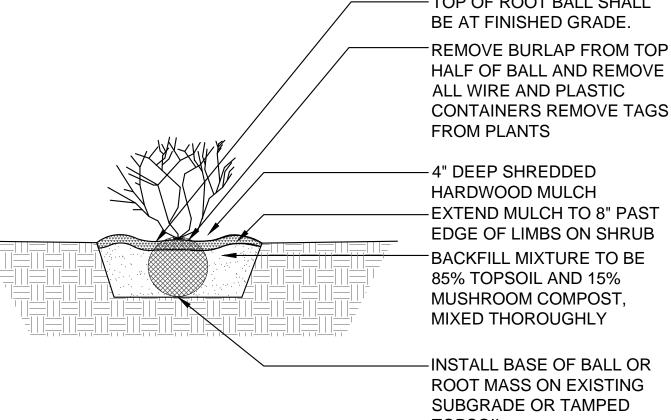
CONTAINERS AND TAGS FROM PLANTS PRIOR TO INSTALL EXTEND MULCH AS SHOWN ON LANDSCAPE PLAN AND MINIMUM OF 18" PAST **CENTER OF PLANT** COMPOST, MIXED THOROUGHLY

Perennial & Ornamental Grass Installation

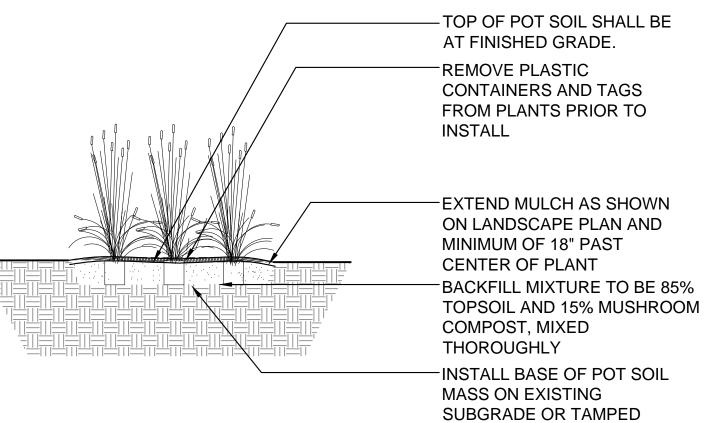
SCALE: 1" = 1'-0"

d-perennials

TOPSOIL



Shrub Installat d-plant-shrub_12



- 4" DEEP SHREDDED HARDWOOD MULCH - EXTEND MULCH TO 8" PAST EDGE OF LIMBS ON SHRUB
BACKFILL MIXTURE TO BE 85% TOPSOIL AND 15%
MUSHROOM COMPOST,
MIXED THOROUGHLY
-INSTALL BASE OF BALL OR
ROOT MASS ON EXISTING
SUBGRADE OR TAMPED

	Evergre	en Shrubs - Balled	i and Buriap or
TOD OF BOOT BALL SHALL	30	24" Ht. x 24" Spr.	Buxus 'Green M
TOP OF ROOT BALL SHALL	24	24" Ht. x 24" Spr.	Taxus x media
BE AT FINISHED GRADE.	10	24" Ht. x 24" Spr.	Taxus x media
REMOVE BURLAP FROM TOP	19	5' Height	Thuja occidenta
HALF OF BALL AND REMOVE	83	Total	•
ALL WIRE AND PLASTIC		_	
CONTAINERS REMOVE TAGS	Deciduo	us Shrubs - Balled	l and Burlap or
FROM PLANTS	9	24" Ht. x 24" Spr.	Forsythia 'NIMB
11(OW) 12/4(1)	3	24" ht x 24" Spr.	Hyrdrangea arb
— 4" DEEP SHREDDED	6	36" Ht x 25" Spr.	Hydrangea Lime
HARDWOOD MULCH	10	18" Ht. x 18" Spr.	Ribes alpinum '
	31	18" Ht. x 18" Spr.	Rosa 'Radtko'
EXTEND MULCH TO 8" PAST	6	24" Ht. x 24" Spr.	Spirea nipponic
EDGE OF LIMBS ON SHRUB	3	24" Ht. x 24" Spr.	Syringa meyeri
BACKFILL MIXTURE TO BE	5	3' Ht. x 3' Spr.	Viburnum carles
85% TOPSOIL AND 15%	10	24" Ht. x 24" Spr.	Weigela florida
MUSHROOM COMPOST,	83	Total	
MIXED THOROUGHLY			
	Perennia	al, Grasses, Groun	dcover - Pot
—INSTALL BASE OF BALL OR			
ROOT MASS ON EXISTING	142	#1 cont.	Hemerocallis 'M
	143	#1 cont.	Hemerocallis 'R
SUBGRADE OR TAMPED	85	#1 cont.	Nepeta 'Cat's P
TOPSOIL	35	#1 cont.	Sporobolus het
	740	011 11	\ financia maina

	— EXTEND MULCH TO 8" PAST EDGE OF LIMBS ON SHRUB — BACKFILL MIXTURE TO BE 85% TOPSOIL AND 15% MUSHROOM COMPOST, MIXED THOROUGHLY
ation	—INSTALL BASE OF BALL OR ROOT MASS ON EXISTING SUBGRADE OR TAMPED TOPSOIL

PLANT L	.IST		
Shade Tro	ees - Balled an	d Burlap	
1	2.5" cal.	Aesculus glabra	Ohio Buckeye
1	2.5" cal.	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
2	2.5" cal.	Gleditsia triacanthos var inermis	Thornless Honeylocust
2	2.5" cal.	Platanus occidentalis	American Sycamore
_	0.5"	0 1: 1	0 14/1:1 0 1

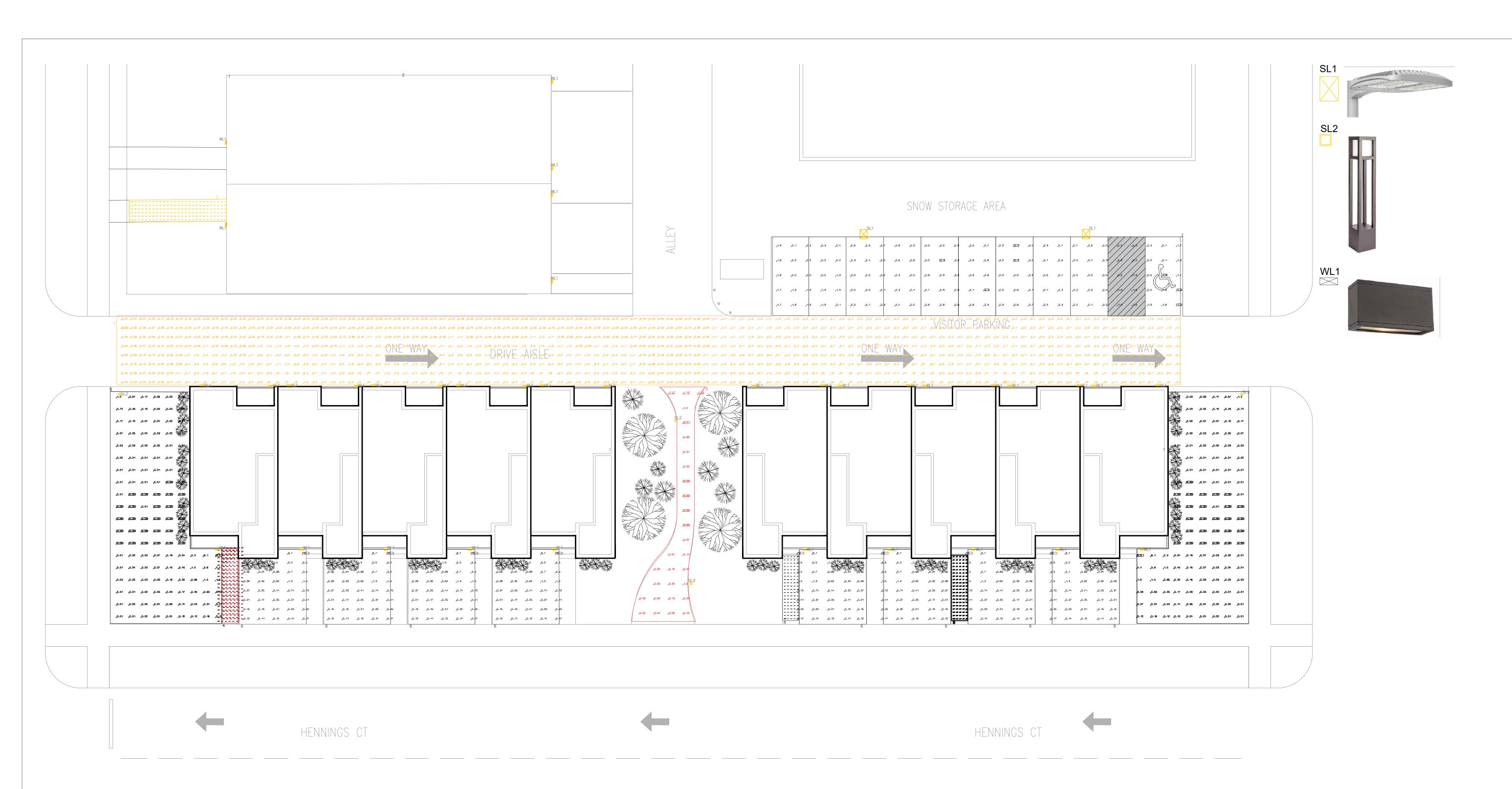
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2	2.5" cal.	Gleditsia triacanthos var inermis	Thornless Honeylocust
2	2.5" cal.	Platanus occidentalis	American Sycamore
2	2.5" cal.	Quercus bicolor	Swamp White Oak
1	2.5" cal.	Tilia cordata	Little Leaf Linden
9	Total		

