



Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
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Planning and Zoning Board Agenda March 12, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: February 13, 2024 Regular Meeting

Public Comment: For matters that are not on the agenda

Pending Applications:

1. **Address:** 180 N. East River Road

Case Number: 24-008-FPUD-FPLAT

The petitioner is requesting the following items: (i) a final Planned Unit Development (PUD) to construct a new 16-unit townhouse development; (ii) a final Plat of Subdivision to subdivide the existing lot into 17 new lots of record; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-09-402-007-0000

Petitioner: MAS Land Investments 2, LLC (Representative: Todd Polcyn, 837 N. Maple Avenue, Palatine, IL 60067)

Owner: MAS Land Investments 2, LLC (Representative: Todd Polcyn, 837 N. Maple Avenue, Palatine, IL 60067)

2. **Address:** 1421 Henry Avenue

Case Number: 24-009-V

The petitioner is requesting a standard variation to reduce the required front yard to allow for construction of a second-story addition onto the existing residence in the R-1 Single Family Residential district, and any other variations, waivers and zoning relief as may be necessary.

PINs: 09-20-219-004-0000

Petitioner: George Cherny, 2742 Linneman St., Glenview IL 60025

Owners: George Cherny, 2742 Linneman St., Glenview IL 60025

3. **Address:** 1958 Illinois Street

Case Number: 24-011-MAP-V

The petitioner is requesting the following items: (i) a zoning map amendment from R-1, Single Family Residential to R-3, Townhouse Residential; (ii) variation to the minimum lot area requirement; (iii) a Major Variation from the off-street parking requirement; and (iv) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-29-230-025-0000, 09-29-230-026-0000

Petitioner: Wojciech Gracz and Anna Boruk, 1958 Illinois Street, Des Plaines, Illinois 60018

Owners: Wojciech Gracz and Anna Boruk, 1958 Illinois Street, Des Plaines, Illinois 60018

4. **Address:** 1628 Rand Road

Case Number: 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

PIN: 09-16-104-022-0000

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Owner: Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

Adjournment

Next Agenda: The March 26, 2024 meeting will be cancelled. Next meeting is on April 9, 2024.

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.

Case No. 24-003-V
Case No. 23-005-FPLAT

Variation
Final Plat

692 W Oakton Avenue
2991-3025 Mannheim Road
3041 Orchard Place and
1620-1630 W Higgins Road
1628 Rand Road

Case No. 24-004-CU

Conditional Use



DES PLAINES PLANNING AND ZONING BOARD MEETING
February 13, 2024
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, February 13, 2024, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:02 p.m. and roll call was established.

PRESENT: Szabo, Fowler, Weaver, Saletnik, Veremis
ABSENT: Hofherr, Catalano
ALSO PRESENT: Jeff Rogers, CED Director
Ryan Johnson, Assistant CED Director
Samantha Redman, Senior Planner
Jonathan Stytz, Senior Planner

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Saletnik, seconded by Board Member Veremis to approve the meeting minutes of January 23, 2024.

AYES: Szabo, Fowler, Weaver, Saletnik, Veremis
NAYS: None
ABSENT: Hofherr, Catalano
ABSTAIN: None

MOTION CARRIED

APPROVAL OF MINUTES

A motion was made by Board Member Fowler, seconded by Board Member Saletnik to approve the Special Meeting minutes of February 6, 2024.

AYES: Fowler, Weaver, Saletnik, Veremis
NAYS: None
ABSENT: Hofherr, Catalano
ABSTAIN: Szabo

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Pending Applications:

1. Address: 692 W. Oakton

Case Number: 24-003-V

The petitioner has requested the following items: i) a major variation to allow a garage to exceed the maximum size; ii) a major variation to allow for three accessory structures where two are allowed; and iii) an accessory structure (gazebo) that exceeds the maximum size.

Petitioner: Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018

Owner: Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018

Case Number: 24-003-V

PIN: 08-24-309-013-0000

Ward: #8, Alderman Mike Charewicz

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single Family Residence

Surrounding Zoning: North: R-1, Single Family Residential District
South: M-2, General Manufacturing
East: R-1, Single Family Residential District
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single family detached house
South: Water reclamation facility
East: Single family detached house
West: Single family detached house

Street Classification: Oakton Street is an Illinois Department of Transportation (IDOT) minor arterial roadway.

Comprehensive Plan: The Comprehensive Plan illustrates the site as single family residential.

Zoning/Property History: This property currently consists of a single-family detached house with an attached and detached garage, shed, gazebo and shared driveway connecting to the neighboring property at 688 Oakton Street. A permit to construct a 720 square-foot detached garage and associated driveway was approved in 1997 for the previous owner of the property.

Per City records, the current property owner purchased the property in July 2015. An interior remodeling permit for the house, unrelated to the structures subject to this variation request, was issued to the current owner in October 2015. Per aerials between 2015 and 2023, the garage addition, new shed, and new gazebo were constructed. The 2013 Plat of Survey notes no permits are on file for the construction or alteration of these accessory structures. This property is the subject of an active code enforcement case to address the non-permitted structures, which has been ongoing since January 2023.

Project Description: *Overview*

The subject property at 692 W. Oakton St. consists of a one-story house with an attached two-car garage, a detached two-car garage, a shed, gazebo, and a driveway on a 20,229 square foot lot. The subject of this variation is to allow several accessory structures to exceed the maximum size and number permitted by Section 12-8-1 of the Zoning Ordinance. The petitioner did not receive a building permit for any of the additions or structures subject to this variation request.

Major Variation Requests

The detached garage, shed and gazebo are classified as “accessory structures” and are subject to Section 12-8-1 of the zoning ordinance, regulating location, size, and height. The requested relief is outlined in the table below.

	Maximum Allowed	Existing
Variation Request 1 - Exceed Maximum Garage Area (Section 12-8-1.C.5)	720 square feet	1,001 square feet
Variation Request 2 - Exceed number of accessory structures (Section 12-8-1.C.4)	2 accessory structures	Three accessory structures (shed, gazebo, detached garage)
Variation Request 3 – Exceed Maximum Accessory Structure Area (Section 12-8-1.C.5)	225 square feet	Gazebo: 258 square feet

Refer to the variation findings below as well as the petitioner’s response to standards and narrative attachments for justification for variation requests.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. **Hardship:** No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

Comment: The petitioner states a hardship or practical difficulty is the shared driveway with the adjacent property. As shown on the plat of survey, the driveway providing access to the property is shared with 688 W. Oakton St. The petitioner states additional space on the property is necessary to store vehicles to not block access along the driveway. However, the driveway is a non-conforming structure, exceeding the maximum allowable width in the current zoning ordinance, which includes more available off-street parking space than most properties. Although the shared driveway may be considered a hardship not encountered by many other properties, the necessity to store additional vehicles is unique to the current property owner and would not be a hardship encountered by a different occupant.

Through either testimony in the public hearing or via the submitted responses, the Board should review, question, and evaluate whether a hardship or practical difficulty exists.

2. **Unique Physical Condition:** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere

inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Comment: This lot is larger than the typical interior lot for R-1, Single Family Residential properties. The minimum lot area for any new R-1 zoned lot is 6,875 square feet; this property is 20,229 square feet in area, nearly three times the size of a standard lot. Building coverage, or the total area covered by roofed structures, is limited to 30% of an R-1 zoned lot. If the 30% maximum was met, principal or accessory structures could cover 6,068 square feet. With all the existing structures, the total building coverage is 3,326 square feet, or 16.4% of the property is covered by buildings (Refer to Site Plan for structure dimensions and locations). Thus, the larger lot means additional space for structures is available without exceeding the building coverage requirement and the depth of the lot and existing screening limits visibility of the structures from the street (Refer to Petitioner's Site and Context Photos).

The petitioner states in their response to standards for variation and narrative that the property is unique due to the shared driveway with the adjacent property, leading to limitations for parking along this road, and the property is located in close proximity to a busy roadway. Oakton Street has a greater than average traffic count compared to most residential streets and no parking available on the street, as discussed in the petitioner's narrative.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

Comment: The shared driveway, abnormally large lot, and proximity to a major roadway were not conditions created by the property owner. However, these conditions were present when the owner purchased the property. In addition, limitations to the size and number of accessory structures were present in the Des Plaines Zoning Ordinance when this property was purchased, and it is advisable that any property owner consider these limitations prior to purchase.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Comment: Although this property is larger than typical, it is not inherently a right to exceed the size and number of accessory structures on a residential property, no matter the size of lot or unique conditions.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot:

Comment: It can be argued the petitioner would experience a special privilege by allowing the three major variations, as all other properties in Des Plaines are limited in size and number of accessory structures no matter the property size. The property can still be reasonably used without these variations.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan:

Comment: The variations are generally in harmony with the intent of several requirements of the zoning ordinance for residential properties, namely building coverage and adherence to required setbacks. The primary purpose of regulations for accessory structures is to limit overcrowding of buildings on a property and reduce visual clutter to preserve property values and ensure the character and appearance of a residential neighborhood are maintained. The zoning ordinance, in an attempt to limit clutter and allow for sufficient separation between buildings, allows for up to 30% of a property to be covered by buildings and accessory structures are required to be at least 5 feet from a property line. The existing structures cover only 16.6 percent of the property, and all structures are over 5 feet from any property lines. If the accessory structures were not detached, but instead attached to the principal building (house), no variations would be necessary.

The presence of trees to screen the property and the placement of the structures far from any street facing elevations serves to accomplish similar outcomes as the accessory structure regulations in the Zoning Ordinance. The Comprehensive Plan does not specifically address accessory structures but does encourage the preservation of residential character and investment into the housing stock by property owners.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Comment: Another remedy for this variation is the reduction of size of accessory structures and elimination of one structure to meet code requirements. Reasonable use of the property is still possible without these variations.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

Comment: The variation request is the minimum measure of relief necessary.

PZB Procedure:

Major Variation

Under Section 12-3-6(F) of the Zoning Ordinance (Major Variations), the PZB has the authority to *recommend* approval, approval subject to conditions, or denial of the request to City Council. The decision should be based on review of the information presented by the applicant and the

standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance. If the PZB recommends approval of the request, staff recommends the following conditions.

Note: Section 12-3-6.I of the Zoning Ordinance states that the reviewing authority may grant variations less than or different from that requested when the record supports the petitioner's right to some relief but not the entire relief requested. In the recommendation to City Council, the PZB is able to recommend a modification to the relief requested.

Conditions of Approval:

1. Vehicles may only be driven and parked on driveway or within the attached or detached garage structure. Any other accessory structures may not be used for parking or storage of vehicles.
2. Building permits must be issued for all accessory structures within ninety days of City Council approval unless extension is requested and granted by the Community and Economic Development Director.
3. Under no circumstance may a motor vehicle repair business occur on this property, including any motor vehicle related home occupation, without issuance of a zoning certificate or business registration.

Chairman Szabo swore in the petitioner and a group of other individuals.

Krzysztof Sleszynski, petitioner, explained that his house is located on a large residential lot. One request is for a larger garage, the other is for a gazebo.

Chairman Szabo asked if the structures are already erected and when they were built. Mr. Sleszynski responded that the structures are erect. The gazebo was built last year, and the garage several years ago. The petitioner explained that parking is allowed on Oakton, however he feels that is unsafe to park on the street. The lot is 20,000 square feet, almost 3 times the minimum lot in that residential district. There is plenty of green area, so it is not affecting the water, and both the garage and gazebo are not visible from the street due to the trees. The garage addition is set back from the lot and is needed to keep their lawnmower and other equipment.

Chairman Szabo asked if any permits were obtained. The petitioner responded that a permit was obtained only for the shed years ago. The garage was just added to, and he did not know that a permit was required for the gazebo.

Board Member Weaver asked if the gazebo is up 12 months per year. The petitioner responded that it is.

Board Member Fowler asked when the garage was built. The petitioner responded perhaps 1998, but they just added the extension to the garage. The shed replaced another shed.

Board Member Veremis inquired how many structures were there when the house was built. The petitioner responded that there were three structures when he bought the house, including a shed and second garage.

Senior Planner Redman provided the staff overview and a favorable letter from the neighbor. The petitioner noted that the GIS map in the packet was marking the neighbors property, and clarified the location of the subject project.

Board Member Saletnik clarified that the garage is only for tools and not a business. The petitioner replied that he does not have a business. The garage is for the kids and working on old cars with his father. The driveway helps for turning around.

Board Member Saletnik said he would usually be in opposition, but he finds that the addition to garage roof structure is minor. This cannot be seen from the street, and it's also a long, large yard.

Board Member Weaver asked what was the accessory structure maximum until the code was changed last year. Senior Planner Redman replied 150 square feet. Board Member Weaver noted that the size would have been twice the size at the time it was constructed.

A motion was made by Board Member Saletnik, seconded by Board Member Fowler to approve the Major Variations as presented, as well as the conditions by staff noting that he sees exception for this due to the large lot.

- AYES: Szabo, Fowler, Weaver, Saletnik, Veremis
- NAYS: None
- ABSENT: Hofherr, Catalano
- ABSTAIN: None

*****MOTION CARRIED*****

**2 . Address: 2991-3025 Mannheim Road, 3041 Orchard Place and 1620-1630 W. Higgins Road
Case Number 23-005FPLAT**

The petitioner is requesting the following: (i) a Major Change to a Final PUD for an existing commercial development to develop an electric vehicle (EV) charging area on Lot 7 of Orchards at O'Hare; and (ii) an amendment to the conditional use for a Localized Alternative Sign Regulation (LASR) under Section 12-11-8 of the Zoning Ordinance.

Petitioner: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173

Owners: Orchards Lot 5, LLC; Orchards Lot 6, LLC; Orchards Lot 7, LLC; Prominence O'Hare, LLC; and DP Higgins, LLC (Manager: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173)

Case Number: 24-007-FPUD-CU LASR

PINs: 09-33-305-018-0000, -019, -020, -023, -024, -025

Ward: #6, Alderman Mark Walsten

Existing Zoning: C-3, General Commercial District

Existing Land Uses: Hotel (commercial) with attached restaurant under construction (commercial), Convenience Mart Fueling Station with accessory food and beverage (commercial), Multi-Tenant Commercial Building (commercial), and Class B restaurant with EV charging lot under construction (commercial)

Surrounding Zoning: North: C-3, General Commercial District (City of Des Plaines)
South: Commercial (D) (Village of Rosemont)
East: C-2, Limited Office Commercial District / C-3 General Commercial District (City of Des Plaines)
West: C-3 General Commercial District (City of Des Plaines) / Commercial (D) (Village of Rosemont)

Surrounding Land Use: North: I-90 Tollway, Commercial restaurants and retail development under construction
South: Class B Restaurant in City of Des Plaines (Commercial); Two Hotels and Class A Restaurant in Village of Rosemont (Commercial)
East: Railroad; then Multi-tenant Office Building (Commercial)
West: Hotel (Commercial) in Village of Rosemont

Street Classification: Mannheim and Higgins Roads are arterial roads under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: Commercial is the recommended use of the property.

Zoning/Property History: Based on City records, the eight lots comprising the subject property

were annexed into the City in 1956 as vacant lots. A portion of the subject property was originally utilized as an office and warehouse building until 2010 when the building was demolished and the site was utilized as parking lot.

On August 1, 2016 via Ordinance Z-18-16, City Council approved a Final PUD with a height exception and a Final Plat of Subdivision consisting of a hotel (Lot 3), a freestanding Class A restaurant (Lot 5), an automotive service station with two food services (Lots 6 and 8), and a car wash (Lot 7). Out of the eight-lot subdivision, Lots 1, 2, and 4 were not included in the original PUD. Ordinance Z-18-16 required certain conditions, among others, related to signs and any future adjustments to the approved PUD. All signs on the PUD would require a LASR through Section 12-11-8 of the Zoning Ordinance, and any proposed changes to uses within the PUD would be a major change requiring City Council approval pursuant to Section 12-3-5.G of the Zoning Ordinance. As such, in 2017 the petitioner applied for a conditional use for a LASR, which was approved by City Council on June 18, 2018 through Ordinance Z-18-18. The LASR request included a variety of different wall, monument, pole, directional, and canopy signs. Lots 3, 6, and 8 were developed and improved with the approved signs. However, Lots 5 and 7 have not yet been developed.

In 2019, the petitioner requested to amend both the original PUD and LASR sign plan approvals was submitted to develop Lot 1 of the subdivision with a one-story commercial building with two tenant spaces, a drive-through, and separate surface parking area. These proposed amendments were approved by City Council on April 1, 2019 through Ordinance Z-5-19, and all associated improvements have been completed on Lot 1.

The most recent application associated with this property was in 2023, where the petitioner requested to amend both the original PUD and LASR sign plan approvals was submitted to develop Lot 5 of the subdivision with a one-story, Class B restaurant, a drive-through, surface off-street parking area, and a separate off-street EV parking lot, which was approved by City Council on October 2, 2023 through Ordinance Z-28-23.

Development Summary: The Orchard's at O'Hare Petitioner, Rehan Zaid, which is an owner and authorized agent for all of the ownership entities within the Orchards at O'Hare campus, is proposing a major change to the existing PUD to develop Lot 7 of the PUD with an EV charging space lot instead of the originally approved car wash use. Lot 7 is 34,681 square feet in size, located on the north of the PUD behind the BP automotive fuel station, and is currently an unimproved lot with two partially paved curb-cut areas.

There are no proposed changes to the dimensions or size of Lot 7. Instead, the petitioner looks to develop the existing site with EV charging parking spaces as illustrated on the attached Site Plan for Lot 7. The subject property will be improved with 20 DC chargers that each provide service for two parking stalls, accommodating 40 users at one time. The charging stations are open 24/7 with an anticipated charging time of approximately 20-30 minutes per vehicle.

