



VILLAGE OF MORTON GROVE

**PLAN COMMISSION PUBLIC HEARING**

**February 15, 2021 - 7:00 P.M.**

FLICKINGER MUNICIPAL CENTER, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

**AGENDA**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES OF:** November 16, 2020

**III. ITEMS TO BE CONTINUED:** None

**IV. PUBLIC HEARINGS:**

**CASE:** PC 21-01

**APPLICANT:** Tria Architecture (on behalf of Niles Township District for Special Education #807)  
901 McClintock Drive, Suite 100  
Burr Ridge, IL 60527

**LOCATION:** 8701 Menard Avenue  
Morton Grove, IL 60053  
10-20-207-020-0000, 10-20-207-021-0000, 10-20-212-018-0000

**PETITION:** Request for approval of a Special Use Permit for a "School, nonboarding" to allow the expansion and modification of an existing school located in an R-2 Single Family Residence District in accordance with Section 12-4-2:C of the Village of Morton Grove Unified Development Code (Title 12), with variations to Section 12-2-2:B for number of accessory structures, Section 12-2-5:B for accessory structure setback, Section 12-2-6:G for open accessory parking spaces setback, Section 12-4-2:D for building height and impermeable lot coverage, and Chapter 12-11 for landscape requirements.

**V. OTHER BUSINESS**

None

**VI. CLOSE MEETING**

**Remote Plan Commission (PC) Attendance Notice**

*Attend PC Meeting Online (Zoom):*

<https://zoom.us/j/8479654100?pwd=RjlQeVJmNGozL2N0ZENsWXRnbGQ3UT09>

**Meeting ID:** 847 965 4100

**Passcode:** 60053

*Attend PC Meeting by Phone (Zoom):*

**Call:** 312-626-6799

**Meeting ID:** 847 965 4100

**Passcode:** 60053

*In the midst of the current resurgence of COVID-19 cases in Illinois, Governor Pritzker has issued a disaster proclamation in which he makes a finding that the current public health concerns render in-person meetings of more than 10 people at a regular meeting location not feasible. Mayor DiMaria has determined that it is neither practical nor prudent to conduct an in-person meeting given the 10-person limitation and the current state of the emergency.*

*Section 7e of the Illinois Open Meetings Act, 5 ILCS 120/7, allows the Village Plan Commission meeting to be conducted by audio or video conference, without a quorum physically present at the meeting, when the following conditions have been met:*

- 1. The Governor has issued a disaster declaration related to public health concerns;*
- 2. Mayor DiMaria has determined that an in-person meeting is not practical or prudent because of the disaster;*
- 3. All members of the Village Plan Commission participating in the meeting have been verified and can hear one another and can hear all discussion and testimony;*
- 4. Members of the public present at the regular meeting location can hear all discussion and testimony and all votes of the members of the body, unless attendance at the regular meeting location is not feasible due to the disaster, including the issued disaster declaration, in which case the public body must make alternative arrangements and provide notice pursuant to this Section of such alternative arrangements in a manner to allow any interested member of the public access to contemporaneously hear all discussion, testimony, and roll call votes, such as by offering a telephone number or a web-based link;*
- 5. At least one member of the body, chief legal counsel, or chief administrative officer is physically present at the regular meeting location, unless unfeasible due to the disaster, and;*
- 6. All votes are conducted by roll call.*

*As the conditions set forth in Section 7e of the Open Meetings Act have been or will be met, members of the Village Plan Commission will attend and participate in the meeting via Zoom.*

*Members of the public may physically attend the meeting, up to the 10-person limitation, or may participate through Zoom attendance as an alternative to in-person attendance. **All persons attending the meeting must wear a face covering** and adhere to the Center for Disease Control's social distancing recommendations. The Village cannot know or be responsible if persons attending public meetings are infected with the COVID-19 virus and transmit this virus to other attendees. The Village asks that individuals not attend the public meeting in-person if they have any symptoms associated with COVID-19, or if within the past 14 days they have tested positive for COVID-19 or have been in contact with another person who has tested positive for COVID-19.*

*Members of the public attending in-person or via Zoom will have the opportunity to provide comment on the above cases during periods of public comment. Comments relating to the above cases may also be submitted to the Village Plan Commission in advance, and will be read aloud at the public meeting by Village staff. Please send comments, along with your name and address, to [commdev@mortongrovel.org](mailto:commdev@mortongrovel.org) no later than 12:00 PM on Monday, February 15, 2021.*

**MINUTES OF THE NOVEMBER 16, 2020,  
MEETING OF THE PLAN 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 Plan Commission was called to order at 7:38 PM by Chairperson Blonz. Secretary Meracle called the role.

Members of the Commission Present\*: Blonz, Dorgan, Gabriel, Khan, Kintner, Mohr  
*\* Commissioner Kahn and Commissioner Mohr attended remotely due to "personal illness or disability," pursuant to Section 1-5-5:K of Village Code. Four of the six Commissioners were physically present.*

Members Absent: None

Village Staff Present: Zoe Heidorn, Zoning Administrator/Land Use Planner; Rick Dobrowski, Fire Prevention Bureau Coordinator; Jim English, Manager of Building and Inspectional Services; Manika Shrivastava, Assistant Village Planner

Trustees Present: Minx, Thill

Chairperson Blonz described the procedures for the meeting. The Village and the applicant will present the case and the commission may ask questions of the applicant. Then anyone from the audience will be allowed to speak.

Chairperson Blonz proceeded to seek approval of the September 21, 2020, minutes. Commissioner Khan moved to approve the minutes of September 21, 2020. Commissioner Kintner seconded the motion.

Chairperson Blonz called for the vote.

Commissioner Kintner voting	aye
Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Khan voting	aye
Commissioner Mohr voting	abstain
Chairperson Blonz voting	aye

Minutes approved.

Chairperson Blonz called for the first case.

**CASE: PC 20-12**

**APPLICANT:**

Tim Larson  
CRE North Grove CP I&II LLC  
8145 River Drive  
Morton Grove, IL 60053

**LOCATION:**

6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:**

Request for approval of a Text Amendment to Sections 12-4-4:E and Chapter 12-5 of the Morton Grove Unified Development Code (Title 12) to list "Daycare, Adult" as a Special Use in the M-O/R Office/Research Manufacturing District and establish development standards for the use of "Daycare, Adult"

Zoe Heidorn, Land Use Planner, provided a brief introduction to the Application. The staff report, dated November 10, 2020, was entered into the public record.

Ms. Heidorn reviewed the case and explained that staff is recommending denial of the proposed amendment to allow adult daycares in the M-O/R District. She noted that the applicant was made aware of staff's position prior to application. Staff is concerned that the proposed amendment is inconsistent with the long-term goals and vision for Morton Grove's manufacturing districts, does not provide any tangible benefit to the community and the general public, and conflicts with adopted planning documents and best practices.

Ms. Heidorn explained that the M-O/R Office/Research Manufacturing District was designed and established in 2017, after a thorough review of the Village's districts and use permissions by staff. Staff does not believe that any new conditions, situations, or knowledge of general significance have arisen that would justify this amendment to the M-O/R District after just three years. Staff does not view the use of an adult daycare as fitting to or compatible with the design of the M-O/R District. An adult daycare facility is not a light industrial use, office use, research use, or technological use, and does not complement these activities by providing benefit through close proximity. Rather, the activities of an adult daycare, which are characterized by the assembly of large groups of people receiving services and socializing, are consistent with uses allowed in the Village's commercial and residential districts.

Ms. Heidorn noted that the 2014 Morton Grove Industrial Areas Plan recommends the preservation of industrial land uses in the Village's manufacturing districts. To expand M-O/R District permissions to allow new commercial uses that do not complement existing land uses conflicts with this adopted planning document and sets a dangerous precedent in allowing future commercial land uses, which will further threaten the district's original intent and the overall integrity of the Village's manufacturing districts.

Ms. Heidorn explained staff is supportive of an amendment to include standards for the development and operation of adult daycares to ensure that all future facilities are operated in a safe manner, provide adequate accommodations to participants, and limit impact on surrounding land uses.

The Applicant, Tim Larson of CRE North Grove CP I & II LLC, was sworn in.

Mr. Larson stated he did respect staff's position. However, as a landlord during this very difficult time and evolving market, he explained that it has not been easy to fill this office space, even after aggressive marketing. He also noted that his organization previously obtained a special use permit for By Your Side Autism Therapies. At this point, the owners would like to expand to opportunities that are available. They believe that an adult daycare would be consistent with the business makeup of the complex and would offer long term value for the community.

Commissioner Dorgan asked if the adult daycare would be a non-profit organization.

Mr. Larson stated it would not be, but that this type of business is highly regulated by the State of Illinois.

Commissioner Kintner asked what a typical day would be like.

Mr. Larson stated there would be structure to the day, including meals and classes, such as crafts. While registered nurses would be part of the staff, special medical care would not be part of the services provided.

Chairperson Blonz asked how many staff members would be working on-site.



Mr. Larson stated there would be approximately 2 staff members for every 5 attendees, and that there would be approximately 30 to 40 attendees.

Commissioner Kintner asked if there were any special facility or infrastructure requirements for this type of business.

Mr. Larson stated there were none that he was aware of. The existing parking lots and docking could accommodate the size of buses that are being proposed. He did note that there was a requirement for internal restrooms, which already exist within the proposed space.

Jonathan Connor of Colliers International, the building's leasing agent, provide public comment. He stated that he believes this use conforms with the existing makeup of the building. He noted that the market is becoming more and more competitive.

John Thill of 9115 Major Avenue spoke as a private citizen. He stated that he was curious as to who would be paying tuition for the attendees of this business, citing concerns with State of Illinois debt if there were to be funding allocated from the State.

Chairperson Blonz asked Mr. Larson if he could respond to Mr. Thill's question.

Mr. Larson stated he could not answer with certainty, but he did believe a majority of the funding came from insurance companies and private payments.

Commissioner Gabriel stated that the Village has been proactive in maintaining appropriate land uses based on many surveys and studies. He does not believe allowed land uses should be changed based on economic swings.

Commissioner Kintner asked why staff viewed this use different than By Your Side Autism Therapies.

Ms. Heidorn explained that By Your Side was authorized as a commercial tutoring and learning center for specialized tutoring or group sessions, which are made up of smaller class sizes and typically do not exceed three hours. By contrast, an adult daycare would see between 30 and 100 attendees occupying the space for the entire business day, with little to no educational service taking place, making it more similar to an infant daycare than a learning center.

Chairperson Blonz then called for a motion.

Commissioner Gabriel then moved to recommend approval of the Text Amendment to 12-5-5 of the Morton Grove Unified Development Code to establish development standards for the use of "Daycare, Adult".

Commissioner Dorgan seconded the motion.

Chairperson Blonz called for the vote.

Commissioner Kintner voting	aye
Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Khan voting	aye
Commissioner Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed (6-0).

Commissioner Gabriel then moved to recommend approval of the Text Amendment to Section 12-4-4:E of the Morton Grove Unified Development Code to list “Daycare, Adult” as a Special Use in the M-O/R Office/Research Manufacturing District.

Commissioner Dorgan seconded the motion.

Chairperson Blonz called for the vote.

Commissioner Kintner voting	aye
Commissioner Dorgan voting	aye
Commissioner Gabriel voting	nay
Commissioner Khan voting	aye
Commissioner Mohr voting	aye
Chairperson Blonz voting	nay

Motion passed (4-2).

**CASE: PC 20-13**

**APPLICANT:**

Village of Morton Grove  
6101 Capulina Avenue  
Morton Grove, IL 60053

**LOCATION:**

6101 Capulina Avenue  
Morton Grove, IL 60053

**PETITION:** Request for amendments to 12-4-3, 12-4-4, 12-5, 12-7-3, and 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of Cannabis Business Establishments.

Zoe Heidorn, Land Use Planner, provided a brief introduction to the application. The staff report, dated November 10, 2020, was entered into the public record.

Ms. Heidorn explained that under Case PC 20-13, the Village of Morton Grove is proposing a Text Amendment to allow Cannabis Dispensing Organizations in the C-1 General Commercial District and expand use permissions in the Village’s manufacturing districts to allow the cultivation of recreational cannabis, in addition to the already permitted cultivation of medical cannabis. In 2019, the State of Illinois legalized the sale of recreational cannabis, effective January 1 of 2020. She explained that in 2019, the Board of Trustees passed a moratorium on the sale of recreational cannabis in the Village to allow for a period of time to analyze the impacts of the use. Staff has identified no negative impacts on communities that have allowed dispensaries in their jurisdictions. Rather, staff has observed communities benefitting from investment in commercial property and a new source of tax revenue.

Staff is proposing a variety of development and use standards for Cannabis Dispensing Organizations and other cannabis-related uses. For dispensaries, staff is proposing an advisory parking requirement of one space per 150 square feet of gross floor area. Additional proposed standards address on-premises consumption, distance from sensitive land uses and zoning districts, separation between dispensaries, minimum zoning lot area, drive-through facilities, signage, hours of operation, product display, security, and ventilation.

Commissioner Kintner asked why staff was proposing distinguishing between general cannabis dispensing organizations, to be allowed in the C-1 District, and medical cannabis dispensing organizations, to be allowed in the manufacturing districts.

Ms. Heidorn responded that the manufacturing districts currently allow medical cannabis dispensing organizations, as required by State of Illinois legislation passed in 2014. However, staff is not recommending expanding the use permission to allow recreational cannabis dispensaries in the manufacturing districts because staff views recreational cannabis dispensaries, which allow medical cannabis dispensing, to be more fitting with the Village's commercial districts. Staff also does not seek to reduce use permissions within the manufacturing districts. Therefore, no change is proposed to medical cannabis dispensary permissions in the manufacturing districts.

Commissioner Kintner asked why medical cannabis dispensing organizations should not be allowed within the C-1 General Commercial District.

Ms. Heidorn responded that cannabis dispensing organizations, as defined by the proposed text amendment, includes medical cannabis dispensing organizations. Therefore, both recreational and medical cannabis dispensing will be allowed in the C-1 District. General cannabis dispensaries will be allowed to dispense cannabis to those with a prescription, in addition to recreational users.

Commissioner Kintner verified that the only dispensaries to be allowed in the manufacturing districts will be medical dispensing organizations. Ms. Heidorn confirmed this to be correct. She added that future requests for a medical cannabis dispensing organization Special Use Permit in the manufacturing districts will be relatively unlikely, since general cannabis dispensing organizations generate much higher sales volumes.

Chairperson Blonz sought confirmation that medical cannabis dispensing organizations are currently permitted in the M-1, M-2, and M-O/R Districts.

Ms. Heidorn responded that medical cannabis dispensing organizations and medical cannabis cultivation centers are listed as Special Uses in all three manufacturing districts.

Chairperson Blonz asked why the Village is proposing a limit of one cannabis dispensing organization in the Village until January 1, 2022. He noted a discrepancy with regard to the date of restriction in the staff report.

Ms. Heidorn responded that this restriction, which should correctly read January 1, 2022, is intended to serve as a pilot program. Staff's intent is to allow one dispensary and observe how the use is impacting the Village. If issues arise, the Village will have an opportunity to adjust its regulations accordingly. She added that one year is not a long time with respect to planning and development. After approximately one year, the allowance would increase to two dispensaries. Ms. Heidorn added that many other communities have limited the number of dispensaries in their jurisdictions.

Commissioner Gabriel asked if the limit of two cannabis dispensing organizations in the Village was a State of Illinois restriction.

Ms. Heidorn, responded that the Village is proposing the limit of two cannabis dispensing organizations.

Commissioner Gabriel asked why there should be restriction on the number of medical cannabis dispensing organizations, if there is no limitation on general pharmacies such as Walgreens and CVS.

Ms. Heidorn responded that Village staff views cannabis dispensing organizations to be a more sensitive land use than general pharmacies and that dispensaries will serve only a particular market segment. Village staff feels a limit of two dispensaries within the Village will provide sufficient market saturation. She added this limit can always be increased in the future, if deemed appropriate.

Chairperson Blonz noted that the Text Amendment seems to show favoritism to the developer requesting a Special Use Permit under Case PC 20-14, if the Board of Trustees is to grant the request.

Ms. Heidorn explained that the Applicant for Case PC 20-14 was the first to formally approach the Village requesting approval of a Cannabis Dispensing Organization. She added that throughout 2020, staff has been monitoring and analyzing the development and operation of cannabis dispensing organizations in the Chicagoland area, as specified under the moratorium passed in 2019. She explained that the Applicant happened to come along while staff was considering a Text Amendment to allow the use, and that many other municipalities have recently or are in the process of adopting similar cannabis-related ordinances.

Chairperson Blonz asked Ms. Heidorn to explain why the definitions for a Cannabis Dispensing Organization and Medical Cannabis Dispensing Organization, and a Cannabis Cultivation Center and Medical Cannabis Cultivation Center, could not be combined.

Ms. Heidorn responded that because the manufacturing districts will continue to allow only medical cannabis dispensing, as opposed to recreational and medical cannabis dispensing allowed under a general Cannabis Dispensing Organization, the uses cannot be combined. She added that staff could possibly combine the uses of medical and general cannabis cultivation. She noted that, as presented, a Cannabis Dispensing Organization includes a Medical Cannabis Dispensing Organization and that a Cannabis Cultivation Center includes a Medical Cannabis Cultivation Center.

Chairperson Blonz responded that because State statute seems to regulate medical cultivation and dispensing separately from recreational cultivation and dispensing, the uses should be kept separate.

Ms. Heidorn agreed. She added that the uses proposed under the amendment are consistent with those adopted by other communities in Illinois.

Chairperson Blonz suggested that “recreational” be added to describe “purchasers” in the proposed definition for a CANNABIS DISPENSING ORGANIZATION. Ms. Heidorn agreed.

Chairperson Blonz asked why proposed Section 12-5-11 prohibits some cannabis-related uses.

Ms. Heidorn responded that there are various types of cannabis related business establishments, such as craft growers, infusers, processing businesses, testing facilities, and transporting businesses. Because the impacts of these businesses are relatively unknown at the time, staff is recommending defining those uses and only allowing cultivation and dispensing for the time being. Because the uses are being defined, they will be easier to identify and legalize in the future. She noted that an Applicant can always request a Text Amendment to allow a particular use.

Chairperson Blonz asked if legalizing these other uses will require Plan Commission review, or if the Board of Trustees or staff could authorize the uses.

Ms. Heidorn responded that any amendment to Title 12 requires Plan Commission review and Board of Trustees approval.

Chairperson Blonz referenced proposed Section 12-5-11:B.f and asked who would be providing the inspection of a cannabis business establishment.

Ms. Heidorn responded that the intent of the provision is to allow any Village representative, including the Manager of Building and Inspectional Services, staff members of the Building, Fire, and Police Departments, the Village Administrator, and the Land Use Planner, the reasonable right to inspect the premises to ensure ongoing compliance with Village requirements and the conditions of the Special Use Permit.

Chairperson Blonz asked if a health officer would be needed to provide inspections, or someone who has expertise in cannabis-related uses, as opposed to the combination of Village staff.

Ms. Heidorn responded that the Village has a Sanitarian, Patty Livingston, provided through the Village of Glenview, who would be able to provide health inspections if needed. No staff member has a particular specialty in the operation of cannabis-related businesses. The Village's priority is to ensure compliance with all building, life safety, and zoning requirements. She added that cannabis-related regulations established by the State of Illinois are monitored and enforced by the State.

Chairperson Blonz asked if Ms. Livingston has any training in cannabis-related business regulation.

Ms. Heidorn responded that she is unaware of Ms. Livingston's background in cannabis-related business regulation.

Chairperson Blonz responded that he is confident in Ms. Livingston's abilities. He added that he is surprised that a requirement for inspection is being included without the addition of specialty staff under consideration by the Village.

Chairperson Blonz asked why the lot area for a cannabis dispensing organization is being limited to 5 acres.

Ms. Heidorn responded that staff is proposing a larger minimum zoning lot area to encourage the development of stand-alone facilities on outlots or the use of retail units in-line with other retail uses within existing or future shopping centers. She explained that allowing the use on smaller sites along Dempster and Waukegan, all of which closely abut residentially zoned property may not allow for desired setbacks and buffering, even with a minimum distance of 250 feet in place. She added that a high parking demand for the use might exacerbate existing parking deficiencies on smaller lots.

Chairperson Blonz responded that the minimum zoning lot area will essentially limit the use to just a few locations within the Village, such as Washington Commons, Village Plaza, Sawmill Station, and the Menard's property.

Ms. Heidorn responded that this was correct, but that additional sites may be redeveloped as larger zoning lots in the future.

Chairperson Blonz stated that he would like to consider reducing the minimum lot area to less than five acres to allow for greater competition. He asked why staff was proposing a parking requirement of one space per 150 square feet of gross floor area.

Ms. Heidorn responded that the requirement is higher than other communities surveyed, but is consistent with the parking demand established in the traffic and parking impact study submitted under Case PC 20-14, which analyzed the demand of a cannabis dispensing organization. She stated that the study estimated a peak demand of one space per 140 square feet of gross floor area, which is higher than the suggested requirement of one space per 150 square feet of gross floor area. Ms. Heidorn added that because any cannabis dispensing organization will be considered a Special Use, the parking requirement is advisory only. The actual parking requirement will be based on a submitted traffic and parking impact study, which may determine a demand that is higher or lower than the base parking requirement.

Commission Gabriel noted that the Village Code refers to outside codes regulating construction, food, health, and other activities. He asked if the Village's current regulations and referenced codes will provide adequate oversight of cannabis business establishments in terms of building, fire, and health regulation.

Ms. Heidorn responded that staff is comfortable with the amount of oversight provided Village Code and referenced codes.

Chairperson Blonz asked if the Plan Commission recommends approval of the Text Amendment, whether it should also recommend repeal of the moratorium.

Ms. Heidorn responded that repeal of the moratorium is action that will be taken by the Board of Trustees, and that no Plan Commission recommendation is necessary.

Chairperson Blonz asked if the Board of Trustees could decide to hold the moratorium, even if the Plan Commission recommends approval of the Text Amendment.

Ms. Heidorn responded that they could.

Chairperson Blonz asked for members of the public to come forward to provide comment pertaining to Case PC 20-13.

Tyler Manic of Schain, Banks, Kenny and Schwartz Ltd. stepped forward. He noted that he is representing IM Kensington MG LLC in the case of PC 20-14. He stated that the Applicant will be requesting a business closing time of 10:00 p.m., as opposed to the 8:00 p.m. restriction proposed by staff. He explained that he was not sure if this should be addressed under Case PC 20-13 or Case PC 20-14. He added that the State allows cannabis business establishments to operate between the hours of 6:00 a.m. and 10:00 p.m.

Chairperson Blonz asked for clarification as to which case the comment should be considered.

Ms. Heidorn responded that it could be either case. The Plan Commission could modify the proposed amendment to extend hours to 10:00 p.m. or consider a waiver to the time restriction, as presented, under PC 20-14. If a waiver were to be considered only, future cannabis dispensaries would be subject to the 8:00 p.m. restriction as presented.

Mr. Manic stated that the Applicant for Case PC 20-14 would be find handling this through the Special Use Permit review. He just wanted to be clear on the Applicant's intent and provide the comment.

No other members of the public came forward.

Commissioner Kintner commented that he agrees the five-acre restriction limits future dispensaries in terms of competition, but that he also has concerns with lowering the minimum lot area due to impacts on distances from schools, park areas, and residentially zoned districts. He asks how the proposed distance requirements compare to those of other municipalities.

Ms. Heidorn responded that the minimum separation of 1,500 feet is consistent with other communities, as well as the minimum proposed distance of 1,000 feet from schools. She added that the minimum distance from residentially zoned property, parks, and playgrounds is actually less restrictive than many of the other municipalities surveyed. She explained that the if the Village were to adopt a more restrictive distance requirement similar to other communities, it would disqualify the majority of commercial properties in the Village due to broad adjacency to residentially zoned property. She added that the Village must apply a measurement of nearest walking path as opposed to "as the crow flies" in order to avoid rendering most commercial properties unusable for this particular use. Ms. Heidorn explained that the Village of Morton Grove does not have large swaths of commercially zoned property that would allow for greater distance requirements. She added that most of the commercially zoned properties along Dempster Street and Waukegan Road have relatively shallow lot depths and abut residentially zoned property.

Commissioner Kintner asked if distance will be measured from the building itself or the development site.

Ms. Heidorn explained that minimum distance would be measured from the main entrance of the dispensary to the nearest lot line of the residentially zoned property. For future Special Use Applications, an exhibit would be required demonstrating compliance with the minimum distance requirement.

Commissioner Kintner made a motion to recommend approval of Case PC 20-13, a request for amendments to 12-4-3, 12-4-4, 12-5, 12-7-3, and 12-17-1 of the Morton Grove Unified Development Code regarding the regulation of Cannabis Business Establishments, per the recommendations made within the staff report for PC 20-13 dated November 10, 2020, and as specifically modified by the Plan Commission at the November 16, 2020, hearing for Case PC 20-13, including modifications to Section 12-5-11:C to reduce the minimum zoning lot area from five acres to two acres and allow permitted hours of operation of 8:00 a.m. to 9:00 p.m.

Commissioner Gabriel seconded the motion.

Chairperson Blonz called for the vote.

Commissioner Kintner voting	aye
Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Khan voting	aye
Commissioner Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed (6-0).

#### **CASE: PC 20-14**

##### **APPLICANT:**

Daniel Rea, IM Kensington MG LLC  
700 Commerce Drive  
Oak Brook, IL 60523

##### **LOCATION:**

Lot 13 (6761 Dempster Street) of the Kensington Subdivision (Sawmill Station)  
Morton Grove, IL 60053

##### **PETITION:**

Requesting approval of a Special Use Permit to operate a Cannabis Dispensing Organization pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinances 19-03 and 19-13.

Zoe Heidorn, Land Use Planner, provided a brief introduction to the application. The staff report, dated November 10, 2020, was entered into the public record.

Ms. Heidorn reviewed the application for Case PC 20-14. She stated that IM Kensington MG LLC is requesting a Special Use Permit and amendment to a Planned Unit Development to operate a Cannabis Dispensing Organization on Lot 13 of the Kensington Subdivision, commonly known as Sawmill Station. The development of Sawmill Station as a mixed-use lifestyle center was approved as a Planned Unit Development under Ordinance 19-03, which was amended under Ordinance 19-13. Approval of the application must be made contingent on the Village Board of Trustee's approval of the proposed Text Amendment allowing Cannabis Dispensing Organizations as a Special Use in the C-1 General Commercial District.

Ms. Heidorn explained that Lot 13 was authorized for the development of a 4,000 square foot retail building under the original PUD ordinance. The Applicant is proposing the development of a cannabis dispensary on the same lot with up to 6,000 square feet in building area. Kensington is currently in discussion with multiple cannabis dispensing organizations, and is seeking entitlement for a dispensary prior to executing a lease or purchase agreement with an operator. The future operator will be required to comply with all conditions of Special Use

Permit approval. Staff is recommending various conditions of approval relating to parking demand, bicycle parking, and impervious area as it relates to stormwater detention.

Ms. Heidorn noted that the Traffic Safety Commission Chairperson determined that the proposed use would have negligible impacts on the approved site development and waived the requirement for full Commission review. On November 2, the Appearance Commission unanimously recommended approval of the application, with conditions. Based on staff comments, the applicant submitted revised elevations to include all four sides of the proposed building, for the Plan Commission's review and consideration.

On November 2, the Appearance Commission unanimously recommended approval of the application, with conditions. Based on staff comments, the applicant submitted revised elevations to include all four sides of the proposed building, for the Plan Commission's review and consideration.

Daniel Rea (IM Kensington MG LLC), Tyler Manic (Schain, Banks, Kenny and Schwartz Ltd.) and Michael Werthmann, P.E., PTOE (Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.)) were sworn in.

Mr. Manic introduced himself and his role as the attorney representing the Applicant, IM Kensington MG LLC. He explained that the Applicant is requesting an amendment to the previously approved PUD and a Special Use Permit to allow a new cannabis dispensary with approximately 5,000 to 6,000 square feet of building area. He added that as a part of this application, his client would be seeking a waiver to hours of operation to allow a closing time of 10:00 p.m.