Ornamer	ntal Trees - Balled	and Burlap	
1	6' Ht (3-5 stem)	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberr
1	6' Ht (3-5 stem)	Cercis canadensis	Eastern Redbud
1	2' caliper	Malus 'Prairifire'	Prairifire Crabapple
3	Total		

0.9.	een Silrubs - Ballet	l and Burlap or Pot	
30	24" Ht. x 24" Spr.	Buxus 'Green Mound'	Green Mound Boxwood
24	24" Ht. x 24" Spr.	Taxus x media 'Densiformis'	Dense Yew
10	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
19	5' Height	Thuja occidentalis 'Techny'	Techny Arborvitae
83	Total	•	•

9	24" Ht. x 24" Spr.	Forsythia 'NIMBUS'	Sugar Baby Forsythia
3	24" ht x 24" Spr.	Hyrdrangea arborescens grandiflora 'Annab	Annabelle Hydragea
6	36" Ht x 25" Spr.	Hydrangea Limelight	Limelight Hydrangea
10	18" Ht. x 18" Spr.	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
31	18" Ht. x 18" Spr.	Rosa 'Radtko'	Double Red Knock Out Rose
6	24" Ht. x 24" Spr.	Spirea nipponica 'Snowmound'	Snowmound Spirea
3	24" Ht. x 24" Spr.	Syringa meyeri 'Paliban'	Dwarf Korean Lilac
5	3' Ht. x 3' Spr.	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum
10	24" Ht. x 24" Spr.	Weigela florida 'Verweig 6'	Sonic Bloom Red Weigela
83	Total		

143			Mighty Chestnut Daylily
	#1 cont.	Hemerocallis 'Rosy Returns' (50% mix)	Rosy Returns Daylily
85	#1 cont.	Nepeta 'Cat's Pajamas'	Catmint
35	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
748	3" cell	Vinca minor	Periwinkle



		Lui	minaire Schedule (Park Villa Town Ho	mes)		
Item	Legend	Provider	Item description	Luminous Flux	Power connection	Qty.
SL1		Cree Lighting	LED Area/Flood Luminaire OSQM—B—9L—40K7—4M—Ux 4000K, 70 CRI, 9000 lm, Type IV Mid Distribution	9200 lm	60 W	2
SL2		WAC Lighting	Landscape Bollard Ligh, 6621—30BZ, 3000K, CRI90, 170 lm, IP66,50/60Hz, 9—15 VAC (Transformer is required), 60.000 Hours	170 lm	4.3 W	4
WL1		WAC Lighting	Wall Mounted Light WS—W2510 Double, 3000K, CRI90, 1385 lm, IP65, 70.000 Hours	1639 lm	32.7 W	36

Surface calculations (Morton Grove Town Homes)								
#	Legend	Area	Parameters	Min	Max	Average	Min./Avg.	Min./Max.
1		Drive Aisle	Horizontal luminous intensity	0.031 fc	19.9 fc	3.38 fc	0.009	0.002
2		Visitor Parking	Horizontal luminous intensity	1.61 fc	3.09 fc	2.37 fc	0.677	0.520
3		PATH	Perpendicular luminous int. (Adapt.)	0.016 fc	3.29 fc	0.33 fc	0.047	0.005
4		Entrance Path	Horizontal luminous intensity	0.088 fc	3.34 fc	0.91 fc	0.097	0.026
5		Garden	Horizontal luminous intensity	0.012 fc	10.4 fc	1.36 fc	0.009	0.001
6		Garden	Horizontal luminous intensity	0.001 fc	9.48 fc	0.33 fc	0.004	0.000
7		Entrance Path Zone 2	Horizontal luminous intensity	0.024 fc	5.95 fc	0.64 fc	0.038	0.004
8		Entrance Path	Horizontal luminous intensity	0.088 fc	6.56 fc	1.11 fc	0.080	0.013
9		Entrace Path	lHorizontal luminous intensity	0.087 fc	5.44 fc	1.03 fc	0.084	0.016

CLIENT PREMAL PATEL PH: 847.274.1263 EMAIL: Palgong@kapakr



ALUMBRA

5100 NW 72nd Ave. LIGHTING +1 305-330-2108

PARK VILLA **TOWNHOMES**

MORTON GROVE, IL

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Drawn / Designed By: AS Reviewed By:

Project Number: KPE-21-0061

SHEET NAME:

PHOTOMETRIC PLAN

SHEET NUMBER:

A-102

WNHOME

ROVE TOVI GROVE, I

ORTON GR MORTON

A. Multiple Dwelling Development: 12 Units

GENERAL NOTES: LANDSCAPE

Owner's Representative.

replaced under the guarantee.

roto-till within drip line of existing trees.

15. Do not overseed into mulch beds, and paving.

conform to the American Association of Nurseryman's standards.

Representative with 48 hour minimum advance notice prior to planting.

Trees that are not located in beds, shall have a tree ring.

installed and lawn established at all disturbed areas.

per plant. Evergreen shrubs shall be of size specified.

Shade Tree

Ornamental Grass

16. Contractor shall restore all areas disturbed as a result of construction.

17. All shade trees to be planted shall have a minimum trunk diameter of two and one-half

inches (2-1/2") at six inches (6") from above ground level with a minimum height of twelve

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Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.

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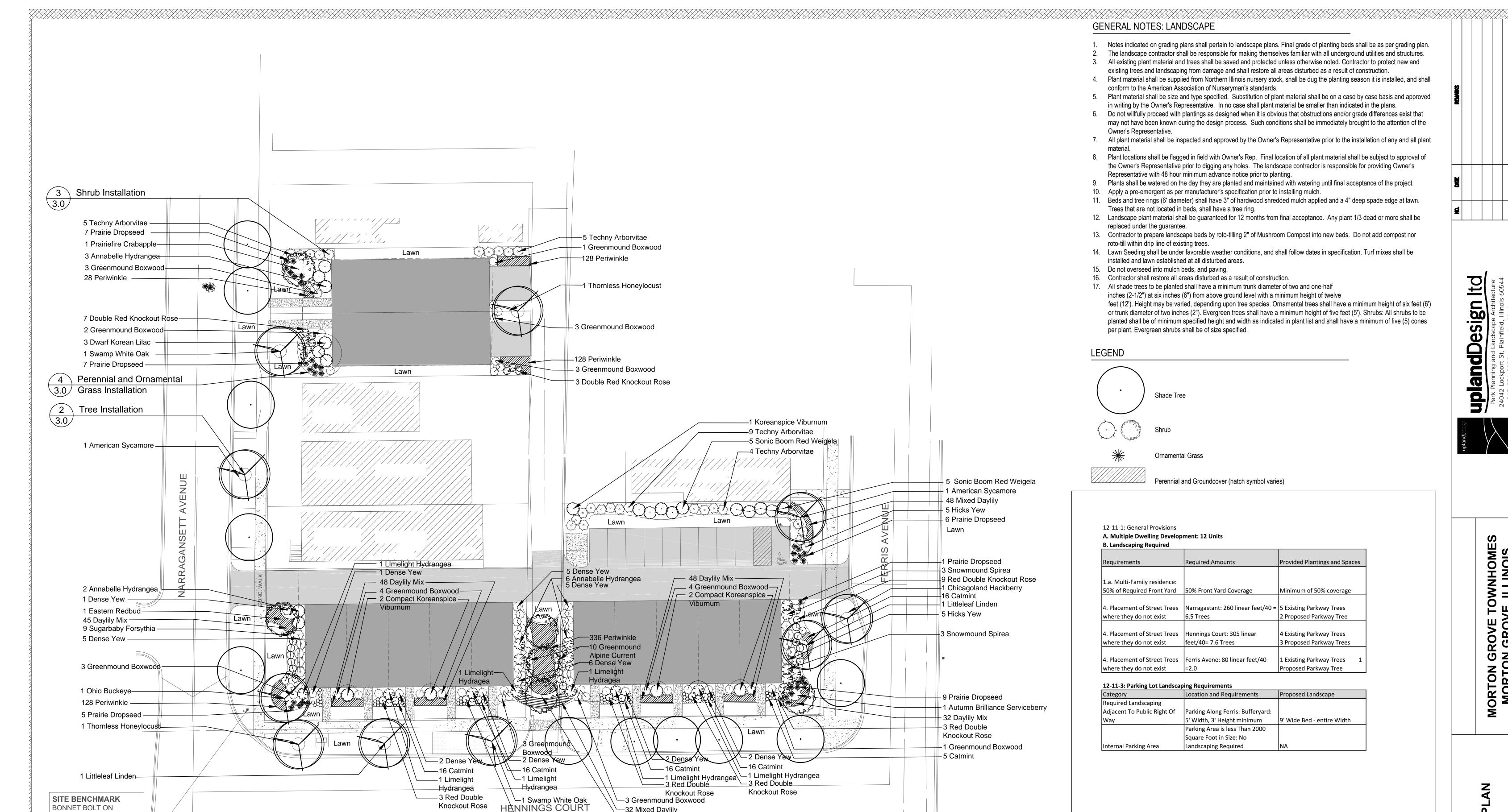
B. Landscaping Required