MAJOR CHANGE TO PUD

Request Summary:

Overview

The petitioner is requesting a Major Change to PUD to allow for the construction of EV charging parking spaces on Lot 7 of Orchards at O'Hare. The current PUD (originally approved in 2016) permitted a Class A—or primarily sit-down service—restaurant, as well as the hotel, gasoline fueling station with two food services, a car wash, and the two-unit commercial building approved in 2019 for Lot 1. Last year, a major change to the PUD was approved to replace the Class A restaurant with a Class B – or primarily take out or drive-through – restaurant and Tesla EV charging spaces.

The current request proposes another major change to the PUD to allow BP Pulse EV charging spaces on Lot 7 instead of the originally approved car wash use. While the EV charging spaces—classified under *Convenience Mart Fueling or Charging Station* definition—are permitted in the C-3 General Commercial district, this use differs from the originally approved use of Lot 7, requiring the request for a major change to the PUD.

As such, the petitioner now proposes:

- Construction of 40 EV charging off-street parking spaces, including two accessible EV charging spaces, which may serve businesses on the campus; and
- Construction of water, electric, gas, communication, and sanitary utilities for Lot 7 and necessary connections.

Site Access

There are currently two means of access to Lot 7: to the north from Mannheim Road through Lot 6, and to the south from Higgins Road (via local street Orchard Place) through Lot 3. Neither the access points on Lot 3 nor Lot 6 are subject to change as part of this request. The proposed lot configuration will utilize the existing access points while also providing a single 22- to 24-foot- wide, two-way travel drive aisle through Lot 7. The drive aisle for Lot 7 provides access to all proposed EV charging spaces and a paved connection between Lots 3 and 6 as shown on the attached Fire Truck Turning Radius diagram. The drive aisles meet the width standards for fire truck access and have been approved by the Fire Prevention Bureau.

Site Adjustments

The current development of Lot 6 partially encroaches onto Lot 7 given the current site configuration. An existing trash enclosure serving the convenience mart fueling station on Lot 6 is located fully on Lot 7 along with a paved access area off the drive-through lane for Dunkin Donuts. There is no proposal to relocate the trash enclosure and pavement area fully onto Lot 6, so staff has added a condition that an easement is established and maintained in perpetuity of the life of the PUD for the access and use of the trash enclosure by Lot 6. The proposal also includes the widening of the existing drive-through lane to 12 feet and addition of a 12-foot-wide drive-through escape lane located directly north of the convenience mart building in conformance with Section 12-9-6 of the Zoning Ordinance.

In addition, a new paved walkway and crosswalk will be added on Lot 6 to provide direct pedestrian access between the new EV charging spaces on Lot 7 and the existing convenience mart building on Lot 6. The new walkway will be positioned so it is easily accessible from the two proposed accessible EV charging spaces on Lot 7 to the front of the convenience mart. Additional landscape areas will be installed on either side of the paved walkway portion on Lot 6 as shown on the attached Landscape Plans and described in more detail in the *Landscape Improvements* section below.

Landscaping Improvements

The original approving ordinance for the Orchards at O'Hare PUD—Ordinance Z-18-18—includes a landscape plan for Lot 7 of the PUD. However, the proposal includes amending the proposed landscaping for the lot to accommodate the EV charging spaces. The attached Landscape Plan for Lot 7 illustrates landscape beds around existing and proposed ground signs as well as designated perimeter and interior parking lot landscaping areas required in Section 12-10-8 of the Zoning Ordinance.

The landscape plan also notes the installation of additional landscaping on the northeastern portion of Lot 6 directly north of the convenience mart building to provide more screening along the proposed pedestrian walkway connecting Lot 7 with Lot 6 and separating the existing paved convenience mart fueling area and the proposed EV charging space pavement area.

PUD Exceptions

The proposed Lot 7 landscape plan does provide perimeter and interior parking lot landscaping throughout Lot 7. However, the plan does not fully meet the width and planting requirements for the perimeter and interior parking areas pursuant to Section 12-10-8 of the Zoning Ordinance, each requiring a PUD exception. Section 12-3-5.C.6 allows a PUD exception for the general design of the PUD when the governing body finds that the PUD is designed to “offer more architectural features, enhanced landscaping and extra open space” and not be “detrimental to or endanger the public health, safety, morals, comfort or general welfare.” The PZB

may assess how the proposal means this requirement and if the PUD exception is warranted. Note that staff has added a condition that an easement is established and maintained in perpetuity of the life of the PUD for the new landscape area on Lot 6, which are both under the control of the petitioner.

CONDITIONAL USE LASR

Request Summary:

Overview of Existing LASR Sign Plan

The existing LASR sign plan for the Orchard’s at O’Hare development has been amended multiple times since its approval in 2018 through Ordinance Z-18-18. The table below summarizes the signs included in the original LASR, the approved amendments since then, and the proposed amendment to be considered. See the attached Amended LASR Sign Plan for Lot 7 for more information.

Version	Z-18-18	Z-5-19	Z-28-23	<i>Proposal</i>
Lot 1 Signs	<i>Not included in original LASR sign plan</i>	<ul style="list-style-type: none"> • 2 wall signs each for restaurant and commercial space • 3 directional signs • 2 drive-through menu board signs • 1 multi-tenant monument sign 	<ul style="list-style-type: none"> • Retention of signs previously approved • 2 New monument tenant panel signs for hotel restaurants and freestanding Class B restaurant 	<ul style="list-style-type: none"> • Retention of signs previously approved • New monument tenant panel sign for EV Charging use
Lot 3 Signs	<ul style="list-style-type: none"> • 6 wall signs for hotel; • 1 EMB pole sign; • 4 directional signs 	<ul style="list-style-type: none"> • Retention of signs previously approved 	<ul style="list-style-type: none"> • 6 new wall signs for hotel restaurants 	<ul style="list-style-type: none"> • Retention of signs previously approved
Lot 5 Signs	<ul style="list-style-type: none"> • 3 multi-tenant monument signs 	<ul style="list-style-type: none"> • Retention of signs previously approved 	<ul style="list-style-type: none"> • Retention of signs previously approved • 3 new monument tenant panel signs for hotel restaurants and freestanding Class B restaurant • 11 new wall signs • 4 new directional signs 	<ul style="list-style-type: none"> • Retention of signs previously approved • 1 new monument tenant panel sign for EV Charging use

Lot 6 Signs	<ul style="list-style-type: none"> • 1 multi-tenant monument sign • 2 canopy signs • 4 wall signs for convenience mart • 1 drive-through menu board sign • 3 directional signs 	<ul style="list-style-type: none"> • Retention of signs previously approved 	<ul style="list-style-type: none"> • Retention of signs previously approved • 3 new monument tenant panel signs for hotel restaurants and freestanding Class B restaurant • 1 new canopy sign • 1 new drive-through menu board sign 	<ul style="list-style-type: none"> • Retention of signs previously approved
Lot 7 Signs	<ul style="list-style-type: none"> • 2 wall signs for car wash 	<ul style="list-style-type: none"> • Retention of signs previously approved 	<ul style="list-style-type: none"> • Retention of signs previously approved 	<ul style="list-style-type: none"> • Revise to 6 canopy signs and 2 monument signs

Proposed Sign Plans

The proposal includes a request to amend the existing LASR for the Orchards at O’Hare PUD based on the proposed use of Lot 7. As noted in the table above, the original 2018 LASR sign plan approved wall signs and multi-tenant monument sign panel for a car wash. However, with the change from this use to an EV charging lot, the LASR will need to be amended to reflect the new proposed signs for BP Pulse. The petitioner intends to retain all previously approved signs and update the existing multi-tenant panel monument signs with the new EV charging use. The current request to amend the LASR sign plan is summarized below and illustrated in the attached Amended LASR Sign Plan for Lot 7.

- Multi-Tenant Monument Signs: The existing PUD currently contains two 17-foot-tall, 138-square-foot multi-tenant monument signs—one of which is located on Lot 1 and the other on Lot 5. The request proposes installing one multi-tenant panel sign for BP Pulse in each of the existing signs without any changes to the sign structure or location.
- Lot 7 (BP Pulse) Sign Plan: The proposal includes the addition of two monument signs and six canopy signs, one on each side of the front of the three proposed canopy structures, which are summarized in the table below. Note that there are no specific ground or building signs for the EV charging spaces. However, pavement markings will be provided to indicate all EV charging spaces. The existing directional sign for the Dunkin Donuts drive-through located on this lot will be retained and improved with the installation of required landscaping around its base pursuant to Section 12-11-4.G of the Zoning Ordinance.

Sign ID	Sign Type	Sign Locations	Sign Area*
S1	Monument	<ul style="list-style-type: none"> • Northwest Lot Entrance • Southeast Lot Entrance 	34 SF each (68 SF total)
S2	Canopy	<ul style="list-style-type: none"> • Northwest (front) elevation of Canopy 1 • Northwest (front) elevation of Canopy 2 • Southeast (front) elevation of Canopy 3 	8 SF each (24 SF total)
S3	Canopy	<ul style="list-style-type: none"> • Northeast (front) elevation of Canopy 1 • Northeast (front) elevation of Canopy 2 • Southwest (front) elevation of Canopy 3 	18 SF each (54 SF total)
Total Sign Area (Lot 7):			146 SF

*Sign areas rounded to the nearest whole number.

PUD Findings of Fact:

The following is a discussion of standards for PUDs from Section 12-3-5 of the Zoning Ordinance. Rationale for how the proposal addresses the standards is provided in the attached petitioner responses to standards.

Although staff has not provided a comment on each individual standard, in general the Major Change to PUD is supported by the Comprehensive Plan and other City goals to support economic development at this site, in this general area of Des Plaines, and in the city overall. The newly proposed uses are complementary to the existing uses already established and are logical considering the development’s proximity to O’Hare Airport. The Board may use staff’s rationale, the petitioner’s provided responses, or can modify or adopt its own.

1. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.A of this title:
2. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:
3. The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:
4. The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for,

protect open space, and further the amenities of light and air, recreation and visual enjoyment:

5. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

6. The extent to which the proposed plan is not desirable to physical development, tax base, and economic well-being of the entire community:

7. The extent to which the proposed plan is in conformity with the recommendations of the 2019 Comprehensive Plan:

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:

Comment: The proposed development includes signs in a quantity and size that require a LASR. A LASR is a Conditional Use, as specified in Section 12-11-8 of the Zoning Ordinance for multi-building commercial developments.

2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:

Comment: The redevelopment of Lot 7 of the Orchards at O'Hare PUD requires the installation of appropriate signs to direct motorists and pedestrians to/from and throughout the site. The Comprehensive Plan strives to increase commercial development along major corridors like Mannheim Road as well as increase wayfinding for motorists and pedestrians alike. The proposed sign plan includes updates to existing site-wide multi-tenant monument signs to adequately identify each proposed use in this development and reduce the number of individual ground signs in the development. A great deal of building-mounted signs are proposed throughout the development.

However, it can be argued that many of these signs provide proper wayfinding for motorists and pedestrians as they access the site.

3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:

Comment: The proposed Conditional Use for a Localized Alternative Sign Regulation requests additional signage to assist in the identification of each EV charging user to help both motorists and pedestrians navigate the property. The proposed development is similar to existing commercial developments in the area— especially the multi-building commercial development on the southeast corner of Mannheim and Pratt— and the proposed signs are generally harmonious to these surrounding developments.

4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:

Comment: Many of the proposed signs are not hazardous or disturbing to the existing neighboring uses as a majority of all signs are directed towards public streets or other commercial properties. All signs will meet all required performance standards as outlined in Section 12-11-6(B) of the Zoning Ordinance.

5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and

sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:

Comment: The proposed signs have no effect on essential public facilities and services. Instead, the new signs will improve wayfinding services throughout the site for motorists and pedestrians alike.

6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

Comment: The proposed signs would not create a burden on public facilities, nor would they be a detriment to the economic well-being of the community. The signs are intended to share information and help visitors safely and easily access the site.

7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: The proposed signs will not create additional traffic or noise that could be detrimental to surrounding land uses. Instead, the signs will help direct and circulate traffic throughout the site.

8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

Comment: The proposed signs will not create an interference with traffic on surrounding public thoroughfares but rather establish building identification and wayfinding for motorists and pedestrians.

9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

Comment: The proposed new signs would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The signs will be used to enhance a site that is already developed.

10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:

Comment: All signs will comply with setback, landscaping, and performance standards in the Ordinance.

PZB Procedure and Recommended Condition: Given the separate conditional use for LASR and major change to final PUD requests, the PZB should take two motions. First, pursuant to Section 12-3-5 of the Zoning Ordinance, the PZB may vote to *recommend* approval, approval with conditions, or denial of the amended Final PUD. The request includes exceptions for:

1. Perimeter parking lot landscaping, illustrated in the attached plans, that does not meet the minimum perimeter landscape bed width requirements of Section 12-10-8.B.
2. Interior parking lot landscaping, illustrated in the attached plans, that does not meet the minimum size and landscape material requirements of Section 12-10-8.A.

In regard to the conditional use LASR request, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use pursuant to Section 12-11-8 of the Zoning Ordinance. If the PZB chooses to recommend approval of the LASR, as amended, staff recommends the following conditions.

Recommended Conditions of Approval:

1. That the off-site 12-inch yellow striping area on Lot 6 on the attached Site Plan is revised to illustrate and label the drive-through and drive-through escape lane details, including one-way travel striping, prior to the City Council meeting.
2. Structural design plans shall be provided for all signage at time of building permit.
3. That a separate easement is established, executed, and maintained in perpetuity for the access and maintenance of the trash enclosure on Lot 7 and landscape area on Lot 6. The landscaping plan must be revised to illustrate all proposed landscaping to be installed on Lot 6 in conformance with all applicable City of Des Plaines codes.

Chairman Szabo swore in Todd Shaffer from Haeger Engineering along with others in audience.

Mr. Shaffer explained that this case is for Lot 7 of the Orchards at O'Hare development and would be the site of a BP Pulse EV charging station. The striped area in the parking lot of the adjacent Lot 6 is for the delivery of soaps and other items, and for access to the trash enclosure for garbage trucks. Mr. Shaffer explained where access to the lot will be from Lot 7. The above-water storage area will be removed from Lot 7, and instead underground storage will be installed to meet City and MWRD requirements. All spaces will have overhead canopies, except those that are too close to overhead wires, and two spaces where a canopy for just two spaces is not cost effective.

There are two monument signs proposed, one at the far west end to let people know where BP Pulse is, and in the southeast corner so vehicles coming from the hotel can see the identifier.

Mr. Shaffer referred to diagrams and explained that City staff had identified the cross-hatched area as an issue, and so he worked with staff to revise the striped area. A stop bar was added and the addition of another do not enter sign. That area would still be used for trash pickup. Trash cannot come from the south because of the clearance bars and menu bars for Dunkin Donuts. It is a quick trash pickup, according to the operations of this facility.

Mr. Shaffer explained that the landscape plantings are substantial, especially when compared against the carwash concept originally planned for the lot in questions. The canopies were pointed out, which the City considers signage in the code.

As to the conditions, an agreement, not an easement agreement, for access to the garbage containers located on Lot 6 is requested.

Board Member Weaver asked if customers are strictly there for EV charging or are they there for another use. Ebrahim Essof from BP Pulse answered that he expects most customers will come just for the Pulse station, but some will also be stopping for the BP store. Most charges are 20 to 30 minutes. These are modern chargers and may not cause as much of an issue in winter as other chargers.

Board Member Fowler asked if customers would be there for a limited time. Mr. Essof responded that there is a timer that charges more if they stay there for a longer time. Vehicles would not be left for a period of time at the location.

Chairman Szabo asked why there are 40 spaces. Mr. Essof responded that this is the maximum number of stations that will fit in the area by design. The site is in a shape that is not useful for many businesses; it could be a carwash or a garage, but not much else.

Mr. Essof remarked that the city currently does not collect a tax for charging.

Senior Planner Jonathan Stytz presented the staff overview.

Board Member Weaver asked for clarification as to why staff recommended an easement agreement rather than an agreement. CED Director Jeff Rogers responded that either is acceptable as long as the agreement includes access to the garbage bins on Lot 6.

Motion by Board Member Weaver, seconded by Board Member Saletnik to recommend the City Council's approval of the amended Final Planned Unit Development (PUD), including exceptions for:

1. Perimeter parking lot landscaping, as illustrated in the proposed plans, that does not meet the minimum perimeter landscape bed width requirements of Section 12-10-8.B of the Zoning Ordinance.
2. Interior parking lot landscaping, illustrated in the proposed plans, that does not meet the minimum size requirements and landscape materials requirements of Section 12-10-8.A of the Zoning Ordinance.

AYES: Szabo, Fowler, Weaver, Saletnik, Veremis
NAYS: None
ABSENT: Hofherr, Catalano
ABSTAIN: None

MOTION CARRIED

Motion by Board Member Weaver, seconded by Board Member Fowler to recommend the City Council's approval of the requested amendment to the conditional use for a Localized Alternative Sign Regulation (LASR), under Section 12-11-8 of the Zoning Ordinance, subject to three conditions:

1. That the off-site 12-inch yellow striping area on Lot 6 in the Site Plan is revised to illustrate and label the drive-through and drive-through escape lane details, including one-way travel striping, prior to the City Council's approval;
2. Structural design plans shall be provided for all signage at the time of the building permit issuance;
3. That a separate agreement is established, executed, and maintained for the access and maintenance of the trash enclosure on Lot 7 and the landscape area on Lot 6. The landscaping plan must be revised to illustrate all proposed landscaping to be installed on Lot 6 in conformance with all applicable codes of the City of Des Plaines.