Mr. Rea introduced himself and added that Kensington has been working very hard on the Sawmill Station project for over three years and that they are ecstatic to see businesses opening. The dispensary would add one more top-class operator to Sawmill Station. He noted that staff has been excellent to work with. Mr. Rea described the businesses that have opened and provided a timeline for future business openings. He stated that the proposed dispensary business will complement other uses on site.

Mr. Rea reviewed the overall site plan and highlighted the subject property within the overall development. He explained that Kensington is currently requesting 6,000 square feet of building area on Lot 12. In reality, when they have finalized the end user, the building may be reduced to between 5,000 and 6,000 square feet. He shared the conceptual elevations and discussed proposed materials. He added that the materials complement the materials palette used across the shopping center. He explained that the building's color scheme may be revised to fit the branding of the end user.

Mr. Rea presented the landscape plan, noting that no changes have been made to what was originally approved under the PUD. He added that once the building size is fixed, some of the landscaping might shift a little bit. He also shared the conceptual layout of the store and added that it will be finalized once the final tenant is selected. He ended his presentation and asked the Commission if they have any questions.

Commissioner Dorgan asked how far the multi-family residential development at Sawmill Station was to be located from the proposed dispensary, noting the 250-foot minimum distance proposed under Case PC 20-13.

Ms. Heidorn clarified that the entire Sawmill Station development site, including the residential development, is zoned within a C-1 General Commercial District.

Chairperson Blonz asked how far the nearest property to the south was located.

Ms. Heidorn responded that the nearest residentially zoned property was the Forest Preserves property to the east and west of the development site. She did not recall the exact measurement, but responded that she recalls it being well above 250 feet.

Chairperson Gabriel asked if his understanding that this is a cash business is correct.



Mr. Rea stated that this is correct and asked Mr. Manic to provide further details.

Mr. Manic stated that dispensaries are a cash business, but that they are continuously evolving into a credit card business. Currently, the business is predominantly handled in cash. The Village will receive three percent of all sales by ordinance. The product and revenues are tracked is that every piece of product that is sold or stored in the dispensary has an identification number and is tagged with a name, weight, strain, and identification number that are established at the cultivation center/farm where packaging is done. Then the product is transported to the dispensary, through a licensed transportation organization. The dispensary logs all deliveries and has to match inventory with the identification provided at the cultivation center. Tracking is updated on a daily basis. The State of Illinois has a real time access to cannabis sales records from dispensaries, and every day they have to do reconciliation of what is available at the dispensaries versus their receipts. He says the system is fool-proof to ensure there is no loss or theft. There is regular financial reporting and tax disbursement to the State, and then the State delivers the local tax revenues to the Village. He concluded that the State collects and disperses the cannabis sales tax just like regular sales tax.

Commissioner Kintner asked for clarification that the stormwater detention calculations for the entire lot are based on the 4,000-square-foot retail structure. Now that the footprint is being increased, he asked for additional details as to how that additional impervious area would be managed.

Mr. Rea responded that according to their civil engineer, Woolpert, the 2,000-square-foot increase will not impact the system and what is it designed to accommodate. However, if needed, the developer can compensate for additional impervious area through pervious pavers or other measures to supplement the system.

Chairperson Blonz asked for additional details about refuse handling.

Mr. Rea responded that the developer will coordinate with the final end user to design an acceptable refuse handling system, but that they envision a refuse enclosure being located on the south side of the building. If the building footprint is 5,000 square feet, then they will have space on the lot to accommodate a dumpster enclosure. He added that the enclosure would be similar to those of other users on the site.

Chairperson Blonz asked if there are any special processes for the disposal of cannabis waste.

Mr. Manic responded that like all other aspects of this business, the process is heavily regulated and product disposal and refuse is no exception. He added that the State of Illinois has a particular section in the statute that regulates cannabis waste procedures. There are minimum guidelines as to how a business can dispose of cannabis product. The process includes grinding it and combining it with other mixed waste so that it isn't usable. They also have to dispose of cannabis waste at specific locations and land fill sites. All grinding and waste procedures are performed in a video-monitored room so that the State of Illinois has real-time remote access to allow observation and monitoring of activities.

Chairperson Blonz asked if the Applicant has any problems with any comments made by staff.

Mr. Manic responded that they are fine with all the comments, except for the 8:00 p.m. closing time.

Ms. Heidorn added that all staff reports were shared with the Applicant.

Chairperson Blonz asked if the case needs to go back to Appearance Commission, considering the new elevations presented at tonight's meeting.

Ms. Heidorn responded that it does not, so long as the Appearance Commission Chairperson deems the elevations to be consistent with the originally presented and approved elevations. If he finds significant inconsistency, he can require a full Appearance Commission review.

Chairperson Blonz asked if they should review the standards for Special Use and Planned Unit Developments, as indicated on page 8 of the staff report.

Ms. Heidorn responded that, as with any other case, staff encourages the Applicant to discuss how the proposed use fits with the Village's standards. She added that this does not have to be discussed.

Chairperson Blonz asked about the proposed bike trail connection between the Sawmill Station development and the North Branch Trail.

Mr. Rea responded that the connection is being worked on between staff, Kensington, UrbanStreet and the Forest Preserve District. He added that Kensington is going to be removing the chain-link fence between them and the Forest Preserve. He added that the bike trail plans are more connected with the residential portion of the development.

Ms. Heidorn added that the Village held a meeting with the Forest Preserve District a couple of weeks ago to review the location of the bike trail connection. Woolpert is currently working on final engineering for the connection of the bike trail. The trail will be paved and connect to the access drive to the south of the parking garage serving the residential development. Staff expects that signage and pavement markings will be provided. Because the trail will connect to the residential lot and construction of the residential development is occurring quite a bit later than the commercial lot development, we should not expect to see construction of the trail until fall of next year. Presently, flags marking the future trail connection are visible. She noted that the trail connection is a requirement of the PUD.

Commissioner Dorgan asked about the proposed hours of operation.

Mr. Rea responded that there are several retailers at Sawmill Station open until later than 8:00 p.m. or 9:00 p.m., so there will be activity later in the evening. The Applicant is requesting a closing time of 10:00 p.m., which aligns with other Sawmill Station users and is permitted by the State of Illinois.

Commissioner Dorgan asked if all uses are open until 10:00 p.m.

Mr. Rea responded that only some tenants are or will be open until 10:00 p.m.

Chairperson Blonz asked if a person will need a permit to purchase cannabis when the facility opens.

Mr. Rea responded that the purchaser will need a prescription if they are looking to obtain medical cannabis. Recreational users will need to be over 21 years in age and also show an ID. This ID is entered and is kept on file by the dispensary. He added that anyone over the age of 21 years can purchase cannabis if they provide identification and follow the dispensary protocol.

Chairperson Blonz called for the representative from KLOA.

Mr. Werthmann explained that the Applicant is proposing the cannabis business establishment to be placed where 4,000 square feet of retail use was previously approved. The retail use will be replaced by 5,000 to 6,000 square feet of cannabis dispensing use. As the staff report indicated, the traffic generated from a cannabis use is similar to many uses that could occupy that 4,000 square foot retail space. He added that they looked into ITE (Institute of Transportation Engineers) rates of trip generation and were surprised that cannabis dispensaries are a bit higher. The rate calculations provided in the study do not discount the use being located in shopping center, where multi-destination trips are likely to occur. KLOA's capacity analysis and showed that all of the intersections and access drives are basically going to operate at the same level of service approved under the original PUD. They are anticipating limited additional delays by comparison with what was approved previously. The impact of the dispensary will be limited within the shopping center, as traffic will be distributed across six access drives. He agrees with the chairperson of the Traffic Committee that it will be a limited impact use.

Mr. Werthmann discussed the shared parking analysis and how it looks at what the peak demand of each use is and then applies it throughout the day. When one looks at the shared parking analysis, on a weekday there is a surplus of about 250 parking spaces and on a weekend there is surplus of approximately 150 parking spaces. Given the parking capacity in the shopping center, and accounting for multi-purpose trips, there will be more than sufficient parking. He also mentioned that one unique aspect of the dispensary is that online ordering and appointment pick-up will likely be offered, which helps distribute and reduce pick-up time. He noted that with these uses, parking is always turning over.

Commissioner Kintner expressed that parking was a concern for him. He stated that the numbers appear to be acceptable, but that he has concern regarding traffic flow. With consideration that construction is ongoing, he has noticed that the access drive behind the Starbucks and Raising Cane's lot is frequently congested as vehicles but wait in line for and navigate the drive-throughs. He added that the dispensary, another possible future drive through, and the future Cooper's Hawk may add to the congestion. He asked whether the study considers this issue.

Mr. Werthmann explained that outside of the dispensary, the site has already been approved and the addendum to the traffic study does not discuss any ongoing issues. He noted that one of the reasons for the congestion is likely the new business openings. As Raising Cane's is new in the area, they are probably experiencing higher than normal traffic volumes, which occurs whenever a new store opens. He mentioned that drivers are still learning the circulation system and that as more of the site is developed, more vehicles will begin using the eastern access drive. He added that, over time, congestion on the site will improve.

Commissioner Kintner noted that it's a fair argument to presume that people will start using the eastern drive, but that he is concerned this may exacerbate congestion.

Mr. Werthmann responded that KLOA did not provide a revised capacity analysis or study internal intersections in the cannabis dispensary addendum. They looked at external intersections only. He added that shopping centers often need time for traffic patterns to settle in, and that they would work with the developer and the Village to observe conditions moving forward and determine if additional modifications are needed. KLOA will work with their client to make sure the everything is working efficiently. He added that due to the ongoing COVID-19 pandemic, there has been an overall increase in drive-through use. This is anticipated to decrease after the pandemic.

Chairperson Blonz asked about a report comment noting that multiple trips would reduce the parking requirement.

Mr. Werthmann responded that multiple trips were not included in the assumptions. KLOA applied the most conservative and worst-case conditions to determine parking demand.

Chairperson Blonz asked any member of the public to come forward at this time to provide public comment.

Ms. Heidorn read an email received on November 16, 2020, from Steve Worthley (8606 Georgiana Avenue) regarding the case. The email stated that Mr. Worthley was in support of the proposed dispensary and that Kensington has done an excellent job in developing Sawmill Station.

Chairperson Blonz asked about the products to be offered at the cannabis dispensary.

Mr. Manic described the possible product offerings, which will include traditional cannabis that you can smoke, flower, gummies, liquid drops and various types of edibles. He added that all of the products are heavily regulated by the State of Illinois and are required to be processed and packaged off-site.

Mr. Rea added that the list of available products provided in the business description was based on discussions with all the potential dispensary operators they were talking with.

Chairperson Blonz asked if they should specify which products may be sold at the dispensary.

Ms. Heidorn responded that staff is not concerned with the specific products, as they will be regulated by the State of Illinois. She added that a list may be included but that she does not think it is necessary.

Chairperson Blonz asked Mr. Dobrowski, the Fire Prevention Bureau Coordinator, if use of the product is similar to alcohol and whether people can be tested for being under the influence of cannabis.

Mr. Dobrowski responded that the question was more appropriate for a law enforcement officer.

Chairperson Blonz asked if this should be a concern, and whether people coming to the shopping center should be tested.

Mr. Dobrowski responded that he cannot answer this question because it is not his area of expertise.

Mr. Manic commented that the proposed regulations will not allow on-premises consumption. Consumption is intended for private homes, and that the use is in no way similar to a bar.

Matthew Flink (8939 Mansfield Avenue) approached the Commission and provided comment. He described the various cannabis products that dispensaries typically offer. He added that he is in strong support of the proposed dispensary.

Commissioner Kintner made a motion to recommend approval of a Special Use Permit to operate a Cannabis Dispensing Organization pursuant to the Village of Morton Grove Unified Development Code (Title 12), and an amendment to a Planned Unit Development (PUD) Special Use Permit approved under Ordinances 19-03 and 19-13, for the property commonly known as Lot 13 (6761 Dempster Street) of the Kensington Subdivision (10-19-103-001-0000, 10-19-007-0000, 10-19-200-009-0000, 10-19-200-010-0000), in Morton Grove, Illinois, subject to the following conditions:

1. Approval of the Special Use Permit for a Cannabis Dispensing Organization and amendment to the Planned Unit Development (PUD) Special Use Permit shall be contingent on the Village Board of Trustees' approval of a Text Amendment presented under Case PC 20-13 allowing Cannabis Dispensing Organizations as a Special Use within the C-1 General Commercial District.
2. The Cannabis Dispensing Organization shall comply with all measures intended to mitigate parking issues on high demand special occasions recommended in the traffic and parking impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.), dated October 30, 2020.
3. A minimum of two bicycle racks shall be installed on the subject property.
4. The Applicant shall demonstrate that any increase in impervious area proposed by development of the Cannabis Dispensing Organization is accommodated by one of the following:
  - a. The Applicant shall reduce the impervious area of future development on Lot 12 to accommodate any increase in impervious area on Lot 13; or
  - b. The Applicant shall modify the stormwater detention capacity and volume control of the overall site as necessary to accommodate any increase in impervious area on Lot 13; or
  - c. The Applicant shall provide documentation to the Village Engineer demonstrating that the proposed impervious coverage area can be accommodated by the existing stormwater management system, as required by the Village and by the Metropolitan Water Reclamation District (MWRD).
5. The site and building shall be developed and operated consistent with the plans and supporting documents in the application, amended, as necessary, to comply with conditions from the

Appearance Commission, Plan Commission and/or Village staff, identified in this report and/or presented at the Plan Commission public hearing.

6. Prior to the issuance of a building permit, the Applicant shall submit final engineering plans in accordance with Village requirements and standards, for review and approval by the Village Engineer, and shall comply with all recommendations provided by the Village Engineer in the plan review comment form dated November 10, 2020.
7. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the commercial property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit or Planned Unit Development (PUD) Special Use Permit.
8. The Cannabis Dispensing Organization shall be authorized to operate between the hours of 8:00 a.m. and 10:00 p.m.

Commissioner Gabriel seconded the motion.

Chairperson Blonz called for the vote.

Commissioner Kintner voting	aye
Commissioner Dorgan voting	aye
Commissioner Gabriel voting	aye
Commissioner Khan voting	aye
Commissioner Mohr voting	aye
Chairperson Blonz voting	aye

Motion passed (6-0).

Chairperson Blonz asked for any other business or discussion. Hearing no other comments, Commissioner Kintner moved to adjourn the meeting and seconded by Commissioner Gabriel. The motion was approved unanimously pursuant to a voice vote at 9:16 pm.

Minutes By: Jacqueline Meracle

# Village of Morton Grove

**Department of Community & Economic Development**

**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Land Use Planner; Anne Ryder Kirchner, Interim Land Use Planner

**Date:** February 8, 2021

**Re:** **PC 21-01:** Tria Architecture, on behalf of Niles Township District for Special Education #807, requesting approval of a Special Use Permit for a "School, nonboarding" to allow the modification and expansion of an existing school in an R-2 Single Family Residence District in accordance with Section 12-4-2:C of the Village of Morton Grove Unified Development Code (Title 12), with variations to Section 12-2-2:B for number of accessory structures, Section 12-2-5:B for accessory structure setback, Section 12-2-6:G for open accessory parking spaces setback, Section 12-4-2:D for building height and impermeable lot coverage, and Chapter 12-11 for landscape requirements, for the property commonly known as 8701 Menard Avenue in Morton Grove, Illinois (10-20-207-020-0000, 10-20-207-021-0000, 10-20-212-018-0000)

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the February 15, 2021, Plan Commission public hearing for PC 21-01 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on January 28, 2021. The Village mailed letters on January 19, 2021, notifying property owners within 250 feet of the subject property, and placed a public notice sign on the subject property on January 19, 2021.

### Application Summary

On January 11, 2021, Tria Architecture, on behalf of Niles Township District for Special Education #807 (NTDSE), submitted a complete application to the Department of Community and Economic Development requesting a Special Use Permit for a "School, nonboarding" to allow the modification and expansion of the existing Julia S. Molloy Education Center, located at 8701 Menard Avenue in Morton Grove. The application includes requests for variation from several dimensional and landscape requirements of the Unified Development Code to legalize certain existing conditions and allow the proposed project as presented.



**Subject Property at 8701 Menard Avenue**

### Background

The existing Julia S. Molloy Education Center was constructed in 1969 and has since been in continuous operation. Prior to 2016, public school districts in Illinois were exempt from local zoning requirements. Public Act 99-0890 amended the Illinois Counties, Township, and Municipal Codes to require compliance with local government zoning ordinances, provided the standards and process of review are reasonable. As a result of this former exemption, no Special Use Permit is on file with the Village for the facility's original construction or for more recent modifications, including a building

addition in 1998. The subject property is zoned within an R-2 Single Family Residence District, in which nonboarding schools require a Special Use Permit in accordance with Section 12-4-2:C of the Unified Development Code. Due to the change in State law and because the proposed alternations to the existing structure and use end the protection of zoning non-conformities, the Applicant is required to obtain a Special Use Permit from the Village in order to authorize the project.

#### Proposed Project

The Molloy Education Center serves approximately 110 students with special needs ranging from pre-kindergarten to high school. The student population is supported by approximately 65 staff members, an adult-student ratio of nearly one adult for every two students. The school day begins at 8:45 AM and ends at 2:45 PM, and approximately 95 percent of the student population is transported to and from the school by bus or van. The school provides educational and developmental support to students with varying disabilities who require services that cannot be provided by their home district schools. The Molloy Education Center is operated by the Niles Township District for Special Education (NTDSE), which also provides satellite classes to benefit special education students at nine school districts throughout Niles Township.

The subject property at 8701 Menard Avenue measures 182,725 square feet (4.19 acres) and is improved with a two-story, 44,163-square-foot masonry building occupied by the Julia S. Molly Education Center. Current vehicular access to the property is provided by four driveways along Menard Avenue, two of which lead to separate parking areas to the north and south of the building, and two of which create a turnaround driveway at the building's south entrance. Existing first floor facilities include classrooms, observation areas, rooms for specialized support services, a gymnasium, a pool, a multi-purpose room with a stage, staff offices, and administrative areas. Existing second story areas are limited to a small mechanical room at the building's center and four octagonal observation decks.

The Applicant and NTDSE are proposing a reconfiguration of the building's interior and an expansion that will increase the building's total floor area to 61,940 square feet, a net increase of 17,777 square feet. On-site parking facilities and vehicular accessways will also be modified, resulting in a net increase of eight parking stalls. A larger gymnasium will be constructed at the building's north end and a second story will be constructed above the gym, to include administrative offices and a staff training and conference room. The first floor will be expanded westward and eastward, and reconfigured to provide classrooms, specialized areas, and offices more appropriate to the school's current needs. The existing spiral stairwells leading to the second-floor observation areas will be removed.

According to the Applicant, the current facility is outdated and does not provide appropriate space to support student and staff needs. The proposed reconfiguration and expansion are intended to meet existing needs and help staff better serve the student population. Based on enrollment history and population projections, enrollment is not anticipated to increase in the coming years due to any changes in district population. Per the Applicant, the increased building capacity will also not cause an increase in enrollment or staffing.

#### Surrounding Properties

Properties to the east, south, and west of the subject property are zoned in the same R-2 Single Family Residence District. To the east and west are properties improved with single-family residences. Directly abutting the subject property to the south is the Muslim Community Center (MCC), which includes a mosque the MCC Academy. The MCC Academy serves youth from pre-kindergarten through 8<sup>th</sup> grade. Property abutting the subject property to the north is zoned in a C-1 General Commercial District and is improved with a multi-tenant office and retail building.

#### Development Review

##### Zoning

The existing development at 8701 Menard Avenue does not meet all dimensional standards of R-2 Single Family Residence District, and the proposed project will add one additional non-conformity. The Applicant is requesting various waivers to legalize existing non-conformities and authorize the proposed project as presented. The following table provides a comparison of proposed development against applicable dimensional controls:

<i>Dimensional Control</i>	<i>Requirement</i>	<i>Existing</i>	<i>Proposed</i>	<i>Compliance</i>
<b>R2 District Requirements</b>				
<b>Front Yard (Menard Ave.)</b> (12-4-2:D)	Min. 25 ft.	48.6 ft.	44.3 ft.	<i>Compliant</i>
<b>Side Yard</b> (12-4-2:D)	Min. 5 ft.	North: 120.6 ft. South: 64.0 ft.	North: 58.2 ft. South: 64 ft.	<i>Compliant</i>
<b>Rear Yard</b> (12-4-2:D)	Min. 30 ft.	85.2 ft.	85.2 ft.	<i>Compliant</i>
<b>Building Height</b> (12-4-2:D)	Max. 35 ft.	20 ft.	40 ft.	<b><i>Waiver of 5 ft. requested <sup>1</sup></i></b>
<b>Floor Area Ratio</b> (12-4-2:D)	Max. 0.60	0.24	0.34	<i>Compliant</i>
<b>Impermeable Lot Coverage</b> (12-4-2:D)	Max. 60%	54%	60%	<i>Compliant <sup>2</sup></i>
<b>Accessory Structure Requirements</b>				
<b>Detached Accessory Structures</b> (12-2-2:B, 12-2-5:B)	Max. 2 per zoning lot	> 2 detached accessory structures	> 2 detached accessory structures	<b><i>Waiver requested to eliminate maximum on number of detached accessory structures <sup>3</sup></i></b>
	Min. 3 ft. from side and rear lot lines	< 3 ft. from side and rear lot lines	< 3 ft. from side and rear lot lines	<b><i>Waiver of 3 ft. requested <sup>4</sup></i></b>
	Min. 10 ft. from principal structure	> 10 ft. from principal structure	> 10 ft. from principal structure	<i>Compliant</i>
<b>Open Accessory Parking Spaces</b> (12-2-6:G)	Min. 3 ft. from side and rear yards, not a permitted obstruction of a front yard	< 3 ft. from side and rear lot lines, within a front yard	< 3 ft. from side and rear lot lines, within a front yard	<b><i>Waiver of 3 ft. requested to minimum setback and to allow open accessory parking spaces in a front yard <sup>5</sup></i></b>

As shown in the table above, the four waivers required to approve the Applicant's plans as presented are as follows:

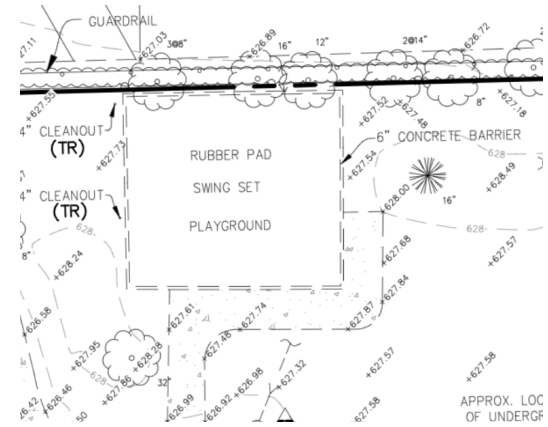
- Section 12-4-2:D: *Waiver of 5 feet to the maximum building height of 35 feet to allow a building height of 40 feet.*
- Section 12-2-2:B: *Waiver to eliminate the restriction on number of detached accessory structures allowed on a zoning lot.*
- Section 12-2-5:B: *Waiver of 3 feet to the minimum setback requirement of 3 feet to allow a setback of 0 feet for detached accessory structures in select areas.*
- Section 12-2-6:G: *Waiver of 3 feet to the minimum setback of 3 feet to allow a setback of 0 feet for open accessory parking spaces in select areas, and to allow open accessory parking spaces in a front yard.*

Table Notes:

1. Building Height: The Applicant is requesting a waiver of five feet to allow a flat-roofed building height of 40 feet. The additional height will allow for the construction of a new gymnasium on the first floor, with a second story above the gym to contain administrative facilities. Gymnasiums typically require greater ceiling heights, and the construction of additional square footage above the gym is an efficient use of construction activity and budget. Due to the larger setbacks provided on the property, staff is supportive of the requested waiver.
2. Impermeable Lot Coverage: As presented, the proposed site plan meets the maximum impervious coverage ratio of 60%. However, as discussed later in the staff report, comments issued by the Fire Prevention Bureau Coordinator, Village Engineer, and Traffic Safety Commission recommend modification



to the north and south parking lots to provide passenger vehicle turn-around areas at their east ends. *Staff recommends including a requirement for parking lot turn-around areas as a condition of Special Use Permit approval. In order to allow the Applicant to meet this condition without eliminating proposed parking spaces, staff recommends preemptively authorizing a waiver to the impermeable lot coverage maximum, only to the extent needed to provide appropriate turn-around areas in the north and south parking lots. The design of the turn-around areas will be approved by the Village Engineer.*



**Playground Area Along North Lot Line**

3. Detached Accessory Structures, Quantity: This request for waiver legalizes existing conditions on the property. Currently, detached accessory structures include various playground areas and equipment, and two storage buildings. Considering the size of the zoning lot and the nature of the use as a school with accessory recreational areas, staff does not believe limiting the number of detached accessory structures on the site will provide any advantage. The waiver will allow for the future installation of additional playground equipment and other detached accessory structures, so long as setback and coverage requirements are met, and there is no significant deviation from the use or site design authorized under the Special Use Permit.
4. Detached Accessory Structures, Setback: This request for waiver legalizes existing conditions on the property. Technically considered a detached accessory structure, the playground currently located along the north lot line should be located a minimum of three feet from the north lot line, in accordance with Section 12-2-5:B. This waiver will legalize the playground area in its current location.
5. Open Accessory Parking Spaces, Setback: This request for waiver legalizes existing conditions on the property. Open accessory parking spaces are required to be located a minimum of three feet from side and rear lot lines and are not a permitted encroachment of a front yard. The north and south parking lots are currently located less than three feet from the north and south side lot lines, and project into the property's front yard. This waiver will legalize the existing parking areas and allow them to be modified as presented.

### Parking

Per Section 12-7-3:B of the Unified Development Code, proposed parking standards identified in the code as "Required Spaces By Use" shall be advisory for Special Use Permit applications, as required parking will be reviewed and established as part of the Special Use Permit. The final number of required parking spaces for Special Use Permits is determined by the Village Board based on the submitted, independent traffic and parking study and any recommendations made by the Traffic Safety Commission, Plan Commissions, and staff. In accordance with ordinance requirements for a Special Use Permit application (Section 12-7-3:B), the Applicant submitted a traffic and parking study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), dated January 8, 2021. The study incorporates staff comments previously issued to the Applicant through discussions held prior to the application's submittal.

The subject property's current parking capacity is 85 spaces. As a result of proposed parking lot modifications, the property's off-street parking capacity will increase to 93 spaces, a net increase of eight spaces. Based on the off-street parking requirements by use established in Section 12-7-3:I, the advisory parking requirement for the Molloy Education Center is 65 spaces.

<i>Use</i>	<i>Advisory Parking Requirement</i>	<i>Existing Parking</i>	<i>Proposed Parking</i>	<i>Compliance</i>
<b>Schools – nursery, elementary or junior high (12-7-3:I)</b>	1.0 space for each faculty member and other full or part time employees <b>= 65 spaces</b>	83 + 2 ADA spaces <b>= 85 spaces</b>	89 + 4 ADA spaces <b>= 93 spaces</b>	<i>Compliant</i>

While the use complies with the advisory parking requirement established by Code, the final parking requirement must be based on the submitted study and any recommendations from the reviewing commissions and staff. According to the study, the daily parking demand is 77 spaces. This includes parking for 65 staff members and 10 to 12 additional vehicles throughout the day. However, peak demand is expected to increase above daily demand due to regularly scheduled events. Projected peak demands during special events are as follows:

- **Opening Day – 130 spaces required**
  - 1 time per year in August, 8:00 a.m. – 3:00 p.m.
- **Early Release – 90 spaces required**
  - 7 times per year, 1:30 p.m – 4:00 p.m.
- **Extended School Year Orientation – 85 spaces required**
  - 1 time per year in June, 8:00 a.m. – 1:30 p.m.
- **Institute Day – 90 spaces required**
  - 2 times per year in fall and spring, 8:30 a.m. – 3:00 p.m.
- **Fall Family Fun Night – 50 spaces required**
  - 1 time per year in October, 5:00 p.m. – 8:00 p.m.