LEGEND

b. Lanuscaping Required		
Requirements	Required Amounts	Provided Plantings and Spaces
1.a. Multi-Family residence:		
50% of Required Front Yard	50% Front Yard Coverage	Minimum of 50% coverage
4. Placement of Street Trees	Narragastant: 260 linear feet/40 =	5 Existing Parkway Trees
where they do not exist	6.5 Trees	2 Proposed Parkway Tree
4. Placement of Street Trees	Hennings Court: 305 linear	4 Existing Parkway Trees
where they do not exist	feet/40= 7.6 Trees	3 Proposed Parkway Trees
4. Placement of Street Trees	Ferris Avene: 80 linear feet/40	1 Existing Parkway Trees
where they do not exist	=2.0	Proposed Parkway Tree

12-11-3: Parking Lot Landscaping Requirements

Category	Location and Requirements	Proposed Landscape
Required Landscaping		
Adjacent To Public Right Of	Parking Along Ferris: Bufferyard:	
Way	5' Width, 3' Height minimum	9' Wide Bed - entire Width
	Parking Area is less Than 2000	
	Square Foot in Size: No	
Internal Parking Area	Landscaping Required	NA



—3 Red Double

Knockout Rose

-32 Mixed Daylily

Brilliance Serviceberry

— 3 Autumn

BONNET BOLT ON

BY GPS METHOD

EL.= 624.52 (NAVD 88)

ELEVATIONS DETERMINED

FIRE HYDRANT

LEGEND EXISTING PROPOSED DESCRIPTION STORM SEWER _____ W ____ WATER MAIN WITH SIZE SANITARY SEWER ——< RIGHT-OF-WAY CONTOUR + 701.30 ₊43.2 SPOT GRADE SANITARY MANHOLE STORM MANHOLE STORM INLET STORM CATCH BASIN FIRE HYDRANT BUFFALO BOX GATE VALVE W/VAULT STREET LIGHT •---STREET LIGHT W/MAST OVERFLOW DIRECTION CURB **-**XX --XX --XX SILT FENCE ROAD SIGN ELECTRIC — E — —G— GAS **-**O-UTILITY POLE DEPRESSED CURB FOR RAMP/DRIVEWAY TOP OF FOUNDATION TD TOP OF CURB, DEPRESSED TW, BW TOP WALL, BOTTOM OF WALL R= RIM FOR STRUCTURES RISER FOR SANITARY SERVICE

HWL/NWL

CO

FDC

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF MORTON GROVE.

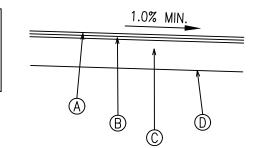
CLEAN OUT

- 2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
- 3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.

HIGH/NORMAL WATER LEVEL

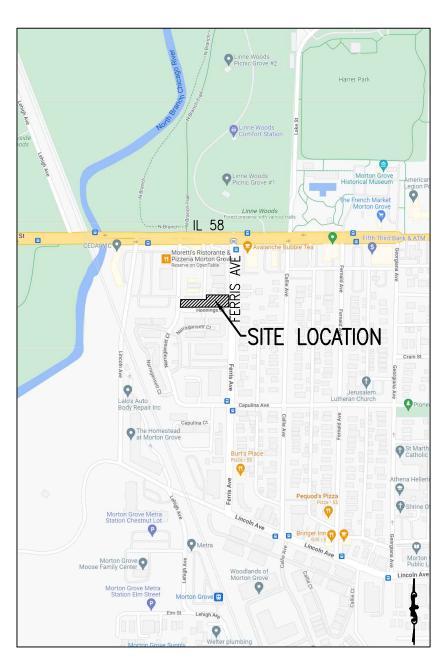
FIRE DEPARTMENT CONNECTION

- 4. ALL WATER SERVICES TO BE COPPER, TYPE K. SIZE TO BE 1.5" 2" DIAMETER UNLESS NOTED OTHERWISE. DEPTH OF WATER SERVICE SHALL BE 5'-6" FROM FINISHED SURFACE ELEVATION.
- 5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
- 6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
- 8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAT.
- 9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
- 10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

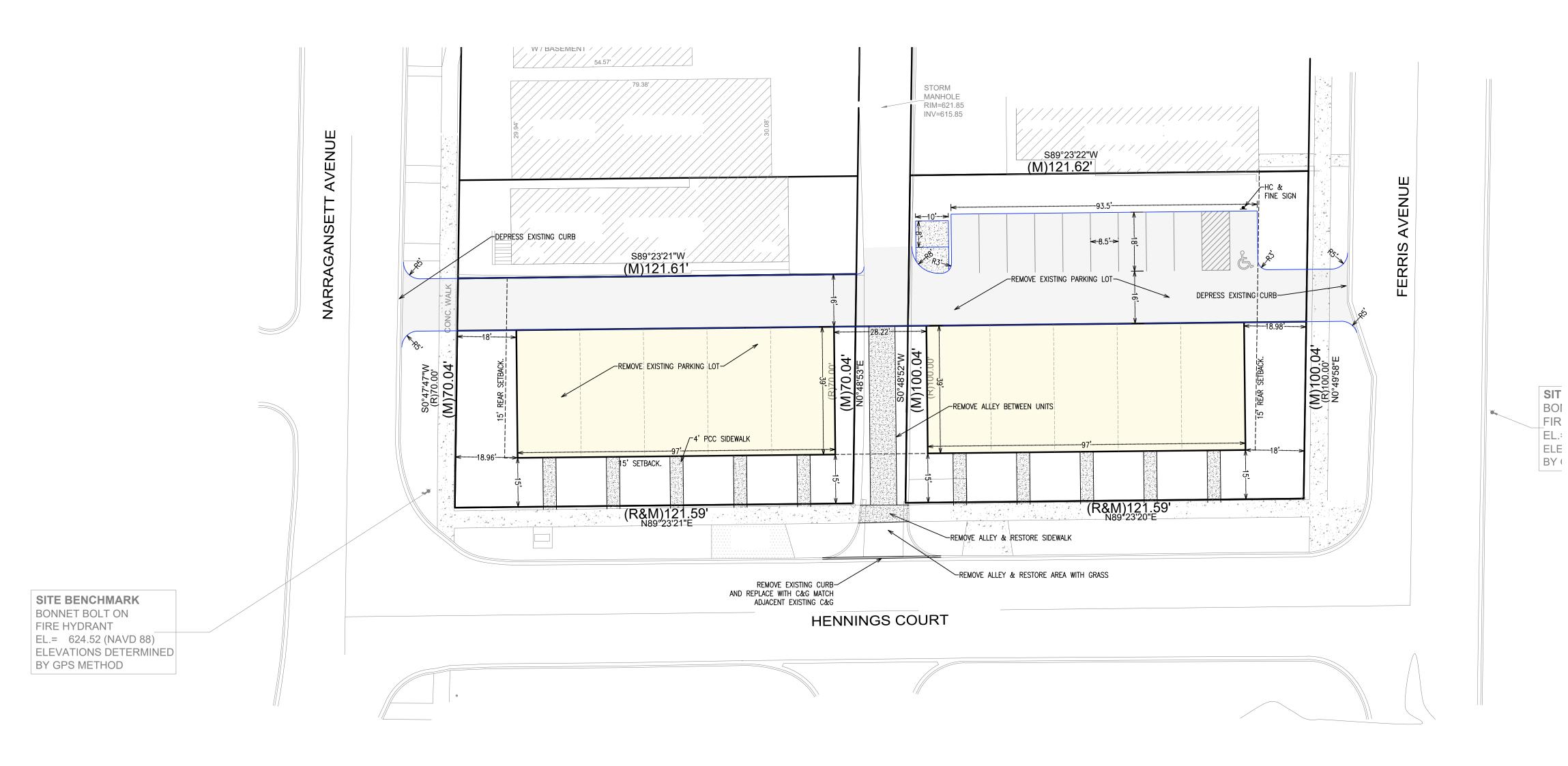


A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50 3" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50 12" CRUSHED AGGREGATE SUB-BASE, TY. B. GEOTEXTILE FABRIC

