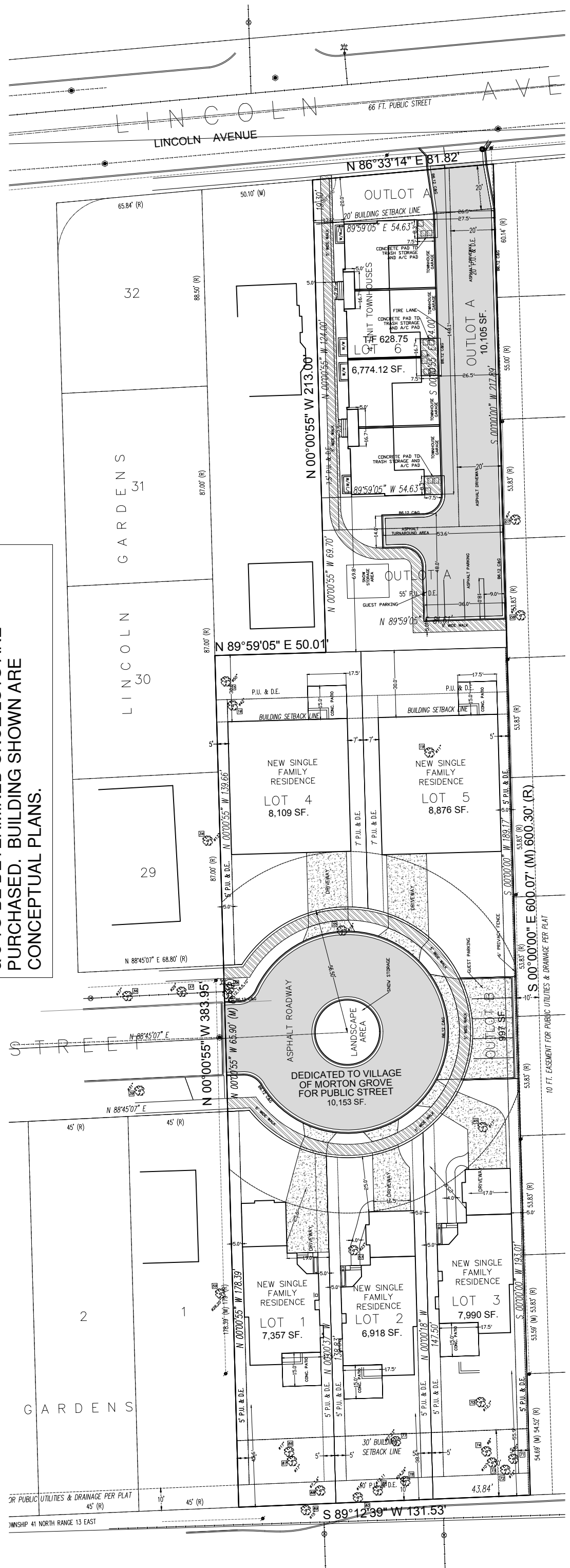


EXACT BUILDING FOOT PRINT FOR LOT 1, 2, 3, 4, & 5 TO BE DETERMINED ONCE LOTS ARE PURCHASED. BUILDING SHOWN ARE CONCEPTUAL PLANS.



PAVEMENT LEGEND

	STANDARD DUTY PAVEMENT
	2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
	8" AGGREGATE BASE COURSE CA-6, TYPE B
	CONCRETE APRON
	8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)*
	4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	5" PORTLAND CEMENT CONCRETE (8" PCC THROUGH DRIVEWAYS)
	4" COMPACTED AGGREGATE BASE COURSE, TYPE B

*REFER TO CONCRETE JOINT DETAILS (IF ANY).

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: B. BONO P.E.	1A	PRELIMINARY PLAN	12-10-2018
ENGINEER: A. VEER P.E.	1A	PRELIMINARY PLAN FOR VILLAGE REVIEW	08-30-2019
ENGINEER: W. HEBURN	1B	PRELIMINARY PLAN FOR VILLAGE REVIEW	05-11-2019
TECHNICIAN:	1C	PRELIMINARY PLAN FOR VILLAGE REVIEW	06-24-2020

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 CIVIL ENGINEERS

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 PARK RIDGE, IL 60068 FAX: (847) 823-3303
 bbono@bonoconsulting.com

PRELIMINARY SITE PLAN & GEOMETRIC PLAN

MEDINA GARDENS PLANNED DEVELOPMENT

6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

NOT FOR CONSTRUCTION

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PROJECT NUMBER: 17239

START DATE: JUN. 10, 2017

GRAPHIC SCALE

SCALE: 1"=30'-0"