Only during Opening Day, which occurs once per year, will the projected peak parking demand of 130 spaces exceed the on-site parking capacity of 93 spaces. Per the Applicant, the Molloy Education Center has shared parking agreements in place with Presence Medical Group, the property owner to the north, and the Muslim Community Center (MCC), the property owner to the south. Presence Medical Group allows the school to use approximately 40 to 50 parking spaces on the lot to the north. The MCC also allows the Molloy Education Center to use its parking lot to the south, though no specific number of spaces is provided.

Staff agrees that the sharing of parking facilities by adjacent uses allows for the efficient use of parking facilities and addresses overflow parking needs. Considering the shared parking arrangement is currently in effect and has not caused any issue that the Village is aware of, staff is supportive of continuing this shared parking arrangement to support special event overflow needs. *However, as a condition of Special Use Permit approval, staff recommends that the Applicant's agreements with Presence Medical Group and the MCC be formalized through signed and legally binding agreements placed on file with the Village. Additionally, in order to verify that shared parking demand does not exceed shared parking capacity during peak demand events, the traffic and parking impact study should be revised to describe the shared parking capacity and establish the combined parking demand of uses during periods of shared parking.*

#### Access & Circulation

Vehicular access to the Molloy Education Center is proposed to be provided at four locations along Menard Avenue: (1) an existing driveway leading to the north parking lot, (2) a second proposed driveway leading to the north parking lot, (3) an existing one-way circular driveway with two driveway curb cuts used for bus drop-off and pick-up, and (4) an existing driveway leading to the south parking lot.

Approximately 16 buses (including large buses, small buses, and vans) are used during student pick-up and drop-off times. To allow buses to stage and pick-up or drop-off along the east side of Menard Avenue, the street is restricted to one-way northbound school traffic between Capulina Avenue and Carol Avenue on school days between 8:40 to 9:10 AM and 2:40 to 3:10 PM. This accommodation was put in place several years ago after the Village and the Molloy Education Center sought a solution to reduce the high frequency of no-passing law violations along Menard Avenue. Vehicles traveling along Menard, Carol, Capulina, and Crain during restricted traffic periods are directed by the placement of barricades and signage. A diagram illustrating current traffic operations is included in the submitted traffic and parking impact study.

Village staff views the public street closure to support student drop-off and pick-up as an effective and reasonable accommodation provided to the Molloy Education Center. Staff considered recommending site modifications that would move all bus loading activities off public right-of-way, but to create a new driveway within the front yard along Menard Avenue would severely impact the property's existing parking and driveway areas, appearance, impermeable surface coverage, and tree canopy. The current arrangement is working, is supported by Village

staff, and will be formalized if the requested Special Use Permit is approved. *While the submitted study formalizes current traffic operations and use of public right-of-way, staff recommends as a condition of Special Use Permit approval that any modification to the closure of Menard Avenue as represented in the submitted traffic and parking impact study must be authorized by the Village Administrator in advance of the modification.*

#### Trash Enclosure

A trash enclosure is located just north of the expanded south parking lot, with vehicular access from said lot. The enclosure will meet the minimum requirements for trash area screening established by Section 12-11-4.

#### Stormwater Management

The proposed site modifications are subject to Metropolitan Water Reclamation District (MWRD) and Village stormwater detention and volume control requirements. The Applicant submitted a stormwater report prepared by Manhard Consulting Ltd. The report indicates that two underground detention basins will be added to the property, one to the north parking lot and one to the south. The north detention basin will accommodate 0.32 acres of redevelopment area and the south detention basin will accommodate 0.19 acres of redevelopment area. Calculations for release rate, detention volumes, and volume control have been provided, but the system's final design is not yet completed. The system will be subject to standard permitting procedures and final review for compliance with applicable standards will be conducted by MWRD and the Village Engineer.

#### **Departmental Review**

##### Fire Department

The Fire Prevention Bureau Coordinator raised concern with passenger vehicle turn-around areas at the east ends for the north and south parking lots. *Staff recommends including a requirement for parking lot turn-around areas as a condition of Special Use Permit approval.*

##### Police Department

The Police Chief found no issues with the proposed project and provided no staff comment.

##### Building Department

The Manager of Building and Inspectional Services found no issues with the proposed project and provided no staff comment.

##### Public Works/Engineering

In review of the proposed project, the Village Engineer issued 19 comments, dated February 5, 2021, and included in the hearing packet for PC 21-01. *A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.*

#### **Commission Review**

##### Traffic Safety Commission

On February 4, 2021, the Applicant appeared before the Traffic Safety Commission (TSC) to provide testimony and respond to staff comments issued to the TSC. At the meeting, the TSC, the Applicant, and the Applicant's consultants discussed the following:

- KLOA stated that due to the ongoing pandemic, current traffic counts would not provide realistic traffic volumes. Based on the activity of previous years, the engineers estimate 100 total trips in the morning and 100 total trips in the afternoon on weekdays. These figures are not anticipated to increase. KLOA stated that they anticipate no changes in traffic patterns relating to the project.
- KLOA stated that the current drop-off and pick-up configuration, which includes buses staging along Menard Avenue, is efficient and works well for the school. The Applicant is not aware of any problems or complaints with the configuration, which was previously approved by the Village.
- The Applicant responded to staff comment regarding the Village's previous issuance of twenty parking passes for on-street parking along Crain Street. The Applicant indicated that these passes were issued for only one year, and that the Traffic Safety Commission voted to not renew the passes. The Applicant stated that there is no current need or request for on-street parking passes.

- KLOA agreed with the Fire Department and Village Engineer's comment that both the north and south parking lots would benefit from a turn-around area for passenger vehicles.
- The Applicant indicated that they had reached out to Presence Medical Group to request a formal agreement for shared parking lot use. However, the Presence contact person has been unreachable for the past few weeks due to a COVID-19 infection. The Applicant stated that they would continue to be persistent with their request.

After hearing the Applicant's presentation and testimony, the TSC voted unanimously (Commissioner Karagozian abstaining) to forward a recommendation of approval of case PC 21-01 to the Plan Commission. The TSC forwarded 14 comments to the Plan Commission, which are included as an attachment in the hearing packet for PC 21-01. *A recommended condition of Special Use Permit approval is compliance with all comments and recommendations issued by the Traffic Safety Commission, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.*

#### Appearance Commission

On February 1, 2021, the Appearance Commission unanimously approved an Appearance Certificate for the proposed building elevations, site plan, and landscape plan with three associated waivers, and forwarded a recommendation of approval to the Plan Commission. A staff report to the Appearance Commission is included in the hearing packet for PC 21-01.

At the Appearance Commission meeting, Tria Architects presented colored elevations, renderings, and material specifications for building additions proposed for the Julia S. Molloy Education Center. The Applicant explained that the building and materials palette were designed to blend with the existing building facades. The second story masonry accent color will be a soft yellow that compliments the existing masonry. The Applicant noted that in lieu of the silver aluminum window and canopy system depicted in the submitted elevations, all new windows and canopies will be the same brown/bronze color as the existing windows.

Tria Architects presented the landscape plan to the Appearance Commission and discussed the Applicant's request for a waiver of two trees required to be planted within the adjacent public right-of-way. The Applicant is proposing the removal of two mature public parkway trees to accommodate the installation of a second access drive leading to the north parking area, as requested by the Village's Fire Department. The resulting parkway between the access driveways serving the north lot must be planted with two trees in accordance with Section 12-11-1:B.4. The Appearance Commission approved the waiver but requested that two trees be planted at alternative locations on the subject property or in the public parkway. The Applicant stated that they were agreeable to planting two additional trees. *Staff has included the Appearance Commission's request for two additional trees to be planted on the subject property or public parkway as a recommended condition of Special Use Permit approval.*

The Applicant also requested a waiver to legalize existing landscape yard depths and a lack of screening within the yards along Menard Avenue. Per Section 12-11-3:B.1, parking lot landscaping adjacent to public rights of way must include a yard at least five feet in width containing a year round dense opaque screen of landscaping or a berm. The Applicant is proposing little modification to the parking areas adjacent to Menard Avenue. Along the property's west lot line, the existing landscape yard between the public sidewalk and parking areas varies from approximately 11 feet to approximately four feet and is planted with healthy turf. The Appearance Commission approved the waiver to legalize the existing landscape yards and lack of screening along Menard Avenue.

Lastly, the Applicant requested a waiver to legalize the lack of parking lot screening adjacent to the unimproved public alley abutting the property to the south. Section 12-11-3:B.1 requires parking lots adjacent to alleys not screened by buildings to have screening 5 feet in height. The alley is planted with healthy turf and is adjacent to a grassed open space owned and operated by the Muslim Community Center (MCC). Considering the close relationship between the Molloy Education Center and the MCC, including the regular sharing of facilities, the Commission did not believe the installation of a landscape screen between the parking lot and open field would be appropriate. The Appearance Commission approved the waiver.

### **Standards for Special Uses**

Section 12-16-4:C.5 of the Unified Development Code establishes Standards for Special Uses, which are intended to be used for evaluating Special Use Permit requests.

*Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:*

- a. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.*
- b. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.*
- c. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.*
- d. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.*
- e. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.*
- f. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.*
- g. Conformance to Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.*

The Applicant should be prepared to discuss how they believe the proposed Special Use Permit and project meet the above standards at the public hearing.

### **Recommendation**

After review of the application, staff report, and as a result of the testimony, should the Plan Commission recommend approval of this application, staff suggests the following initial motion and conditions:

*Motion to recommend approval of Case PC 21-01, a request for a Special Use Permit for a "School, nonboarding" to allow the modification and expansion of an existing school in an R-2 Single Family Residence District in accordance with Section 12-4-2:C of the Village of Morton Grove Unified Development Code (Title 12), with variations to Section 12-2-2:B for number of accessory structures, Section 12-2-5:B for accessory structure setback, Section 12-2-6:G for open accessory parking spaces setback, Section 12-4-2:D for building height and impermeable lot coverage, and Chapter 12-11 for landscape requirements, for the property commonly known as 8701 Menard Avenue in Morton Grove, Illinois (10-20-207-020-0000, 10-20-207-021-0000, 10-20-212-018-0000), subject to the following conditions:*

- 1. Vehicle turn-around areas shall be provided at the east ends of the north and south parking areas. A waiver to the maximum impermeable lot coverage requirement shall be authorized to the extent necessary to allow for the appropriate design of such facilities, subject to final approval by the Village Engineer.*
- 2. Signed shared parking agreements with Presence Medical Group and the Muslim Community Center shall be filed with the Village Administrator no more than ninety (90) days from Board of Trustees approval of the Special Use Permit. The Village Administrator may authorize an extension upon the written request of the property owner.*

3. *Any modification to the restriction of traffic along Menard Avenue as represented in the final traffic and parking impact study shall be authorized by the Village Administrator in advance of the modification.*
4. *Prior to the issuance of a building permit, the Applicant shall submit a revised landscape plan that includes two (2) additional trees planted on the subject property or on the public parkway located along Menard Avenue and adjacent to the subject property. Tree planting locations and species shall be subject to final approval by the Land Use Planner and the Village Engineer.*
5. *Prior to the issuance of a building permit, the Applicant shall submit a revised traffic and parking impact study and revised engineering plans for review and approval by the Land Use Planner and Village Engineer, and shall comply with all comments and recommendations provided by (1) the Land Use Planner in the staff report to the Plan Commission dated February 8, 2021, (2) the Village Engineer in the plan review comment form dated February 5, 2021 and (3) the Traffic Safety Commission Chairperson in the plan review comment form dated February 5, 2021. Alternative compliance with comments and recommendations may be authorized by the Land Use Planner and Village Engineer.*
6. *The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.*
7. *(Any additional conditions recommended by the Plan Commission)*

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

**From: Zoe Heidorn, Land Use Planner**

**Date: January 25, 2021**

**Re: Appearance Commission Case AC 21-02  
**Tria Architecture (on behalf of Niles Township District for Special Education #807) – Request for an Appearance Certificate for site, building, and landscape plans with variations to select landscape requirements at 8701 Menard Avenue in Morton Grove, Illinois (10-20-207-020-0000, 10-20-207-021-0000, 10-20-212-018-0000)****

### **Project Overview**

Applicant Tria Architecture, on behalf of Niles Township District for Special Education #807 (NTDSE), submitted a complete application to the Department of Community and Economic Development requesting a Special Use Permit for a "School, nonboarding" to allow the modification and expansion of the existing Julia S. Molloy Education Center, located at 8701 Menard Avenue in Morton Grove. The application includes requests for variation from certain dimensional and landscape requirements of the Unified Development Code to legalize certain existing conditions and allow the proposed project as presented. The request for a Special Use Permit is being considered by the Traffic Safety Commission, Plan Commission, and Board of Trustees under Case PC 21-01.

The existing Julia S. Molloy Education Center was constructed in 1969 and has since been in continuous operation. Prior to 2016, public school districts in Illinois were exempt from local zoning requirements. Public Act 99-0890 amended the Illinois Counties, Township, and Municipal Codes to require compliance with local government zoning ordinances, provided the standards and process of review are reasonable. As a result of this former exemption, no Special Use Permit is on file with the Village for the facility's original construction or for more recent modifications, including a building addition in 1998. The subject property is zoned within an R-2 Single Family Residence District, in which nonboarding schools require a Special Use Permit in accordance with Section 12-4-2:C of the Unified Development Code. Due to the change in State law and because the proposed alternations to the existing structure and use end the protection of zoning non-conformities, the Applicant is required to obtain a Special Use Permit from the Village in order to authorize the project.



***Subject Property at 8701 Menard Avenue***

The property at 8701 Menard Avenue measures 182,725 square feet (4.19 acres) and is improved with a two-story, 44,163-square-foot building. The Applicant and NTDSE are proposing a building expansion and parking lot modifications that will increase the building's floor area to 61,940 square feet, a net increase of 17,777 square feet, and increase the on-site parking supply by eight spaces. According to the Applicant, enrollment and staffing will not increase as a result of the project. Rather, the additions and renovations are intended to meet current operational needs.

The school serves approximately 110 students ranging from pre-kindergarten to high school and employs approximately 65 staff members. The school day begins at 8:45 AM and ends at 2:45 PM. Approximately 95 percent of students are transported to and from the school by bus or van.

### **Appearance Commission Responsibility**

Section 12-16-4:A.2 of the Unified Development Code requires all Special Use Applications to be distributed to the Appearance Commission for review. Comments, suggested changes, and conditions of approval from the Appearance Commission will be forwarded to the Plan Commission. The Plan Commission will hold a public hearing on the proposed Special Use Permit (PC 21-01) on Monday, February 15, 2021, and their recommendations will be forwarded to the Village Board for final action.

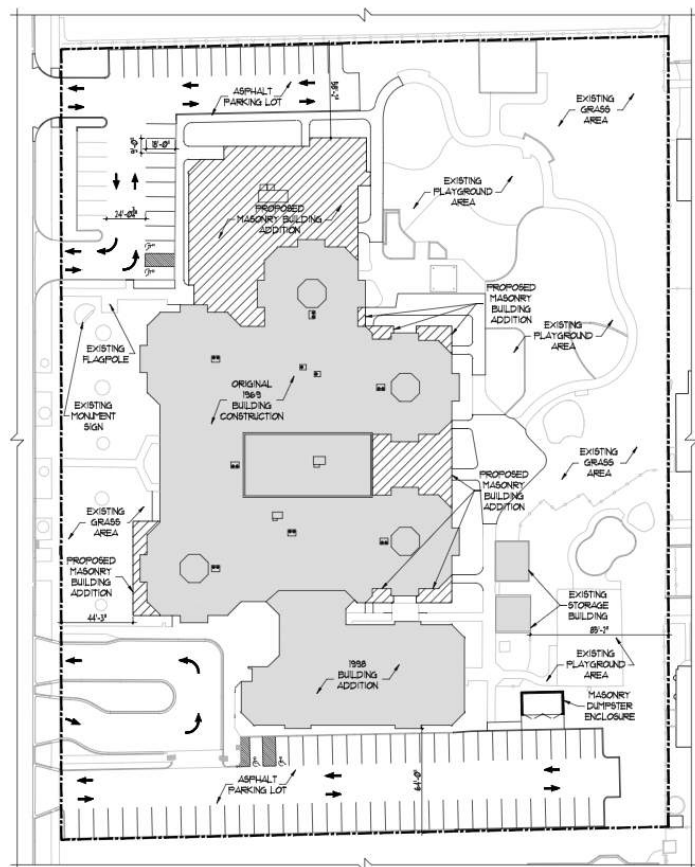
Per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, materials, and exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in Chapter 12, "Design Standards." In accordance with Section 12-11-1:A.2, all landscape plans are also to be reviewed by the Appearance Commission, and an Appearance Certificate and any necessary waivers to Chapter 12-11 are to be granted by the Commission prior to the issuance of a building permit.

### **Application Review**

The submitted Special Use Application includes site, elevation, and landscape plans for the Appearance Commission's review and approval. These items are discussed in detail in the following sections.

#### **Site Plan**

The submitted site plan proposes no change in the general siting of the existing building and parking lot facilities. Proposed building modifications include additions to the north, west, and interior, and a reconfiguration of the interior floor plan. The most significant modification is a proposed two-story addition to the building's north side, which will include a new gymnasium on the first floor and administrative facilities on the second floor. In order to accommodate the northern addition, a row of parking spaces will be removed from the north parking lot. At the request of the Village Fire Department, a driveway along Menard Avenue will be added to the north lot to improve emergency vehicle access. The south parking lot will be expanded eastward to compensate for the reduction to the north lot. The parking lot modifications will result in a net increase of eight parking spaces.



***Proposed Site Plan***

#### **Elevations**

Tria Architecture submitted black and white elevations and colored renderings depicting the appearance of the proposed building additions. Generally, the elevation designs are intended to blend with the existing building facades. The proposed exterior material finishes include:



- Masonry to match existing
- Masonry in accent color (shown as lighter yellow in rendering)
- Cast stone band
- Aluminum panel system
- Aluminum window system
- Aluminum canopy system



*Existing Exterior Material Finishes*

While a general color palette is presented in the submitted renderings, color specifications were not included in the application. **The Applicant is expected to speak to the specific colors proposed for the accent color masonry and the aluminum elements. Specifically, the Applicant should clarify whether the window elements will be maintained in the existing shades of brown or be converted to gray or silver, as shown in the submitted renderings. The Applicant should also speak to the durability and maintenance of the materials proposed.**



*Rendering of Proposed Improvements (Looking Southeast)*

#### Landscape Plan

Section 12-11-1:A of the Unified Development Code requires that all public facilities comply with the landscape requirements of Chapter 12-11. The Applicant's landscape improvements are focused on landscape areas surrounding the proposed building additions and the beautification of an existing driveway median. Proposed species include a colorful mix of small trees, shrubs, flowering perennials, grasses, and ground cover. Staff reviewed the species included in proposed plant schedule against the Morton Arboretum and Chicago Botanic Garden's plant lists, and found no issues of invasive tendencies with the proposed species.

Where the site is not being modified, existing landscaping is proposed to remain in place. The landscape plan generally excludes those areas that are not being altered, which were developed prior to the use coming under the control of the Unified Development Code in 2016. The Applicant is requesting the Appearance Commission's approval of the landscape plan with three variations to legalize existing conditions and a public right-of-way modification. In reviewing the Applicant's requests for variation, consideration should be given to the facts that most of the site will remain undisturbed and that the development has existed and been maintained in an attractive state fitting with the surrounding neighborhood for decades.

The following table compares the proposed landscape plan with the Village's landscaping requirements:

LANDSCAPING CONTROL	ORDINANCE REQUIREMENT	PROPOSED	VARIATIONS REQUESTED
<b>General Landscaping Requirements</b>			
<b>Trees in Public Parkways</b> (12-11-1:B.4)	Max. 40 ft. separation, min. 2.5 in. caliper	7 proposed (9 existing, 2 to be removed)	<i>Variation of 2 trees requested</i>

LANDSCAPING CONTROL	ORDINANCE REQUIREMENT	PROPOSED	VARIATIONS REQUESTED
<b>Paved Ground Surfaces Adjacent to Public ROW, Sidewalks &amp; Streets</b> (12-11-3:B.1)	Landscape yard min. 5 ft. width containing a year-round dense opaque screen measuring min. 3 ft. in height	Landscape yard less than 5 ft. in select areas, no screening of parking lots adjacent to public ROW along west lot line (existing)	<i>Variation requested to legalize landscape yard less than 5 ft. in width in select areas and no screening of parking lots adjacent to public street and sidewalk</i>
<b>Landscaping Adjacent to Public ROW, Alley</b> (12-11-3:B.1)	Min. 5 ft. height screening	No screening of parking lot adjacent to public alley along south lot line (existing)	<i>Variation requested to legalize no screening of parking lots adjacent to public alley</i>
<b>Landscaping Adjacent to Non-Residential Property</b> (12-11-3:B.2)	Min. 1 tree per 80 linear ft. of common lot line (5 required)	30 trees located along north lot line (existing)	<i>Compliant</i>
<b>Parking Lot Internal Landscaping Requirements</b>			
<b>Internal Landscaping Area</b> (12-11-3:B.3)	Min. 5% of paved parking lot area, not including landscape buffer  South lot – 18,200± sq. ft. North lot – 12,700± sq. ft. = 30,900± sq. ft. total  = 1,545 sq. ft. required	1,550 sq. ft. proposed	<i>Compliant</i>
<b>Screening Requirements</b>			
<b>Screening of Trash Areas</b> (12-11-4)	Min. 5 ft. height, screening types restricted	Masonry dumpster enclosure, min. 5 ft. height	<i>Compliant</i>

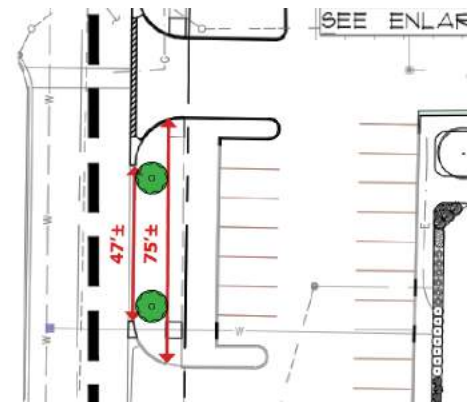
As shown in the table above, the proposed landscape plan requires the following variations to Chapter 12-11 in order to allow approval as presented:

- **12-11-1:B.4** – Variation of two trees requested to the minimum requirement of trees planted in the abutting public parkway and spaced no more than 40 feet apart.
- **12-11-3:B.1** – For parking lots adjacent to a public sidewalk or street, a variation requested to legalize landscape yards less than five feet in width in select areas and to legalize a lack of screening within landscape yards.
- **12-11-3:B.1** – For parking lots adjacent to a public alley, a variation requested to legalize a lack of screening.

Two of the three requested variations to the requirements of Chapter 12-11 are intended to legalize existing conditions. The requested variation to the number of parkway trees planted comes as the result of two trees being removed to accommodate a second access drive leading to the north parking area, a site design modification requested by the Village. These variations are discussed in greater detail below:

- **Variation of two trees requested to the minimum requirement of trees planted in the abutting public parkway and spaced no more than 40 feet apart (12-11-1:B.4):** The Applicant is proposing the removal of two mature public parkway trees to accommodate the installation of a second access drive leading to the north parking area. The Village's Fire Department requested the additional driveway to improve maneuvering conditions for emergency vehicles. The Applicant is not proposing to plant any new trees within the public parkway. Based on staff's calculations, the resulting parkway

between the access driveways serving the north lot must be planted with two trees in order to comply with Section 12-11-1:B.4. While the spacing between trees is required to be no less than 40 feet, the Department of Public Works recommends a minimum spacing of 25 to 30 feet. **The Applicant is expected to speak to the need for variation to the planting of two trees in this location within the public parkway.**



**Two Trees Required Within Public Parkway (Prepared by Staff)**

- ***For parking lots adjacent to a public sidewalk or street, a variation requested to legalize landscape yards less than 5 feet in width in select areas and to legalize a lack of screening within landscape yards (12-11-3:B.1):*** The Applicant is proposing little modification to the parking areas adjacent to Menard Avenue. Along the property's west lot line, the existing landscape yard between the public sidewalk and parking areas varies from approximately 11 feet to approximately four feet. The Applicant is seeking a waiver to the minimum landscape yard width to legalize those areas less than five feet in width. The Applicant is also seeking a variation to legalize the lack of screening within the landscape yards. At the north parking area, the landscape yard measures approximately 11 feet in width and is planted with healthy turf. The existing yard width provides greater buffering than a typical five-foot landscape yard. At the south parking area, the existing landscape yard measures approximately four feet in width and extends the length of only one vehicle stall. Because the Applicant is not proposing any significant modification to the existing landscape yards and because existing conditions are considered to be acceptable in appearance and function, staff is supportive of the Applicant's request for variation to legalize existing conditions.
- ***For parking lots adjacent to a public alley, a variation requested to legalize a lack of screening (12-11-3:B.1):*** While not apparent on the site plan or aerial imagery, the subject property is abutted by an unimproved public alley to the south. The Applicant is requesting a waiver to the requirement for screening located adjacent to a public alley. The alley is planted with healthy turf and is adjacent to a grassed open space owned and operated by the Muslim Community Center (MCC). Considering the close relationship between the Molloy Education Center and the MCC, including the regular sharing of facilities, staff does not believe the installation of a landscape screen at least 5 feet in height between the parking lot and open field would provide any significant benefit to either use. As such, staff is supportive of the Applicant's request for variation to legalize existing conditions.



### **Appearance Commission Review**

In accordance with Section 12-16-2:C.2, the Appearance Commission is charged with reviewing site plans, exterior elevations, landscape plans, and materials to determine whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the standards set forth in Chapter 12-11, "Landscaping and Trees", and Chapter 12-12, "Design Standards."

*Design Standards (Sec. 12-12-1:D)*

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)

*Landscape Design Standards (Sec. 12-11-1:C)*

C. Landscape Design Standards:

1. Landscape elements included in these criteria are all forms of planting and vegetation, ground forms, rock groupings, water patterns and all visible construction, except buildings and utilitarian structures.
2. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance and does not adversely affect adjacent properties.
3. Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance for walking, and if seating is provided, for sitting.
4. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis.
5. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
6. Plant material shall be selected for interest in its structure, texture, color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.

7. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants as noted on the following lists shall be combined with such materials where possible.

### **Recommendation**

If the Appearance Commission makes a motion to approve the request submitted under AC 21-02, staff recommends the following motion:

### **Motion to approve AC 21-02, a request for an Appearance Certificate for site, building, and landscape plans with variations to select landscape requirements at 8701 Menard Avenue in Morton Grove, Illinois, subject to the following conditions:**

- 1) Prior to filing any Building Permit Application, the Owner/Applicant shall provide the Village with a final landscape plan for review and approval by the Land Use Planner and Chairperson of the Appearance Commission. If the landscape plan is deemed to be inconsistent with the approved plan, the Owner/Applicant will be required to file an application for an amendment to the Appearance Certificate.*
- 2) Prior to filing any Building Permit Application, the Owner/Applicant shall provide the Village with final 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 Land Use Planner and Chairperson of the Appearance Commission. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the Owner/Applicant will be required to file an application for an amendment to the Appearance Certificate.*



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

**DATE DISTRIBUTED:** 1/18/2021

**CASE NUMBER:** PC 21-01

**APPLICATION:** Request for approval of a Special Use Permit for a "School, nonboarding" to allow the expansion and modification of an existing school located in an R-2 Single Family Residence District in accordance with Section 12-4-2:C of the Village of Morton Grove Unified Development Code (Title 12), with variations to Section 12-2-2:B for number of accessory structures, Section 12-2-5:B for accessory structure setback, Section 12-2-6:G for open accessory parking spaces setback, Section 12-4-2:D for building height and impermeable lot coverage, and Chapter 12-11 for landscape requirements for the property commonly known as 8701 Menard Avenue in Morton Grove, Illinois (10-20-207-020-0000, 10-20-207-021-0000, 10-20-210-018-0000). The applicant is Tria Architecture on behalf of Niles Township District for Special Education #807.

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A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community Development by **Friday, February 5, 2021**.