ASPHALT PAVEMENT SECTION - ALLEY/PARKING AREA



SITE LOCATION MAP



PARK VILLA TOWNHOMES MORTON GROVE, ILLINOIS PRELIMINARY SITE PLAN

ATAGE ENGINEERS

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CONSULTIN

PARK DEVELOPMENT GLENVIEW, IL

MARCH 14, 2022 JOB: 22-019

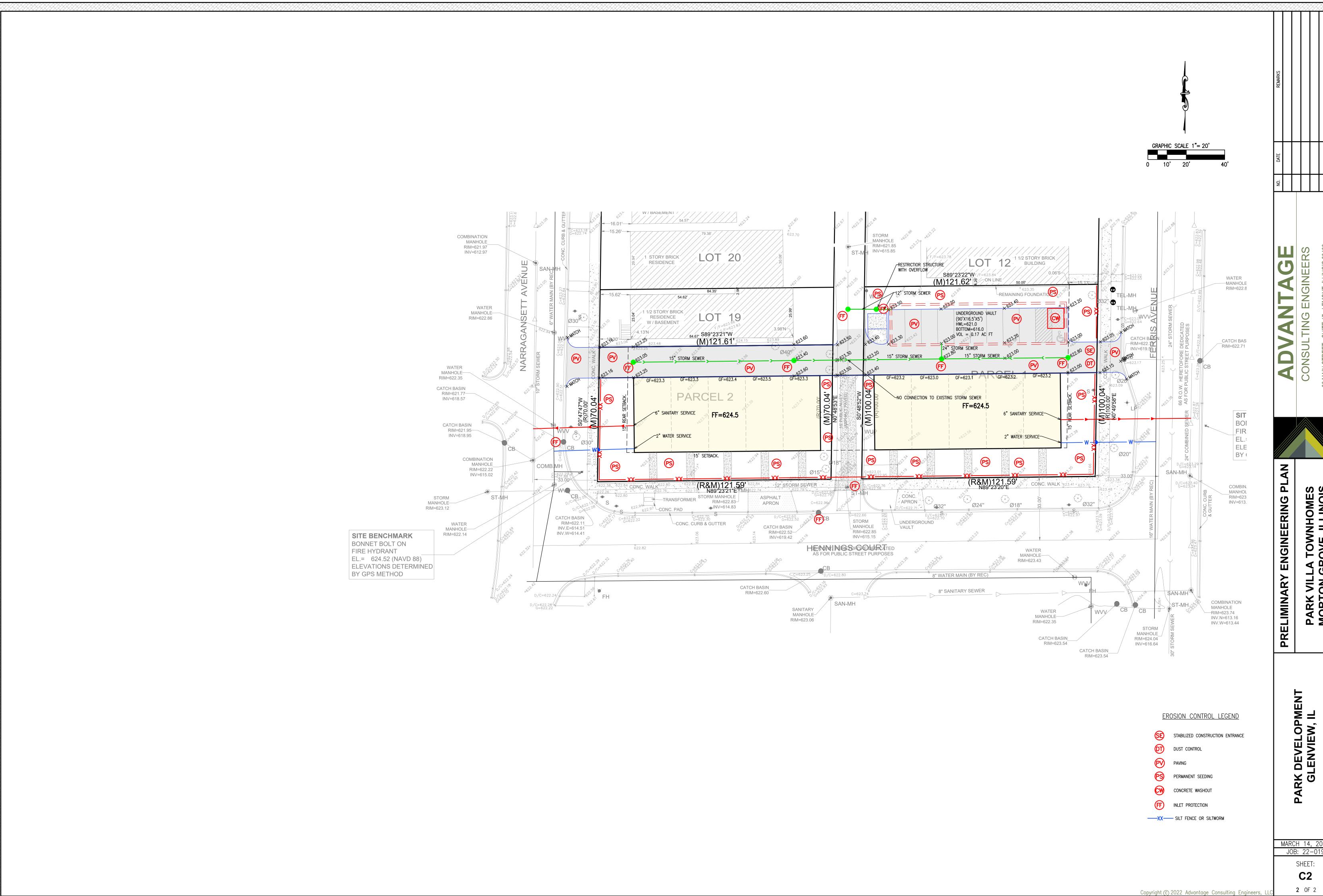
SHEET:

1 OF 2

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GRAPHIC SCALE 1"= 20'

0 10' 20'



PARK VILLA TOWNHOMES MORTON GROVE, ILLINOIS

MARCH 14, 2022 JOB: 22-019

PRELIMINARY PLAT OF SUBDIVISION PARKVILLA TOWNHOME SUBDIVISION MORTON GROVE

PARKVILLA TOWNHOME SUBDIVISION

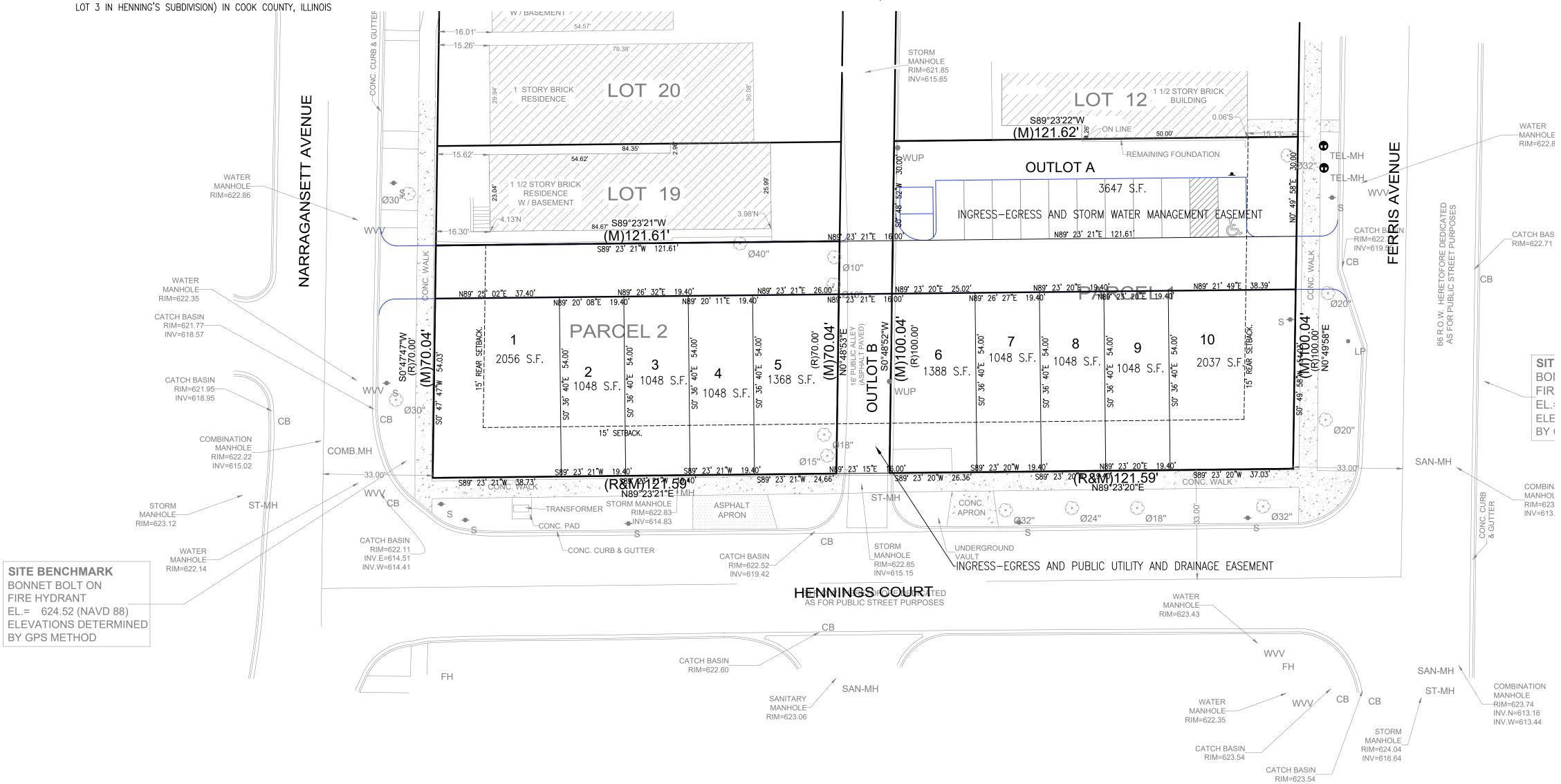
BEING A SUBDIVISION OF RESUBDIVISIN OF PARCELS 1 AND 2, AS DESCRIBED BELOW, OF PART OF THE SECTION 20 AND NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MORTON GROVE, COOK COUNTY, ILLINOIS.

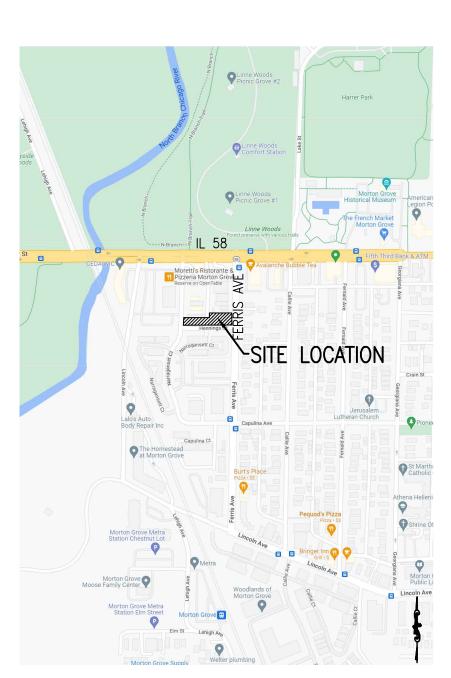
DADOEL

LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID





SITE LOCATION MAP

MARCH 14, 2022 JOB: 22-019 SHEET:

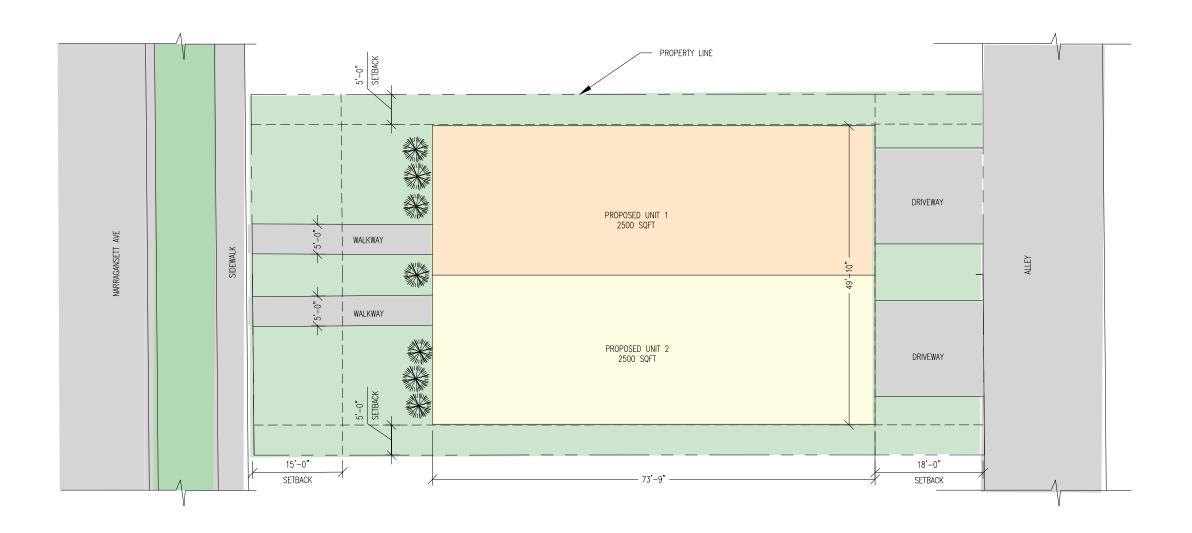
PARK DEVELOPMENT GLENVIEW, IL

PARK VILLA TOWNHOMES MORTON GROVE, ILLINOIS

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GRAPHIC SCALE 1"= 20'

1 OF 1





1) FIRST FLOOR PLAN 1/8" = 1'-0"



1 SECOND FLOOR PLAN 1/8" = 1'-0"



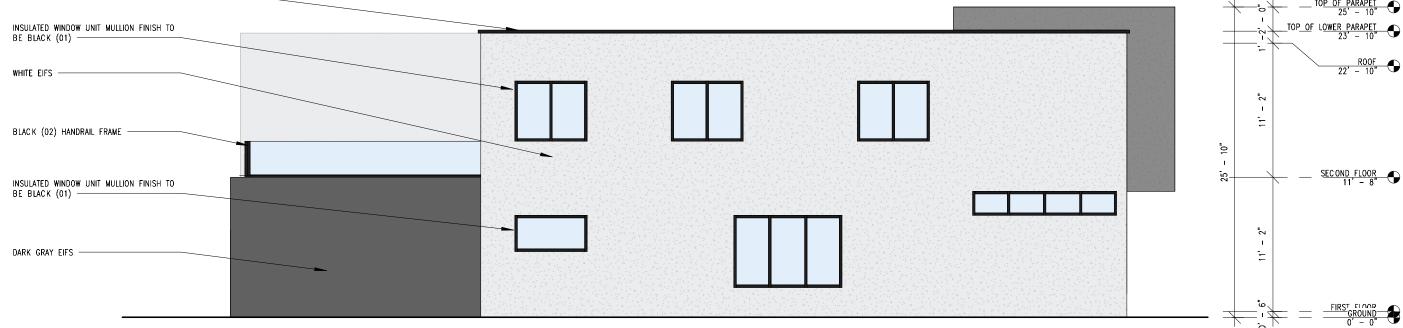
WEST ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"







COLOR: WOOD WOOD VENEER ON METAL PANEL COLOR: BLACK
ANODIZED ALUMINUM COPING COLOR: DARK GRAY DRAINABLE EIFS COLOR: BLACK
ALUMINUM DOOR AND
HANDRAIL (02) COLOR: WHITE DRAINABLE EIFS VINYL WINDOWS, FRAMES (01)

NORTH ELEVATION
1/8" = 1'-0"



ALUBOND WOOD - METAL COMPOSITE PANEL ALW 311 - TEAK



ALUBOND METALLIC - METAL COMPOSITE PANEL ALM -121 RAW GREY



WINDOW FRAME DARK GRAY



STO THERM CI - DRAINABLE EIFS LIGHT GRAY



SCALE: 1" = 20'-0" 0 10' 20' 40' 60'

GENERAL NOTES: TREE PROTECTION

Tree protection fencing shall be installed prior to any construction on the site.
 Tree protection fencing shall consist of brightly colored (orange) plastic mesh fencing a minimum of 48" in height and securely attached to metal fence posts that are driven into the ground ad spaced no ore than eight fee (8') apart protecting the entire parkways where trees are located.

3. No encroachment, grading, trenching, filling, compaction, waste dumping, concrete washout, change in soil chemistry, or storage of materials, equipment or vehicles shall occur with the protected fenced areas.

4. Where root two inches (2") in diameter and greater must be severed, the ends shall be cut cleanly with supervision or direction of an arborist certified by the International Society of Arboriculture to prevent the onset of decay. If roots are accidentally broken or crushed, the root shall be saw cut above the ragged end. In all cases, the cut roots shall be immediately buried, mulched, or otherwise kept moist to preserve vitality.

5. Tree protection fencing shall remain in place and be maintained by contractor until the completion of construction.

NO. DATE REMARK

UplandDesign Ito
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com



MORTON GROVE TOWNHOMES MORTON GROVE, ILLINOIS

E PRESERVATION PLAN

WNHOME

ROVE TOVI GROVE, I

ORTON GR MORTON

A. Multiple Dwelling Development: 12 Units

GENERAL NOTES: LANDSCAPE

Owner's Representative.

replaced under the guarantee.

roto-till within drip line of existing trees.

15. Do not overseed into mulch beds, and paving.

conform to the American Association of Nurseryman's standards.

Representative with 48 hour minimum advance notice prior to planting.

Trees that are not located in beds, shall have a tree ring.

installed and lawn established at all disturbed areas.

per plant. Evergreen shrubs shall be of size specified.

Shade Tree

Ornamental Grass

16. Contractor shall restore all areas disturbed as a result of construction.

17. All shade trees to be planted shall have a minimum trunk diameter of two and one-half

inches (2-1/2") at six inches (6") from above ground level with a minimum height of twelve

10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.

Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.

2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and

4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall

5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved

7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant

8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's

9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.

11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn.

12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be

13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor

14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be

feet (12'). Height may be varied, depending upon tree species. Ornamental trees shall have a minimum height of six feet (6') or trunk diameter of two inches (2"). Evergreen trees shall have a minimum height of five feet (5'). Shrubs: All shrubs to be

planted shall be of minimum specified height and width as indicated in plant list and shall have a minimum of five (5) cones

may not have been known during the design process. Such conditions shall be immediately brought to the attention of the

existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.

in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans. 6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that