AYES: Szabo, Fowler, Weaver, Saletnik, Veremis
NAYS: None
ABSENT: Hofherr, Catalano
ABSTAIN: None

MOTION CARRIED

3. Address: 1628 Rand Road

Case Number 24-004CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12- 7- 3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

- Owner: Art Investment, LLC, 2020 Berry Lane, Des Plaines, IL 60018
- Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018
- Case Number: 24-004-CU
- Real Estate Index Number: 09-16-104-022-0000
- Ward: #1, Alderman Mark A. Lysakowski
- Existing Zoning: C-3, General Commercial District
- Existing Land Use: Multi-tenant commercial building including a trade contractor granite countertop business and cabinet business
- Surrounding Zoning:
 - North: R-1, Single Family Residential District
 - South: C-3, General Commercial District
 - East: C-1, Neighborhood Shopping / R-1, Single Family Residential Districts
 - West: C-3, General Commercial District
- Surrounding Land Use:
 - North: Single-Family Residences
 - South: Columbus Foods & Liquors, Vazquez Dental, Castro Hand Car Wash, and 7-Eleven/Mobil (Commercial)
 - East: A Mother’s Touch Learning Academy (Commercial)
 - West: Our Lady of Fatima Center (Commercial)
- Street Classification: Rand Road is classified as a Minor Arterial Road and Grove Avenue is classified as a Local street.
- Comprehensive Plan: The Comprehensive Plan designates this site as Commercial.
- Project Description: The petitioner, Urszula Topolewicz, has requested Conditional Use Permits to amend an existing trade contractor use and operate a proposed motor vehicle sales use, both at 1628 Rand Road. In accordance with the proposed motor vehicles sales use, the applicant would perform vehicle maintenance and detailing of vehicles offered for sale.

The subject property is located within the C-3 General Commercial district. Both a trade contractor use and a motor vehicle sales use are a

conditional use in the C-3 zoning district. The subject property contains a multi-tenant building with an off-street surface parking area on the west side of the property with additional on-street parking east of the property along Grove Avenue, each as depicted on the attached Plat of Survey. The subject property is located along Rand Road at the northwest corner of the Rand Road/Grove Lane intersection. The subject property is currently accessed by three curb cuts, two from Rand Road and one from Grove Lane. The subject property lies entirely within the 1% annual chance floodplain (Zone AE).

Prior Approvals

In 2021, the applicant received approval of a conditional use permit via Ordinance Z-36-21 for a Trade Contractor use upon the subject property. Among various conditions, the Ordinance included a restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” A copy of this Ordinance is attached for reference.

In 2022, the applicant received approval of several zoning variations relating to ground signage and wall signage via Ordinance Z-27-22. The signage associated with this Ordinance has since been installed, including wall signage for two businesses and an electronic message board (EMB) sign. In accordance with the proposed scope of work at this time, the face of one of the existing wall signs would be removed and replaced with new signage for the proposed motor vehicle sales business.

Concurrently in 2022, the applicant requested an amendment to Ordinance Z- 36-21 to strike the restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” The request proceeded through the Planning & Zoning Board to the City Council as draft Ordinance Z-27-22 but was tabled by the City Council in September 2022 with instruction to the applicant to address various engineering concerns. A proposed solution to the floodplain restrictions has not yet been provided, the tabled Ordinance has not yet been scheduled for consideration by the City Council, and the condition from Ordinance Z-36-21 restricting outdoor storage remains in effect.

Existing Violations

Several violations of the Municipal Code currently present upon the property would need to be rectified before a business registration for the proposed motor vehicle sales use could be approved. Also, these violations would need to be rectified to avoid additional enforcement action. The current violations include the following:

- a. An existing storage container upon the property is in violation of the accessory use requirements and floodplain requirements of the Municipal Code and must be removed from the premises.
- b. There exist two outdoor displays of fabricated goods in violation of the floodplain requirements and the requirements of Ordinance Z-

36-21. If outdoor display is proposed, said display must be authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.

- c. There presently exists temporary outdoor storage from time-to-time of raw materials or fabricated goods in violation of the floodplain requirements and Ordinance Z-36-21. If outdoor storage is proposed, said storage must be authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.

Current Proposal

The applicant has provided an executive summary, a floor plan for the proposed motor vehicle sales use, and a proposed site plan with additional details regarding the interior layout of the modified tenant spaces. The draft motion included in this report includes conditions which would need to be rectified before the proposed motor vehicle sales use could commence.

Various dimensions noted within the applicant's narrative and on the proposed plans are not depicted to scale. The area of the building depicted on the proposed site plan scales to approximately 12,425 square feet where the applicant notes in their narrative that the building area is approximately 15,300 square feet.

The trade contractor use would occupy the north and east areas of the existing building. This area scales to approximately 8,915 square feet but is noted as 11,400 square feet on the applicant's site plan.

The proposed motor vehicle sales use including accessory detailing and repair/service uses would occupy the southwest area of the existing building. This area scales to approximately 3,480 square feet but is noted as 3,900 square feet on the applicant's site plan.

The applicant has indicated that vehicles would be displayed within the proposed showroom, however this space is not current accessible via any overhead vehicle doors and the note on the plan indicating a "main double door" at the southwest corner of the building is presently improved with a single door and glass side panels. A building permit would be required for any modifications to this entry which would involve replacement or modification to the existing door and window system. The plan(s) submitted in accordance with this permit should demonstrate that the display of vehicles within the showroom would maintain accessible routes through the showroom floor area.

The proposed parking layout would introduce new parking stalls along the east side of a drive aisle west of the existing off-street public parking stalls. The proposed drive aisle would not comply with the minimum aisle widths for two-way traffic. If the proposed site plan alterations and land use are supported, the drive aisle should be required to be widened to a minimum of 22.0 feet south of the southernmost parking stall. A site plan and design which complies with all applicable codes and ordinances of the City would be required and a building permit would be needed before any parking lot improvements could commence.

Required Parking

The following parking regulations apply to this request pursuant to Section 12- 9-7 of the City of Des Plaines Municipal Code:

- One parking stall for every 500 square feet of showroom and office floor area for motor vehicle sales (2,350 square feet = 6 stalls);
- One parking stall for each 20 vehicle stalls within the showroom for motor vehicle sales (850 square feet = 1 stall);
- One parking stall for every 20 vehicles displayed for sale outdoors upon the premises (11 vehicles outdoors = 11 stalls); and
- Zero parking stalls for the trade contractor use.

In accordance with minimum off-street parking provisions, 18 off-street parking stalls would be required, including one accessible parking stall. The applicant proposes 23 off-street parking stalls. The subject property is adjacent to an additional 13 public on-street parking stalls within the Grove Lane right-of-way. The proposed 11 motor vehicle sales use shall not be permitted to display or store vehicles for sale within the public right-of-way.

Hours of Operation

The existing Granite Place & Quartz LLC business operates from 9 a.m. to 5 p.m., Monday through Friday, from 9 a.m. to 3 p.m. on Saturday, and is closed on Sunday.

The proposed motor vehicle sales use would operate from 9 a.m. to 9 p.m., Monday through Saturday and would be closed on Sunday.

Please see the attached applicant's Project Narrative for more details.

Compliance with the Comprehensive Plan

The proposed project, including the proposed site improvements, address various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- Future Land Use Plan:
 - This property is designated as Commercial on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial uses.

- The subject property is located along the defined Rand Road commercial corridor with single- family residences to the north, multi-family residences to the east, and commercial development to the east, south, and west. The subject property contains a multi-tenant building located between established commercial developments along Rand Road. The request would assist in the retention of a new commercial business at this location and provide additional retail goods and services for the residents of Des Plaines.
- Landscaping and Screening:
 - The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive shopping environment and achieve stronger corridor identity in Des Plaines.
 - The existing site contains landscaping along the south of the property and foundation landscaping adjacent to the east building footprint.
 - The applicant proposes to relocate an existing privacy fence from its current location along the front lot line to a point north of the new row of parking along the west end of the site.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments and enhancing commercial corridors throughout Des Plaines.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance.

Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:

Comment: The proposed uses are classified as a Trade Contractor use and a motor vehicle sales use, respectively. Both a Trade Contractor and Motor Vehicle Sales are a Conditional Use in the C-3 zoning district.

2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan: Comment: The proposed Trade Contractor use and motor vehicle sales use provide both retail- and service- oriented uses that primarily serve day-to-day needs of local residents by increasing commercial opportunities for residents in Des Plaines. Additionally, the subject property is located near the River Road & Rand Road commercial corridors, which are major corridors in Des Plaines.

3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:

Comment: The existing Trade Contractor use and proposed motor vehicle sales use are designed, constructed, operated, and maintained to be harmonious and appropriate in appearance to surrounding commercial uses. The proposal includes enhancements to the site as a whole including modifications to the parking area.

4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:

Comment: The proposed Trade Contractor use and motor vehicle sales use would not be hazardous or distributing to neighboring uses as all activities including the fabrication of materials will take place inside the building except for potential storage within the extents of a privacy fence and outdoor display of vehicles for sale within the parking lot. Refer to the suggested conditions of approval for additional avenues for ensuring safety and harmony with the neighboring uses.

5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:

Comment: The subject property is served adequately by essential public facilities and services since it is currently accessible by two streets and three total curb cuts as well as necessary public utilities. The proposed uses will not affect the existing public facilities and services for this property.

6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

Comment: The proposed uses will not create excessive additional requirements at the public expense and will not be detrimental to economic well-being of the community.

7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: The petitioner is proposing outdoor storage and display of raw materials and finished products. If such storage and display is to be considered, such storage and display must be conducted in accordance with the requirements of Title 14 of the Code. Storage or display of material below the base flood elevation (BFE) cannot be permitted. Refer to the suggested conditions of approval for additional avenues for ensuring compliance with applicable regulations.

8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

Comment: The proposed site plan introduces new parking areas which would potentially increase traffic volume at the existing west curb cut. The design of the western curb cut would need to be modified to accommodate a two-way drive aisle with a minimum width of 22.0 feet. An alternate site plan with parking along the west of the west parking row would connect the two parking areas and allow for circulation within the site without the need to leave the site onto Rand Road to access the west drive aisle. A suggested condition of approval requires a modified site plan to confirm all requirements are met and safe, efficient circulation is provided.

9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

Comment: The subject property is currently developed and improved with a building and surface parking area. The proposed uses will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property.

10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:

Comment: There exist several open violations upon the property related to an existing illegal

nonconforming accessory storage unit use and outdoor display/storage of goods. Provided the storage unit is removed and outdoor storage and display is conducted in accordance with the requirements of all applicable codes and ordinances, a modified plan for display and storage could meet the regulations of the Zoning Ordinance.

Recommendation: Staff recommends approval of the Conditional Use Permit for a trade contractor use and motor vehicle use at 1628 Rand Road as amended based upon a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) of the City of Des Plaines Municipal Code with the following conditions:

1. The petitioner shall implement all site improvements shown on the proposed undated site plan, with the following revisions:
 - a. Dimensions and floor areas shall be depicted in accordance with an accurate engineering scale (1:10, 1:20, 1:30, etc.).
 - b. The drive aisle and apron for the west drive aisle shall be modified to provide a minimum width of 22.0 feet.
 - c. Proposed parking spaces shall be modified to be compliant with Section 12-9-6 of the Zoning Ordinance.
2. The applicant shall provide plans and specifications for review and secure permits for all site work governed by city codes and ordinances (pavement, exterior doors/window systems, mechanical/electrical/plumbing/structural, civil engineering, etc.). All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances.
3. No materials shall be stored outside of the extents of the proposed privacy fence enclosure.
4. All outdoor storage or displays shall be permissible only in full compliance with the requirements of Title 14 of the Municipal Code including raising of stored materials above the base flood elevation (BFE).
5. Display and storage of vehicles or materials shall be permissible in designated areas on private property only and shall not be permissible within required drive aisles or customer parking stalls, or within the public right-of-way. All motor vehicles stored on the site must be operable and stored on a dust-free, hard surface.
6. The existing storage container upon the property shall be removed prior to the issuance of permits or business registrations for the proposed scope of work.
7. The applicant shall coordinate with the City regarding the assignment of unique unit addresses for the two tenant spaces comprising the existing building upon the property.
8. No more than eleven motor vehicles may be displayed for sale on the Subject Property at one time. Through signs, striping, or combination, these eleven spaces should be identified and reserved. Adding additional motor vehicle sales spaces would require an amendment to the Conditional Use Permits. Sufficient parking spaces to meet the minimum off-street parking requirements for the Proposed Uses must be provided on the Subject Property at all times.

Planning and Zoning Board Procedure: Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use requests for a trade contractor use and motor vehicle sales use at 1628 Rand Road. The City Council has final authority on the proposal.

Chairman Szabo swore in Urszula Topolewicz, petitioner and owner of property, and Joanna Klimek, attorney at Steven M. Shaykin P.C.

Ms. Klimek explained that last year they were before the PZB for a trade business. The items being stored in the back are granite materials and are not manufactured goods as written in the staff report. These granite slabs are moveable and not stored on the ground. The only other item they would like to store are 11 motor vehicles. Mrs. Topolewicz would like to have the option to store three more vehicles in a showroom in the building. There were two businesses before: granite and kitchen cabinets. The granite company remains, but the kitchen cabinet company is no longer there, and will be replaced by the auto sales business.

Chair Szabo asked how many vehicles would be displayed for sale. Ms. Klimek responded that eleven vehicles would be displayed for sale outside plus 2-3 vehicles in the showroom.

Chairman Szabo asked who would operate the business. Ms. Klimek responded that Auto Depot Car Sales LLC would operate the business. Mrs. Topolewicz is the lessor.

Board Member Weaver asked if any of the owners of granite business have ownership in the auto sales business. Mrs. Topolewicz responded that she and her daughter own the granite business, and she is also the owner of an auto dealership.

Board Member Saletnik inquired if there have been any changes to the fence and if the materials will remain screened. Ms. Klimek said that the gate was moved back toward the rear of the lot so that there is an egress. The fence will be relocated to keep materials screened. Parking of the 11 cars for sale would then be in front of the fence.

Board Member Veremis asked if repairs will be made on the cars. Ms. Klimek responded that only detailing will be done on the lot. Not a full car wash, or car repair, just touching up paint, etc., during detailing. There are two separate businesses with separate entrances.

Mrs. Topolewicz explained that the vehicles will be 2020-2023 with between 2,000 and 5,000 miles. The vehicles will be driven to the lot and not delivered by truck.

CED Director Jeff Rogers presented the staff overview and explained that the applicant insisted on being on this PZB agenda. There are several violations, including a storage container on the lot that is not allowed. The outdoor storage of granite slabs was previously discussed but tabled by the City Council, and since then, outdoor storage of materials has taken place, despite the regulations that are in place, as this is a floodplain area.

Site plans are typically reviewed by staff and then presented to the PZB. Staff's recommendation is to request revisions to the site plan before recommendation to City Council. Plans are also not to scale, and off by several thousand square feet. The parking stalls do not allow for the 22' required drive aisle space, and only scale to 18'. There would also be engineering requirements to be met for floodplain considerations, and this needs Engineering review before final approvals. There are four curb cuts, and there could be traffic concerns if flatbed trucks make vehicle deliveries from the adjacent streets.

CED Director Rogers explained that the showroom entry can be made, but entry into the building would to be done very carefully through the current doorway. There will be ample number of off-street parking spaces on the subject property, but the design and location of proposed off-street parking spaces does not allow for vehicle circulation throughout the site, requiring motorists to leave the property and enter the property from a separate street entrance to access different sections. The 1% floodplain means that any of the materials stored would have to be stored above the base flood elevation. This is a FEMA and City requirement. Materials would have to be raised 9". If there is a way to raise the granite stands 9" above the current ground, that may be a solution, and could be allowed as a conditional use if approved by this Board. This storage of granite is currently taking place, but it is not allowed.

Staff suggested there are alternatives for the site plan that are part of the conditions, if the Board decides to approve this application. The suggested conditions of approval were read.

Board Member Fowler asked how the business can get the 22' for the drive aisle. Ms. Klimek mentioned that she worked with staff, and that one of the parking spots was removed for entry clearance, and so the site plan suffices.

Board Member Weaver expressed his displeasure with the petitioner's plans. There are items that are not worked out and staff indicated that there are many concerns.

Chairman Szabo addressed the petitioner and said they are getting feedback at the meeting today, but this doesn't appear ready at this time and can be continued.

Board Member Saletnik expressed the need for an engineer due to the floodplain. The consensus of Board Members was to continue this item until March 12, 2024.

Chairman Szabo expressed that he understood a business that is not operating is expensive, however the Board need the right information.

Motion to continue this item to March 12, 2024 PZB Meeting, made by Board Member Fowler, seconded by Board Member Veremis.

AYES:	Szabo, Fowler, Weaver, Saletnik, Veremis
NAYS:	None
ABSENT:	Hofherr, Catalano
ABSTAIN:	None

MOTION CARRIED

Other items:

Senior Planner Samantha Redman confirmed the date of the Planning and Zoning Board Workshop for March 5, 2024, 6:00 p.m. for a proposed project at Prairie and Lee. The developer of the site is Paul Dukach. The Building Materials Workshop will be conducted at a later date.

The February 27, 2024 PZB Meeting will be cancelled due to a lack of items.