Thank you,  
Zoe Heidorn, Land Use Planner

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**COMMENTS OR CONCERNS**

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The TSC passed this case on 2/4/21 with the following concerns to be addressed & revised in the traffic study and site plan before the plan commission meeting. The presenters did acknowledge these following changes will be addressed:

1. The Village enacted special permit parking zone on Crain Street between Marmora and Menard, recommended by the Traffic Safety Commission in 2009 and made special accommodation to provide Molloy with 20 permit parking passes to distribute for the monthly meeting. The Traffic Study should identify this aspect of the parking situation, verify whether this accommodation is currently in practice, and analyze whether this accommodation is part of the parking management for Molloy. If so, the application should include it as a request to the Village and the Village will want to appropriately formalize the arrangement.
2. The Traffic Study should expand on the plan for traffic periods of time for buses to unload and load students and verify whether this accommodation is currently in practice, and analyze whether this accommodation is part of the future traffic management for Molloy. If so, the application should include it as a request to the Village and the Village will want to appropriately formalize the arrangement.
3. The Fire Department requested improved access to the school building for firefighting and rescue capability and the proposed improvements provide it. The Traffic Study should identify that as a request from the Village and it should be included as a condition of the Special Use Permit.
4. The Fire Department requested a driveway along the north property line to improve their access to and from the northern part of the site. The proposed driveway eliminates a crosswalk within the Menard Avenue right-of-way. This is not apparent in the site plan because the intersection is not fully shown. This crosswalk should be replaced with a mid-block crosswalk to the south of the proposed driveway. The Traffic Study should describe the need and purpose for the improved Fire Department access and for the impact to the crosswalk.

CONTINUED ON PAGE 2...

5. The Traffic Study includes a qualitative analysis of traffic conditions and does not include traffic counts to support statements. The Traffic Study makes no assessment of whether any undesirable effects exist on traffic through this residential neighborhood or whether the proposed changes would make any existing problems worse.
6. Traffic Study Figure A Existing Traffic Operations: The right-turn only restriction for eastbound Crain Street at Menard Avenue during drop-off/pickup times should be shown on Figure A as described in *Julia S. Molloy Education Center Existing Characteristics* section of the Traffic Study.
7. Traffic Study Existing Roadway System: The peak traffic times and counts on Menard Avenue should be stated. It should be described if and how these have changed after the initiation of Molloy's drop-off/pickup traffic operations.
8. Parking Evaluation: The Traffic Study lacks analysis of parking supply and parking demand. A reader can determine from the information provided there is forecasted to be a lack of on-site parking during certain events. The Traffic Study states there is additional off-site parking included in an agreement with Presence Medical Group and Muslim Cultural Center. The agreements are not included or described in any detail. The Special Use Application includes a statement regarding the effect of the development on the use and enjoyment of other property in the immediate vicinity. The Traffic Study should describe how all forecasted levels of parking demand will be supplied.
9. The northern driveway should ensure landscaping will not restrict sight distance between exiting site traffic and Menard Avenue traffic.
10. The long parking aisles in the proposed north and south parking lots create a safety concern. When all parking spaces are full and a driver enters the long aisle and discovers no open parking space, the driver would need to reverse out or make several reversing maneuvers to turn around within the aisle. Given the high likelihood of young children in the parking area, this situation should be addressed. It is recommended the end of the parking areas are squared off and marked with paint to prohibit parking, while allowing a turnaround area.
11. Site Plan: All critical existing and proposed parking lot dimensions should be shown.
12. Site Plan: All existing and proposed entrances should be shown and differentiated if ADA-compliant.
13. Site Plan: Accessible pedestrian routes should be shown to the parking lots.
14. Site Plan: Pedestrian routes within the south parking lot will be hindered or blocked by vehicles in parking spaces. Consider whether better accommodations should be made for pedestrians accessing the building from the long parking aisle in the south parking lot.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Keith White - Chairman TSC

Signed:



Date:

2/5/2021

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

**DATE DISTRIBUTED:** 1/18/2021

**CASE NUMBER:** PC 21-01

**APPLICATION:** Request for approval of a Special Use Permit for a "School, nonboarding" to allow the expansion and modification of an existing school located in an R-2 Single Family Residence District in accordance with Section 12-4-2:C of the Village of Morton Grove Unified Development Code (Title 12), with variations to Section 12-2-2:B for number of accessory structures, Section 12-2-5:B for accessory structure setback, Section 12-2-6:G for open accessory parking spaces setback, Section 12-4-2:D for building height and impermeable lot coverage, and Chapter 12-11 for landscape requirements for the property commonly known as 8701 Menard Avenue in Morton Grove, Illinois (10-20-207-020-0000, 10-20-207-021-0000, 10-20-210-018-0000). The applicant is Tria Architecture on behalf of Niles Township District for Special Education #807.

---

A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community Development by **Friday, February 5, 2021**.

Thank you,  
Zoe Heidorn, Land Use Planner

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**COMMENTS OR CONCERNS**

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**GENERAL**

1. The Traffic Study identifies the bus loading and unloading scheme on Menard Avenue that includes having Molloy staff close the traffic on Menard Avenue from Capulina Avenue to Carol Street. This practice has been in place since 2016. Although off-street bus unloading and loading is preferred, Village staff is satisfied with this accommodation, in consideration of the impact to the property that would come from accommodating buses on Molloy property. The Traffic Study should expand upon why this accommodation is part of the future traffic management for Molloy instead of on-site management. The Traffic Study identifies morning and afternoon times for bus loading and unloading activities. The schedule should be formalized as a condition of the Special Use Permit. The Special Use Permit should include as a condition that the schedule may be amended from time to time and that any time buses are loading or unloading in the Menard Avenue right-of-way that proper traffic control devices will be in place to close Menard Avenue to traffic between Capulina Avenue and Carol Street.
2. The Fire Department requested improved access to the school building for firefighting and rescue capability and the proposed improvements provide it. The Traffic Study should identify that as a request from the Village and the paved area resulting from the request should be included as a condition of the Special Use Permit. It should not be allowed to be removed as part of future permitted improvements without approval by the Village.
3. The proposed plan proposes a new driveway where a marked crosswalk exists across Menard Avenue at the south side of Carol Avenue. This crosswalk needs to be relocated. The Traffic Study should describe the existing condition and support the relocation to a suitable location that will be approved by the Village. This should be included as a condition of the Special Use Permit.
4. The proposed northern driveway should ensure landscaping will not restrict sight distance between exiting site traffic and Menard Avenue traffic.
5. Existing building sewer is combined with on-site storm sewer near the 1998 building addition. The building sewer and on-site storm sewer need to be separated, with separate connections to the Village's combined sewer. Excavation of Menard Avenue pavement will not be allowed and trenchless pipe installation will be required.



**TRAFFIC STUDY (SUMMARY TRAFFIC EVALUATION BY KLOA DATED JANUARY 8, 2021)**

6. Figure A Existing Traffic Operations: Show on Figure A the right-turn only restriction for eastbound Crain Street at Menard Avenue during drop-off/pickup times as described in *Julia S. Molloy Education Center Existing Characteristics* section of the Traffic Study.
7. Existing Roadway System: Add Dempster Street to Figure 1 and/or describe relative location to site.
8. Existing Roadway System: Characterize traffic volumes, functional classification and land use of Menard, Capulina, Crain, and Carol.
9. Molloy Education Center Existing Characteristics: Describe each access point and make an assessment of existing safety and capacity as well as for future use.
10. Parking Evaluation: There is no data or formal commitment to support Molloy's intention to have additional off-site parking available at Presence Medical Group and Muslim Cultural Center. It is unclear whether Presence Medical Group or MCC will have conflicting events on the days/evenings of Molloy peak parking demand which would affect Molloy's ability to use these alternate locations for its overflow parking and vice versa. Presence Medical Group and MCC parking supplies and peak parking demands could be noted in the Traffic Study along with any anticipated parking conflicts among the three developments, if any, and how any conflict could be resolved; or it should be stated if no peak parking conflicts are anticipated.
11. Parking Evaluation: State the required the number and recommend the location of all accessible parking space(s).

**SITE PLAN (PLAN SHEET AS1.00 BY MANHARD ENGINEERING DATED JANUARY 11, 2021)**

12. The plan limits shown on the site plans should be increased to show the full right-of-way of Menard Avenue.
13. The site plan needs to show the relocated crosswalk on Menard Avenue, south of the new, proposed northern driveway. The site plan also needs to show the removal of the curb ramp on the west side of Menard Avenue.
14. It is believed the sidewalk crossing the existing driveways do not conform to accessibility requirements. The application materials do not evaluate that criteria. If it is determined it does not conform, then it should be a condition of the Special Use Permit to upgrade those elements.
15. Identify and label each accessible building entrance and provide pedestrian access route between accessible parking spaces and nearest accessible entrance.
16. The site plan does not include sufficient information to confirm parking complies with the Village's dimensional requirements. All critical existing and proposed parking lot and aisle dimensions should be shown on the plans.
17. Label existing and proposed parking space counts abutting each side of a parking aisle and provide a table tabulating the parking areas and spaces.
18. The long parking aisles in the proposed north and south parking lots create a safety concern. When all parking spaces are full and a driver enters the long aisle and discovers no open parking space, the driver would need to reverse out or make several reversing maneuvers to turn around within the aisle. Given the high likelihood of young children in the parking area, this situation should be addressed. It is recommended the end of the parking areas are squared off and marked with paint to prohibit parking in order to allow a turnaround area.
19. There is a long pedestrian route between the front building entrance and eastern portion of the south parking lot. Consider providing a sidewalk along the south face of the building. If provided, an access aisle should also be considered to enable pedestrians to walk from the southern parking spaces to the sidewalk.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:

Date: 2/5/2021

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

**DATE DISTRIBUTED:** 1/18/2021

**CASE NUMBER:** PC 21-01

**APPLICATION:** Request for approval of a Special Use Permit for a "School, nonboarding" to allow the expansion and modification of an existing school located in an R-2 Single Family Residence District in accordance with Section 12-4-2:C of the Village of Morton Grove Unified Development Code (Title 12), with variations to Section 12-2-2:B for number of accessory structures, Section 12-2-5:B for accessory structure setback, Section 12-2-6:G for open accessory parking spaces setback, Section 12-4-2:D for building height and impermeable lot coverage, and Chapter 12-11 for landscape requirements for the property commonly known as 8701 Menard Avenue in Morton Grove, Illinois (10-20-207-020-0000, 10-20-207-021-0000, 10-20-210-018-0000). The applicant is Tria Architecture on behalf of Niles Township District for Special Education #807.

---

A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community Development by **Friday, February 5, 2021**.

Thank you,  
Zoe Heidorn, Land Use Planner

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**COMMENTS OR CONCERNS**

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**Concern:**

1. How does a car turn around at the east end of the north and south parking lots if all the spaces are taken? Is there enough room to turn around so a vehicle doesn't have to back down the drive?

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These comments accurately represent existing Village regulations or policies.

Name: Rick Dobrowski

Date: 1/20/2021



## SPECIAL USE APPLICATION

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

CASE NUMBER: PC 21-01 DATE APPLICATION FILED: 1/11/2021

### APPLICANT INFORMATION

Applicant Name: Ronald McGrath  
Applicant Organization: Tria Architecture  
Applicant Address: 901 McClintock Drive, Suite 100  
Applicant City / State / Zip Code: 60527  
Applicant Phone: Work: (630) 455-4500 Home: ( )  
Mobil / Other: (708) 363-6464  
Applicant Fax: Work: (630) 455-4040 Home: ( )  
Applicant Email: rmcgrath@tria-arch.com  
Applicant Relationship to Property Owner: Architect  
Applicant Signature: 

### PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Tarin Kendrick  
Owner Address: 8701 Menard Avenue  
Owner City / State / Zip Code: Morton Grove, Illinois 60053  
Owner Phone: Work: (847) 965-9040 Home: ( )  
Mobil / Other: ( )  
Owner Fax: Work: (847) 965-0003 Home: ( )  
Owner Email: tkendrick@ntdse.org  
Owner Signature: 

### PROPERTY INFORMATION

Common Address of Property: 8701 Menard Avenue, Morton Grove, Illinois 60053  
Property Identification Number (PIN): See below.  
Legal Description (Attach additional sheets as necessary): See attached.

PIN: 10-20-207-020 (Parcel 1), 10-20-207-021 (Parcel 1)  
and 10-20-210-018 (Parcel 2)

**PARCEL 1**

LOTS 8 THROUGH 23 IN SHAPIRO'S SUBDIVISION OF LOT 2 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED CAROL AVENUE LYING NORTH OF AND ADJOINING LOTS 8 THROUGH 15 AFORESAID, AND THAT PART OF THE NORTH HALF OF VACATED CRAIN STREET LYING SOUTH OF AND ADJOINING LOTS 16 THROUGH 23 AFORESAID, AND THAT PART OF THE VACATED EAST-WEST PUBLIC ALLEY LYING SOUTH OF LOTS 8 THROUGH 15 AFORE SAID, AND LYING NORTH OF LOTS 16 THROUGH 23 AFORESAID.

**PARCEL 2**

LOTS 24 THROUGH 31 IN SHAPIRO'S SUBDIVISION OF LOT 2 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED CRAIN STREET LYING SOUTH OF AND ADJOINING LOTS 24 THROUGH 31 AFORESAID.

**APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):**

1. Applicant is requesting a Special Use permit for Educational Use Facility, which is listed as a Special Use for the R2 zoning district of the Village of Morton Grove.

2. Provide responses to the seven (7) standards for Special Use as listed in Section 3.11-8 of the Village of Morton Grove Zoning Ordinance. The applicant must present this information for the official record of the Zoning & Planning Commission. The seven Special Use standards are as follows:

a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

**The Molloy Education Center has been in operation for over 50 years at this location and the proposed additions and renovations are intended to meet current staff needs and are not intended to increase occupancy nor change the use of the building. Therefore the facility poses no danger to public health, safety, morals, comfort, or general welfare.**

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

**The Molloy Education Center has been in operation for over 50 years at this location and the proposed additions and renovations will improve upon the use and appearance of building and will not impact the use, enjoyment, or property values of the neighboring properties.**

c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

**The Molloy Education Center has been in operation for over 50 years at this location and the proposed additions and renovations will not impact the normal development or improvement of the surrounding properties.**

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

**Yes. Adequate utilities, storm water detention and site access will be provided.**

e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

**Existing curbcuts and driveways are to remain. North parking lot will have an additional new entrance added to allow for better fire truck circulation as requested by the Village.**

**Currently Menard Ave is closed at the school site from 8:35 am - 9:05 am and 2:35 pm - 3:05 pm for drop off and pick up of students.**

f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove; and

**The Molloy Education Center has been in operation for over 50 years at this location and the proposed additions and renovations will not contradict the objectives of the current Comprehensive Plan for the Village of Morton Grove. At the pre-application meeting with the planning department, no objections were made for this project in regards to the Comprehensive plan.**

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

**The current additions and renovations will conform to all applicable regulations except for the following:**

- The project is requesting the requirement for landscape islands in south parking lot be waived in order to maximize off street parking on the site.**
- The north gym and office addition will be 40ft tall (5ft over allowable height)**



**NTDSE**  
Empowering All To Achieve

**Niles Township District for Special Education #807**  
Cook County Districts 67, 68, 69, 70, 71, 72, 73, 73.5, 74

December 14, 2020

**VIA Hand Delivery**  
(1) Page(s) Inclusive

Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue  
Morton Grove, Illinois 60053

Re: Niles Township District for Special Education #807  
2021 Additions and Renovations to Julia S Molloy Education Center  
Architect's Project Number: 20-022  
**AUTHORIZATION FOR SPECIAL USE APPLICATION**

To whom it may concern:

Niles Township District for Special Education #807 authorizes Tria Architecture to file a special use application for the above referenced project and we will accept the conditions of approval from the Village regarding the project and the property.

Sincerely,

Tarin Kendrick  
Executive Director  
Niles Township District for Special Education #807

Attachments: None

cc: Ronald McGrath, Tria Architecture

File Name: 20022LTR\_Authorizaztion.doc

MEMORANDUM TO: Kathy Gavin  
Niles Township District 807 for Special Education

FROM: Luay R. Aboona, PE, PTOE  
Principal

DATE: January 8, 2021

SUBJECT: Summary Traffic Evaluation  
Julia S. Molloy Education Center  
Morton Grove, Illinois

This memorandum summarizes the results of a summary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Julia S. Molloy Education Center located at 8701 Menard Avenue in Morton Grove, Illinois. The plans call for a building expansion and parking lot modifications that will increase the parking supply by eight spaces to 93 spaces. The proposed modifications will not result in an increase in enrollment or staffing. **Figure 1** shows an aerial view of the site.

## Existing Roadway System

The following is a brief description of the primary roads serving the site.

*Menard Avenue* is a north-south, two-lane roadway that is signalized at its intersection with Dempster Street and is under stop sign control at its intersection with Crain Street. On-street parking is prohibited along the school frontage on the east side of the roadway. Menard Avenue has a 20 mph school zone speed limit in the vicinity of the school.

*Carol Avenue*, *Crain Street*, and *Capulina Avenue* are east-west, two-lane roadways that terminate at Menard Avenue from the west. All three roads are under stop sign control at their respective approaches to Menard Avenue. On-street parking is restricted via either permit on school days or to vehicles with valid Village of Morton Grove stickers.

*Dempster Street* is an east-west, major arterial that provides two through lanes in each direction with left-turn lanes provided at major signalized intersections, including Menard Avenue. Dempster Street is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries a daily traffic volume of approximately 36,500 vehicles, and has a 30 mph speed limit.





**Aerial View of Site**

**Figure 1**

## Julia S. Molloy Education Center Existing Characteristics

The school has an enrollment of 110 students ranging from pre-kindergarten to high school. The school has 65 staff at any one time. The school day starts at 8:45 A.M. with dismissal occurring at 2:45 P.M. Based on discussions with school officials, approximately 95 percent of students are bused to and from the school. Approximately 16 buses/vans (three large buses, nine small buses, and four vans) are used during drop-off and pick-up times. The buses drop off and pick up students at the turn-around area off Menard Avenue with buses staging along the east side of Menard Avenue south of this area. Additional area north of the turn-around area on the east side of Menard Avenue is also used for drop-off and pick-up. Staff members are available to help students load/unload from the buses. All buses arrive from the south on Menard Avenue and depart northbound towards Dempster Street. During the drop-off and pick-up time periods (approximately 8:40 to 9:10 A.M. and 2:40 to 3:10 P.M.), Menard Avenue between Carol Street and Capulina Avenue is restricted to one-way northbound school traffic only. This is enforced with the placement of barricades and signage at both locations. Any traffic approaching from Crain Street during these time periods is restricted to turn right and travel southbound. Traffic approaching southbound from Dempster Street is required to turn right on Carol Avenue. This restriction, which is administered by the staff, provides for safe conditions during the loading and unloading of students and it has been implemented the past few years without major incidents and/or interruptions to the traffic flow in the area.

It should be noted that parent drop-off and pick-up (which is minimal and averages five to six vehicles) occurs in the north parking lot. Vehicles exiting the site during the one-way restriction on Menard Avenue are directed to turn right (north) only.

Figure A that illustrates the current traffic operations at the school is included in the Appendix.

## Proposed School Modifications

The proposed plans call for expanding the school building as follows:

- North addition to accommodate a gym
- Classroom addition
- Second floor addition
- Reconfiguration of the parking lot on the north side to accommodate the gym addition, resulting in 33 spaces (including two handicapped spaces), which is 10 spaces less than the current supply. Further, a second access drive will be provided near the north property line.
- Expansion of the southern parking lot to provide 60 spaces, which is 19 spaces more than the current supply. The parking lot will continue to have direct access off Menard Avenue.

As indicated earlier, these modifications will not result in an increase in enrollment and are intended to improve current operations both internally and externally. Furthermore, the current drop-off and pick-up procedures will continue for both buses (in the turn-around area and along Menard Avenue) and for parents (in the north parking lot).

## Parking Evaluation

As indicated earlier, the proposed modifications will increase the parking supply at the school from 85 spaces to 93 spaces. The school's parking needs are as follows:

- The average staff count during a regular school day is 65 people. This number can fluctuate by approximately 10-12 people, as people enter and leave the building during the school day.
- Peak parking demand occurs with the following events:
  - Opening Day - 65 extra spots are needed for a total of 130 spots between 8:00 A.M. and 3:00 P.M. This occurs once a year in August before the school year begins. Staff only.
  - Seven times a year - Students are released early at 12:00 P.M. All teachers meet at Molloy - 25 additional spaces are needed for a total of 90 spaces. Meetings are between 1:30–4:00 P.M. The event occurs after the students are dismissed and buses have left the school grounds.
  - Extended School Year Orientation - One day in mid-June before the summer session begins. Students are not in attendance. Fifteen additional spaces are needed for a total of approximately 85 spaces from 8:00 A.M. - 1:30 P.M. while the staff is training.
  - Institute Day (Fall and Spring) - Students are not in attendance. An additional 25 spaces are needed for a total of 90 spaces. This event occurs from 8:30 A.M. - 3:00 P.M. twice a year.
  - Fall Family Fun Night - Occurs annually on the Thursday before Halloween. It is a family event held between 5:00 P.M. and 8:00 P.M. and there is a typical demand of 50 spaces.

In order to meet the additional demand, the school has an agreement with Presence Medical Group to the north to allow for the use of approximately 40 to 50 parking spaces in its parking lot located primarily along the south and west property lines. Similarly, the school has an agreement with MCC to utilize its parking lot to the south. The ability to use these two lots during peak times preclude the need for parking on the adjacent roadways.

Furthermore, the school also allows the use of its south parking lot after 3:00 P.M., which is after school hours, by the MCC Masjid (Mosque) located south of the site. The sharing of parking by the adjacent uses allows for efficient use of these spaces, addresses overflow demand, and mitigates the impact on the neighborhood.

A copy of the site plan showing existing and proposed conditions is included in the Appendix.

## Traffic Evaluation Findings and Conclusions

Based on the above evaluation, the following is a summary of findings and conclusions:

- The school is well located with respect to proximity to the area roadway system.
- With the majority of students being dropped off and picked up by school buses, the number of trips generated is greatly reduced, resulting in a minimal impact on area roadways.
- The school has implemented a very efficient drop-off/pick-up procedure for school buses including the restriction of Menard Avenue to one-way northbound school traffic only between Carol Avenue and Capulina Avenue. This allows for buses to stage on the east side of Menard Avenue south of the internal turn-around area before dropping off and picking up students in the turn-around area and north of it.
- Staff members of the school are used to assist with loading and unloading of the buses and with management of the traffic restriction of Menard Avenue.
- Parent drop off and pick up (five percent of students only) occurs in the north parking lot.
- The proposed modifications to the building will not result in an increase in enrollment or changes to the drop-off/pick-up procedures.
- The parking supply will be increased by eight spaces with the expansion of the south parking lot.
- The north parking lot will be provided with a second access drive off Menard Avenue, improving its access flexibility for both passenger and emergency vehicles.
- Allowing the school to utilize parking in the adjacent parking lot serving Presence Medical Group to the north and MCC parking lot to the south assures that overflow parking is accommodated without impacting adjacent roadways.
- Similarly, allowing the adjacent Mosque to utilize the south parking lot after school hours minimizes the impact on the neighborhood.

# Appendix









## Margaret Gory

---

**From:** Tarin Kendrick <tkendrick@ntdse.org>  
**Sent:** Monday, January 4, 2021 4:25 PM  
**To:** Kathy Gavin; Margaret Gory  
**Subject:** Fwd: Parking

Is this good?  
Thanks so much,  
Tarin

----- Forwarded message -----

From: **Habeeb** <[habeeb.quadri@mccacademy.org](mailto:habeeb.quadri@mccacademy.org)>  
Date: Mon, Jan 4, 2021 at 4:18 PM  
Subject: Re: Parking  
To: Tarin Kendrick <[tkendrick@ntdse.org](mailto:tkendrick@ntdse.org)>

Hello Tarin

The MCC Academy is an agreement to have Molloy Education Center use our MCC Academy parking lot for school events. We have had this relationship for several years. If you have any further questions please call me at 312-952-1272 cell.

Habeeb Quadri  
MCC Academy  
Building Character and Developing Minds  
Please excuse any typos sent from my iPhone

On Jan 4, 2021, at 3:58 PM, Tarin Kendrick <[tkendrick@ntdse.org](mailto:tkendrick@ntdse.org)> wrote:

Hi Habeeb,

Happy New Year to you and all of our friends at MCC.

I am reaching out regarding a traffic study being completed for the Molloy Education Center. We are renovating Molloy and a traffic study is a part of the process. We have indicated that we have worked with the MCC to allow your patrons to park in our lot after school hours and you have allowed us to do the same for our overflow events. Although I know this is not a frequent occurrence if you are still in agreement with this arrangement, can you respond to this email confirming what I have stated?

Thanks so much, Habeeb. Hope to see you soon.

Tarin



--

Tarin Kendrick  
Executive Director | Niles Township District for Special Education #807  
P: 847-965-9040 x1102 | E: [tkendrick@ntdse.org](mailto:tkendrick@ntdse.org)  
**#NTDSEmpowers**



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--

Tarin Kendrick  
Executive Director | Niles Township District for Special Education #807  
P: 847-965-9040 x1102 | E: [tkendrick@ntdse.org](mailto:tkendrick@ntdse.org)  
**#NTDSEmpowers**



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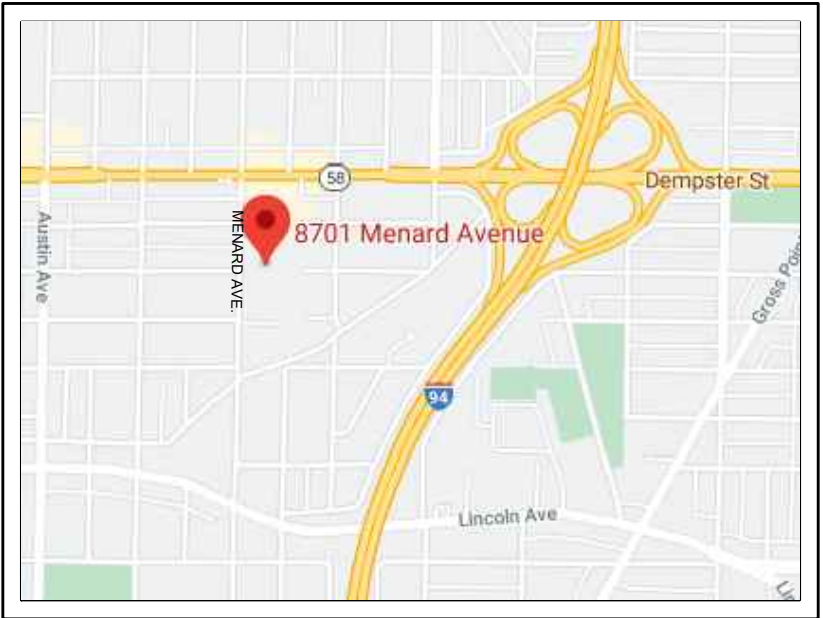


BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL 1  
LOTS 8 THROUGH 23 IN SHAPIRO'S SUBDIVISION OF LOT 2 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED CAROL AVENUE LYING NORTH OF AND ADJOINING LOTS 8 THROUGH 15 AFORESAID, AND THAT PART OF THE NORTH HALF OF VACATED CRAIN STREET LYING SOUTH OF AND ADJOINING LOTS 16 THROUGH 23 AFORESAID, AND THAT PART OF THE VACATED EAST-WEST PUBLIC ALLEY LYING SOUTH OF LOTS 8 THROUGH 15 AFORE SAID, AND LYING NORTH OF LOTS 16 THROUGH 23 AFORESAID.

PARCEL 2  
LOTS 24 THROUGH 31 IN SHAPIRO'S SUBDIVISION OF LOT 2 IN CIRCUIT COURT PARTITION OF LOTS 2 AND 3 IN THE COUNTY CLERK'S DIVISION OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED CRAIN STREET LYING SOUTH OF AND ADJOINING LOTS 24 THROUGH 31 AFORESAID.