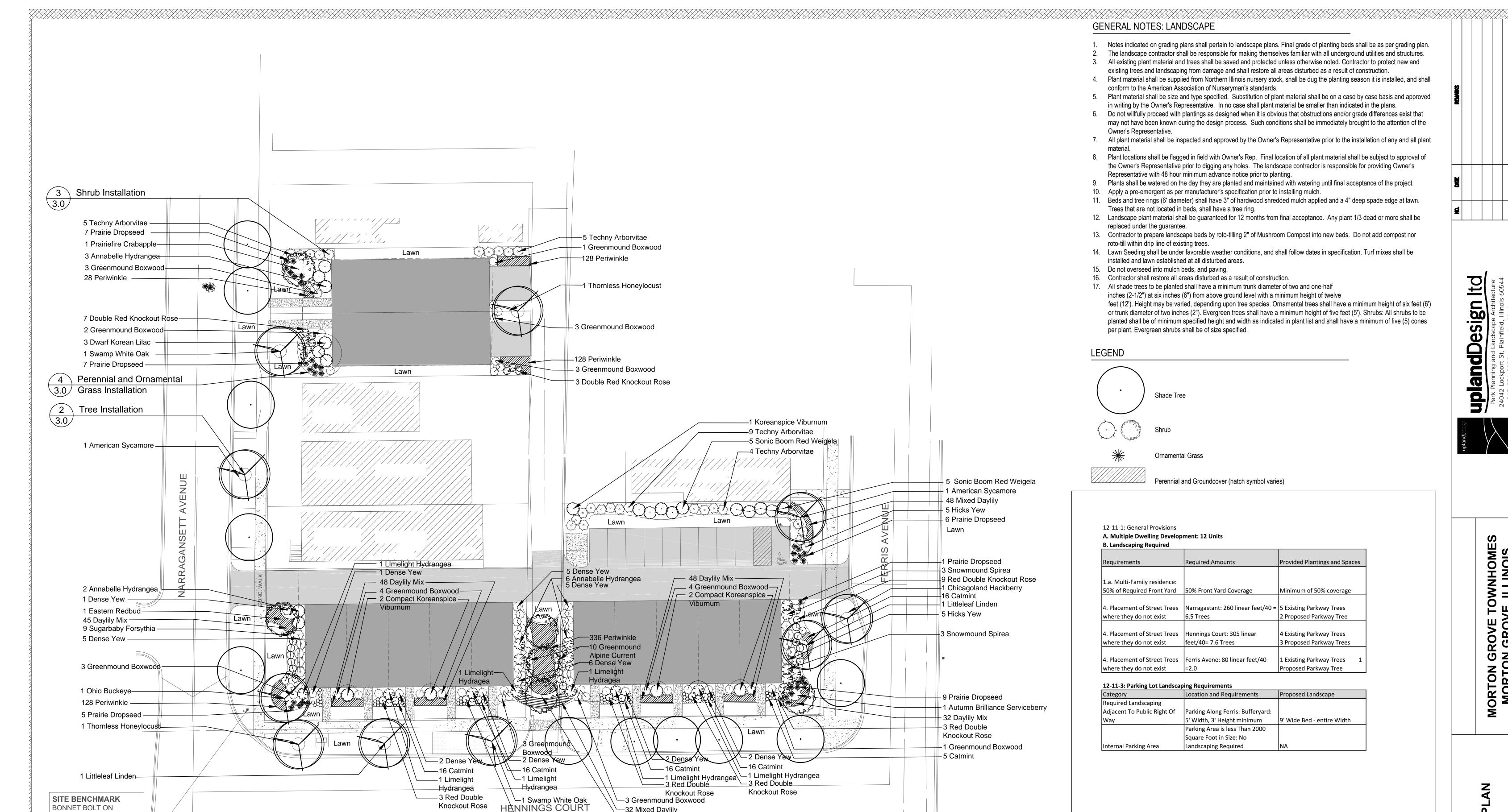
B. Landscaping Required

LEGEND

B. Lanuscaping Required			
Requirements	Required Amounts	Provided Plantings and Spaces	
1.a. Multi-Family residence:			
50% of Required Front Yard	50% Front Yard Coverage	Minimum of 50% coverage	
4. Placement of Street Trees	Narragastant: 260 linear feet/40 =	5 Existing Parkway Trees	
where they do not exist	6.5 Trees	2 Proposed Parkway Tree	
4. Placement of Street Trees	Hennings Court: 305 linear	4 Existing Parkway Trees	
where they do not exist	feet/40= 7.6 Trees	3 Proposed Parkway Trees	
4. Placement of Street Trees	Ferris Avene: 80 linear feet/40	1 Existing Parkway Trees	
where they do not exist	=2.0	Proposed Parkway Tree	

12-11-3: Parking Lot Landscaping Requirements

Category	Location and Requirements	Proposed Landscape
Required Landscaping		
Adjacent To Public Right Of	Parking Along Ferris: Bufferyard:	
Way	5' Width, 3' Height minimum	9' Wide Bed - entire Width
	Parking Area is less Than 2000	
	Square Foot in Size: No	
Internal Parking Area	Landscaping Required	NA



—3 Red Double

Knockout Rose

-32 Mixed Daylily

Brilliance Serviceberry

— 3 Autumn

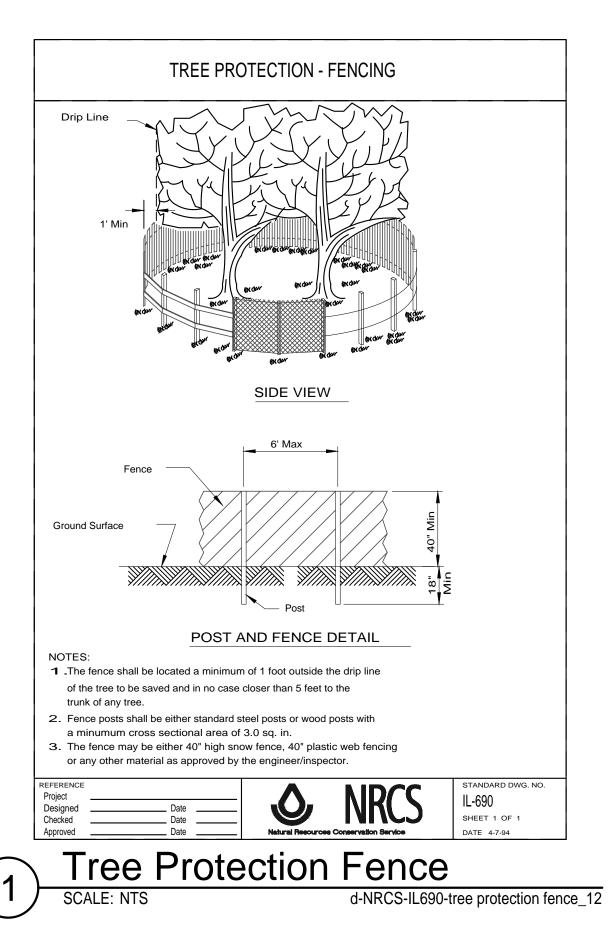
BONNET BOLT ON

BY GPS METHOD

EL.= 624.52 (NAVD 88)

ELEVATIONS DETERMINED

FIRE HYDRANT



TREE WITH STRONG CENTRAL LEADER -ROOT CROWN TO BE AT FINISH GRADE OR 2" ABOVE FINISH GRADE REMOVED ALL CONTAINERS, STRING, WIRE, AND TWINE AT TOP 1/2 OF ROOT BALL. REMOVE TAGS ON TREE -4" DEEP SHREDDED HARDWOOD MULCH. MULCH SHALL NOT TOUCH TREE TRUNK -4" HIGH SOIL SAUCER BEYOND EDGE OF ROOT BALL. 6' DIAMETER MULCH RING OR MULCH AS PART OF PLANTING BED. -BACKFILL MIXTURE TO BE TOPSOIL AS REQUIRED, PLACE ON ALL SIDES OF TREE, EXTEND 12" BEYOND

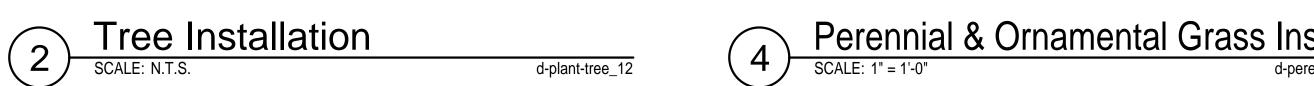
BASE OF BALL SHALL BE PLACED NOTE: ON UNDISTURBED SUBGRADE OR PULVERIZED TOPSOIL IS NOT TO TAMPED SOIL. TREE SHALL BE BE USED FOR TREE BACKFILL TRUE AND PLUMB

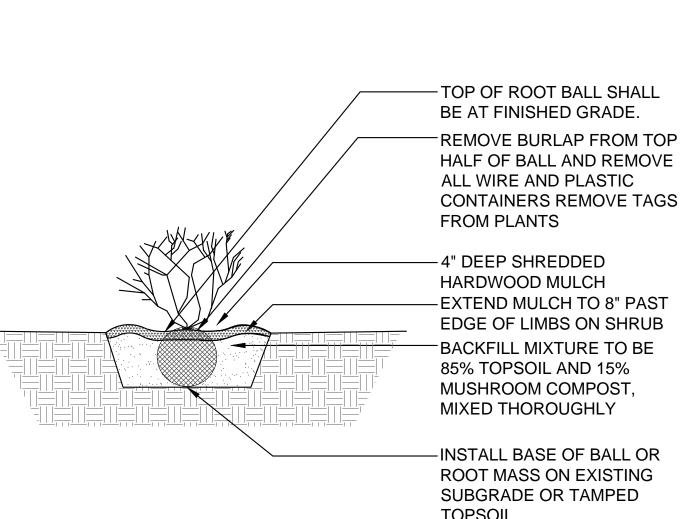
OUTSIDE EDGE OF ROOT BALL.

BE AT FINISHED GRADE. ALL WIRE AND PLASTIC FROM PLANTS - 4" DEEP SHREDDED HARDWOOD MULCH BACKFILL MIXTURE TO BE 85% TOPSOIL AND 15% MUSHROOM COMPOST, MIXED THOROUGHLY -INSTALL BASE OF BALL OR ROOT MASS ON EXISTING SUBGRADE OR TAMPED TOPSOIL

Shrub Installation

TOPSOIL





——TOP OF POT SOIL SHALL BE AT FINISHED GRADE.
REMOVE PLASTIC CONTAINERS AND TAGS FROM PLANTS PRIOR TO INSTALL
EXTEND MULCH AS SHOWN ON LANDSCAPE PLAN AND MINIMUM OF 18" PAST CENTER OF PLANT
BACKFILL MIXTURE TO BE 85% TOPSOIL AND 15% MUSHROOM COMPOST, MIXED THOROUGHLY
——INSTALL BASE OF POT SOIL MASS ON EXISTING SUBGRADE OR TAMPED

amental	Grass	Installation	
		d-perennials	

d-plant-shrub_12

1	2.5" cal.	Aesculus glabra	Ohio Buckeye
1	2.5" cal.	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
2	2.5" cal.	Gleditsia triacanthos var inermis	Thornless Honeylocust
2	2.5" cal.	Platanus occidentalis	American Sycamore
2	2.5" cal.	Quercus bicolor	Swamp White Oak
1	2.5" cal.	Tilia cordata	Little Leaf Linden
9	Total		