ADJOURNMENT

Chairman Szabo adjourned the meeting at 8:44 p.m.

Sincerely,

Laura Fast, Deputy City Clerk/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners

DRAFT



MEMORANDUM

Date: March 8, 2024
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: Jeff Rogers, AICP, Director of Community & Economic Development JWR
Subject: Consideration of a Final Planned Unit Development (PUD) and Final Plat of Subdivision at 180 N. East River Road, Case #24-008-FPLAT-FPUD

Issue: The petitioner is requesting the following for the property at 180 N. East River Road: (i) a Final PUD, with exceptions for minimum lot area, building design, and required rear yard, to allow a 16-unit townhouse development; and (ii) a Final Plat of Subdivision to subdivide the existing single lot into 17 lots of record.

Petitioner: MAS Land Investments 2, LLC (Representative: Todd Polcyn, 837 N. Maple Avenue, Palatine, IL 60067)

Owner: MAS Land Investments 2, LLC (Representative: Todd Polcyn, 837 N. Maple Avenue, Palatine, IL 60067)

Case Number: 24-008-FPLAT-FPUD

PIN: 09-09-402-007-0000

Ward: None, unincorporated Cook County (future ward once annexed: #1, Alderman Mark A. Lysakowski)

Existing Zoning: Single Family Residential District (R4 in *Unincorporated Cook County*)

Existing Land Use: Single Family Residence

Surrounding Zoning: North: Single Family Residential District (R4) (Unincorporated Cook County)
South: R-3, Townhouse Residential District (City of Des Plaines)
East: R-3, Townhouse Residential District (City of Des Plaines)
West: Single Family Residential District (R4) (Unincorporated Cook County)

Surrounding Land Use: North: Single Family Residence (Residential)
South: Townhouse Residences (Residential)

East: Townhouse Residences (Residential)
West: Single Family Residence (Residential)

Street Classification: N. East River Road is classified as a major collector street and is under Cook County jurisdiction.

Comprehensive Plan: The subject property is in unincorporated Cook County and is not illustrated on the Future Land Use map in the 2019 Comprehensive Plan. However, the neighboring property abutting the subject property to the south is illustrated as multifamily residential. The Comprehensive Plan is generally supportive of exploring annexation opportunities.

Project Description: *Overview*
Petitioner MAS Land Investments, LLC, owner of the subject property, intends to annex land to the City of Des Plaines and build a townhouse development. The subject property is located in unincorporated Cook County along N. East River Road and is comprised of one 40,245-square-foot (0.92-acre) parcel.

The subject property was improved with a one-story, 1,665-square-foot residence, a 1,194-square-foot detached garage (including two additions), two frame sheds approximately 82 and 90 square feet in size, and a combination of concrete and gravel driveway and parking areas as shown on the attached Plat of Survey. However, these improvements have since been demolished.

Proposed Improvements

The proposal includes the removal of all existing site improvements to redevelop the subject property into a 16-unit PUD similar to the Insignia Glen PUD located directly south of the subject property at 172 N. East River Road, which is already incorporated within Des Plaines (in other words, the property subject of this request is immediately north of and contiguous to Des Plaines' corporate boundary).

The proposed development consists of four separate three-story principal buildings—each with four units—as shown on the attached PUD Plat. The anticipated unit mix will be predominately two-bedrooms, but the floor plan is adaptable to create a third bedroom; the developer has not finalized the unit mix. Each unit will have an attached two-car garage on the lower level, living space with a balcony on the middle level, and bedrooms on the top level.

The proposal intends to mirror the general building and driveway design of the existing Insignia Glen development, built via PUD in the early 2000s, and will utilize the same private drive for access to East River Road via an existing access easement that was granted and recorded via the early 2000s PUD. For this reason, the existing gravel curb cut onto the subject property will be removed and replaced with turf and landscaping areas. New walkways are proposed along the private drive (south property line)—with walkway connections to each unit—and along N. East River Road (east property line) of the subject property for pedestrian access throughout the site and connections to the existing Insignia Glen PUD. The development also proposes common green spaces for residences opposite the driveway entrances where separate front door, porch area, and walkway connections are provided.

FINAL PUD

Request Description:

Overview

On September 18, 2023 (Ordinance Z-26-23), the City Council granted preliminary PUD approval of petitioner MAS Land Investments' proposal for 16 townhouses, known collectively as Insignia Glen 2. The approval was based on a proposed two-bedroom units on the upper level—with an option for a third bedroom on the lower level in lieu of a flex space—all of which would be horizontally connected to other units (i.e. townhouse style) across four separate buildings. Each building would be three stories with each unit having a ground-floor, two-car, rear-loaded garage that faces inward toward the development, not toward public streets. Walkways would connect unit front doors to public and private sidewalks. Units include decks, porches, and small landscaped front yards. However, the amount of private open space per unit is minimal, as the concept is built around shared open space.

Interspersed throughout the proposed development is a landscaped common plaza of approximately 20,986 square feet with plantings, walkways, and open green space. There is no proposed stormwater detention area on Insignia Glen 2, but one private improvement is the addition of 12-inch storm sewer to connect with the existing detention area located on Insignia Glen 1 development at 172 N. East River Road. Eight visitor spaces are interspersed through the development, which in addition to the 32 outdoor and 32 indoor spaces for each of the 16 units would amount to a full total of 72 spaces, exceeding the minimum requirement of 36 pursuant to Section 12-9-7.

Concurrence with Preliminary Plat

The petitioner's final proposal reflects the site design of the preliminary plans, including the exception requests acknowledged in Ordinance Z-26-23, which granted preliminary approval. These exceptions are pursuant to Section 12-3-5 and would grant relief from the bulk regulations of the R-3 district:

- **Minimum lot area:** Eight units are proposed with a lot area of 1,040 square feet, and eight units are proposed at 1,248 square feet. The proposed lot area for each unit includes only the livable space inside the building and a small landscaped front yard. All other areas in the development (e.g. open space, private drives, stormwater basin) are allocated not to dwelling units but instead to the development overall. The minimum lot area per dwelling unit requirement pursuant to Section 12-7-2.J is 2,800 square feet.
- **Minimum rear yard:** Pursuant to Section 12-7-2.J, a minimum 30-foot-rear-yard-setback is required for buildings in the R-3 district that exceed 35 feet in height. However, the westernmost building is proposed to be setback 22 feet from the property line requiring a PUD exception.
- **Building Design Standards:** Pursuant to Section 12-3-11, attached single-family residential (i.e., townhouses) shall be constructed with 100 percent face brick, natural stone, or anchored or adhered masonry veneer on all street facing and side elevations with at least two complimentary colors or materials and a minimum of eight feet from the top of foundation on all remaining elevations.. However, the elevations do include non-masonry materials (i.e., siding) on street facing elevations.

Landscaping, Screening, and Lighting

The petitioner submitted a Final Landscape Plan that appears to conform with the requirements of Chapter 12-10. For example, building foundation landscaping is installed at the bases of the buildings, shade trees are interspersed throughout common areas and open space, and at lot lines where required—particularly at the north and west lot lines where the development abuts a single-family neighborhood—plantings are shown such that when they are mature, they should, in concert with the proposed fencing, provide ample screening. The petitioner has not submitted a photometric plan, but one will be required at time of building permit to show how light will be contained within the borders of the development in conformance with Section 12-12-10 of the Zoning Ordinance.

Streets and Access

The subject property currently has direct access to N. East River Road (public street). However, based on the design of the proposed development this access point will be removed and sole access to the subject property will be via the existing private road located at 172 N. East River Road; cross-access agreement is effective. A portion of the subject property currently extends to the centerline of N. East River Road. As such, the proposal includes a dedication of the eastern 4,186-square-foot portion of the property to be utilized for street purposes as indicated on the Final PUD Plan.

Construction Schedule and Phasing Plan

The petitioner has submitted the attached construction schedule as required by Section 12-3-5.H. In summary, the developer intends to construct the proposed development starting with complete sitework of the entire property and then installing each of the four buildings from east to west, starting with the building that would front N. East River Road. Pursuant to the Zoning Ordinance, the petitioner has an 18-month period of flexibility on the dates in the construction schedule before the City Council may re-evaluate the final PUD approval.

FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes a subdivision of the subject property from one, 43,476-square-foot lot to 17 lots of record, including a separate lot for each of the 16 units (Lots 1-16) and one lot (Lot 17) for the common area of the PUD. The petitioner received PZB approval of the Tentative Plat to subdivide the existing lot into 17 lots. Now the petitioner is requesting a Final Plat of Subdivision, titled Insignia Glen 2 Subdivision, for 17 lots as detailed in the attached Final Plat of Subdivision.

The subdivision plat shows the location, boundaries, and size of each lot, which vary from 1,040 to 1,248 square feet in size for the townhouse lots and equates to 20,986 square feet for the single common space lot proposed, totaling 39,290 square feet (0.90-acres). The remaining 4,186 square feet account for the portion of the property that extends into the N. East River Road right-of-way, which is proposed to be dedicated to Cook County as part of this request.

Building Lines and Easements

The Insignia Glen 2 Subdivision shows the following easements and building lines: (i) a new 25-foot front building setback line along North East River Road where the proposed subdivision abuts the street; (ii) a new 10-foot side building setback line along the north and south of the proposed subdivision; (iii) a new 22-foot rear building setback line along the west boundary of the proposed subdivision; (iv) a 2.5-foot cross access easement located on 172 N. East River Road but serves the subject property; and (v) a blanket easement for ingress, egress, public and private utilities, and drainage for Lot 17. The subdivision plat also shows the proposed dedication of the eastern 40-foot-long by 104-foot-wide portion of the subject property.

Subdivision Process, Required Public Improvements

Chapter 13-3 of the Subdivision Regulations allows the City to require various right-of-way (ROW) improvements based on criteria such as traffic and effect on adjacent properties. Certain underground infrastructure is required to be installed to the standards required by Public Works and Engineering (PWE). Under Section 13-3-1, the developer is required to: (i) grind and resurface the entire width of the private drive; (ii) add new five-foot-wide sidewalk along N. East River Road for the entire frontage of the proposed development with depressed curbs at the private road entrance; (iii) add a new storm sewer connection and extend the sanitary sewer structure along N. East River Road for the entire frontage of the proposed development; and add a fire hydrant and light pole along the north property line at the end of both proposed private roads. The developer has provided PWE with an estimated cost of both private and public improvements totaling \$379,308, an amount for which PWE has approved as noted in the attached PWE Approval Letter.

PUD Findings of Fact:

The following is a discussion of standards for PUDs from Section 12-3-5 of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.A of this title:

The proposed townhouse PUD generally aligns with the stated purposes of PUDs as analyzed in the Preliminary PUD Plat Review table above with a proposed multiple principal building development, designated open/common space, separate vehicular and pedestrian areas, perimeter and interior landscaping areas, and tree prevention plan, all of which foster public health, safety, and general welfare for residents.

2. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:

The proposal is intended to meet the ownership/unified control requirements in the Zoning Ordinance. However, it did not meet the minimum size requirement, requiring a text amendment that was approved by City Council on September 5, 2023. That said, the PZB may determine if the proposed townhouse (two-family) developments with multiple principal buildings promote more unique and multiple use developments throughout the City, especially for annexation opportunities, which could benefit Des Plaines as a whole.

3. The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:

The proposal departs from the bulk regulations in Section 12-7-2.J of the Zoning Ordinance as it includes a denser townhouse residential development that exceeds the 2,800-square-foot minimum lot area requirement and proposes a rear yard building setback of 22 feet, which is less than the required minimum 25-foot-setback. The proposed density is similar to the density on surrounding townhouse developments in the area and allows for additional housing stock in the City. The rear yard building setback deficiency is located on the west side of the lot, which faces a single-family residence. However, the proposed landscape screening around the perimeter of the proposed townhouse PUD is sufficient to provide a defined transition between the two uses. In addition, the proposed development improves the current conditions of the subject property and development that is in disrepair.

4. The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation, and visual enjoyment:

The proposed design of the townhouse PUD and layout of residential buildings allow for a distinct open space/pedestrian area for all units, consolidated paved vehicular areas, and a defined separation between the two. It does provide for some recreational space in between the residential buildings, which could foster a greater quality of life for its residents. In addition, it substantially improves the aesthetic appearance and reduces adverse effects on the subject property.

5. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

The proposal is consistent with the existing townhouse residential developments to its south and east, especially the townhouse PUD located at 172 N. East River Road, which the proposed PUD development on the subject property is intended to mirror. It also redevelops a blighted property into a multiple unit residential development that will potentially improve surrounding property values.

6. The extent to which the proposed plan is not desirable to physical development, tax base, and economic well-being of the entire community:

The proposal would provide additional housing stock that helps to increase the tax base for the City and improve the economic well-being of Des Plaines. It would also provide extra economic benefit through utility and public service fees that are currently not eligible for the subject property at this time.

7. The extent to which the proposed plan is in conformity with the recommendations of the 2019 Comprehensive Plan:

The proposal increases housing stock and creates additional housing options for residences, which aligns with the housing goals and objectives of the Comprehensive Plan. It also redevelops an underutilized property and reduces blighted areas, both of which are promoted by the Comprehensive Plan.

PZB Procedure and Recommended Conditions:

Under Section 13-2-7 (Planning and Zoning Board's Procedure) of the Subdivision Regulations and Section 12-3-5.D.2.c (Procedure for Review and Decision for PUDs) of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve with conditions, or deny the aforementioned requests at 180 N. East River Road.

The PZB should take the following motions. The zoning motions can be combined or taken individually:

- A motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the request for a Conditional Use for a Preliminary PUD, with exceptions for minimum lot area, building design, and minimum required rear yard; and
- A motion pursuant to Section 13-2-7 of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed Final Plat of Subdivision.

If the PZB recommends approval, staff recommends the following conditions.

Conditions of Approval:

1. All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.
2. Improvements to the private drive for driveway curb cuts and on-street parking shall comply with the cross-access easement recorded with the approved PUD for the Insignia Glen development immediately to the south.
3. All governing documents for the construction and ongoing operation of the proposed development including but not limited to any development/annexation agreements, covenants, conditions, and restrictions, or any operating reciprocal easement agreements must be submitted to and approved by the City's General Counsel prior to the recording of the Final Plat of PUD or Final Plat of Subdivision.
4. All land use and permitting approvals shall not become effective until the City finalizes approval of annexation of the subject property.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Petitioner's Responses to Standards for PUDs
- Attachment 4: Plat of Survey
- Attachment 5: Project Narrative
- Attachment 6: Final PUD Plat (includes Site Plan)
- Attachment 7: Architectural Plans
- Attachment 8: Landscape Plan (includes Tree Preservation Plan)
- Attachment 9: Select Final Engineering Plans¹
- Attachment 10: PWE Department Memo
- Attachment 11: Final Plat of Subdivision
- Attachment 12: Construction Schedule

¹ A full copy is available by request to the Department of Community and Economic Development.



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ft

Print Date: 8/3/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



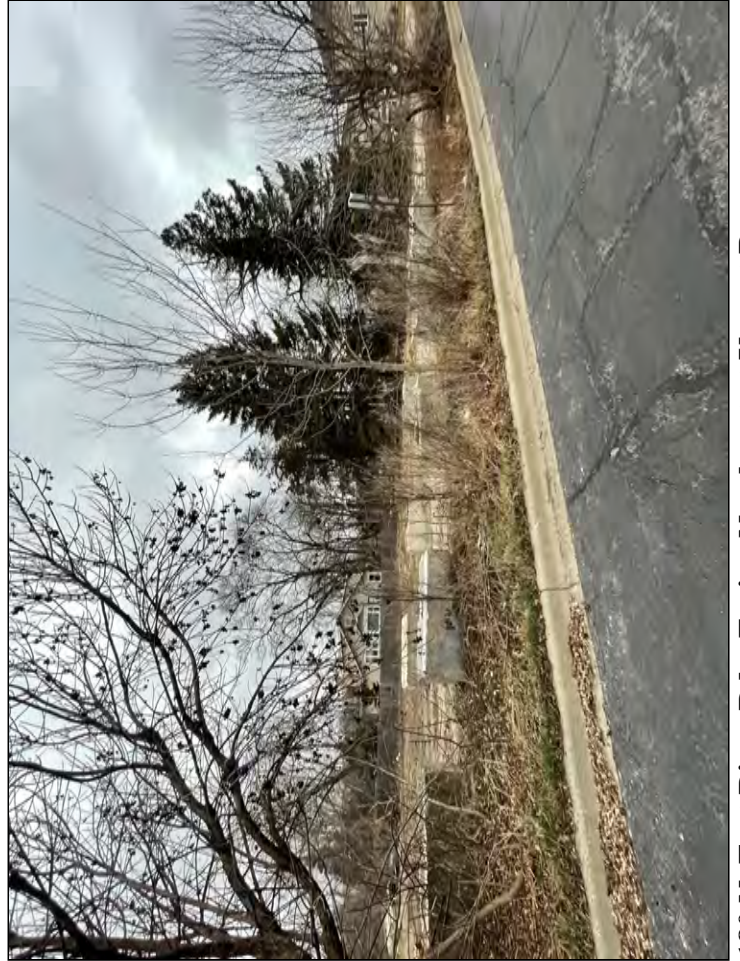
180 N. East River Rd – Public Notice & Front of Property



180 N. East River Rd – Facing West at Front of Property



180 N. East River Rd – Facing Northwest at Vacant Property



180 N. East River Rd – Facing Northeast at Vacant Property

Standards for Planned Unit Developments 180 N East River Road

- 1. The extent to which the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations set forth in subsection A of this section;**

The property is under 2 acres but should be considered a PUD to provide the guidelines and restrictions to compliment the townhome development to the south.