- NOTES:
1. SITE BENCHMARK #1 - CROSS ON EAST BOLT HYDRANT AND THE EAST SIDE OF MENARD AVENUE, 34' SOUTH OF THE NORTH ENTRANCE TO PARKING LOT AS SHOWN. ELEVATION=627.37' (NAVD88)
  2. SITE BENCHMARK #2 - TAG BOLT ON HYDRANT AT THE NORTHWEST CORNER OF THE END OF CAROL AVENUE AS SHOWN. ELEVATION=629.47' (NAVD88)
  3. SITE BENCHMARK #3 - CROSS CUT ON CONCRETE TRANSFORMER PAD, SOUTH OF ONE STORY WOOD BUILDING, EAST OF ONE STORY BRICK BUILDING AS SHOWN. ELEVATION=627.14' (NAVD88)
  4. PERMANENT INDEX NUMBER (P.I.N. #): 10-20-207-020 (PARCEL 1), 10-20-207-021 (PARCEL 1) & 10-20-210-018 (PARCEL 2)
  5. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
  6. PROPERTY AREA: 4.1948 ACRES (182,726 SQUARE FEET)
  7. FIELD WORK COMPLETED ON AUGUST 13th, 2020
  8. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.
  9. SURVEY PREPARED FOR: NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION 807
  10. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
  11. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  12. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



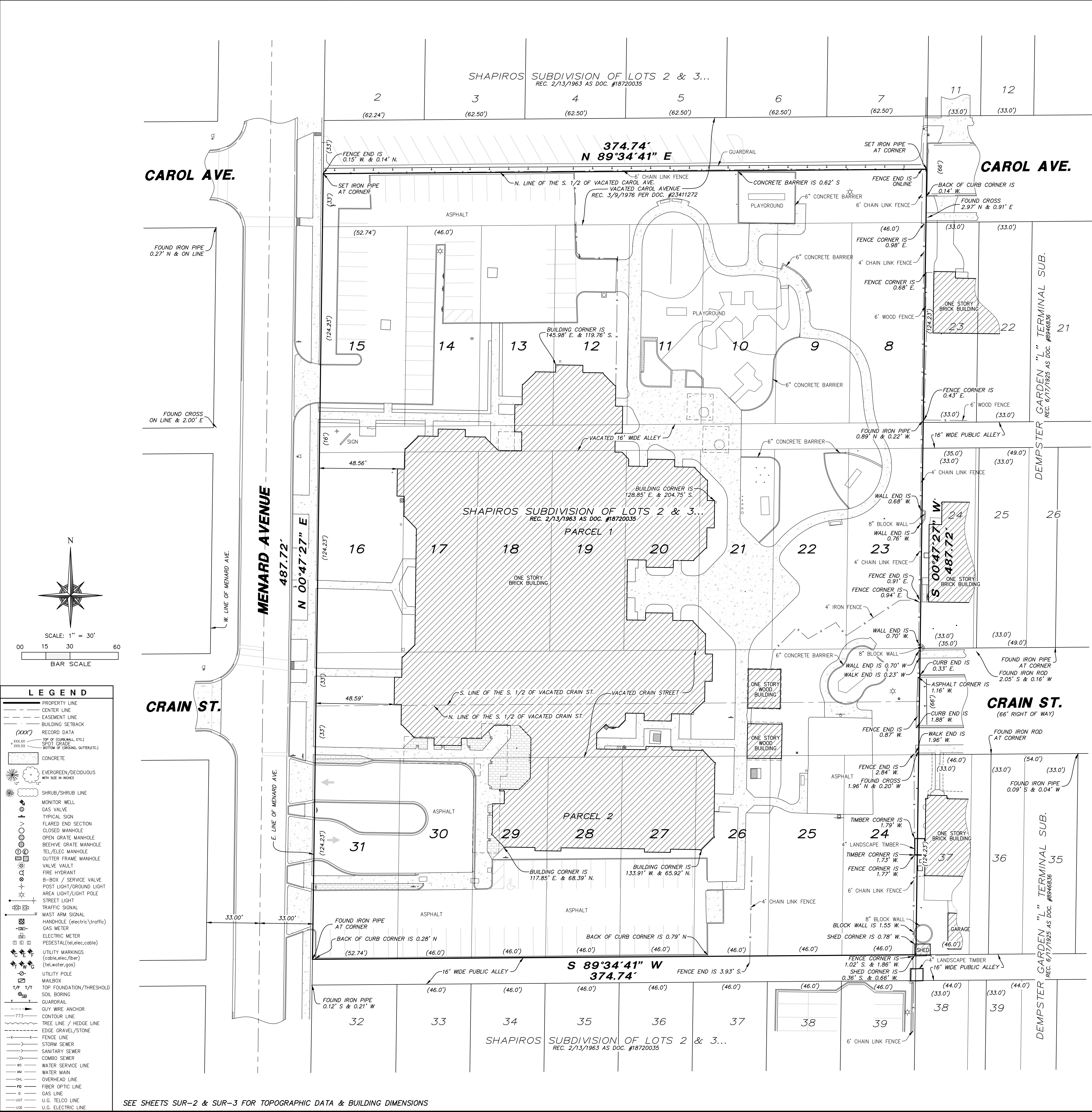
LOCATION MAP

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

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

GIVEN UNDER OUR HAND AND SEAL THIS 20th DAY OF AUGUST A.D. 2020 AT HOFFMAN ESTATES, ILLINOIS.  
THE W-T GROUP, LLC

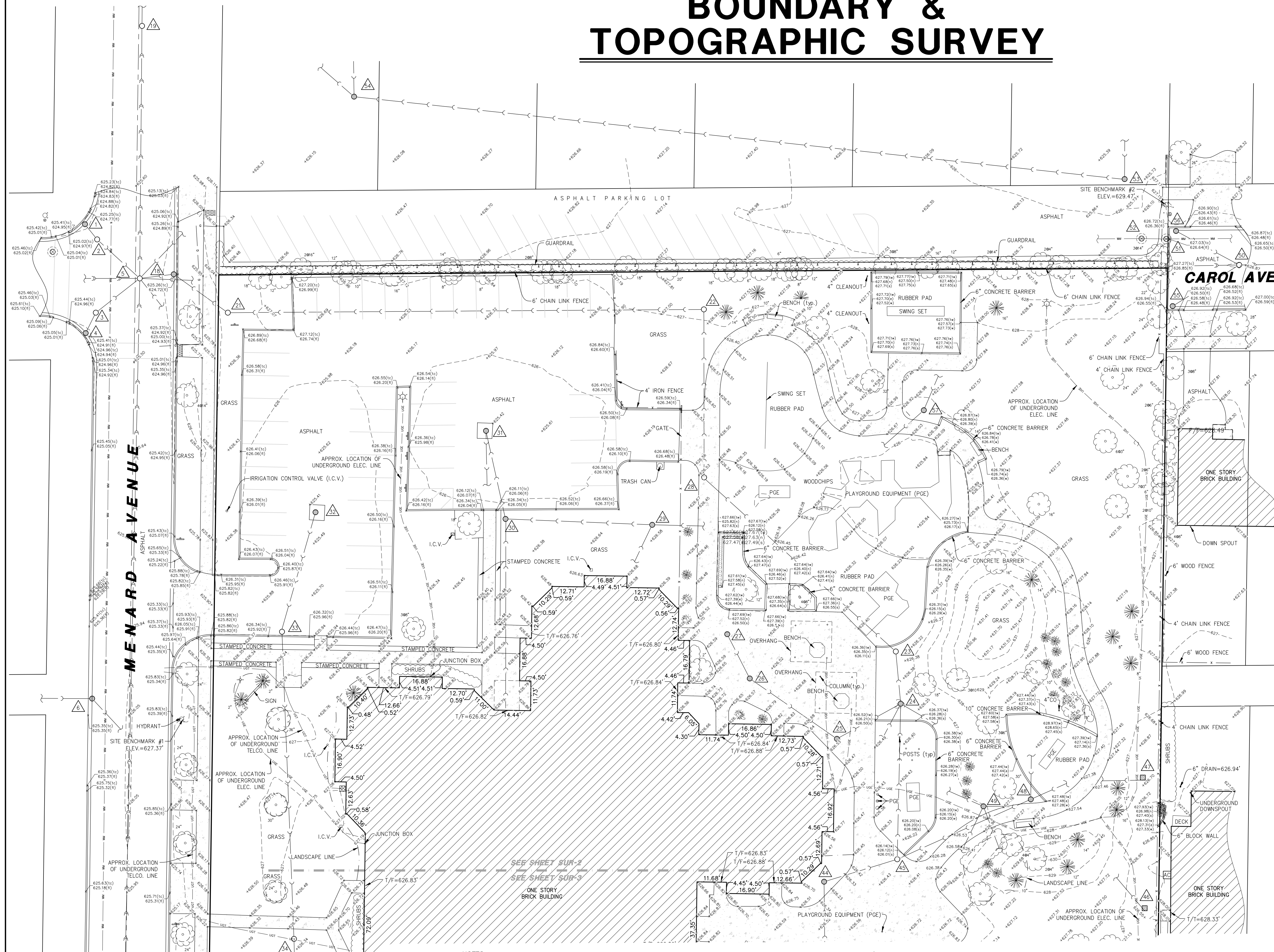
*Franjo I. Matijevic*  
FRANJO I. MATIJEVIC - PLS #035-003556 EXPIRES 11/30/2020  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



SEE SHEETS SUR-2 & SUR-3 FOR TOPOGRAPHIC DATA & BUILDING DIMENSIONS



# BOUNDARY & TOPOGRAPHIC SURVEY



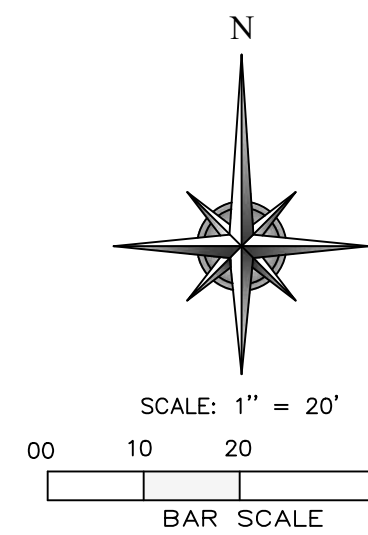
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7. FIELD WORK COMPLETED ON AUGUST 13TH, 2020

## NOTES CONT:

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10. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND			
PROPERTY LINE	1" 1"	TOP FOUNDATION/THRESHOLD	SOIL BORING
CENTER LINE	1" 1"	TYPICAL SIGN	TEL/ELEC MANHOLE
EASEMENT LINE	1" 1"	FLARED END SECTION	UTILITY POLE
BUILDING SETBACK	1" 1"	CLOSED MANHOLE	GUARDRAIL
RECORD DATA	1" 1"	OPEN GRATE MANHOLE	QUY WIRE ANCHOR
TOP OF CURB/MALL, ETC.	1" 1"	BEEHIVE GRATE MANHOLE	CONTOUR LINE
SPOT GRADE	1" 1"	GUTTER FRAME MANHOLE	TREE LINE / HEDGE LINE
CONCRETE	1" 1"	VALVE VAULT	EDGE GRAVEL/STONE
EVERGREEN/DECIDUOUS	1" 1"	FIRE HYDRANT	FENCE LINE
WITH SIZE IN INCHES	1" 1"	B-BOX / SERVICE VALVE	STORM SEWER
SHRUBS/SHRUB LINE	1" 1"	POST LIGHT/GROUND LIGHT	SANITARY SEWER
MONITOR WELL	1" 1"	AREA LIGHT/LIGHT POLE	COMBO SEWER
GAS VALVE	1" 1"	STREET LIGHT	WATER SERVICE LINE
UTILITY MARKINGS	1" 1"	TRAFFIC SIGNAL	WATER MAIN
(cable, elec, fiber)	1" 1"	WAST ARM SIGNAL	OVERHEAD LINE
(w, water, gas)	1" 1"	HANDHOLE (electric/traffic)	FIBER OPTIC LINE
MAIL BOX	1" 1"	GAS METER	GAS LINE
	1" 1"	ELECTRIC METER	U.G. TELCO LINE
	1" 1"	PEDESTAL (telco/elec/cable)	U.G. ELECTRIC LINE



SEE SHEET SUR-1 FOR OVERALL BOUNDARY DATA

- |    |  |    |  |
|----|--|----|--|
| 1  | RIM=624.90' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=622.57' (8" CLAY SE)<br>622.60' AT WATER LEVEL  | 28 | RIM=626.78' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=623.65' (6" PVC E)<br>INV=625.12' (4" PVC SSW)<br>INV=623.81' (6" PVC W)  |
| 2  | RIM=625.38' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=621.43' (8" CLAY SE)<br>INV=622.48' (8" CLAY NW)<br>622.38' AT WATER LEVEL  | 30 | RIM=626.37' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=623.37' (6" PVC E)<br>INV=624.40' (6" PVC S)<br>INV=623.52' (6" PVC NW)   |
| 3  | RIM=625.32' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=621.57' (8" RCP NE)<br>INV=622.55' (8" RCP SSW)   | 31 | RIM=625.26' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=623.24' (6" PVC SSE)<br>INV=623.41' (8" PVC S)<br>NO OTHER LINES FOUND  |
| 4  | RIM=624.92' (STORM)<br>24" METAL STRUCTURE<br>INV=622.62' (8" RCP NE)<br>622.72' AT WATER LEVEL  | 32 | RIM=625.27' (STORM)<br>36" CONCRETE STRUCTURE<br>622.67' AT BOTTOM OF SNORKEL<br>RESTRICTOR SW   |
| 5  | RIM=625.50' (COMBINATION SEWER)<br>36" CONCRETE STRUCTURE<br>INV=614.14' (33" RCP N/S)<br>INV=620.06' (8" RCP NE)<br>INV=619.78' (8" RCP E)<br>INV=614.40' (12" RCP E)<br>INV=620.08' (8" RCP SE)<br>INV=620.02' (8" RCP SW/NW)<br>INV=614.28' (12" RCP W)<br>614.60' AT WATER LEVEL | 33 | RIM=625.84' (STORM)<br>48" CONCRETE STRUCTURE<br>6920.96' AT HOLE IN 8" CLAY N/S   |
| 6  | RIM=625.33' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=622.06' (8" PVC SE)<br>INV=621.33' (8" PVC W)<br>622.31' AT WATER LEVEL   | 34 | RIM=626.23' (STORM)<br>48" CONCRETE STRUCTURE<br>619.64' AT HOLE IN 8" CLAY N<br>619.64' AT HOLE IN 10" CLAY S<br>INV=620.28' (6" CLAY NE)<br>INV=620.31' (4" CLAY ENE)<br>INV=620.43' (8" CLAY E)   |
| 7  | RIM=625.36' (WATER)<br>48" CONCRETE STRUCTURE<br>620.64' AT TOP OF 6" DIP N/S/E  | 35 | RIM=626.38' (COMBINATION SEWER)<br>48" CONCRETE STRUCTURE<br>INV=618.55' (10" CLAY N)<br>INV=623.43' (4" PVC NE)<br>INV=619.53' (6" PVC S)<br>INV=618.55' (12" CLAY SW)  |
| 8  | RIM=624.94' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=622.61' (8" RCP SE)<br>622.31' AT WATER LEVEL   | 36 | RIM=626.36' (SANITARY)<br>48" CONCRETE STRUCTURE<br>INV=620.08' (6" PVC N/E)   |
| 9  | RIM=625.45' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=621.80' (8" PVC NE)<br>INV=621.70' (8" CLAY SE)<br>INV=622.50' (8" RCP NW)<br>622.30' AT WATER LEVEL  | 37 | RIM=625.62' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=620.59' (6" PVC N)<br>INV=622.27' (6" PVC E)<br>INV=620.21' (6" PVC S)<br>619.99' AT TOP OF 6" PVC W<br>621.29' AT TOP OF 6" VERTICAL PIPE<br>619.29' AT BOTTOM OF 6" VERTICAL PIPE<br>619.99' AT WATER LEVEL |
| 10 | RIM=624.89' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=622.65' (8" RCP NE)<br>622.64' AT WATER LEVEL   | 38 | RIM=625.19' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=621.24' (6" PVC N)<br>INV=321.34' (6" PVC W/ 3" RESTRICTOR E)   |
| 11 | RIM=625.47' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=621.55' (8" CLAY NE)<br>INV=622.55' (8" RCP SW)<br>622.35' AT WATER LEVEL   | 39 | RIM=625.17' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=622.10' (6" PVC N)<br>INV=622.33' (6" PVC E)<br>INV=621.73' (6" PVC W)  |
| 12 | RIM=625.27' (WATER)<br>48" CONCRETE STRUCTURE<br>620.97' AT TOP OF 6" DIP N/S  | 40 | RIM=625.15' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=622.95' (6" PVC W)  |
| 13 | RIM=625.33' (WATER)<br>72" CONCRETE STRUCTURE<br>620.93' AT TOP OF 6" DIP N/S/E  | 41 | RIM=626.64' (SANITARY)<br>36" CONCRETE STRUCTURE<br>INV=618.92' (12" CLAY E/W)   |
| 14 | RIM=625.53' (WATER)<br>48" CONCRETE STRUCTURE<br>620.88' AT TOP OF 6" DIP N/S/E  | 42 | RIM=626.33' (STORM)<br>60" CONCRETE STRUCTURE<br>DRY WELL<br>620.14' AT BOTTOM OF STRUCTURE<br>620.41' AT WATER LEVEL  |
| 15 | RIM=626.84' (COMBINATION SEWER)<br>36" CONCRETE STRUCTURE<br>INV=614.85' (33" RCP N/S)<br>(8" CLAY NE/NW)<br>(8" CLAY E)<br>(12" RCP E/W)<br>(6" CLAY SE)<br>(8" CLAY SW)  | 43 | RIM=626.03' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=623.80' (8" PVC N)  |
| 16 | RIM=624.86' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=620.79' (8" CLAY W)   | 44 | RIM=626.03' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=623.59' (9" PVC NE/S)   |
| 17 | RIM=625.70' (COMBINATION SEWER)<br>36" CONCRETE STRUCTURE<br>INV=614.49' (33" RCP N/S)<br>INV=620.52' (8" CLAY NE/NW)<br>INV=619.85' (8" CLAY E)<br>INV=614.94' (12" RCP E/W)<br>INV=617.48' (6" CLAY SE)<br>INV=620.55' (8" CLAY SW)  | 45 | RIM=626.16' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=623.11' (6" PVC NE)<br>INV=623.11' (6" PVC SW)<br>INV=623.11' (10" PVC N)   |
| 18 | RIM=624.75' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=620.67' (8" METAL IN 12" RCP SE)<br>UNABLE TO MEASURE W PIP   | 46 | RIM=626.01' (STORM)<br>10" 10" PVC STRUCTURE<br>INV=625.81' (6" PVC NW)  |
| 19 | RIM=625.65' (COMBINATION SEWER)<br>48" CONCRETE STRUCTURE<br>INV=613.69' (33" RCP N/S)<br>INV=615.15' (12" RCP SE)   | 47 | RIM=626.55' (STORM)<br>10" 10" PVC STRUCTURE<br>INV=625.70' (6" PVC W)   |
| 20 | RIM=626.47' (WATER)<br>48" CONCRETE STRUCTURE<br>621.72' AT TOP OF 6" DIP N/S  | 48 | RIM=627.11' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=624.11' (4" PVC N/NE)<br>INV=623.97' (6" PVC SW)  |
| 21 | RIM=626.23' (STORM)<br>72" CONCRETE STRUCTURE<br>620.51' AT BOTTOM OF 8" RESTRICTOR<br>CAP INSIDE OF 12" RCP W (HOLE IN CAP NOT VISIBLE)   | 49 | RIM=626.96' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=624.75' (6" PVC E)<br>INV=624.71' (6" PVC SE)<br>INV=624.48' (6" PVC SW)<br>INV=624.66' (6" PVC WNW)  |
| 22 | RIM=621.27' (STORM)<br>72" CONCRETE STRUCTURE<br>INV=621.52' (12" PVC S)<br>INV=621.37' (36" RCP W)<br>621.37' AT WATER LEVEL  | 50 | RIM=627.03' (SANITARY)<br>36" CONCRETE STRUCTURE<br>INV=618.41' (12" CLAY E/W)<br>INV=621.85' (8" CLAY NW/SSW)   |
| 23 | RIM=626.19' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=624.49' (10" PVC S/NW)<br>622.57' AT WATER LEVEL  | 51 | RIM=626.36' (WATER)<br>48" CONCRETE STRUCTURE<br>622.61' AT TOP OF 8" DIP E/W  |
| 24 | RIM=625.92' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=622.54' (10" PVC N)<br>INV=623.69' (4" PVC SE/SSW)<br>INV=622.94' (10" RCP S)<br>INV=622.94' (6" PVC SW)  | 52 | RIM=625.11' (STORM)<br>36" CONCRETE STRUCTURE<br>INV=621.03' (10" RCP N)<br>INV=621.03' (12" RCP W)  |
| 25 | RIM=626.43' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=624.05' (8" PVC NE)<br>INV=624.08' PVC NW   | 53 | RIM=625.32' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=621.87' (10" RCP N)<br>INV=620.19' (12" RCP E)<br>INV=620.19' (12" RCP W/4" RESTRICTOR W)   |
| 26 | RIM=626.41' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=624.148' (8" PVC SE)<br>INV=624.26' (6" PVC NW)   | 54 | RIM=626.53' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=622.83' (8" CLAY NE)<br>623.38' AT WATER LEVEL  |
| 27 | RIM=626.37' (STORM)<br>24" CONCRETE STRUCTURE<br>INV=624.30' (8" PVC SE)   | 55 | RIM=626.46' (STORM)<br>48" CONCRETE STRUCTURE<br>INV=622.83' (8" CLAY SE)<br>623.13' AT WATER LEVEL  |
| 28 | RIM=626.49' (STORM)<br>48" CONCRETE STRUCTURE<br>621.29' AT BOTTOM OF SNORKEL RESTRICTOR<br>W/ 8" CO CAP AT 622.59' N<br>INV=621.94' (12" PVC SE)  |    |  |

## ISSUE

TO DATE  
CLIENT 8/20/20

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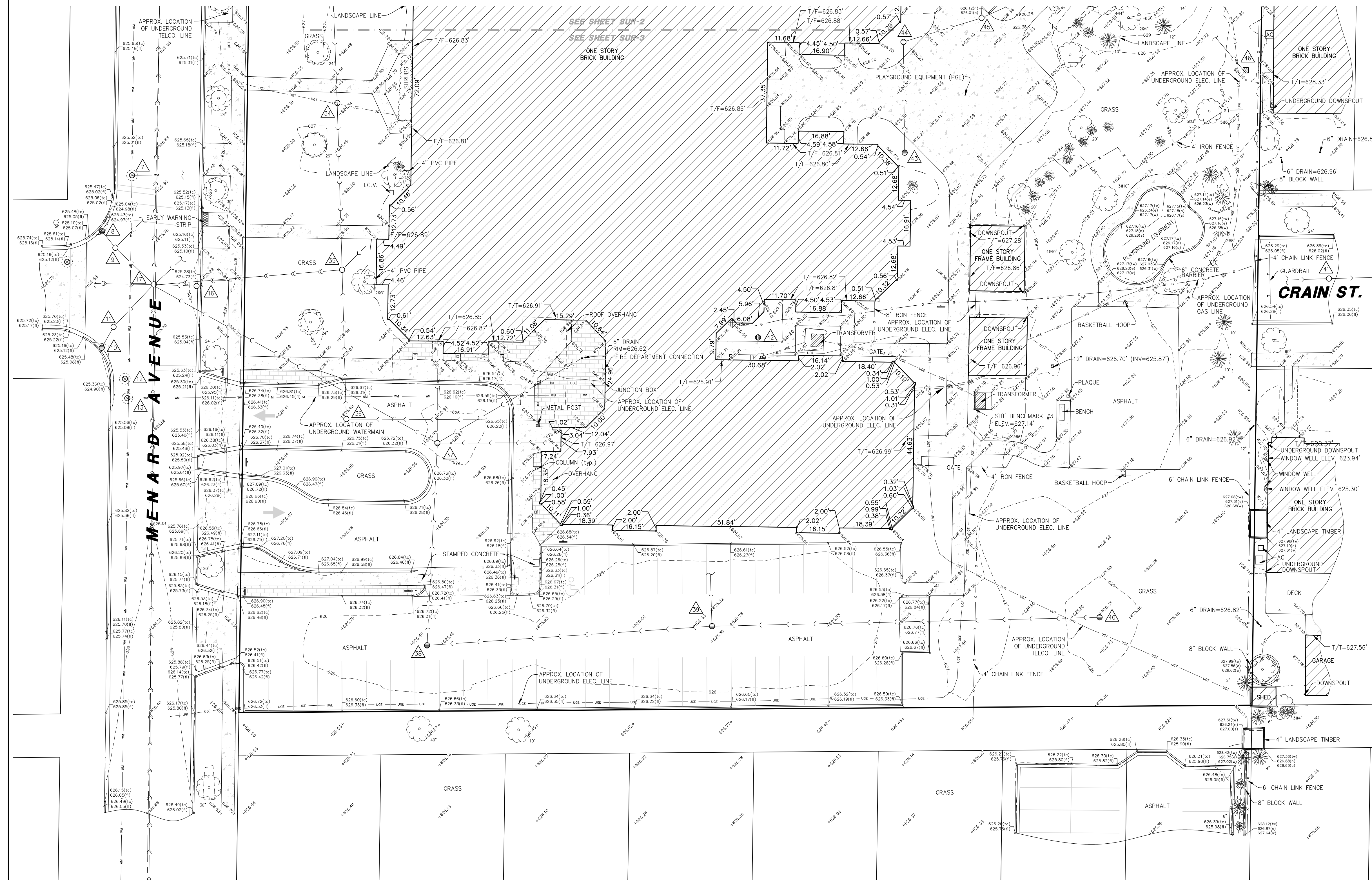
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# BOUNDARY & TOPOGRAPHIC SURVEY



## L E G E N D

	PROPERTY LINE		TOP FOUNDATION/THRESHOLD		SOIL BORING
	CENTER LINE		TYPICAL SIGN		TRENCH/ELEC MANHOLE
	EASEMENT LINE		FLARED END SECTION		UTILITY POLE
	BUILDING SETBACK		CLOSED MANHOLE		GUARDRAIL
	RECORD DATA		OPEN GRATE MANHOLE		WIRE ANCHOR
	SPOT GRADE		BEEHIVE GRATE MANHOLE		CONTOUR LINE
	BOTTOM OF (OPENING, OUTLET)		GUTTER FRAME MANHOLE		TREE LINE / HEDGE LINE
	CONCRETE		VALVE VAULT		EDGE GRAVEL/STONE
	EVERGREEN/DECIDUOUS		FIRE HYDRANT		FENCE LINE
	SIGN IN NODES		B-BOX / SERVICE VALVE		STORM SEWER
	SHRUB/SHRUB LINE		POST LIGHT/GROUND LIGHT		COMBO SEWER
	MONITOR WELL		AREA LIGHT/LIGHT POLE		WATER SERVICE LINE
	GAS VALVE		STREET LIGHT		WATER MAIN
	UTILITY MARKINGS		TRAFFIC SIGNAL		OVERHEAD LINE
	Cable (elec./fiber)		ARM SIGNAL		FIBER OPTIC LINE
	(tel./water/gas)		GAS METER		GAS LINE
	MAILBOX		ELECTRIC METER		UGL
			PEDESTAL (tele, elec, cable)		UGL
					UGL

NOTES:

1. SITE BENCHMARK #1 - CROSS ON EAST BOLT HYDRANT AND THE EAST SIDE OF MENARD AVENUE, 34' SOUTH OF THE NORTH ENTRANCE TO PARKING LOT AS SHOWN. ELEVATION=627.37" (NAV888)
- SITE BENCHMARK #2 - TAG BOLT ON HYDRANT AT THE NORTHWEST CORNER OF THE END OF CAROL AVENUE AS SHOWN. ELEVATION=629.47" (NAV888)
- SITE BENCHMARK #3 - CROSS CUT ON CONCRETE TRANSFORMER PAD, SOUTH OF ONE STORY WOOD BUILDING, EAST OF ONE STORY BRICK BUILDING AS SHOWN. ELEVATION=627.14" (NAV888)
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1