PLANT LIST

Ornamer	<u>ntal Trees - Balled</u>	and Burlap	
1	6' Ht (3-5 stem)	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
1	6' Ht (3-5 stem)	Cercis canadensis	Eastern Redbud
1	2' caliper	Malus 'Prairifire'	Prairifire Crabapple
3	Total		

vergre	en Shrubs - Balled	and Burlap or Pot	
30	24" Ht. x 24" Spr.	Buxus 'Green Mound'	Green Mound Boxwood
24	24" Ht. x 24" Spr.	Taxus x media 'Densiformis'	Dense Yew
10	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
19	5' Height	Thuja occidentalis 'Techny'	Techny Arborvitae
83	Total		•

9	24" Ht. x 24" Spr.	Forsythia 'NIMBUS'	Sugar Baby Forsythia
3	24" ht x 24" Spr.	Hyrdrangea arborescens grandiflora 'Annab	Annabelle Hydragea
6	36" Ht x 25" Spr.	Hydrangea Limelight	Limelight Hydrangea
10	18" Ht. x 18" Spr.	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
31	18" Ht. x 18" Spr.	Rosa 'Radtko'	Double Red Knock Out Rose
6	24" Ht. x 24" Spr.	Spirea nipponica 'Snowmound'	Snowmound Spirea
3	24" Ht. x 24" Spr.	Syringa meyeri 'Paliban'	Dwarf Korean Lilac
5	3' Ht. x 3' Spr.	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum
10	24" Ht. x 24" Spr.	Weigela florida 'Verweig 6'	Sonic Bloom Red Weigela
83	Total	-	-

142	#1 cont.	Hemerocallis 'Mighty Chestnut' (50% mix)	Mighty Chestnut Daylily
143	#1 cont.	Hemerocallis 'Rosy Returns' (50% mix)	Rosy Returns Daylily
85	#1 cont.	Nepeta 'Cat's Pajamas'	Catmint
35	#1 cont.	Sporobolus heterolepis	Prairie Dropseed
748	3" cell	Vinca minor	Periwinkle
1153	Total	·	

Perennial, Grasses, Groundcover - Pot

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF MORTON GROVE.

FDC

2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.

3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL 4. ALL WATER SERVICES TO BE COPPER, TYPE K. SIZE TO BE 1.5" - 2" DIAMETER UNLESS NOTED OTHERWISE. DEPTH OF WATER SERVICE SHALL BE 5'-6" FROM FINISHED SURFACE ELEVATION.

FIRE DEPARTMENT CONNECTION

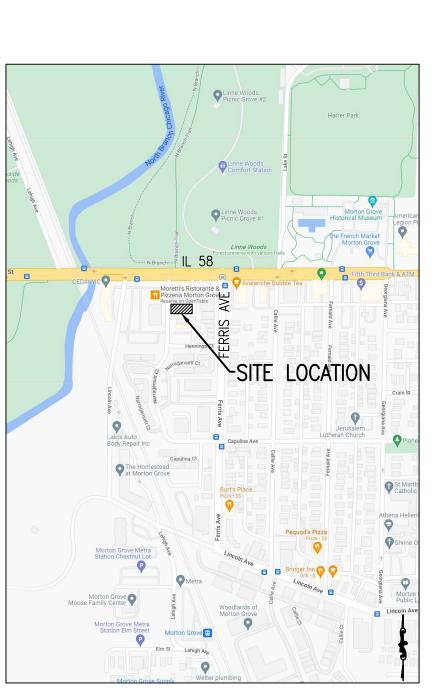
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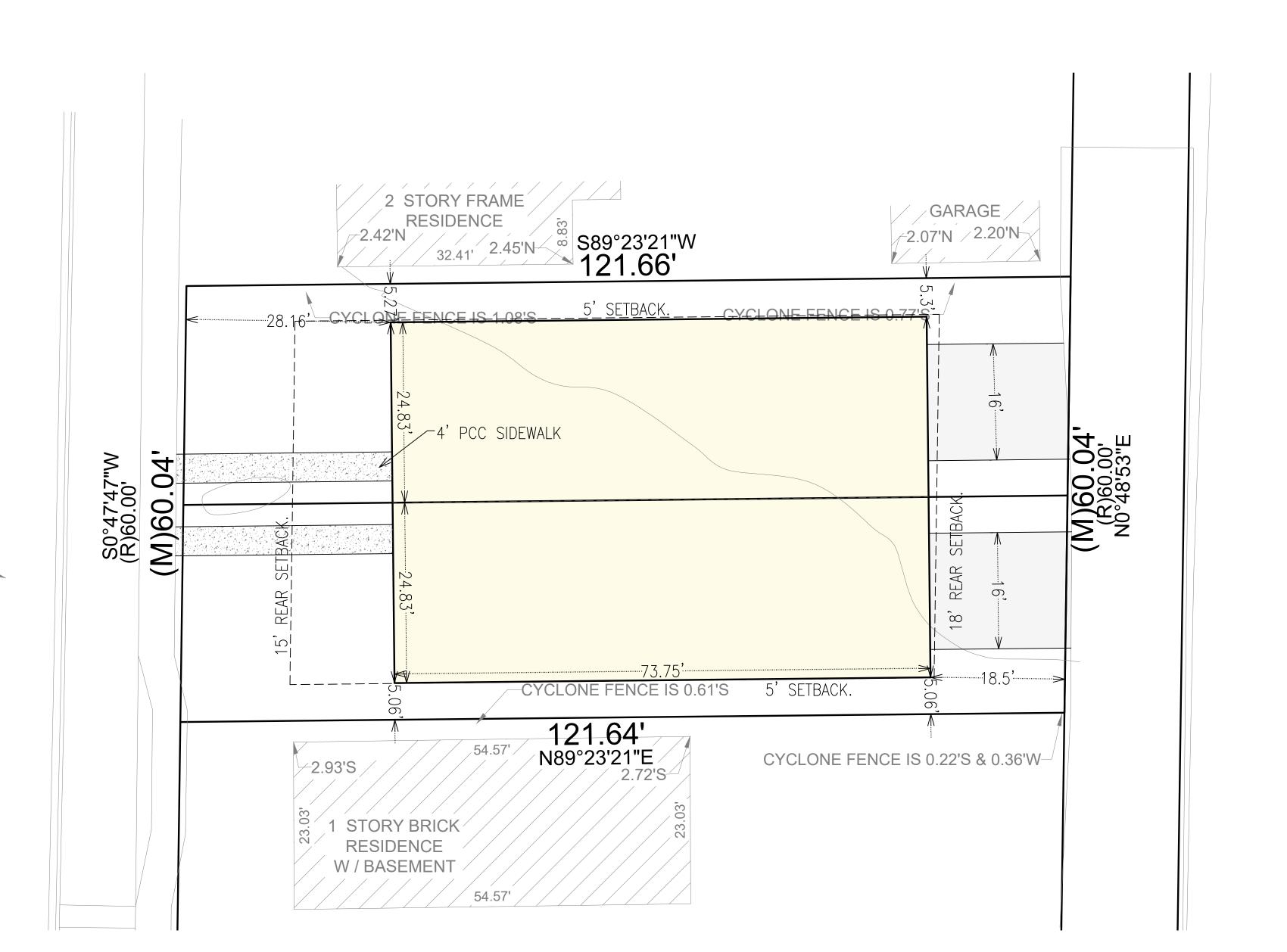
8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAT. 9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS

STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES. 10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