SHEET NUMBER

14 OF -

ZONING OVERVIEW - LOT #1 (R2)
(LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 7,357 sq.ft. (0.169 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT#2
MINIMUM LOT AREA	7,357 SQ.FT.	5,900 SQ.FT. PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	43.84 FT	50 FT (Sec. 12-4-2-D)	Waiver of 6.16'
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #3
(LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 7,990 sq.ft. (0.183 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT#2
MINIMUM LOT AREA	7,990 SQ.FT.	5,900 SQ.FT. PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	43.84 FT	50 FT (Sec. 12-4-2-D)	Waiver of 6.16'
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #6 & OUTLOT A (R3)
(4-UNIT TOWNHOUSE BUILDING)

LOT AREA 17,588 sq.ft. (0.404 acres)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT#1
MAXIMUM PERMITTED DENSITY	4 units on 0.404 acres lot	16 units per acre (Sec. 12-4-2-D)	N/A - compliant
MINIMUM LOT WIDTH	81.61 FT	60 FT (Sec. 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	20 FT	25 FT (Sec. 12-4-2-D)	Waiver of 5'
SIDE (WEST) SETBACK	13.6 FT	5 FT (Sec. 12-4-2-D)	N/A - compliant
SIDE (EAST) SETBACK	27.6 FT	5 FT (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	69.8 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	30 FT	35 FT (Sec. 12-4-2-D)	N/A - compliant
FLOOR AREA	0.652(11460 SF)	0.6 (10,553 SF) (Sec. 12-4-2-D)	Waiver of 907 SF
IMPERVIOUS COVERAGE	73.73 %	65% (Sec. 12-4-2-D)	Waiver of 8.73%
MAX. IMPERVIOUS REAR YARD COVERAGE	51.84 %	50% (Sec. 12-4-2-D)	Waiver of 1.84%

ZONING OVERVIEW - LOT #4
(LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 8,109 sq.ft. (0.186 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT#2
MINIMUM LOT AREA	8,109 SQ.FT.	5,900 SQ.FT. PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	66 FT	50 FT (Sec. 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

ZONING OVERVIEW - LOT #2
(LOT RESIDENTIAL DEVELOPMENT)

LOT AREA 6,918 sq.ft. (0.159 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/ REQUEST FOR LOT#2
MINIMUM LOT AREA	6,918 SQ.FT.	5,900 SQ.FT. PER 1 INIT	N/A - compliant
MINIMUM LOT WIDTH	43.84 FT	50 FT (Sec. 12-4-2-D)	Waiver of 6.16'
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

ZONING OVERALL ANALYSIS

DIMENSION AT CONTROL	ORDINANCE REQUIREMENTS	PROPOSED
LOT SIZE FOR PUD ELIGIBILITY	1 ACRE MINIMUM (Sec. 12-6-3)	1.56081 acres
MAXIMUM DENSITY	9 DWELLING UNIT PER 1 ACRE 4 TOWNHOUSES plus 5 SINGLE FAMILY HOMES	
MAXIMUM IMPERVIOUS LOT COVERAGE	65% MAXIMUM	61.10%
OPEN SPACE COVERAGE	35% MINIMUM	38.90%

PARKING DEMAND ANALYSIS

USE	REQUIREMENTS	CALCULATED PARKING DEMAND	POARKING PROVIDED MEDINA GARDENS TOWNHOUSE PROPOSAL
4 TOWNHOUSES	2 SPACES PER 1 DWELLING UNIT	4 x 2= 8 SPACES	8 GARAGE SPACES 4 VISITOR SPACES
5 LOT RESIDENTIAL DEVELOPMENT	2 SPACES PER 1 DWELLING UNIT	5 x 2= 10 SPACES	10 GARAGE SPACES 10 VISITOR SPACES

TOTAL REQUIRED: 18 SPACES TOTAL PROPOSED: 32 SPACES

PROPOSED SUBDIVIDED LOTS

LOT NO.	AREA SQ. FT. / ACRE	No of UNITS / LOT
LOT 1	7,357 / 0.169	1
LOT 2	6,918 / 0.159	1
LOT 3	7,990 / 0.183	1
LOT 4	8,109 / 0.186	1
LOT 5	8,876 / 0.204	1
LOT 6 & OUTLOT A	17,588 / 0.404	4
OUTLOT B	997 / 0.023	-
CUL-DE-SAC	10,153 / 0.233	-
TOTAL	67,988.95 / 1.561	9

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