RIM=624.90' (STORM)  
24" CONCRETE STRUCTURE  
INV=622.57' (8" CLAY SE)  
622.60' AT WATER LEVEL

2

RIM=625.38' (STORM)  
48" CONCRETE STRUCTURE  
INV=621.43' (8" CLAY SE)  
INV=622.48' (8" CLAY NW)  
622.38' AT WATER LEVEL

3

RIM=625.32' (STORM)  
48" CONCRETE STRUCTURE  
INV=621.57' (8" RCP NE)  
INV=622.55' (8" RCP SSW)

4

RIM=624.92' (STORM)  
24" METAL STRUCTURE  
INV=622.82' (8" RCP E)  
622.72' AT WATER LEVEL

5

RIM=625.50' (COMBINATION SEWER)  
36" CONCRETE STRUCTURE  
INV=614.14' (33" RCP N/S)  
INV=620.06' (8" RCP NE)  
INV=619.78' (8" RCP E)  
INV=614.10' (12" RCP S)  
INV=620.08' (8" RCP SE)  
INV=620.02' (8" RCP SW/NW)  
INV=614.28' (12" RCP W)  
614.60' AT WATER LEVEL

6

RIM=625.33' (STORM)  
24" CONCRETE STRUCTURE  
INV=622.06' (6" PVC SE)  
INV=622.33' (8" PVC W)  
622.31' AT WATER LEVEL

7

RIM=625.36' (WATER)  
48" CONCRETE STRUCTURE  
620.64' AT TOP OF 6" DIP N/S/E

8

RIM=624.94' (STORM)  
24" CONCRETE STRUCTURE  
INV=622.61' (8" RCP NE)  
622.31' AT WATER LEVEL

9

RIM=625.45' (STORM)  
48" CONCRETE STRUCTURE  
INV=621.80' (8" PVC NE)  
INV=621.70' (8" CLAY SE)  
INV=622.50' (8" RCP NW)  
622.30' AT WATER LEVEL

10

RIM=624.89' (STORM)  
24" CONCRETE STRUCTURE  
INV=622.65' (8" RCP NE)  
622.64' AT WATER LEVEL

11

RIM=625.47' (STORM)  
48" CONCRETE STRUCTURE  
INV=621.55' (8" CLAY NE)  
INV=622.55' (8" RCP SW)  
622.35' AT WATER LEVEL

12

RIM=625.27' (WATER)  
48" CONCRETE STRUCTURE  
620.97' AT TOP OF 6" DIP N/S

13

RIM=625.33' (WATER)  
72" CONCRETE STRUCTURE  
620.93' AT TOP OF 6" DIP N/S/E

14

RIM=625.63' (WATER)  
48" CONCRETE STRUCTURE  
620.88' AT TOP OF 6" DIP N/S/E

15

RIM=626.84' (COMBINATION SEWER)  
36" CONCRETE STRUCTURE  
INV=614.85' (33" RCP N/S)  
(8" CLAY NE/W)  
(8" CLAY E)  
(12" RCP E/W)  
(6" CLAY SE)  
(8" CLAY SW)

16

RIM=624.86' (STORM)  
48" CONCRETE STRUCTURE  
INV=620.79' (8" CLAY W)

17

RIM=625.70' (COMBINATION SEWER)  
36" CONCRETE STRUCTURE  
INV=614.49' (33" RCP N/S)  
INV=620.52' (8" CLAY NE/NW)  
INV=619.85' (8" CLAY E)  
INV=614.94' (12" RCP E/W)  
INV=617.48' (6" CLAY SE)  
INV=620.55' (8" CLAY SW)

18

RIM=624.75' (STORM)  
48" CONCRETE STRUCTURE  
INV=620.67' (8" METAL IN 12" RCP SE)  
UNABLE TO MEASURE W PIP

19

RIM=625.65' (COMBINATION SEWER)  
48" CONCRETE STRUCTURE  
INV=613.69' (33" RCP N/S)  
INV=615.15' (12" RCP SE)

20

RIM=626.47' (WATER)  
48" CONCRETE STRUCTURE  
621.72' AT TOP OF 6" DIP N/S

21

RIM=626.23' (STORM)  
72" CONCRETE STRUCTURE  
620.51' AT BOTTOM OF 8" RESTRICTOR  
CAP INSIDE OF 12" RCP W (HOLE IN CAP NOT VISIBLE)

22

RIM=627.27' (STORM)  
72" CONCRETE STRUCTURE  
INV=621.52' (12" PVC S)  
INV=621.37' (36" RCP W)  
621.37' AT WATER LEVEL

23

RIM=626.19' (STORM)  
48" CONCRETE STRUCTURE  
INV=622.49' (10" PVC S/NW)  
622.57' AT WATER LEVEL

24

RIM=625.92' (STORM)  
48" CONCRETE STRUCTURE  
INV=622.54' (10" PVC W)  
INV=623.69' (4" PVC SE/SSW)  
INV=622.94' (10" PVC S)  
INV=622.94' (8" PVC SW)

25

RIM=626.43' (STORM)  
24" CONCRETE STRUCTURE  
INV=624.05' (8" PVC NE)  
INV=624.08' AT WATER LEVEL

26

RIM=626.41' (STORM)  
24" CONCRETE STRUCTURE  
INV=624.14' (8" PVC SE)  
INV=624.26' (8" PVC NNW)

27

RIM=626.37' (STORM)  
24" CONCRETE STRUCTURE  
INV=624.30' (8" PVC SE)

28

RIM=626.49' (STORM)  
621.29' AT BOTTOM OF SNORKEL RESTRICTOR  
W/ 8" GO CAP AT 622.59' N  
INV=621.94' (12" PVC SE)

29

RIM=626.78' (STORM)  
24" CONCRETE STRUCTURE  
INV=623.65' (6" PVC E)  
INV=622.12' (4" PVC SSW)  
INV=623.81' (6" PVC W)

30

RIM=626.37' (STORM)  
24" CONCRETE STRUCTURE  
INV=623.37' (6" PVC E)  
INV=624.40' (6" PVC S)  
INV=623.52' (6" PVC NW)

31

RIM=625.26' (STORM)  
24" CONCRETE STRUCTURE  
INV=623.24' (6" PVC SSE)  
INV=623.41' (6" PVC S)  
NO OTHER LINES FOUND

32

RIM=625.27' (STORM)  
36" CONCRETE STRUCTURE  
622.67' AT BOTTOM OF SNORKEL RESTRICTOR SW

33

RIM=625.84' (STORM)  
48" CONCRETE STRUCTURE  
692.90' AT HOLE IN 8" CLAY N/S

34

RIM=626.23' (STORM)  
48" CONCRETE STRUCTURE  
619.84' AT HOLE IN 8" CLAY N  
619.64' AT HOLE IN 10" CLAY S  
INV=620.28' (6" CLAY NE)  
INV=620.31' (4" CLAY ENE)  
INV=620.43' (8" CLAY E)

35

RIM=626.38' (COMBINATION SEWER)  
48" CONCRETE STRUCTURE  
INV=618.55' (10" CLAY N)  
INV=623.43' (4" PVC NE)  
INV=619.53' (6" PVC S)  
INV=618.55' (12" CLAY SW)

36

RIM=626.36' (SANITARY)  
48" CONCRETE STRUCTURE  
INV=620.08' (6" PVC N/E)

37

RIM=625.62' (STORM)  
36" CONCRETE STRUCTURE  
INV=620.59' (6" PVC N)  
INV=622.27' (6" PVC E)  
INV=620.21' (6" PVC S)  
619.99' AT TOP OF 6" PVC W  
621.29' AT TOP OF 6" VERTICAL PIPE  
619.29' AT BOTTOM OF 6" VERTICAL PIPE  
619.99' AT WATER LEVEL

38

RIM=625.19' (STORM)  
48" CONCRETE STRUCTURE  
INV=621.24' (6" PVC NE)  
INV=621.34' (6" PVC W)  
INV=621.34' (6" PVC W)  
621.29' AT TOP OF 6" VERTICAL PIPE  
619.29' AT BOTTOM OF 6" VERTICAL PIPE  
619.99' AT WATER LEVEL

39

RIM=625.17' (STORM)  
48" CONCRETE STRUCTURE  
INV=622.10' (8" PVC N)  
INV=622.33' (6" PVC E)  
INV=621.73' (6" PVC W)

40

RIM=625.15' (STORM)  
48" CONCRETE STRUCTURE  
INV=622.95' (6" PVC NW)

41

RIM=626.64' (SANITARY)  
36" CONCRETE STRUCTURE  
INV=618.92' (12" CLAY E/W)

42

RIM=626.33' (STORM)  
60" CONCRETE STRUCTURE  
39' WELL  
620.14' AT BOTTOM OF STRUCTURE  
620.41' AT WATER LEVEL

43

RIM=626.03' (STORM)  
24" CONCRETE STRUCTURE  
INV=623.80' (8" PVC N)

44

RIM=626.03' (STORM)  
24" CONCRETE STRUCTURE  
INV=623.59' (9" PVC NE/S)

45

RIM=626.16' (STORM)  
48" CONCRETE STRUCTURE  
INV=623.11' (6" PVC NW)  
INV=623.11' (8" PVC SW)  
INV=623.11' (10" PVC N)

46

RIM=626.61' (STORM)  
10"x10" PVC STRUCTURE  
INV=625.81' (6" PVC NW)

47

RIM=626.55' (STORM)  
10"x10" PVC STRUCTURE  
INV=625.70' (6" PVC W)

48

RIM=627.11' (STORM)  
24" CONCRETE STRUCTURE  
INV=624.11' (4" PVC N/W)  
INV=623.97' (6" PVC SW)

49

RIM=626.96' (STORM)  
24" CONCRETE STRUCTURE  
INV=624.75' (6" PVC E)  
INV=624.71' (6" PVC SE)  
INV=624.48' (6" PVC SW)  
INV=624.66' (6" PVC NNW)

50

RIM=627.03' (SANITARY)  
36" CONCRETE STRUCTURE  
INV=618.41' (12" CLAY NW)  
INV=621.85' (8" CLAY NW/SW)

51

RIM=626.55' (WATER)  
48" CONCRETE STRUCTURE  
622.60' AT TOP OF 6" DIP E/W

52

RIM=626.36' (WATER)  
48" CONCRETE STRUCTURE  
622.51' AT TOP OF 8" DIP E/W

53

RIM=625.11' (STORM)  
36" CONCRETE STRUCTURE  
INV=621.03' (10" RCP NW)  
INV=621.03' (12" RCP NW)

54

RIM=625.32' (STORM)  
48" CONCRETE STRUCTURE  
INV=621.87' (10" RCP N)  
INV=620.18' (12" RCP E)  
INV=620.19' (12" RCP W/4" RESTRICTOR W)

55

RIM=626.53' (STORM)  
48" CONCRETE STRUCTURE  
INV=622.83' (8" CLAY NE)  
623.38' AT WATER LEVEL

56

RIM=626.46' (STORM)  
48" CONCRETE STRUCTURE  
INV=622.83' (8" CLAY SE)  
623.13' AT WATER LEVEL

57

RIM=626.09' (STORM)  
24" CONCRETE STRUCTURE  
INV=623.63' (4" PVC NE)  
INV=623.61' (6" PVC SW)

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

**WT GROUP**  
Engineering with Precision, Pace and Passion.

2875 Pratum Avenue | Hoffman Estates, IL 60192  
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Engineering • Design • Consulting

NILES TOWNSHIP DISTRICT  
FOR SPECIAL EDUCATION 807  
8701 MENARD AVENUE  
MORTON GROVE, IL 60053

ISSUE

TO	DATE
CLIENT	8/20/20

CHECK: F

DRAWN: RE

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**CLIP 4**

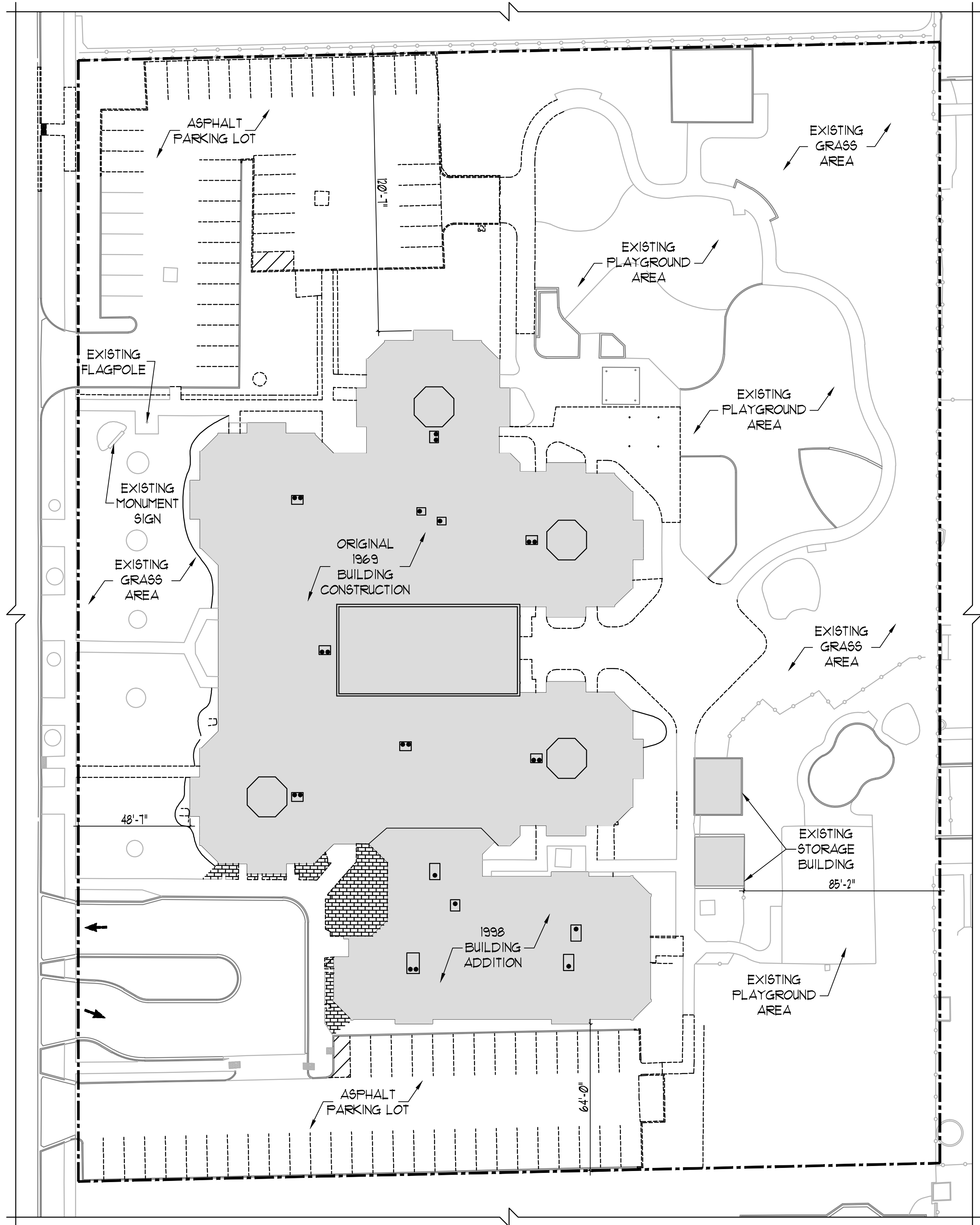
SHEET 3 OF 3

## BOUNDARY GRAPHIC SURVEY



1 Address:	8701 Menard Ave, Morton Grove, IL 60053
2 Existing property size:	182,725 sq ft (448,83x370')
3 Existing Building Area (SF):	First Floor = 42,584    Second Floor = 1,579
4 Proposed Building Area (SF):	First Floor = 54,054    Second Floor = 7,886
5 Current zoning:	R2

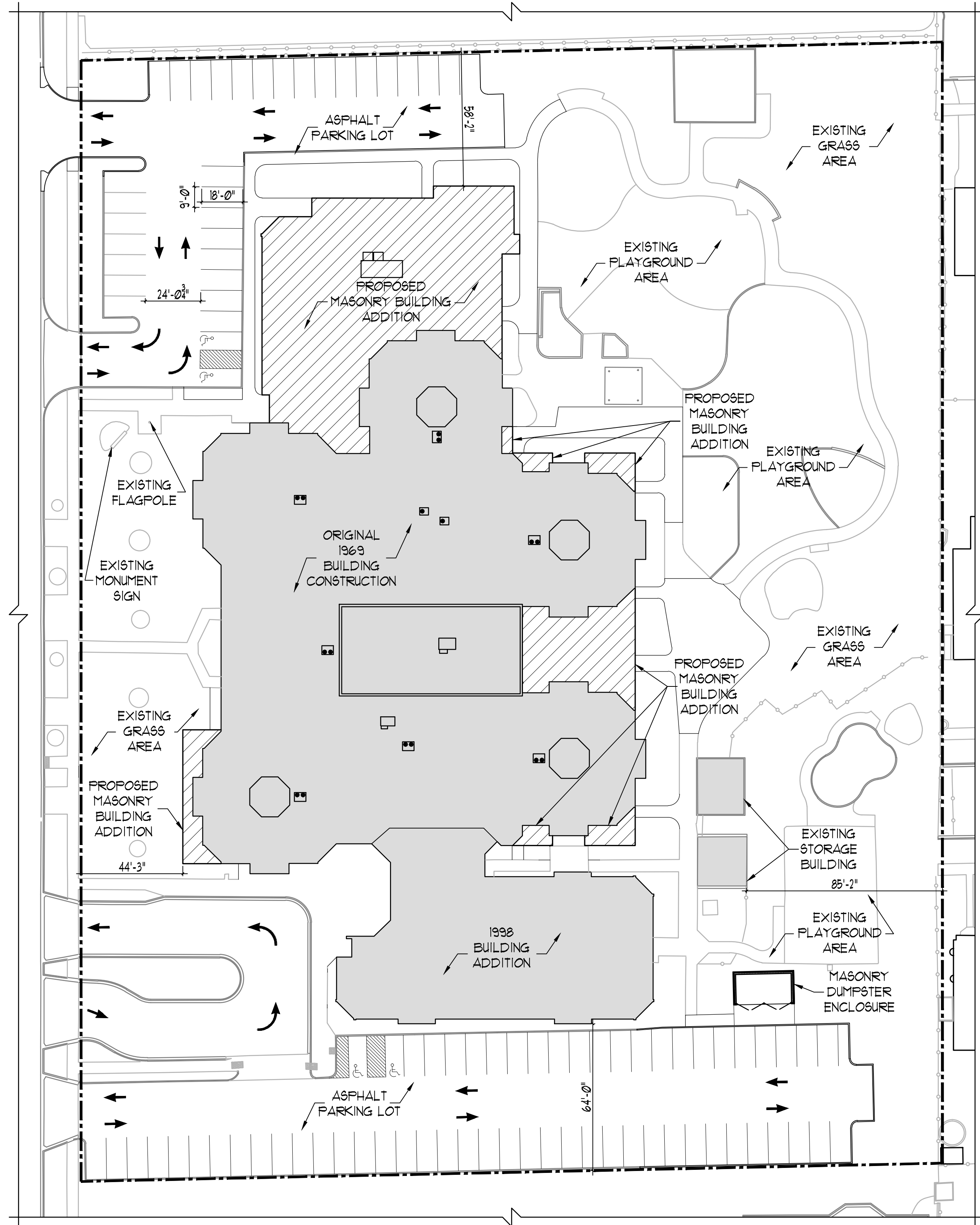
Zoning Analysis:	R2	Existing structure:	Proposed design:	Design complies w/ zoning:
1 Front yard setback	25'-0"	48'-7"	44'-3"	YES
2 Side yard setback	5'-0"	120'-7"64'-0"	88'-2"64'-0"	YES
3 Rear yard setback	30'	85'-2"	85'-2"	YES
4 Maximum building height	3 stories 35' max	1.5 stories 20'	2 Stories - 40'	NO
5 FAR (floor area ratio)	0.80	0.24	0.34	YES
6 On-site parking	1 Parking space per staff member 65 Total Staff	83+2 ADA	89+4 ADA	YES
7 Lot coverage	0.6	0.54	0.6	YES



1 EXISTING OVERALL SITE PLAN  
1/32" = 1'-0"



EXISTING SITE AREA CALCULATIONS	
TOTAL PROPERTY AREA:	182,725
BUILDING COVERAGE:	42,584
PLAY AREA:	13,800
GRASS:	10,813
ASPHALT:	35,148
SIDEWALK:	20,325



2 PROPOSED OVERALL SITE PLAN  
1/32" = 1'-0"



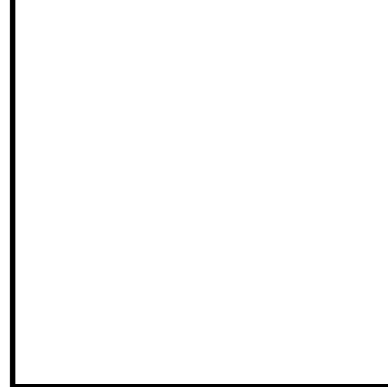
PROPOSED SITE AREA CALCULATIONS	
TOTAL PROPERTY AREA:	182,725
BUILDING COVERAGE:	54,054
PLAY AREA:	13,800
GRASS:	59,188
ASPHALT:	36,655
SIDEWALK:	19,028



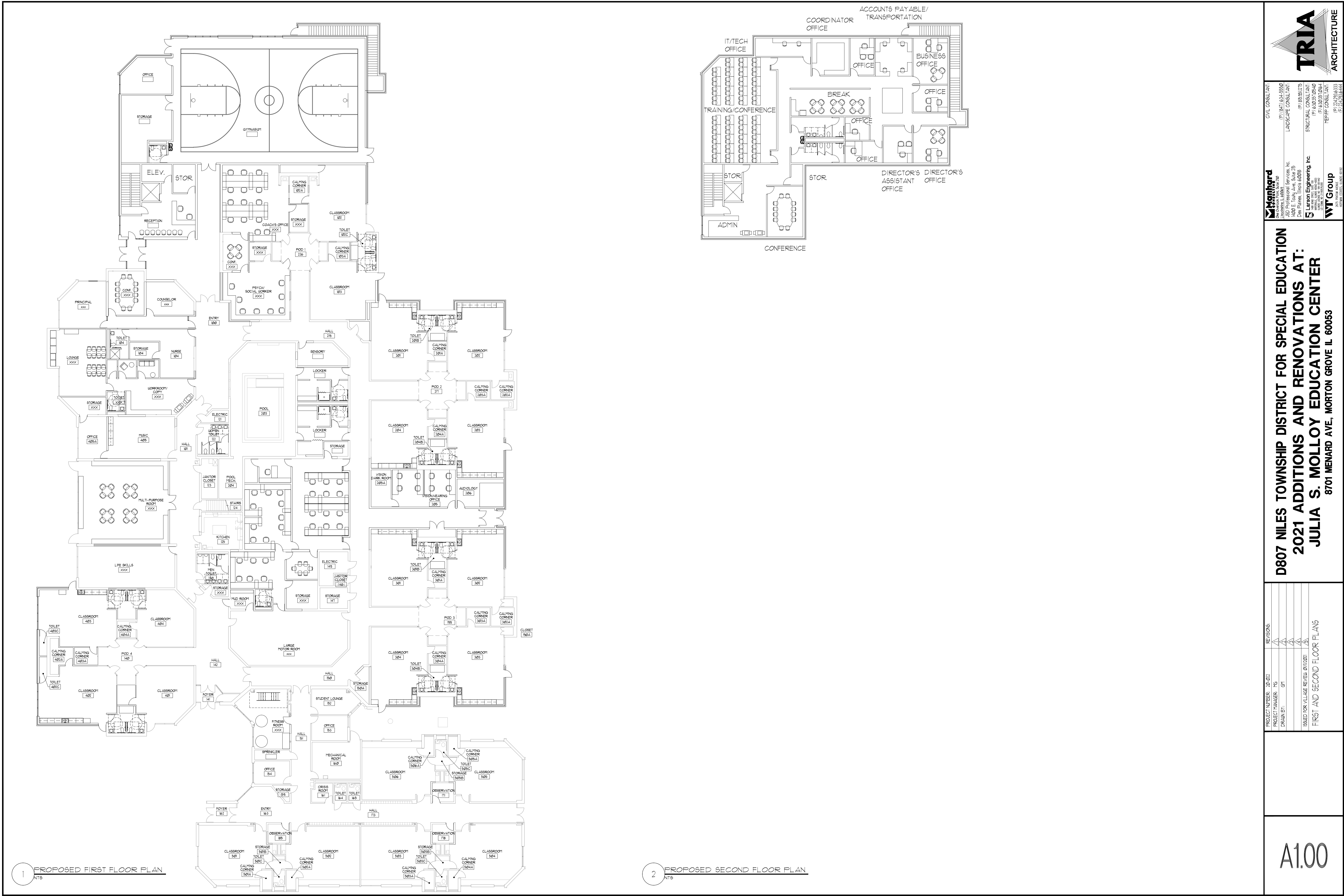
CIVIL CONSULTANT	(P) (847) 654-5550
LANDSCAPE CONSULTANT	(P) (847) 654-5550
STRUCTURAL CONSULTANT	(P) (847) 654-5550
MEP/ELECTRICAL CONSULTANT	(P) (847) 654-5550
WET GROUP	(P) (847) 654-5550

**D807 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION**  
**2021 ADDITIONS AND RENOVATIONS AT:**  
**JULIA S. MOLLOY EDUCATION CENTER**  
 8701 MENARD AVE, MORTON GROVE IL 60053

PROJECT NUMBER	10-001
PROJECT NAME	DC
DRAWN BY	DC
ISSUED FOR VILLAGE REVIEW	08/02/2021
EXISTING AND PROPOSED SITE PLANS	



AS1.00



1 PROPOSED FIRST FLOOR PLAN  
NTS

2 PROPOSED SECOND FLOOR PLAN  
NTS

TRIA

ARCHITECTURE

CIVIL CONSULTANT  
(P) 847.634.5500  
LANDSCAPE CONSULTANT  
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STRUCTURAL CONSULTANT  
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Manhard

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ASD Professional Services, Inc.