Z U COMBINATION **MANHOLE** RIM=621.97 INV=612.97 SE WATER MANHOLE-RIM=622.17



SITE LOCATION MAP



33-8735 NARRAGANSETT AVE MORTON GROVE, ILLINOIS PRELIMINARY SITE PLAN

ATAGE ENGINEERS

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CONSULTIN

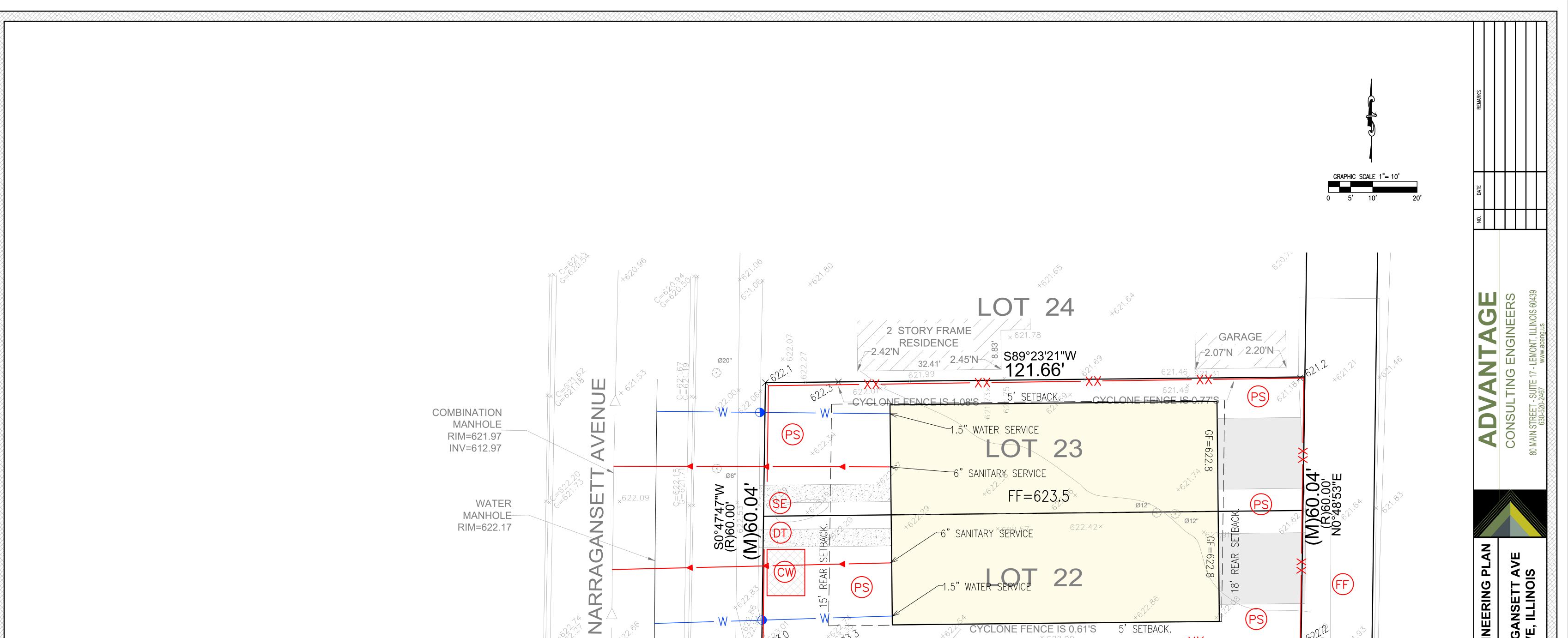
PARK DEVELOPMENT GLENVIEW, IL

MARCH 14, 2022 JOB: 22-019 SHEET:

1 OF 2

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GRAPHIC SCALE 1"= 10'



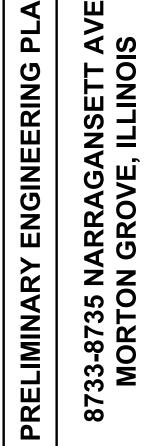
∕2.93'S

STORY BRICK RESIDENCE

W / BASEMENT

54.57'

Ø48"



5' SETBACK.

LOT 21

CYCLONE FENCE IS 0.22'S & 0.36'W-

CYCLONE FENCE IS 0.61'S

121.64' >6 N89°23'21"E / 2.72'S

PARK DEVELOPMENT GLENVIEW, IL

EROSION CONTROL LEGEND

DUST CONTROL

PERMANENT SEEDING

CONCRETE WASHOUT

FF INLET PROTECTION

——XX—— SILT FENCE OR SILTWORM

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STABILIZED CONSTRUCTION ENTRANCE

MARCH 14, 2022 JOB: 22-019 SHEET:

2 OF 2



Incredibly Close & Amazingly Open

To: Chairperson Pietron and Members of the Appearance Commission

From: Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use

Planner

Date: March 29, 2022

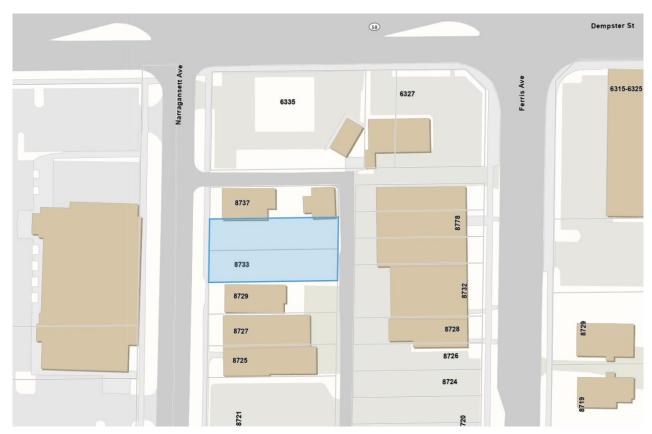
Re: <u>Appearance Commission Case AC 22-03</u>

Request by John Park, P & P Properties, LLC, for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached single-family dwelling (duplex) development associated with a Special Use Application (PC 22-05) for the property commonly known as 8733-35 Narragansett

Avenue (10-20-100-008-0000, 10-20-100-009-0000) in Morton Grove, Illinois

Project Overview

P&P Properties, LLC ("applicant"), submitted a complete Special Use Application to the Department of Community and Economic Development requesting approval of a Special Use Permit to allow the construction of a 2-unit attached single-family dwelling (duplex) development in a C-1 General Commercial District with associated variations. The subject property at 8733 Narragansett Avenue is currently owned by the Village and the property at 8735 Narragansett Avenue is owned by the applicant. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.



Subject Property Location Map

Subject Property

The subject property, which measures 7,302 square feet (0.168 acres), is located along the east side of Narragansett Avenue between Hennings Court and Dempster Street. The property abuts a duplex to the north and a single-family residence converted to an office use to the south. Surrounding uses include Moretti's Ristorante & Pizzeria to the west and a mix of commercial and light industrial uses to the west.

Project Summary

The applicant is proposing the construction of a two-unit attached single-family development (duplex) on the subject property, which is currently vacant. A Special Use Permit is required for all attached single-family development in the C-1 District. The applicant has also submitted applications for the development of a ten-unit townhome development at the southern end of the same block, which is being reviewed by the Appearance Commission under Case AC 22-02 and the Plan Commission under Case PC 22-04.

Site Design

The proposed site design complies with the dimensional requirements for attached single-family development in the C-1 District, which are set forth in Section 12-5-4. Staff notes minor discrepancy in dimensioning between the engineering plan set and the architectural plan set. Where discrepancy occurs, staff has deferred to the engineering plan set prepared by Advantage Consulting Engineers.

The proposed two-story structure will comply with the dimensional requirements of the C-1 District, including maximum density, minimum yards, maximum impervious coverage, and maximum building height. Each unit will feature a two-car garage on the ground floor that rear loads onto an existing improved public alley to the east. While additional conforming parking spaces are not required by Code or provided, there is sufficient rear yard depth for residents or their guests to park a vehicle or two on the driveways leading to the attached garages. Landscape areas are provided within the front yard and rear yard.

The Lehigh/Ferris Framework Plan (2009) includes the subject property in its plan area and identifies the site as a portion of "Site I." The Plan establishes certain design principles for redevelopment of the area, which include the following:

- Surface parking should be located to the rear of buildings, should be edged with vegetation, and should include stormwater management.
- Driveway access should be off an existing alley or secondary accessway.
- Garage entrances should not front on primary streets.
- Service areas should be located off alleys and screened from view from primary streets.
- Utilities should be relocated underground.
- Stormwater detention should be provided on-site and underground storage is preferred.
- Structures should provide a continuous streetwall along street faces.
- Street corners should be occupied by buildings.
- Street-facing facades should be broken up using setbacks, protrusions, fenestration, and changes in materials.
 Ground floors should be delineated from upper floors.

Staff finds that the proposed site design complies with principles recommended by the Lehigh/Ferris Framework Plan and is generally fitting to a transit-oriented district and existing patterns of development.

Building Design

The proposed duplex features contemporary architecture that complements the proposed ten-unit townhome development by the same applicant. The flat-roofed structures are minimalist, with clean lines and projecting covered balconies that provide full transparency into the homes. The developer should speak to the compatibility of the proposed building design with surrounding architectural styles and the target market for the homes. The following exterior building materials are proposed by the developer:

- Alubond Wood Series Teak
- Alubond Metallic Raw gray
- Gigacrete with Stuccomax Light gray
- Dark Grav window frames and architectural details

The applicant should speak to the long-term performance, durability, and maintenance of the proposed materials, especially the longevity of the Alubond and Gigacrete applications. As a condition of Appearance Certificate approval, staff recommends requiring periodic cleaning and maintenance of all materials to provide a like-new appearance and that any surface cracks or damage must be repaired within 60 days of occurrence.

Landscape Design

The applicant submitted a landscape plan for the proposed duplex, which is included in the landscape plan submitted for the ten-unit townhome development (Case AC 22-02) and prepared by uplandDesign Ltd. The Village's applicable landscape requirements are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Landscape Area (12-11-1:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	55.7%	Compliant
Public Parkway Trees (12-11-1:B.4)	Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper	1 tree / 60.04 ft. frontage (1 tree existing)	Compliant

The proposed landscape plan complies with all landscape requirements set forth in Chapter 12-11.

Lighting

A photometric plan was not submitted for the proposed duplex development. Prior to a building permit being issued, a plan must be prepared and submitted to staff to verify compliance with Village standards. Staff recommends establishing a maximum luminaire color temperature of 4000K, a neutral white, as a condition of Appearance Certificate approval.

Appearance Commission Review

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

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

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

1. Evaluation Standards:

- a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
- b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
- c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
- d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.

2. Design Criteria:

- a. Standards: Appearance standards as set forth in this chapter.
- b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
- c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
- d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
- e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking

- required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
- g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
- h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached single-family development associated with a Special Use Application (PC 22-05) for the property commonly known as 8733-35 Narragansett Avenue in Morton Grove, IllinoisIllinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, a photometric plan must be submitted that extends beyond the property boundary and verifies compliance with all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).
- 5) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.