- 2. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations;**

Per the architectural, engineering and landscape plans, we are complimenting the property to the south acting as an extension to the townhome community to the south.

- 3. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are or are not deemed to be in the public interest;**

The density and footprints of the townhome units match the property to the south.

- 4. The extent to which the physical design of the proposed plan does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provided for and protect designated common space, and further amenities of light and air, recreation and visual enjoyment;**

We have engaged the same civil engineer and architectural team to match the development to the south. The colors and building materials compliment the property to the south.

- 5. The extent to which the relationship and compatibility of the proposed plan is beneficial or adverse to adjacent properties and neighborhood;**

Per the recorded plat, 180 N East River Road has rights for accessibility to the private road which will remain private. We have been in contact with the HOA management company to discuss the development. We have also spoken to some of the neighbors to the south and to the east of the property.

- 6. The extent to which the proposed plan is not desirable to the proposed plan to physical development tax base and economic well being of the entire community;**

The property will increase the existing tax base.

7. The extent to which the proposed plan is not in conformity with the recommendations of the comprehensive plan;

The parcel is less than the 2 acre minimum required but it is a very logical use of land due to the “mirror” image of the townhome development to the south. The design will be a natural addition to the existing community and will allow for the clean up of a site that has been in disarray and will increase property values of the properties nearby.

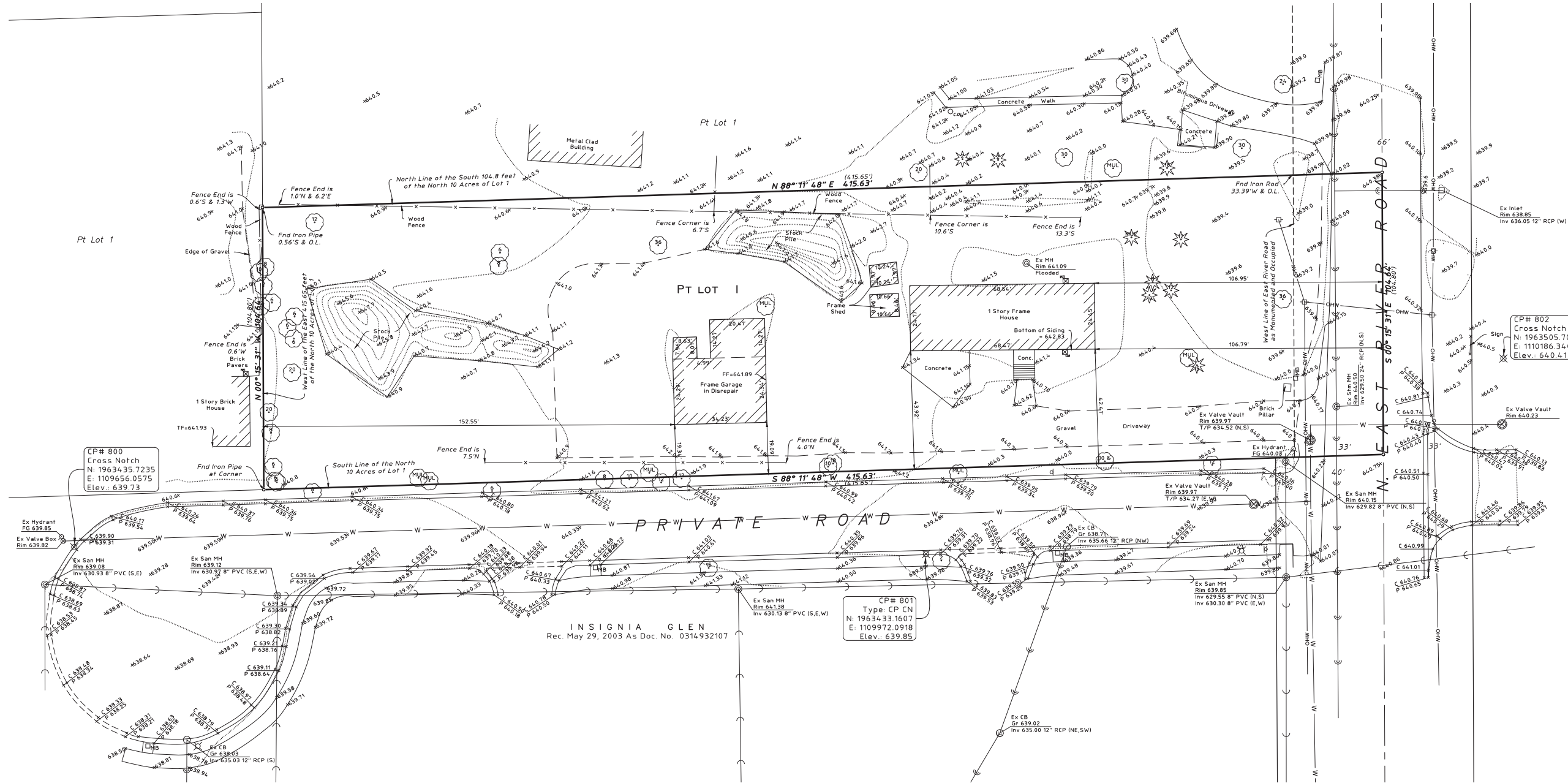
PLAT OF SURVEY

LEGAL DESCRIPTION

THE SOUTH 104.8 FEET OF THE EAST 415.65 FEET OF THE NORTH 10 ACRES IN LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Scale: 1" = 20'



AREA SUMMARY

TOTAL AREA	43,476 S.F.	0.99808 AC.
R.O.W. AREA	3,453 S.F.	0.07927 AC.
NET AREA	40,023 S.F.	0.91881 AC.

- Surveyor's Notes:
- Field work was completed on May 3, 2023.
 - The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
 - The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
 - A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
 - Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123).

Benchmark

Site Benchmark	CP # 800 (see survey)	Description: Cross Notch	Elevation: 639.73	NAVD 88 (Geoid 12A)
	CP # 801 (see survey)	Description: Cross Notch	Elevation: 639.85	NAVD 88 (Geoid 12A)
	CP # 802 (see survey)	Description: Cross Notch	Elevation: 640.41	NAVD 88 (Geoid 12A)

LEGEND

	Manhole		Guy Wire
	Catch Basin		Utility Pole
	Inlet		Mailbox
	Clean Out		Curb & Gutter
	Storm Sewer Atlas		Depressed Curb
	Sanitary Sewer Atlas		Retaining Wall
	Water Main Atlas		Curb Elevation and Gutter/Pavement Elevation
	Fire Hydrant		Pavement Elevation
	Valve Vault		Sidewalk Elevation
	Valve Box		Ground Elevation
	B-Box		Contour Line
	Light Pole		Deciduous Tree
	Fence		Coniferous Tree
	Sign		Bush
	Gas Meter		Brushline
	Gas Line		Record
	Electric Line		On Line
	Overhead Utility Line		
	Fiber Optic Line		
	Electric Meter		



State of Illinois)
 County of Cook) SS:
 This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.
 By: *[Signature]* May 10, 2023
 Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • 815-396-6600 Fax: 815-396-6606
 Illinois Professional Design Firm License No. 18-000152
 www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
 180 NORTH EAST RIVER ROAD
 DES PLAINES, ILLINOIS
 COOK COUNTY

Project Manager: J D T
 Drafter: J C H
 Date: 2023-05-10
 Project No: 23-067
 Sheet 1

MAS Land Investments 2 LLC

711 Middleton Court, Palatine, IL 60067

February 5, 2023

Insignia Glen 2, 180 N East River Road, Des Plaines, IL

Project Narrative and Summary

The proposed development is a new 16-unit townhome development with an open space / common area outlot which is to compliment the townhome community to the south, Insignia Glen. The land design as well as the architecture was designed in a fashion to compliment Insignia Glen to appear as a second phase to the existing community. The parcel has net acreage of 0.9 acres of which 0.4 acres will be allocated to buildable lots, and the remaining 0.48 acres (53%) will be allocated for open space.

The development is a PUD and we request PUD exceptions for minimum lot area and rear yard building setback. For the minimum lot area, the City ordinance requires 2,800 SF per dwelling unit (DU), while the smallest lot we are proposing is 1,040 SF. This comes out to an average of 2,456 SF per DU. For rear yard setbacks, the City ordinance requires 30 feet and we are proposing 22 feet.

Insignia Glen 2 is a proposed development which will share the private road to the south of the parcel. Per the Insignia Glen recorded plat, Document Number 0314932107, there is a 2.5' cross access easement to allow for use of the private road. MAS Land Investments 2 LLC is in communication with the Insignia Glen HOA to address any concerns or work out any details. It is our intention to cooperate with the HOA to the south. We will have our own HOA. Insignia Glen 2 is a one acre site and is mirroring the same layout of 4 - 4 unit 3 story townhome buildings with rear load garages that are in the existing development. MAS has engaged the same design team that designed Insignia Glen to assure consistency. The proposed development has two new drives that will service 2 buildings each. We are proposing 8 new parking spots along the private road to allow for guest parking as well as 2 parking spots per unit in driveways along with 2 car garages. We have proposed a sidewalk running east to west along the private road along with sidewalks to each individual unit.

Insignia Glen 2 has very similar color schemes for the exterior building products to blend with the units in Insignia Glen. The architecture is also very similar to blend with the existing development. There will be two floor plans with 2 or 3 bedroom options.

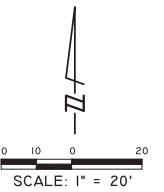
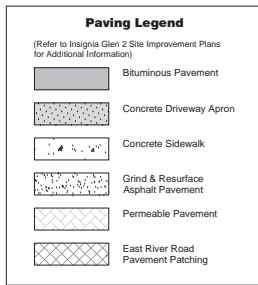
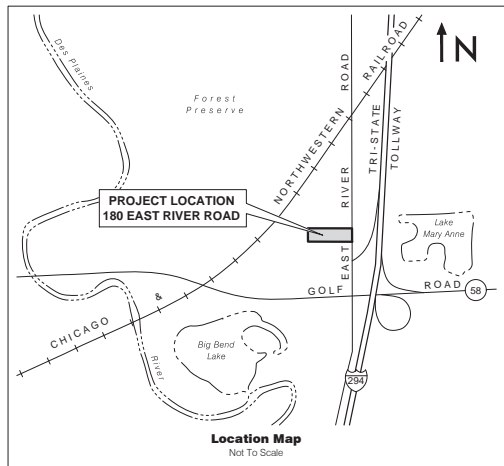
We are proposing permeable pavers in the alleyways and an infiltration trench along the east side of the development to meet runoff reduction requirements and encourage groundwater infiltration. We are also offering solar options to the proposed units as a way to potentially utilize renewable energy.

We are also proposing city sewer and water. We will be providing a 40' public roadway dedication along the east end of the parcel for that part of East River Road that is presently part of the property. This matches the dedication to the south.

Insignia Glen 2 will be a nice addition to Des Plaines and will be seen as an extension to Insignia Glen to the public.

FINAL PLANNED UNIT DEVELOPMENT PLAT OF INSIGNIA GLEN 2

R-4
UNINCORPORATED
SINGLE FAMILY

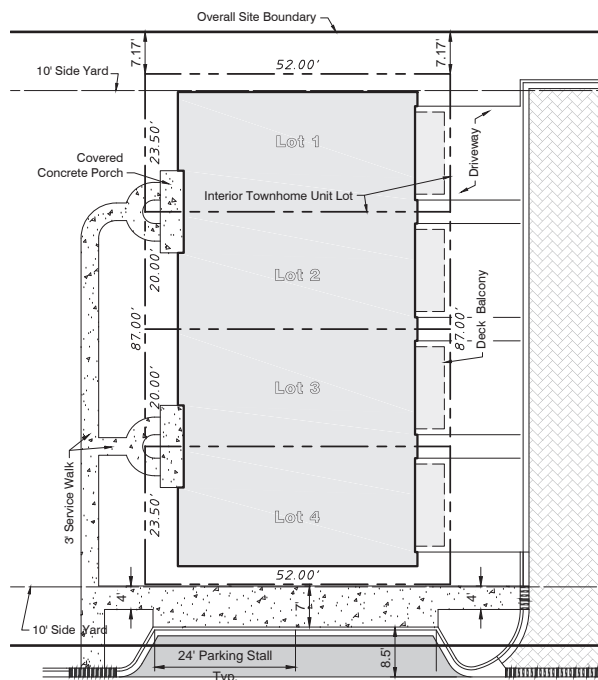
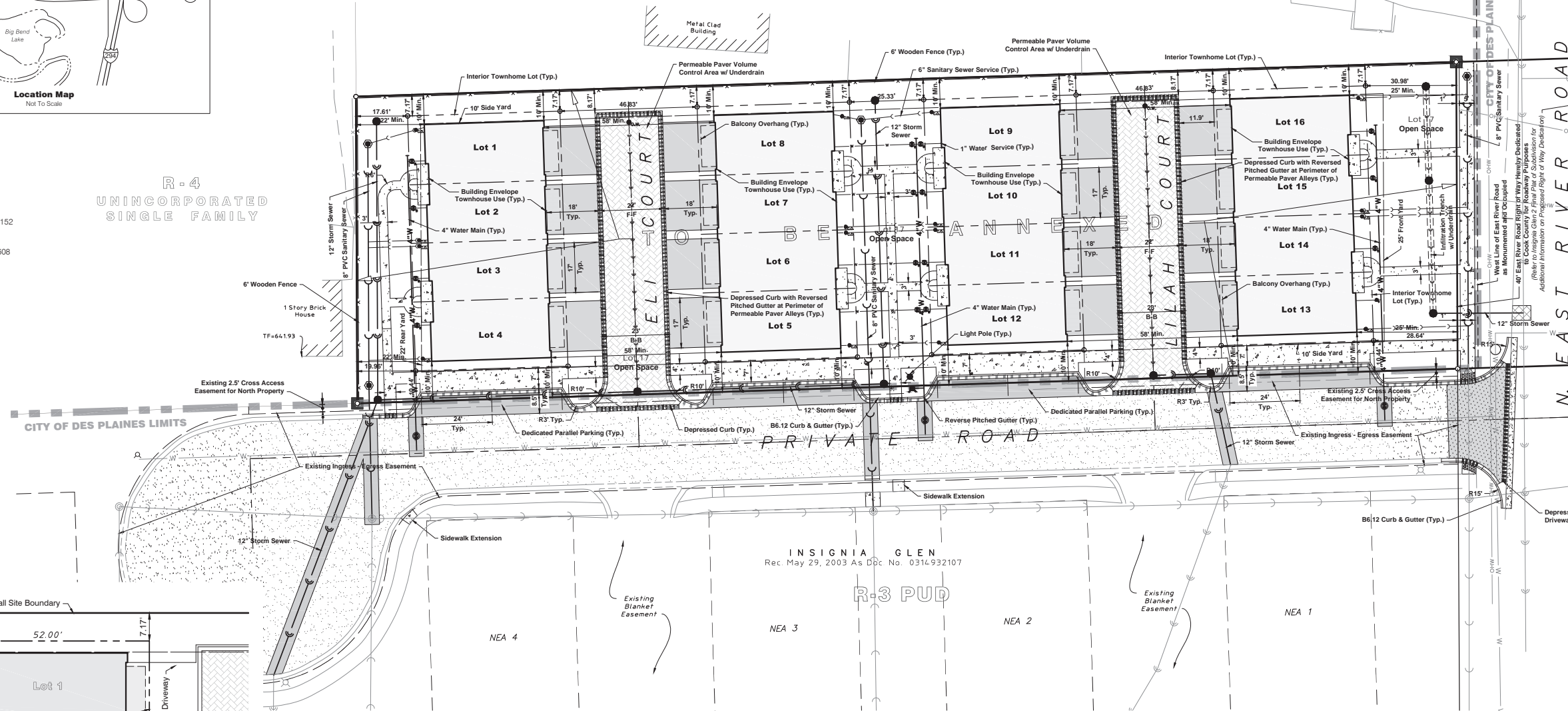


Developer/ Subdivider:
MAS Land Investments 2, LLC
711 Middleton Court
Palatine, IL 60067

Prepared By:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600 Fax: 847-394-6608
www.haegerengineering.com

City of Des Plaines
420 Miner Street
Des Plaines, IL 60016
Tel: 847-391-5300

R-4
UNINCORPORATED
SINGLE FAMILY

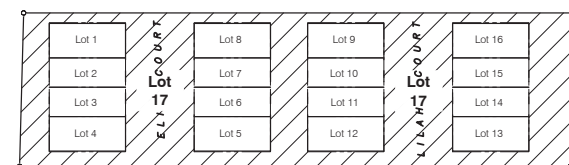


Lot Detail
Not to Scale

Legal Description of Area Under Development

THE SOUTH 104.8 FEET OF THE EAST 415.65 FEET OF THE NORTH 10 ACRES IN LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

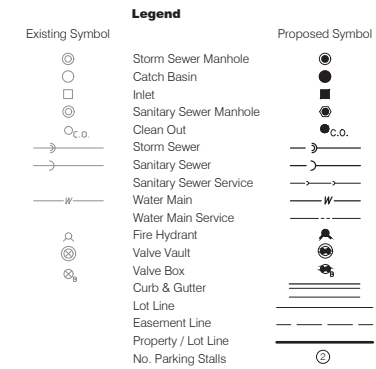
Lot 17 Open Space
Not to Scale



Note
Lot 17 is an 'Open Space/ Common Area and Blanket Easement for Ingress/ Egress, Public Utilities, Private Utilities and Drainage' benefiting Lots 1 to 16 as granted per Insignia Glen 2 Plat of Subdivision.