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WT Group

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Chicago, Illinois 60658  
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D807 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION

2021 ADDITIONS AND RENOVATIONS AT:

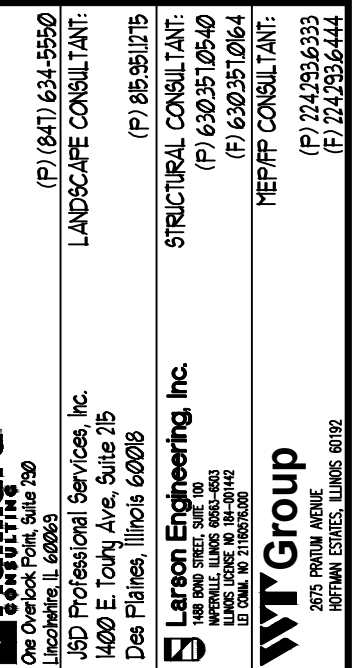
JULIA S. MOLLOY EDUCATION CENTER

8701 MENARD AVE., MORTON GROVE IL 60053

PROJECT NUMBER	20-001
PROJECT MANAGER	TPS
DRAWN BY:	GT
ISSUED FOR VILLAGE REVIEW 01/11/2021	
FIRST AND SECOND FLOOR PLANS	

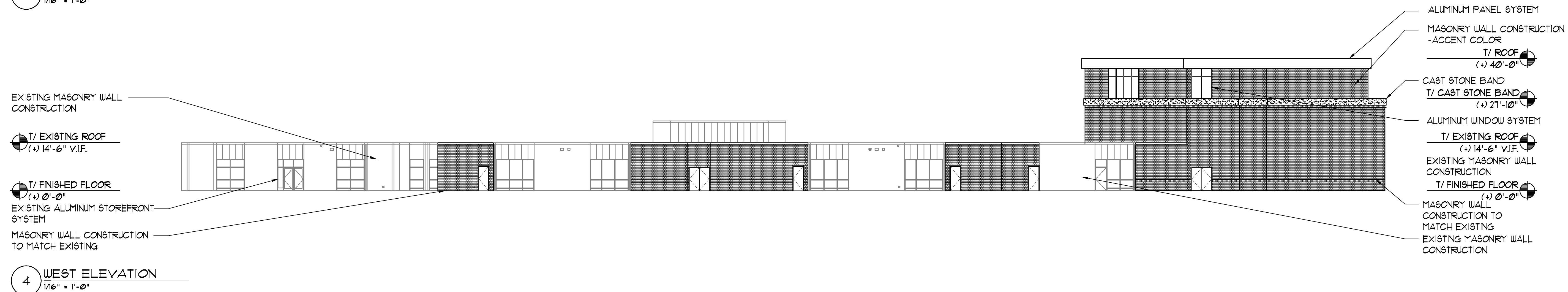
A1.00

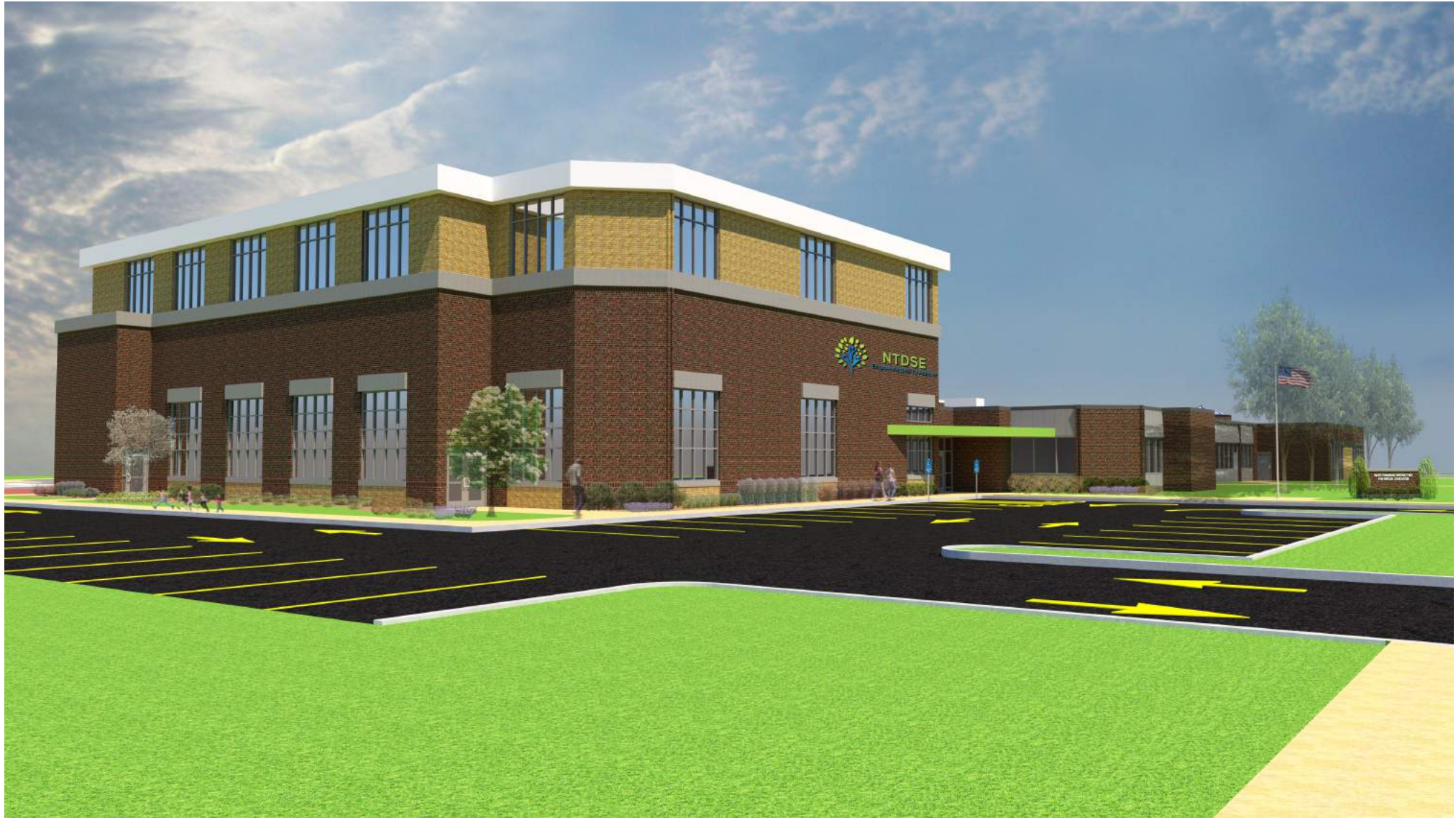




**8701 MENARD AVE., MORTON GROVE IL 60053**

## A4.00





D801 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION - 2021  
ADDITIONS AND RENOVATION AT JULIA S. MOLLOY EDUCATION CENTER

**TRIA** ARCHITECTURE

RENDERING 01

01/11/2021







D801 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION - 2021  
ADDITIONS AND RENOVATION AT JULIA S. MOLLOY EDUCATION CENTER

**TRIA** ARCHITECTURE

RENDERING 02

01/11/2021



TREE PRESERVATION  
GENERAL NOTES

DURING CONSTRUCTION TAKE ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED). INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO REMAIN.
2. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF REMAINING TREES. APPROPRIATE PROTECTIVE FENCING SHALL INCLUDE WOODEN SNOW FENCE OR VINYL CONSTRUCTION FENCE.
4. ALL REQUIRED PROTECTIVE FENCING OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
6. UNLESS OTHERWISE INDICATED ON THE PLANS, NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.
7. WHERE CONSTRUCTION TAKES PLACE WITHIN THE CRITICAL ROOT ZONE OF ONE SIDE OF A TREE PROPOSED FOR PRESERVATION, PROTECTIVE FENCING SHALL BE EXTENDED BEYOND THE CRITICAL ROOT ZONE OF THE OTHER SIDE OF THE TREE TO MAXIMIZE PROTECTION OF THE ROOT SYSTEM.
8. TREES WHICH ARE PRESERVED, BUT WILL BE AFFECTED DURING THE CONSTRUCTION PROCESS SHALL HAVE THE CROWNS AND ROOTS PRUNED BY A CERTIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI Z100.

IF, IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, THE NECESSARY PRECAUTIONS AS SPECIFIED WERE NOT UNDERTAKEN BEFORE CONSTRUCTION COMMENCED, OR ARE NOT MAINTAINED AT ANY TIME DURING CONSTRUCTION, A STOP WORK ORDER SHALL BE ISSUED UNTIL SUCH TIME AS THE CONTRACTOR COMPLIES WITH THE PRECAUTIONS HEREIN.

LANDSCAPE PLAN  
GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHER UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 230 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z60.1).
5. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.
6. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND OTHER LANDSCAPE FEATURES FOR APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT AND SHALL CHECK FOR CORRECT SPACING BEFORE PLANTING.
7. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE OWNER/LANDSCAPE ARCHITECT AS EACH PHASE OF WORK IS UNDERTAKEN PRIOR TO PLANTING OPERATIONS SO THAT THE OWNER/LANDSCAPE ARCHITECT CAN BE PRESENT TO VERIFY PLANTS IMMEDIATELY PRIOR TO PLANTING. IF NOTICE IS NOT GIVEN BY THE CONTRACTOR, HE SHALL REMOVE/REPLACE PLANTS AS DIRECTED BY THE OWNER/LANDSCAPE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.

LANDSCAPE PLAN  
NOTES CONT.

8. PLANT TREES AND SHRUBS AFTER THE FINAL GRADES HAVE BEEN ESTABLISHED AND PRIOR TO THE PLANTING OF LAWNS UNLESS OTHERWISE ACCEPTABLE TO THE OWNER. IF PLANTING OF TREES OCCURS AFTER LAWN WORK, THE LANDSCAPE CONTRACTOR SHALL PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGED LAWN RESULTING FROM PLANTING OPERATIONS.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE AS IT BORE TO THE GRADE AT THE NURSERY.
10. PRUNE BROKEN OR CROSS BRANCHING AT THE TIME OF PLANTING. DO NOT REMOVE LEADER.
11. FOR TREES PLANTED IN TURF AREAS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6'-0" DIA. SHREDDED HARDWOOD BARK MULCH RING (REMOVE EXISTING TURF) AT A MINIMUM OF 3" THICK (AFTER SETTLEMENT) WITH A CULTIVATED EDGE AT THE BASE OF EACH TREE. MULCH SHALL BE PLACED WITHIN TWO (2) DAYS AFTER TREES ARE PLANTED. THIS SHALL BE CONSIDERED INCIDENTAL TO TREE PLANTINGS. INCLUDE TERRA-SORB HYDROGEL CRYSTALS WITH PLANTING MIX.
12. TREES SHALL BE SET IN TRUE, VERTICAL ALIGNMENT AFTER PLANTING.
13. ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
14. ADJUST SHRUB, PERENNIAL, AND GROUND COVER SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS.
15. THE OWNER/LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT PLANTS ON SITE WHETHER STOCK PILED OR PLANTED IN PLACE. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.
16. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
17. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN. THE CONTRACTOR SHALL FURNISH AND INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH UNDER ALL TREE PLANTINGS AND SHRUB BEDS. (SUBMIT SAMPLE, SEE SPECS.)
18. AN APPROVED ORGANIC PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
19. STORE ALL PLANTS ON SITE OUT OF DIRECT WINDS IN AN AREA DESIGNATED BY THE OWNER'S AGENT.
20. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND MAINTENANCE OPERATIONS.
21. ALL PLANTS SHALL BE GROUPED TOGETHER BY SPECIES AND SIZE AND SHALL BE COVERED WITH MULCH OR COMPOST TO PREVENT DESICCATION.
22. FOR ALL GROUND COVERS, ROTOTILL 2" OF SPHAGNUM PEAT INTO TOPSOIL TO A DEPTH OF 6" TO YIELD A HOMOGENOUS MIXTURE OF TOPSOIL AND PEAT.
23. GROUND COVER AREAS SHALL ONLY RECEIVE 1 1/2" SHREDDED HARDWOOD MULCH (NO FABRIC). CAREFULLY PLACE MULCH AROUND PLANT BASE.
24. FINE GRADE, FERTILIZE, AND SEED/SOD ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. SEEDED AREAS SHALL INCLUDE EROSION CONTROL BLANKET, SEE SPECIFICATIONS. ALL TURF AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND NOR PUDDLE. ALL TURF AREAS SHALL RECEIVE 6" THICK BLACK TOPSOIL-ALLOW FOR SETTLEMENT.
25. DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.
26. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT.
27. SUBSTITUTION OF PLANT MATERIAL DUE TO LACK OF AVAILABILITY MUST BE APPROVED BY THE OWNER/LANDSCAPE ARCHITECT. SUBSTITUTE PLANTS SHALL BE THE SAME SIZE, OR LARGER, AND OF EQUAL OR BETTER VALUE THAN THE ITEMS SPECIFIED. THE "EQUALITY" WILL REST WITHIN THE SOLE JUDGMENT OF THE OWNER/LANDSCAPE ARCHITECT.
28. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF ALL TAGGED PLANT MATERIAL PRIOR TO PURCHASE FOR APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT.
29. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL ESTABLISHED.

CUMULATIVE PLANT SCHEDULE

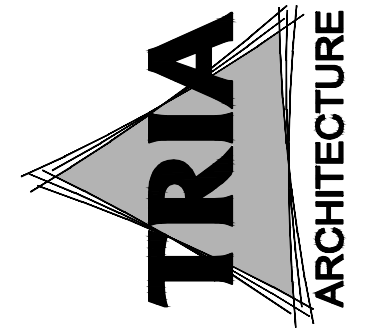
AMCA	2	6' bb	Amelanchier canadensis	Shadblow Serviceberry
SYPE	2	7' bb	Syrina peginensis 'DTR124'	Summer Charm Pekin Lilac
BUGG	10	24" bb	Buxus microphylla var. koreana x sempervirens	Green Gem Boxwood
FOGA	3	30" bb	Fothergilla gardenii	Dwarf Fothergilla
HYAN	12	5 gal	Hydrangea arborescens	Annabelle Hydrangea
PHOP	17	30" bb	Physocarpus opulifolius 'Tiny Wine Ninebark'	Tiny Wine Ninebark
RHPJ	3	24" bb	Rhododendron x P.J.M.	PJM Rhododendron
SPBU	12	5 gal	Spiraea X bumalda 'Gold Flame'	Goldflame Spirea
SYTO	13	5 gal	Spiraea X bumalda 'Tor'	Birchleaf Spirea
TATA	9	24" bb	Taxus media 'Taunton'	Taunton Yew
VICA	2	36" bb	Viburnum carlesii	Korean Spice Viburnum
AJRE	106	3"	Ajuga reptans 'Binblasca'	Black Scallop Bugleweed
ALMO	23	#01 (gal)	Alchemilla mollis	Lady's Mantle
AMTA	14	#01 (gal)	Amsonia tabernaemontana 'Blue Ice'	Blue Star
ASPU	18	#01 (gal)	Astilbe chinensis	Pumila Astilbe
GEJB	21	#01 (gal)	Geranium x 'Johnson's Blue'	Johnson's Blue Geranium
HEHR	47	#01 (gal)	Hemerocallis 'Happy Returns'	Happy Returns Daylily
NEFA	30	#01 (gal)	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint
OPPL	47	4"	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass
STBY	23	#01 (gal)	Stachys byzantina 'Silver Carpet'	Silver Carpet Lambs Ear
CAOV	14	#01 (gal)	Calamagrostis x acutiflora 'Overdam'	White Feather Reed Grass
PAVI	16	#01 (gal)	Panicum virgatum 'Apache Rose'	Apache Rose Switch Grass
PEAL	29	#01 (gal)	Pennisetum alopecuroides	Fountain Grass

SITE FURNISHINGS SCHEDULE

KEY	ITEM	MODEL	MFR	QUANTITY	COMMENTS
BO	BOLLARD	TF6001	WT	15	COLOR: SAND (A22)
PL	12"X30" PLANTER	WR-123036	TO	1	36" HEIGHT. COLOR: MATCH BLUE FROM SCHOOL LOGO TEXTURE: T2
PL2	30" DIA. PLANTER	WS-3000	TO	1	21" HEIGHT. COLOR: MATCH BLUE FROM SCHOOL LOGO TEXTURE: T2
PL3	36" DIA. PLANTER	WS-3600	TO	2	30" HEIGHT. COLOR: MATCH BLUE FROM SCHOOL LOGO TEXTURE: T2

MANUFACTURERS REPRESENTATIVES & SUPPLIER LIST

1.	TO	TOURNESOL SITEWORKS	CONTACT: BRIAN MITALO TOURNESOL 847-867-9290 BMITALO@TOURNESOL.COM
2.	WA	WAUSAU TILE	CONTACT: RACHEL BATHKE WAUSAU TILE INC. BRANDS 715-241-0320 RBATHKE@WAUSAUTILE.COM

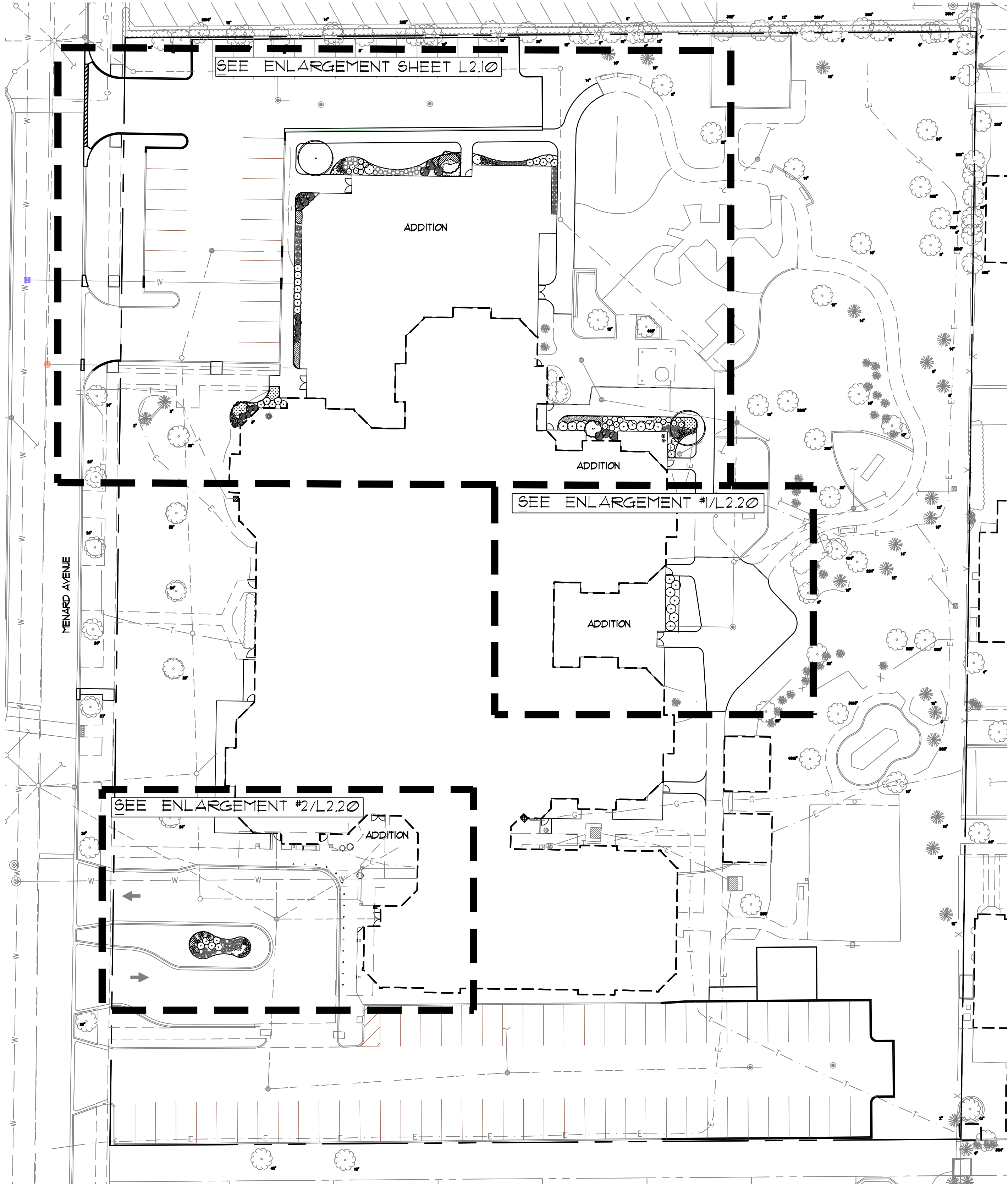


CIVIL CONSULTANT  
LANDSCAPE CONSULTANT  
STRUCTURAL CONSULTANT  
MECHANICAL CONSULTANT  
ELECTRICAL CONSULTANT  
HYDRAULIC CONSULTANT  
GEOTECHNICAL CONSULTANT

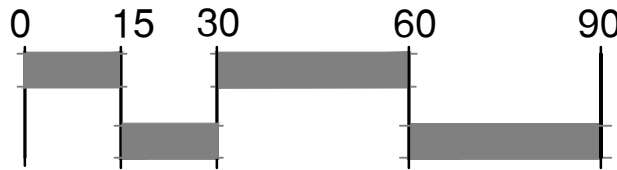
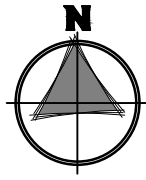
D807 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION  
2021 ADDITIONS AND RENOVATIONS AT:  
JULIA S. MOLLOY EDUCATION CENTER  
8701 MENARD AVE, MORTON GROVE IL 60053

PROJECT NUMBER: 20-001  
PROJECT MANAGER: YG  
DRAWN BY:  
ISSUED FOR VILLAGE REVIEW: 08/20/2021  
GENERAL NOTES & CALCULATIONS & PLANT SCHEDULE





1 OVERALL KEY PLAN  
1" = 30' - 0"



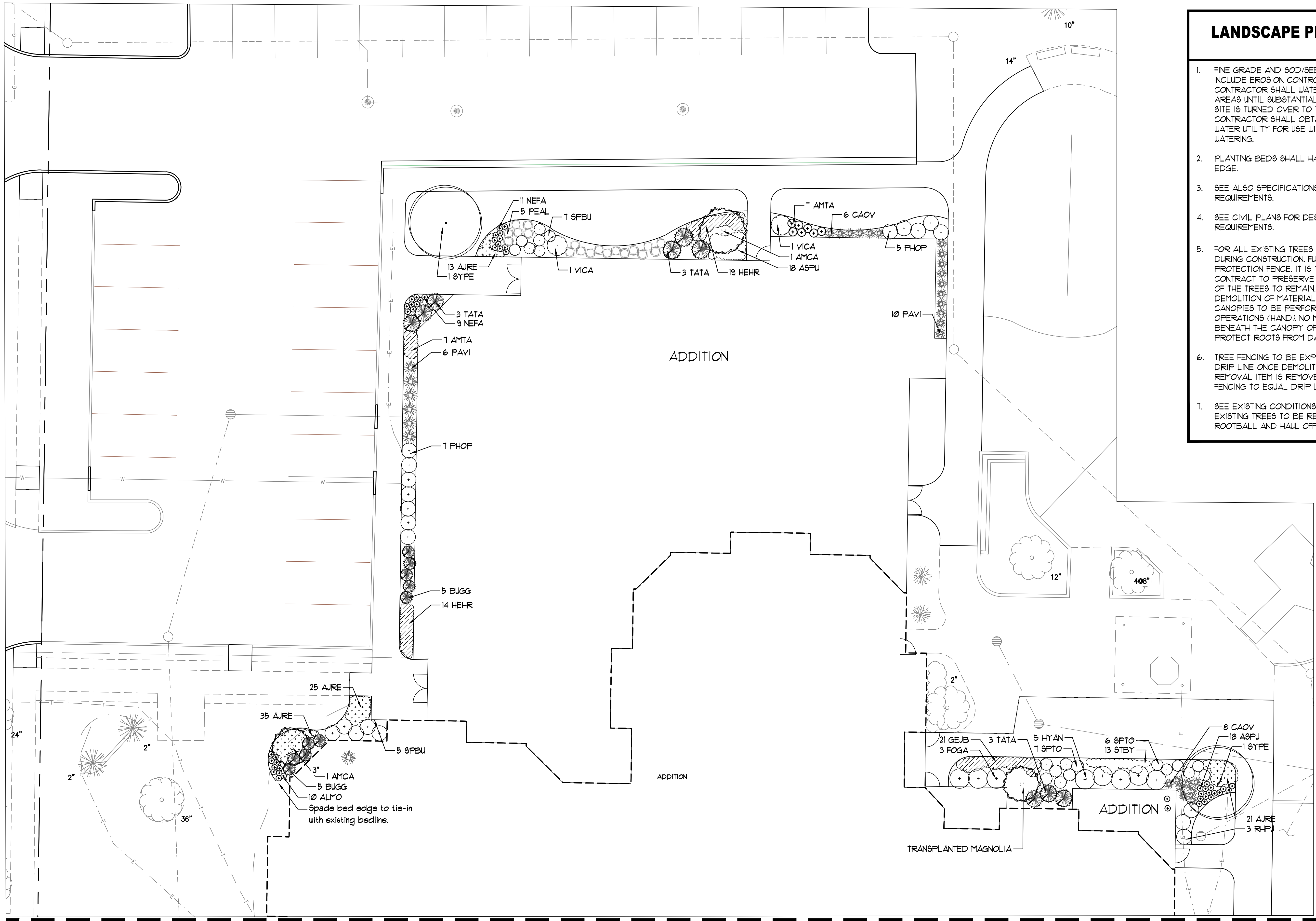
PROJECT NUMBER	20-021	REVISIONS	
PROJECT MANAGER	YG		
DRAWN BY:			
ISSUED FOR VILLAGE REVIEW 08/20/2021			
LANDSCAPE KEY PLAN			

D807 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION  
2021 ADDITIONS AND RENOVATIONS AT:  
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8701 MENARD AVE, MORTON GROVE IL 60053

<b>ManiHard</b> Professional Services, Inc. 250 Professional Services, Inc. 1400 E. Tolia Ave. Suite 105 Des Plaines, Illinois 60018 TEL: 847.398.1100 WWW.MANIHARD.COM	<b>WT Group</b> 1875 W. 15th Street, Suite 200 Morton Grove, IL 60053 TEL: 847.398.1100
CIVIL CONSULTANT (P) 847.624.5550 LANDSCAPE CONSULTANT (P) 855.917.75 STRUCTURAL CONSULTANT (P) 847.398.1100 MEPP CONSULTANT (P) 724.398.1100	



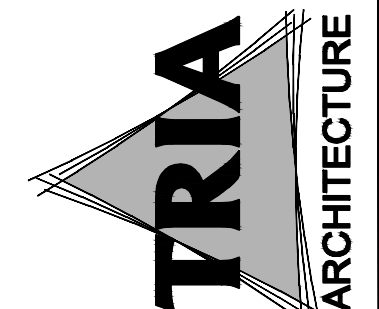
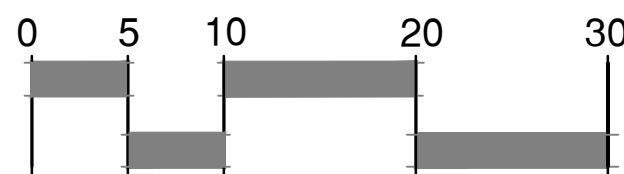
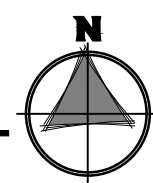




### LANDSCAPE PLAN NOTES:

1. FINE GRADE AND SOD/SEED DISTURBED AREA, INCLUDE EROSION CONTROL BLANKET. THE CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION AND THE SITE IS TURNED OVER TO THE OWNER. THE CONTRACTOR SHALL OBTAIN A METER FROM THE WATER UTILITY FOR USE WITH EXISTING HYDRANT FOR WATERING.
2. PLANTING BEDS SHALL HAVE A 3" NATURAL SPADE EDGE.
3. SEE ALSO SPECIFICATIONS FOR PLANTING REQUIREMENTS.
4. SEE CIVIL PLANS FOR DESIGN/CONSTRUCTION REQUIREMENTS.
5. FOR ALL EXISTING TREES TO REMAIN: PROTECT DURING CONSTRUCTION. FURNISH AND INSTALL TREE PROTECTION FENCE. IT IS THE ESSENCE OF THE CONTRACT TO PRESERVE THE PRESENT CONDITION OF THE TREES TO REMAIN. ALL REMOVALS AND DEMOLITION OF MATERIALS BENEATH THE TREE CANOPIES TO BE PERFORMED BY MANUAL OPERATIONS (HAND). NO MACHINERY TO BE USED BENEATH THE CANOPY OF THE TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE.
6. TREE FENCING TO BE EXPANDED TO INCLUDE ENTIRE DRIP LINE ONCE DEMOLITION HAS OCCURRED. ONCE REMOVAL ITEM IS REMOVED, ADJUST PROTECTION FENCING TO EQUAL DRIP LINE.
7. SEE EXISTING CONDITIONS/DEMOLITION PLANS FOR EXISTING TREES TO BE REMOVED, INCLUDE ROOTBALL AND HAUL OFF SITE.