Lot Area Summary		Area (ac.)		Area (sf)		Site Data	
Gross Site Area	0.93947	43.476	46	51	Gross Site Area	1.05	43,476
ROW Deducted on	0.39369	1.718	10	116	ROW Deducted on	0.19	818
Net Site Area	0.54578	23.758	59	645	Net Site Area	0.90	39,290
Lot Areas					Net Buildings	4	
Lot 1	0.02805	1.222			Total No. of Units	16	
Lot 2	0.02805	1.043			Net Density	17.7	1.043
Lot 3	0.02805	1.043			Building Floor Area		1,694
Lot 4	0.02805	1.222			Per Unit		105.875
Lot 5	0.02805	1.222			Per Building		425.75
Lot 6	0.02805	1.043			Site Total		33,304
Lot 7	0.02805	1.043			Parking Summary		
Lot 8	0.02805	1.222			Garage Stalls	32	1,200
Lot 9	0.02805	1.222			Driveway Spaces	32	1,200
Lot 10	0.02805	1.043			Per Unit Guest Stalls	8	300
Lot 11	0.02805	1.043			Total Parking	72	1,400
Lot 12	0.02805	1.222					
Lot 13	0.02805	1.222					
Lot 14	0.02805	1.043					
Lot 15	0.02805	1.043					
Lot 16	0.02805	1.222					
Lot 17	0.48655	21.194					
Total	0.90198	39.290					

City Ordinance Metrics		Required Provided	
R-3		R-3	
Building Height	15	35-45	15
Yard Setback	5	5	5
Front	25	25	25
Side	30	22	30
Back	10	10	10
Minimum Lot Area	2,600	2,400	2,400
Parking Summary			
Parking - 24' or less	52	64	52
Guest Parking	4	8	4
Total	36	72	36



- Notes:**
- Building height for all buildings is 35' - 8 1/2". See Architectural Plans for full information.
 - The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
 - Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0236J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) of Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."

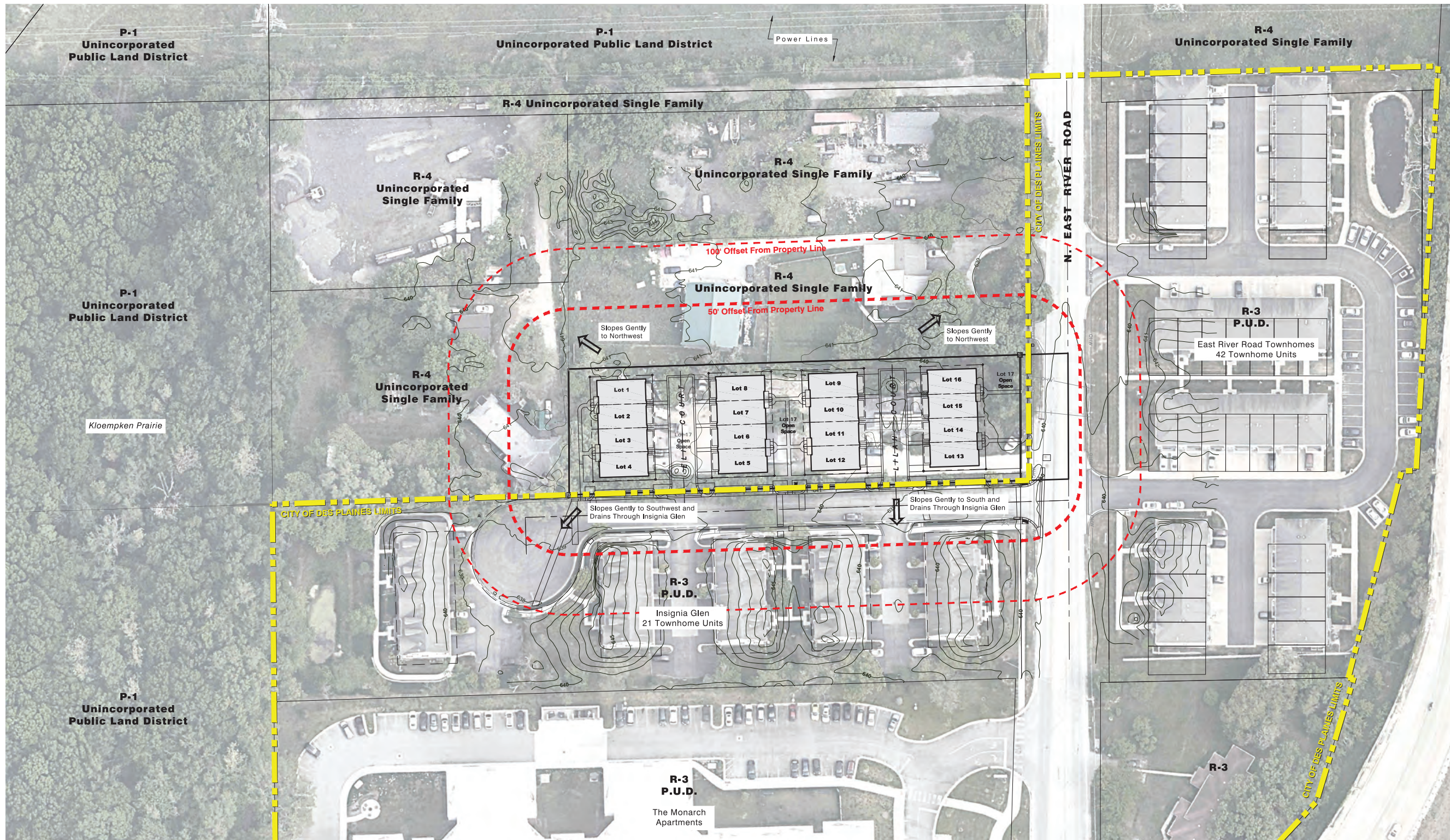
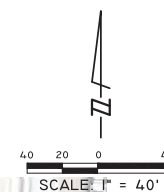
Dimension Abbreviations Used
B-B Back of Curb to Back of Curb
F-F Face of Curb to Face of Curb
R Radius Back of Curb

Originally Prepared: 11/02/2023 Project No. 23-067

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
2	03.05.2024	Revised per City Review Comments
1	12.01.2023	Revised per City Review Comments

FINAL PLANNED UNIT DEVELOPMENT PLAT OF INSIGNIA GLEN 2



- Notes:**
1. Contours and adjacent parcels shown are courtesy of Cook County GIS. Aerial image is courtesy of Google Earth.
 2. Information on adjacent properties is from available public records and is shown for general reference purposes only.
 3. There is no flood plain on or immediately adjacent to the parcel.

Originally Prepared: 11/02/2023 Project No. 23-067

No.	Date	Revision
2	03-05-2024	Revised per City Review Comments
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FINAL PLANNED UNIT DEVELOPMENT PLAT OF INSIGNIA GLEN 2

OWNER CERTIFICATE

I, _____ OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPTS THIS PUD PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE, AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COOK COUNTY

THIS PLAT HAS BEEN APPROVED BY COOK COUNTY WITH RESPECT TO ROADWAY ACCESS PROVIDED THAT A PERMIT IS SUBMITTED TO THE COUNTY FOR ANY PROPOSED WORK WITHIN THE PUBLIC RIGHT-OF-WAY OF ROADWAYS UNDER COUNTY JURISDICTION

APPROVED BY _____ ON THIS _____ DAY OF _____, 20

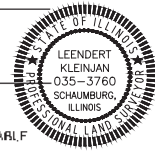
STATEMENT OF ROADWAY DEDICATION

THE EAST 40' OF THE PROPERTY AS DELINEATED ON PAGE 1 IS HEREBY DEDICATED TO COOK COUNTY FOR ROADWAY PURPOSES

SURVEYOR

I, LEENDERT A. KLEINJAN, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT. THE CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE. THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN, THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 236 OF 832, COMMUNITY PANEL NUMBER 170054

SCHAUMBURG, ILLINOIS _____



LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

EXPIRES 11-30-24

NOTARY CERTIFICATE

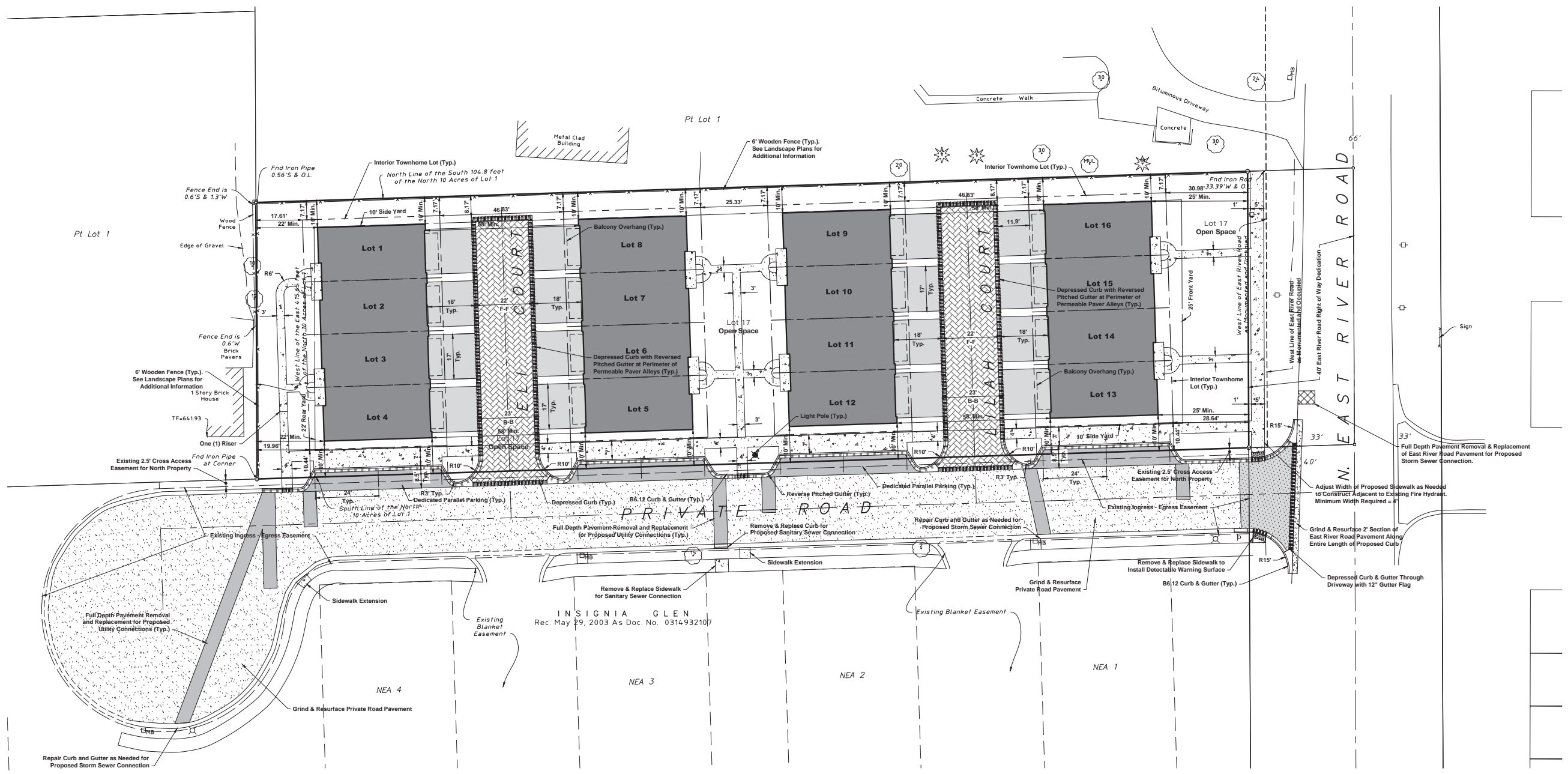
STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

No.	Date	Revision
1	12-01-2023	Revised per City Review Comments



Note: 48-Hour notice is required for all inspections with the City of Des Plaines

PAVING LEGEND	
	Bituminous Pavement - 1 1/2" Hot Mix Asphalt Surface Course, Mix D, N50 - 3 1/2" Hot Mix Asphalt Binder Course, IL-19, N50 - 10" CA-6 Crushed Aggregate Base Course - Compacted Subgrade
	Concrete Driveway Apron - 8" PCC Pavement (Class PV) w/ 6" x 6" Welded Wire Mesh - 4" CA-6 Crushed Aggregate Base Course - Compacted Subgrade
	Concrete Sidewalk - 5" PCC Walk (Class SI) - 4" CA-6 Crushed Aggregate Base Course - Compacted Subgrade
	Grind & Resurface Asphalt Pavement - Grind 1 1/2" Bituminous Concrete Surface Course, Scarify Binder Course - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
	Permeable Pavement - See MWRD "Permeable Pavers Detail" on Sheet EX3.0 for additional information
	East River Road Pavement Patching - Replace Existing East River Road Pavement In-Kind

Site Data	
Gross Site Area	40.81
POW Dedication	1.00
Net Site Area	39.290
Total No. of Units	16
Net Density	0.408
Parking Summary	
Garage Stalls	32
On-Street Stalls	32
Parallel Guest Stalls	8
Total Parking	72

City Ordinance Metrics	
Required	Provided
R-3	
Building Height	45' - 55'-8.5'
Yard Summary	
Front	25'
Rear	30'
Side	10'
Minimum Lot Area/Unit	2,600' - 2,455'
Parking Summary	
Parking - 25'	32
Guest Parking - 10' x 10'	8

HAEGER ENGINEERING
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www.haegerengineering.com

SITE PLAN EXHIBIT
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

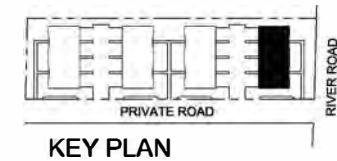
Project Manager: M D M
Engineer: A M S
Date: 2024-02-05
Project No.: 23-067
Sheet: 1/1

No.	Date	Revision
1	2024-02-05	Revised per City Review Comments
2	2024-02-05	Revised per City Review Comments



KEY LOT ALONG N. EAST RIVER ROAD
ASSEMBLY FRONT ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
 DES PLAINES, IL

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
 Barrington, IL 60010
 312-410-1260

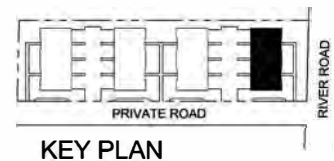
August 1, 2023





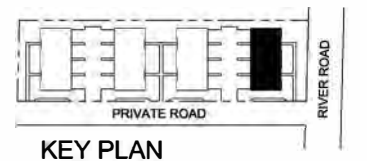
KEY LOT ALONG N. EAST RIVER ROAD
ASSEMBLY LEFT ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



KEY LOT ALONG N. EAST RIVER ROAD
ASSEMBLY RIGHT ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
 DES PLAINES, IL

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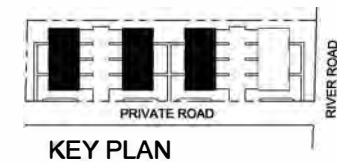
August 1, 2023





TYPICAL
ASSEMBLY FRONT ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
 DES PLAINES, IL

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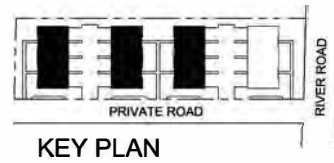
August 1, 2023





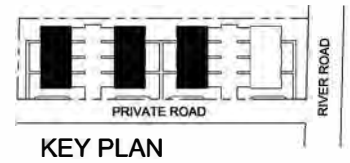
TYPICAL
ASSEMBLY LEFT ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



TYPICAL
ASSEMBLY RIGHT ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



INSIGNIA GLEN 2 - TOWNHOMES
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August 1, 2023



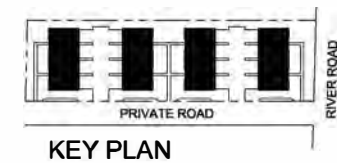


T/ PLATE
 T/ WINDOW
 9'-1 1/8"
 8'-0"
 UPPER FLOOR
 T/ PLATE
 T/ WINDOW
 1'-4 3/4"
 9'-1 1/8"
 8'-0"
 MAIN FLOOR
 T/ PLATE
 T/ WINDOW
 1'-4 3/4"
 9'-1 1/8"
 7'-0"
 LOWER FLOOR