1 LANDSCAPE PLAN ENLARGEMENT  
1"=10'-0"

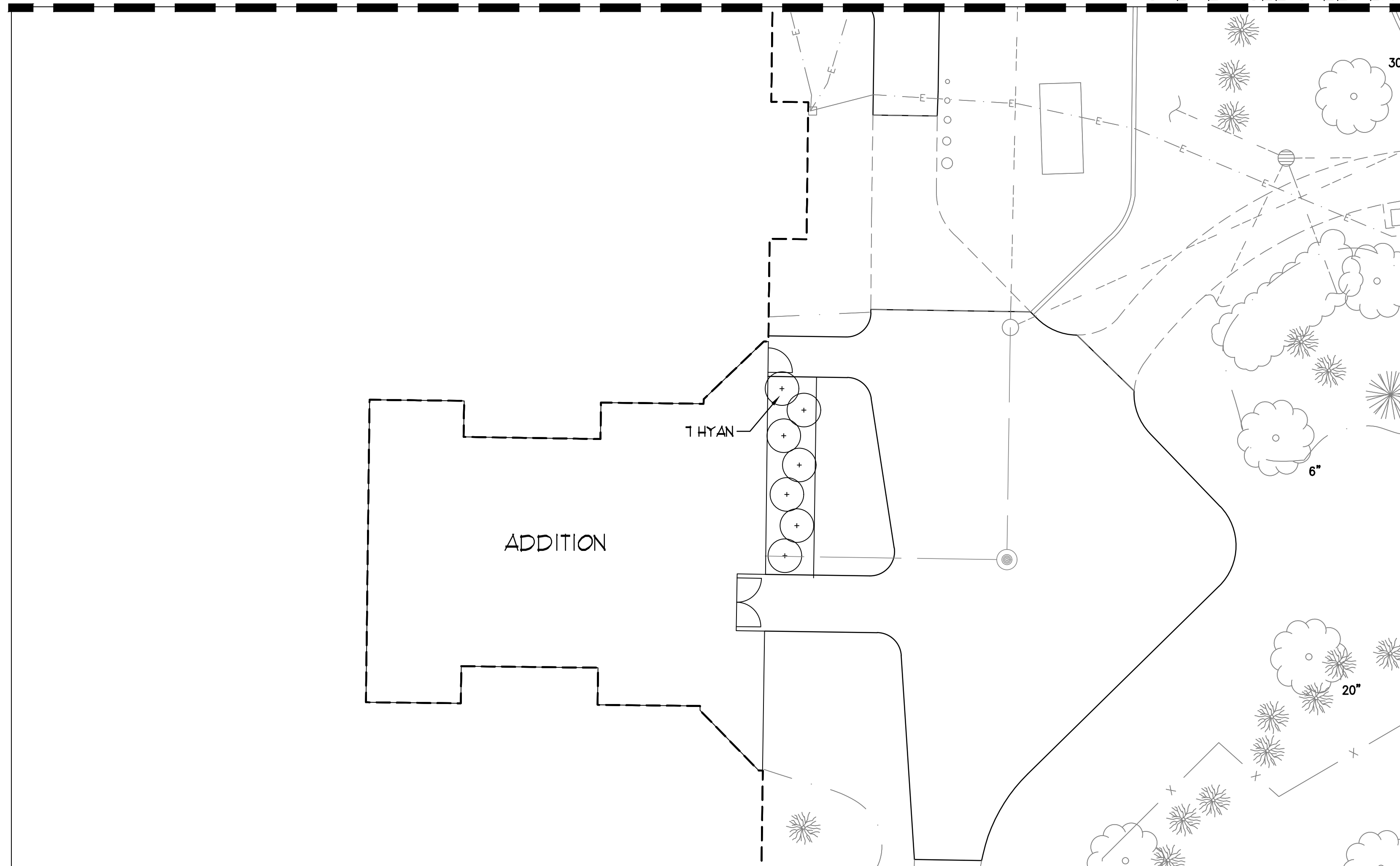


CIVIL CONSULTANT  
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LANDSCAPE CONSULTANT  
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STRUCTURAL CONSULTANT  
(P) 847.634.5550  
MECHANICAL CONSULTANT  
(P) 847.634.5550  
ELECTRICAL CONSULTANT  
(P) 847.634.5550


D807 NILES TOWNSHIP DISTRICT FOR SPECIAL EDUCATION  
2021 ADDITIONS AND RENOVATIONS AT:  
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8701 MENARD AVE, MORTON GROVE L 60053

PROJECT NUMBER	20-001
PROJECT MANAGER	YS
DRAWN BY	
ISSUED FOR VILLAGE REVIEW	01/20/2021
LANDSCAPE PLAN ENLARGEMENT	

L2.10

[illegible]

1. FINE GRADE AND 60D/SEED DISTURBED AREA, INCLUDE EROSION CONTROL BLANKET, THE CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION AND THE SITE IS TURNED OVER TO THE OWNER. THE CONTRACTOR SHALL OBTAIN A METER FROM THE WATER UTILITY FOR USE WITH EXISTING HYDRANT FOR WATERING.
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7. SEE EXISTING CONDITIONS/DEMOLITION PLANS FOR EXISTING TREES TO BE REMOVED, INCLUDE ROOTBALL AND HAUL OFF SITE.
8. FURNISH AND INSTALL PLANTER AS MANUFACTURED BY TOURNESOL SITE WORKS. SEE ALSO SITE FURNISHING SCHEDULE. PLANTER TOPSOIL SHALL CONSIST OF:
  - 25% 3/8 SHREDDED PINE BARK FINES
  - 25% PEAT
  - 10% MUSHROOM COMPOST
  - 10% SAND
  - 30% TOPSOIL
9. FURNISH AND INSTALL BOLLARD "X". SEE ALSO SITE FURNISHINGS SCHEDULE.



**TRIA**  
ARCHITECTURE

<b>WWT Group</b> 10000 WILLOW CREEK DRIVE NORTH WINDY, LINDSEY 65132 (P) 724.793.6133 (F) 724.793.6444	<b>REFEF CONSULTANT:</b> (P) 724.793.6133 (F) 724.793.6444
<b>Lascon Engineering, Inc.</b> 4000 E. YORK AVE., SUITE 315 THE PLAINS, ILLINOIS 60088 (P) 815.917.0718 (F) 815.917.0718	<b>STRUCTURAL CONSULTANT:</b> (P) 630.35.0540 (F) 630.35.0540 (P) 630.35.0540 (F) 630.35.0540
<b>3SD Professional Services, Inc.</b> 1400 E. YORK AVE., SUITE 315 THE PLAINS, ILLINOIS 60088 (P) 815.634.5500 (F) 815.634.5500	<b>LANDSCAPE CONSULTANT:</b> (P) 815.634.5500 (F) 815.634.5500

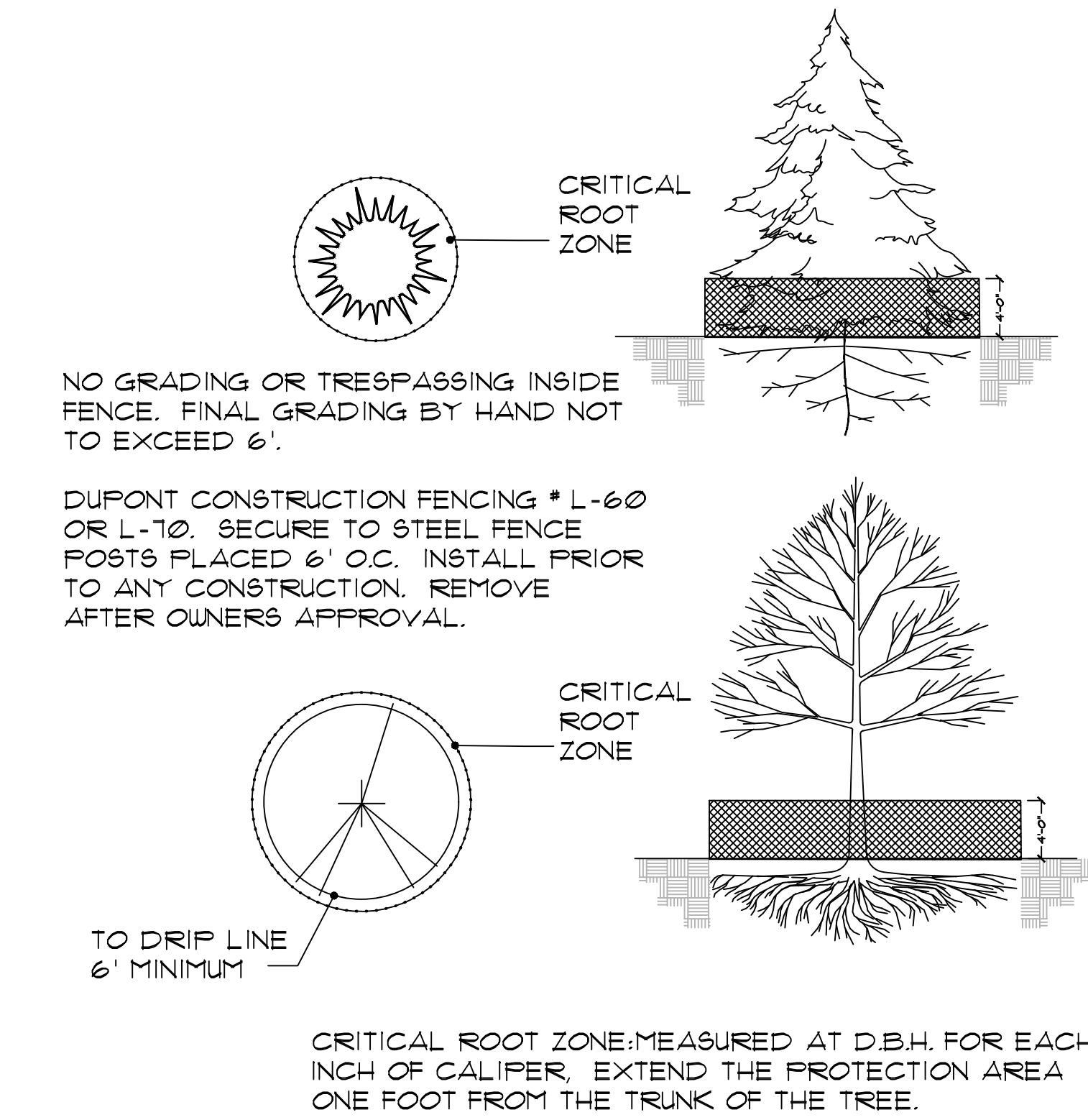
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8701 MENARD AVE., MORTON GROVE IL 60053**

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ISSUED FOR VILLAGE REVIEW:	01/10/2021	<input checked="" type="checkbox"/>

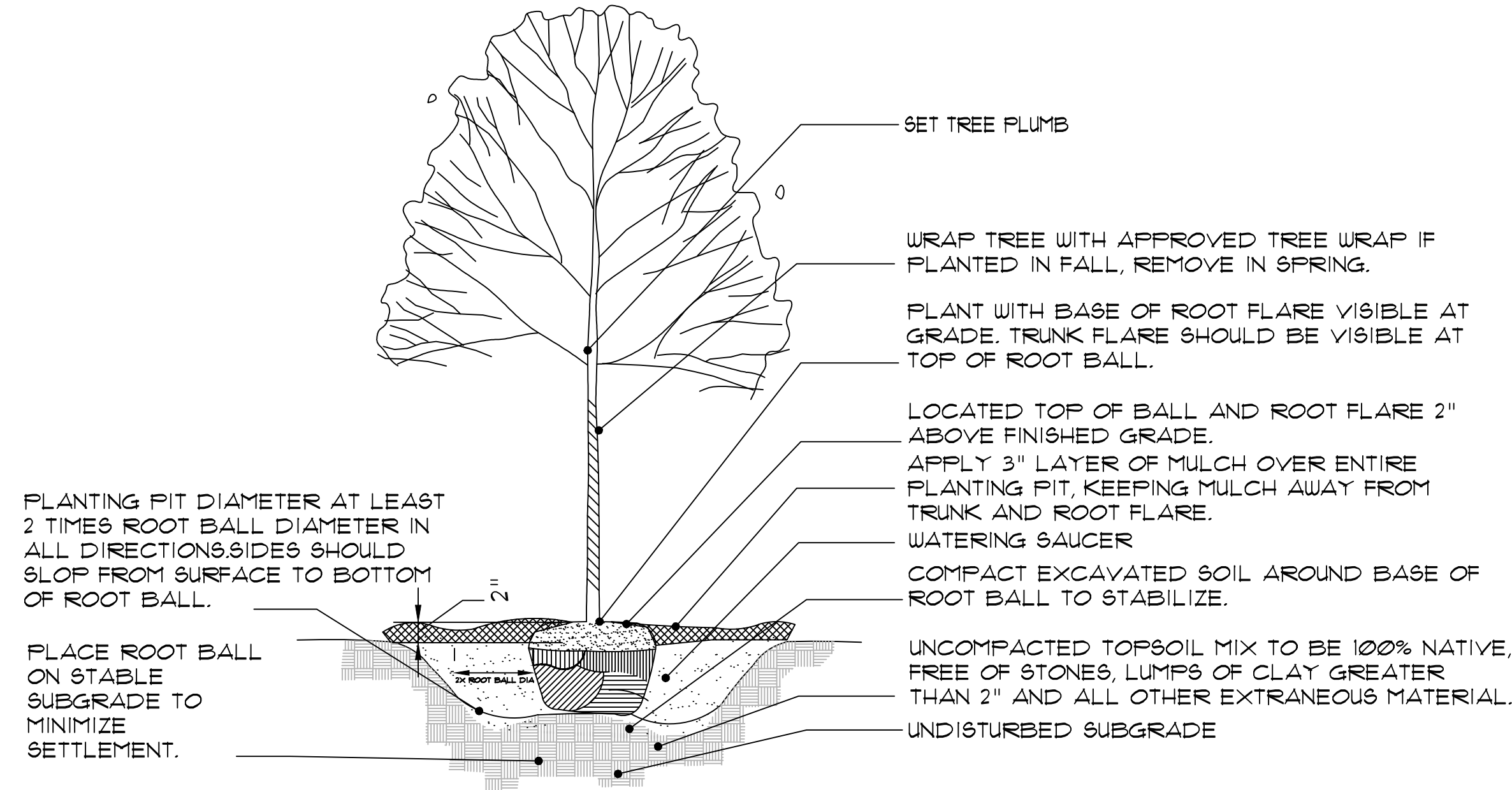
LANDSCAPE PLAN ENLARGEMENT

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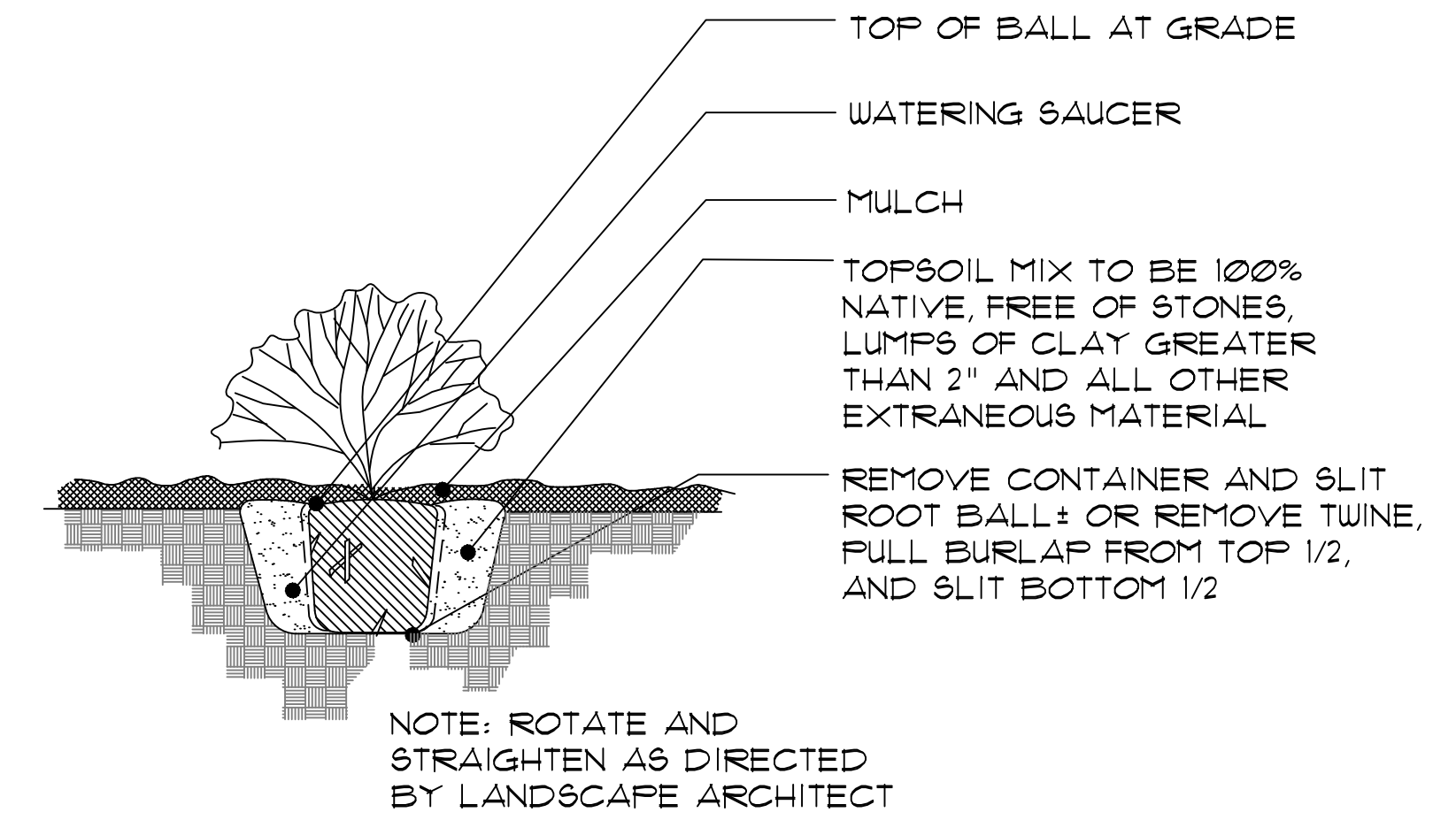




1 TREE PROTECTION FENCING  
NTS

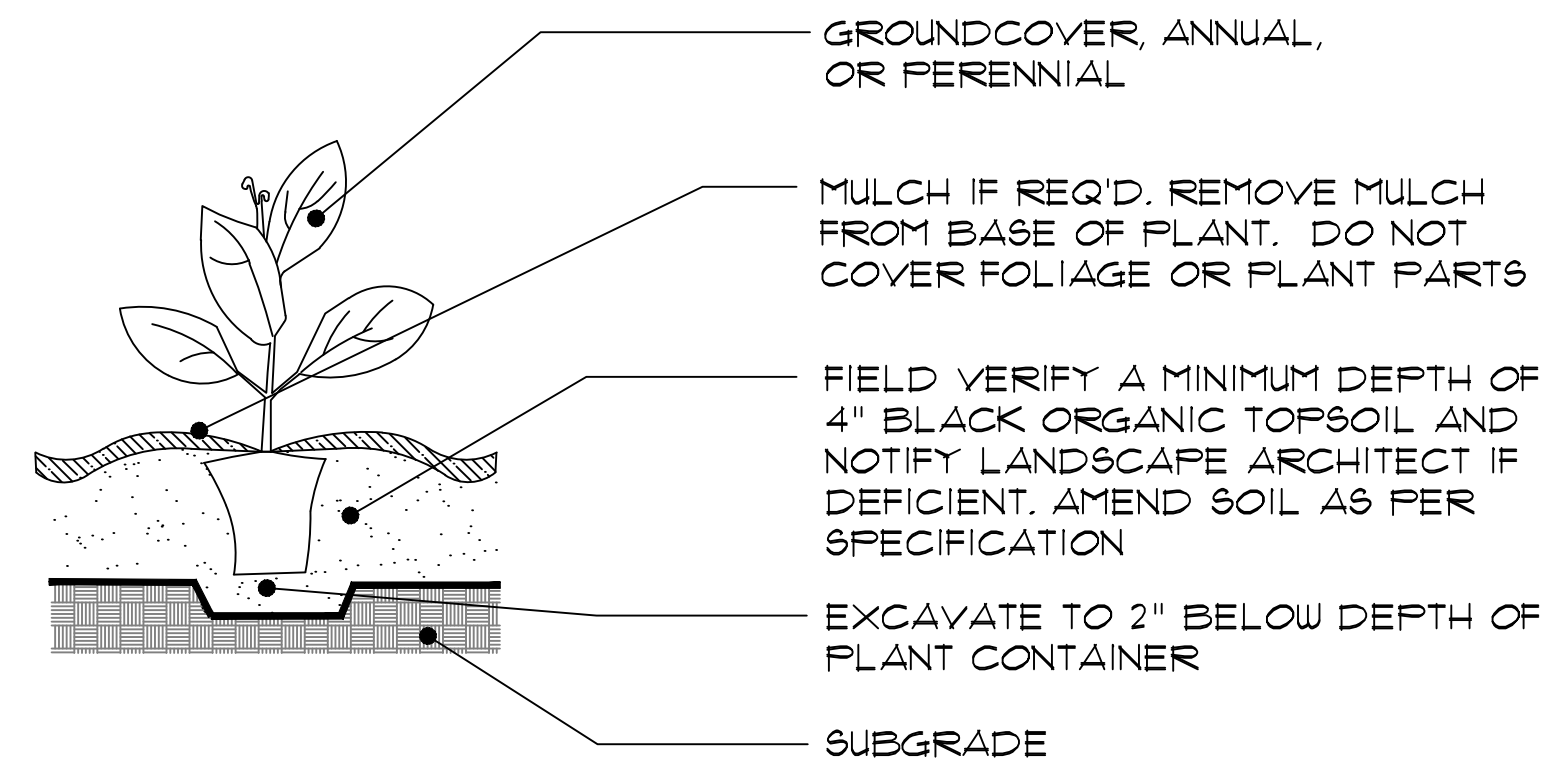


2 DECIDUOUS TREE  
NTS

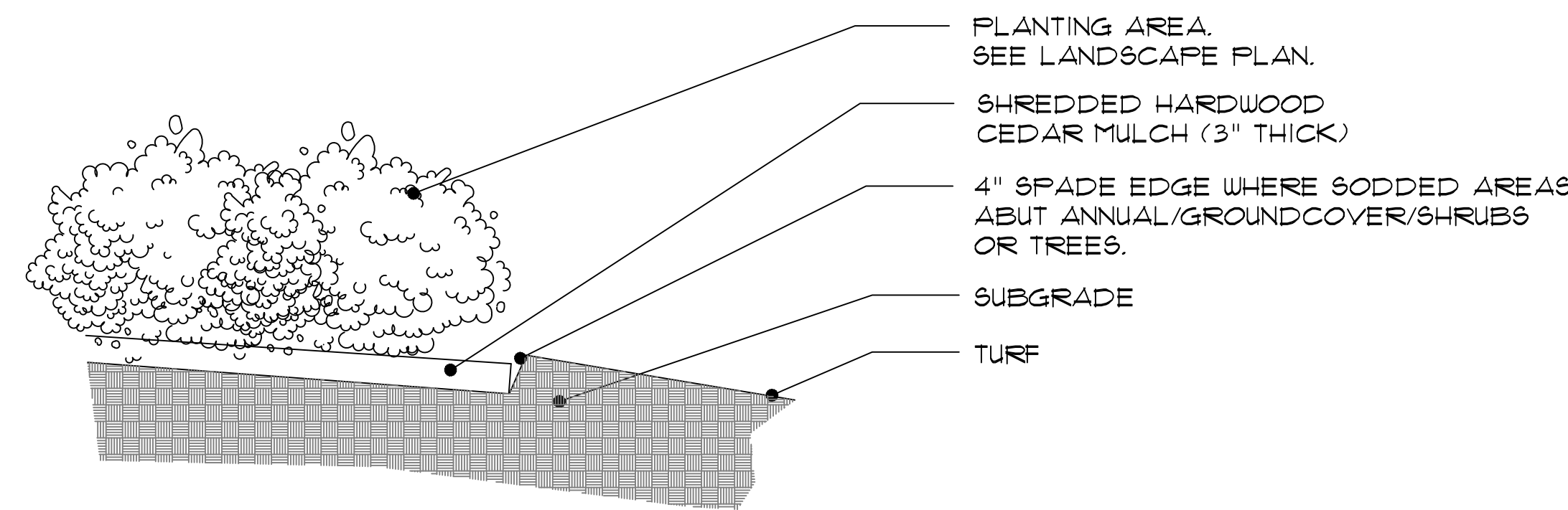


3 DECIDUOUS/EVERGREEN SHRUB  
NTS

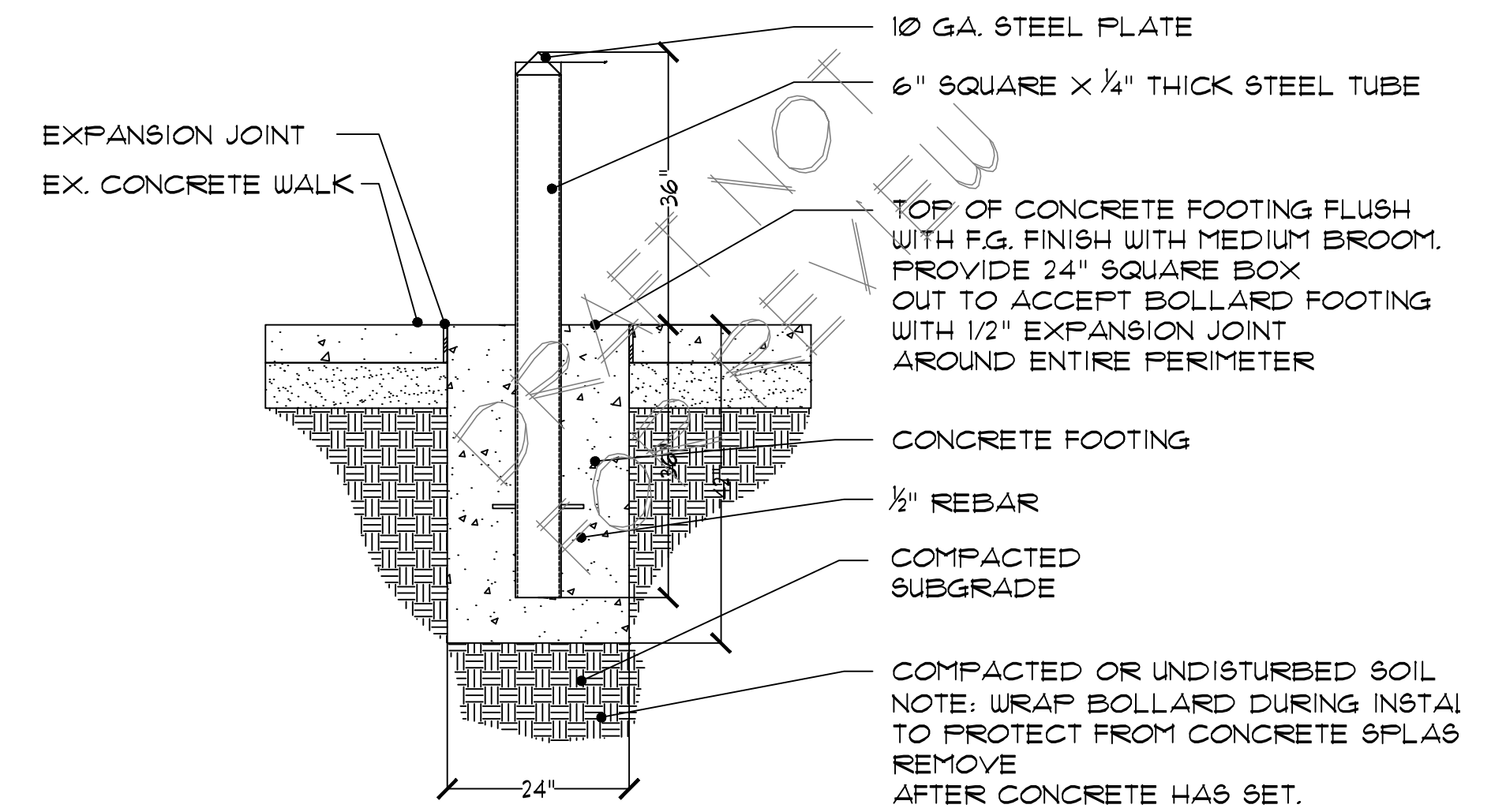
WATER THOROUGHLY AFTER PLANTING AND MAINTAIN AS PER SPECIFICATION



4 PERENNIAL/ORNAMENTAL GRASS  
NTS



5 NATURAL SPADE EDGE  
NTS



6 BOLLARD  
NTS