Shingle Roofing
 6" Exposure Siding
 Decorative Panel
 Brick

TYPICAL
ASSEMBLY REAR ELEVATION

Scale: 1/4" = 1'-0" @ 22x34 layout



INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
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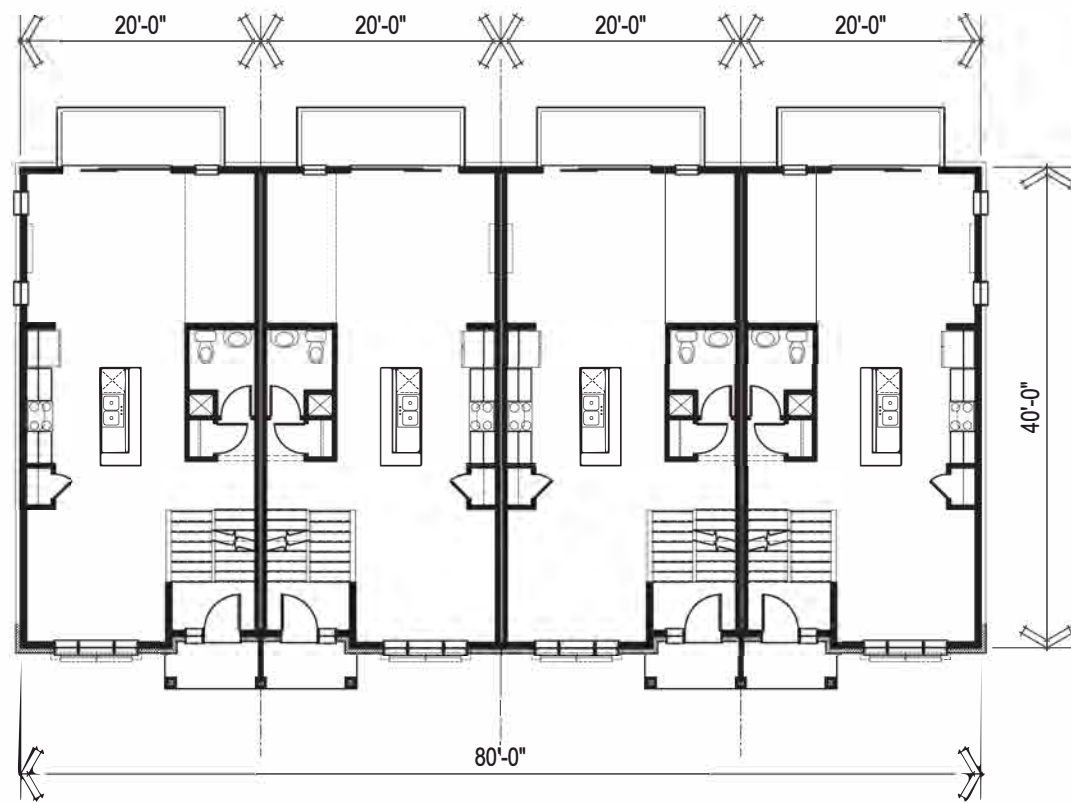


MATERIAL BOARD

INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
 DES PLAINES, IL

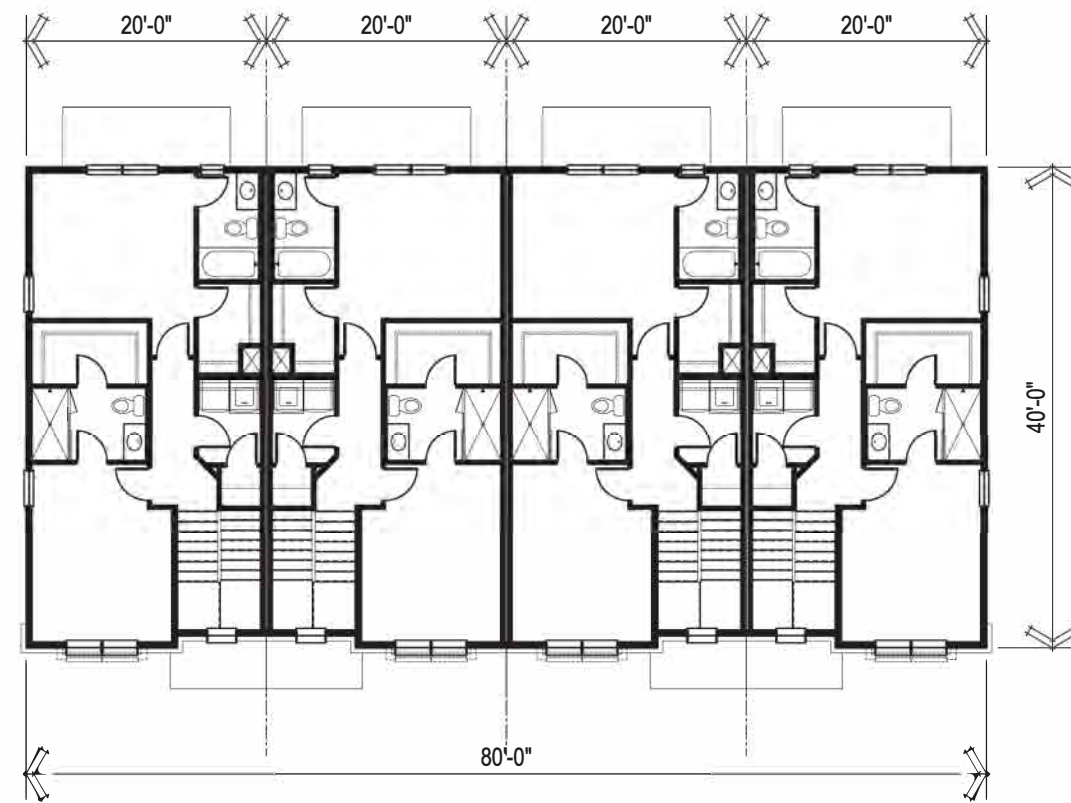
CōBŪ ARCHITECTURE STUDIO
 111 North Avenue, Suite 207
 Barrington, IL 60010
 312-410-1260
 August 1, 2023





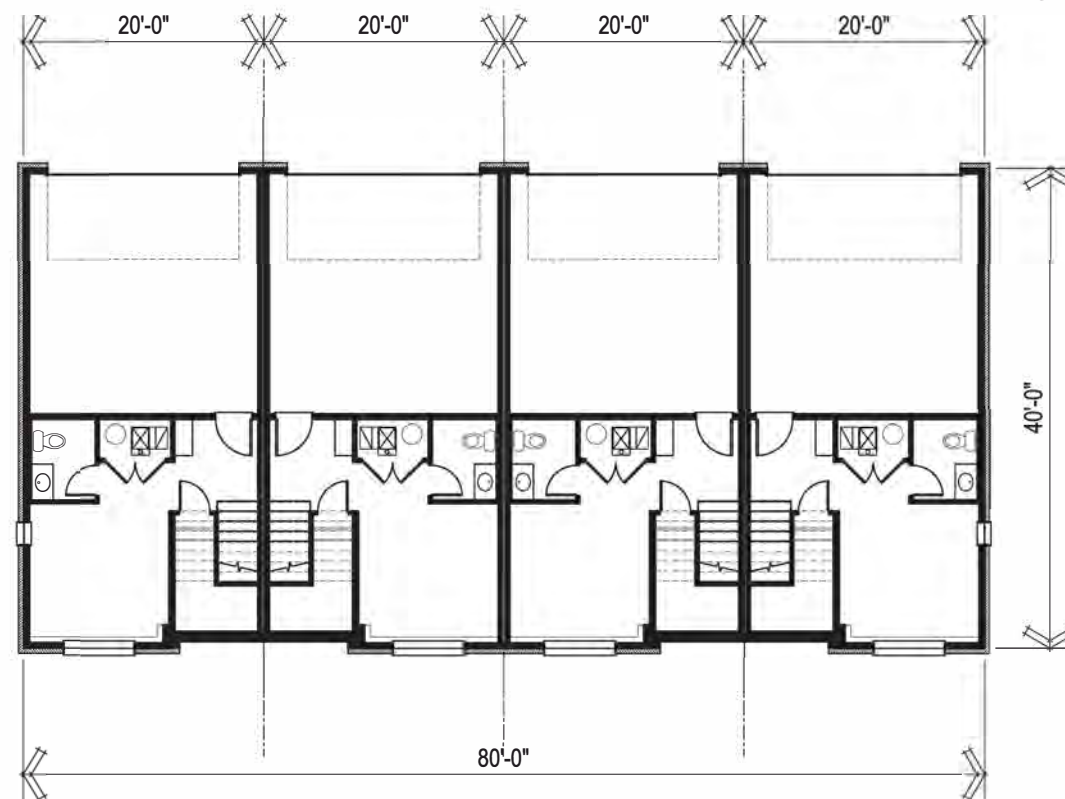
MAIN FLOOR ASSEMBLY PLAN

Scale: 1/8" = 1'-0" @ 22x34 layout



UPPER FLOOR ASSEMBLY PLAN

Scale: 1/8" = 1'-0" @ 22x34 layout



LOWER FLOOR ASSEMBLY PLAN

Scale: 1/8" = 1'-0" @ 22x34 layout

INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
 DES PLAINES, IL

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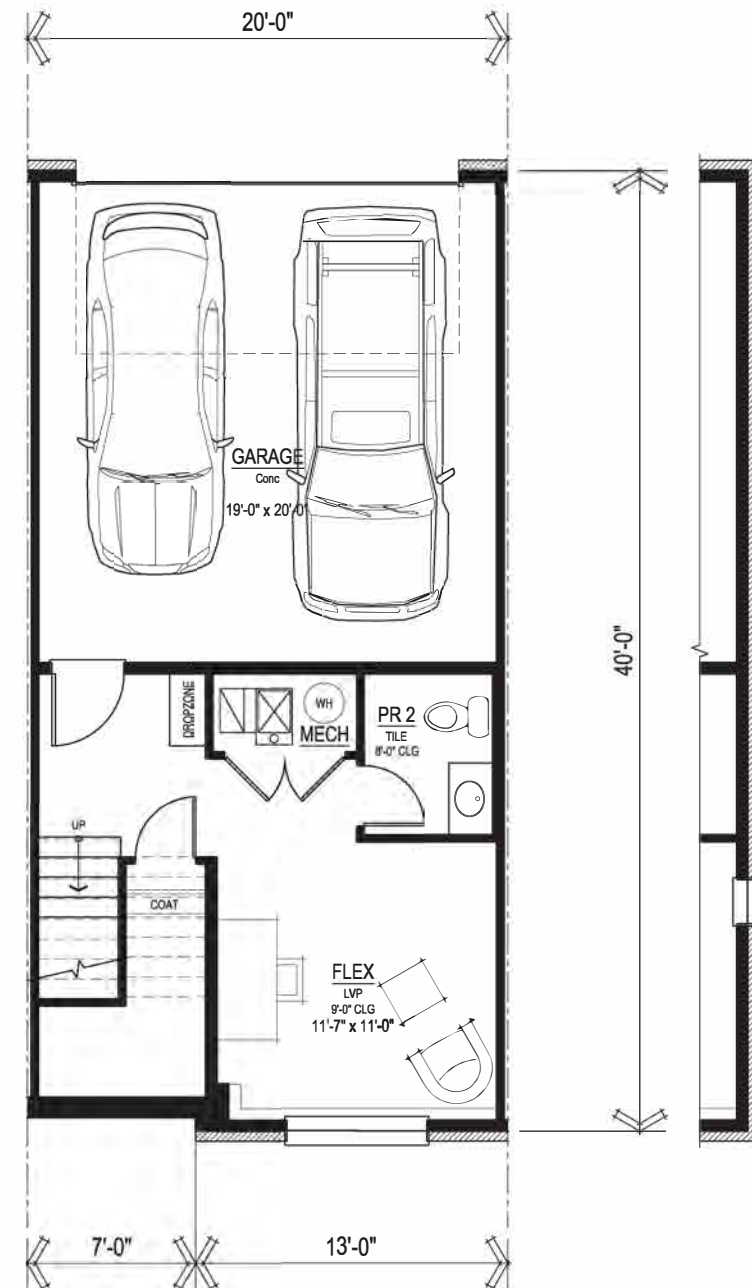


SQUARE FOOTAGES	
LOWER FLOOR	386
MAIN FLOOR	793
UPPER FLOOR	715
SUBTOTAL	1894
GARAGE	410
PORCH	35
DECK	70
TOTAL	2409



OPT. BEDROOM 3 / BATH 3

Scale: 1/4" = 1'-0" @ 22x34 layout



LOWER FLOOR PLAN

Scale: 1/4" = 1'-0" @ 22x34 layout

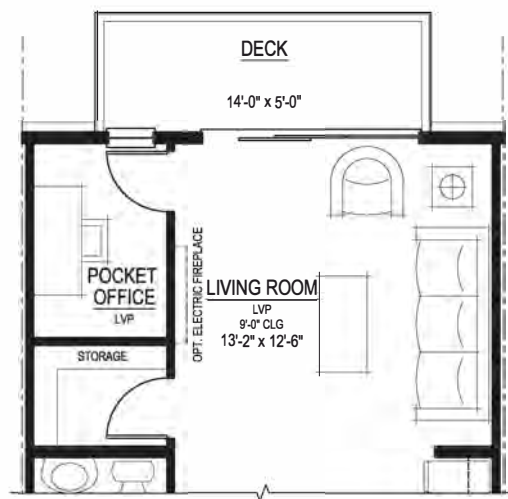
INSIGNIA GLEN 2 - TOWNHOMES
 180 N. EAST RIVER ROAD
 DES PLAINES, IL

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111 North Avenue, Suite 207
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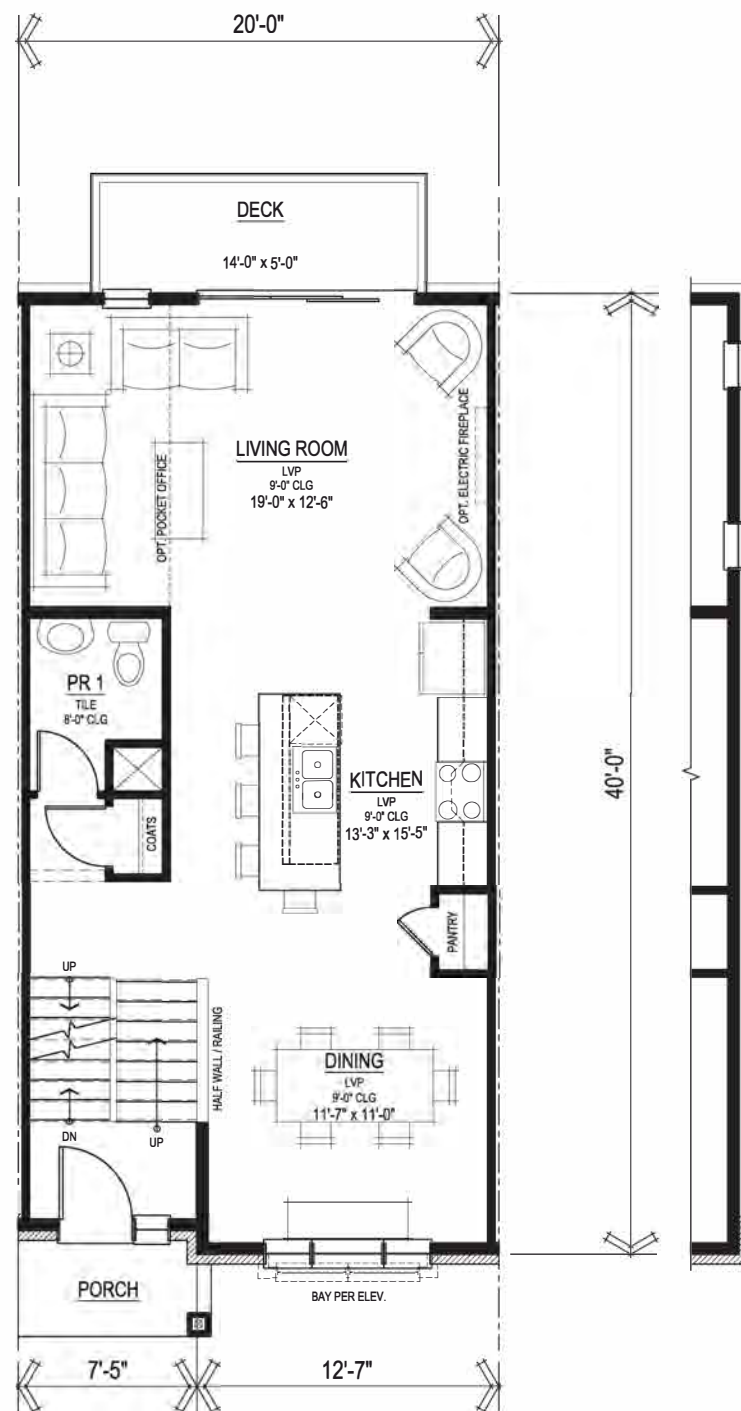
August 1, 2023





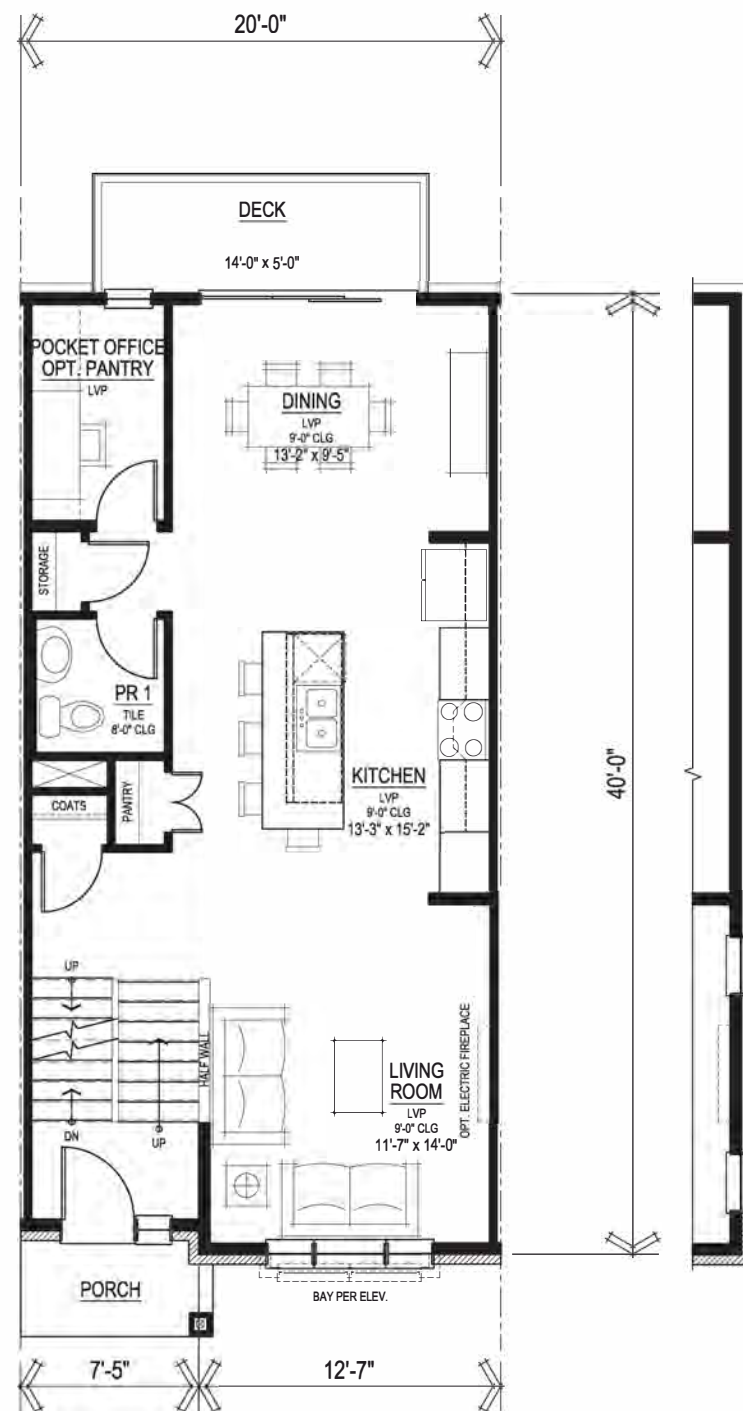
LAYOUT #1 OPT. POCKET OFFICE

Scale: 1/4" = 1'-0" @ 22x34 layout



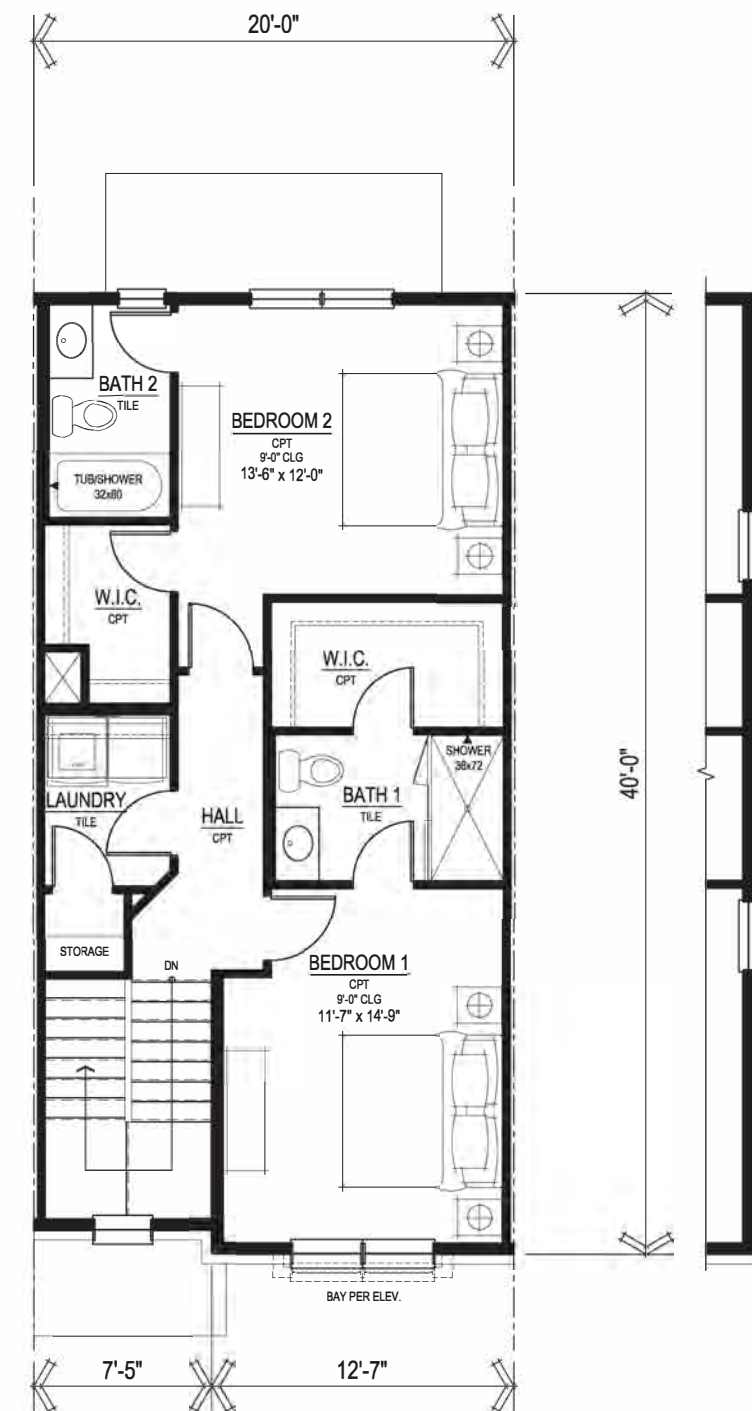
MAIN FLOOR PLAN LAYOUT #1

Scale: 1/4" = 1'-0" @ 22x34 layout



MAIN FLOOR PLAN LAYOUT #2

Scale: 1/4" = 1'-0" @ 22x34 layout



UPPER FLOOR PLAN

Scale: 1/4" = 1'-0" @ 22x34 layout

INSIGNIA GLEN 2 - TOWNHOMES
180 N. EAST RIVER ROAD
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August 1, 2023





FRONT VIEW



REAR VIEW



STREET VIEW

EXISTING FOREST GLEN -
3 BEDROOM TOWNHOMES

INSIGNIA GLEN 2 - TOWNHOMES
180 N. EAST RIVER ROAD
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August 1, 2023





Scale: 1" = 20'

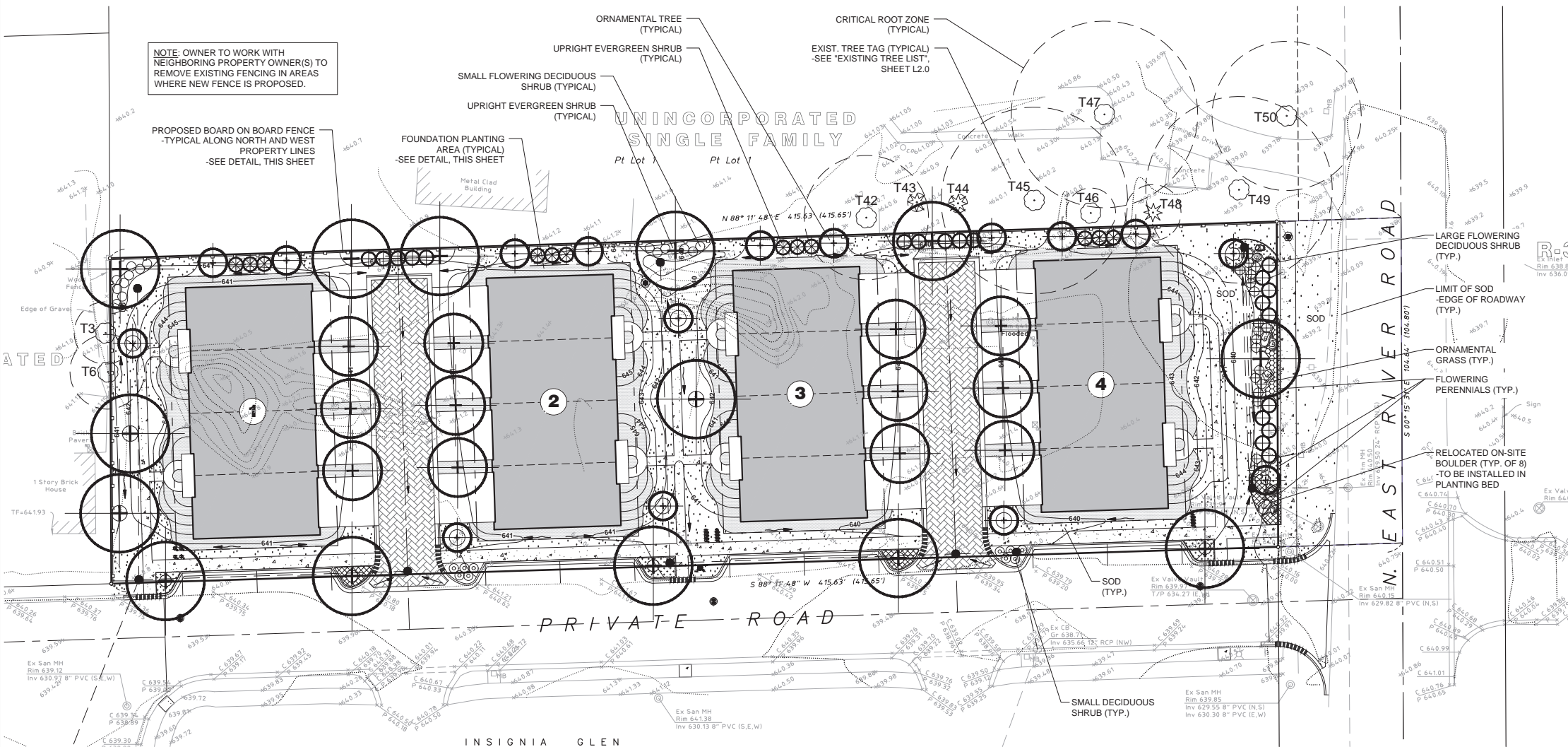
PROPOSED PLANT SCHEDULE

SYMBOL	KEY	COMMON/LATIN NAME	SIZE	CONDITION	SPACING	QUANTITY
NOTE: ALL PLANT MATERIAL TO BE SELECTED FROM THIS LIST						
SHADE TREES						
AL		REDMOND AMERICAN LINDEN TILIA AMERICANA	2.5' CAL.	B & B	SPECIMEN	0
BC		SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM	2.5' CAL.	B & B	SPECIMEN	0
GP		PRINCETON SENTRY GINKGO GINKGO BILOBA	2.5' CAL.	B & B	SPECIMEN	0
HL		SKYLINE HONEYLOCUST GLEDITSIA TRIACANTHOS VAR. INERMIS	2.5' CAL.	B & B	SPECIMEN	0
KC		KENTUCKY COFFEETREE GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5' CAL.	B & B	SPECIMEN	0
ORNAMENTAL TREES						
ER		EASTERN REDBUD CERCIS CANADENSIS	6' HT.	B & B	SPECIMEN	0
FC		RED JEWEL FLOWERING CRABAPPLE MALUS SPECIES	6' HT.	B & B	SPECIMEN	0
RB		RIVER BIRCH BETULA NIGRA	6' HT.	B & B	SPECIMEN	0
SB		ALLEGHENY SERVICEBERRY AMELANCHIER LEAVIS	6' HT.	B & B	SPECIMEN	0
EVERGREEN SHRUBS						
DY		DENSE YEW TAXUS X MEDIA DENSIFORMIS	24"	B & B	3' O.C.	0
EA		EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS SMARAGD	5' HT.	B & B	4.5' O.C.	0
KJ		KALLAY JUNIPER JUNIPERUS CHINENSIS VAR. KALLAY'S COMPACT	24"	B & B	3' O.C.	0
DECIDUOUS SHRUBS						
AC		DWARF ALPINE CURSANT RIBES ALPINUM GREEN MOUND	24"	B & B	3' O.C.	0
AV		ARROWWOOD VIBURNUM VIBURNUM DENTATUM CHICAGO LUSTRE	36"	B & B	4.5' O.C.	0
CI		ILLINOIS BEAUTY CHOKEBERRY ARONIA MELANOCARPA MORTON	24"	B & B	3' O.C.	0
DK		KODIAK RED DIERVILLA DIERVILLA G2X85411	24"	B & B	3' O.C.	0
GS		GRASS-LIKE SUMAC RHLUS AROMATICA	24"	B & B	3' O.C.	0
LH		LIMELIGHT HYDRANGEA HYDRANGEA PANICULATA	36"	B & B	4.5' O.C.	0
ML		MISS KIM LILAC SYRINGA PATULA	24"	B & B	3' O.C.	0
SG		GOLDFLAME SPIREA SPIREA X BUMALDA	24"	B & B	3' O.C.	0
GROUNDCOVERS AND PERENNIALS						
KG		KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS ACUTIFLORA	3G.	CONTR.	3' O.C.	0
PM1		PERENNIAL MIX #1 STELLA DE ORO DAYLILY / HEMEROCALLIS SPECIES 60% RUSSIAN SAGE / PERVOUSKIA ATRIPPLICIFOLIA LITTLE SPIRE 40%	1G.	CONTR.	1.5' O.C.	0
PM2		PERENNIAL MIX #2 AUTUMN MOOR GRASS / SESLARIA AUTUMNALIS 60% KIT KAT CATMINT / NEPETA FASSENSI 40%	1G.	CONTR.	1.5' O.C.	0
PM3		PERENNIAL MIX #3 DWARF PRAIRIE DROPSIDE / SPOROBOLUS HETEROLEPIS TARA 25% HOBBLE GAYFEATHER / LIATRIS SPICATA 15% PIXIE MEADOWBRIGHT CONEFLOWER / ECHINACEA C86 CONE 2 25% WALKERS LOW CATMINT / NEPETA X RACEMOSA 25% WHITE GAYFEATHER / LIATRIS FLORISTAN WHITE 10%	1G.	CONTR.	2' O.C.	0
SOD		SOD (BLUEGRASS VARIETY)	S.Y.			0

* IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

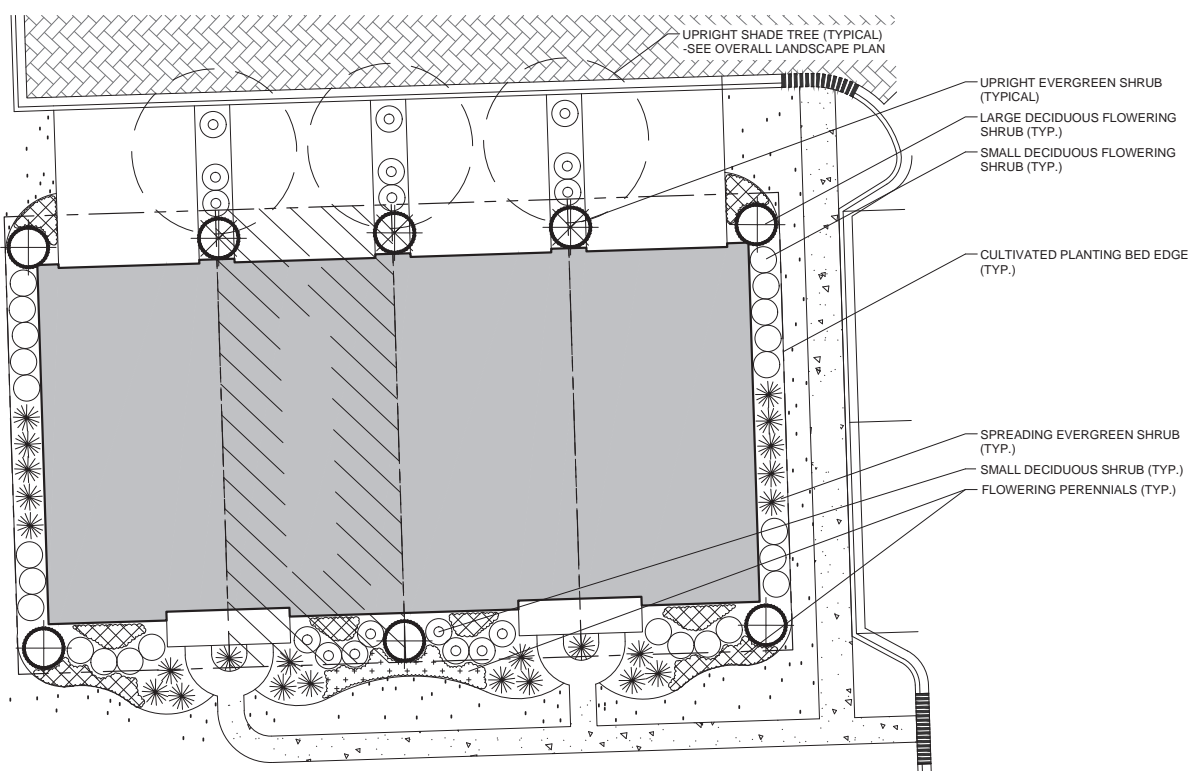
LANDSCAPE PLAN NOTES

- ALL PROPOSED SHRUB BEDS AND TREE TRINGS TO RECEIVE 3" THK. SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THK.)
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
- LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC. OF NURSERMEN OR EQUIVALENT. NO TARIFF GRADE MATERIAL SHALL BE ACCEPTED.
- ALL PLANT MATERIAL SHALL BEAT THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF KNITTING.
- IMPORTED TOPSOIL AND SPREADING BY EXCAVATING CONTRACTOR.
- ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' DIA. MULCH RING AROUND TRUNK.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-BIODEGRADABLE MATERIAL).
- INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- ALL PLANTING BED EDGES TO BE CULTIVATED.
- AMEND ALL GROUNDCOVER BEDS W/4" THK. SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO THE EXIST. TOPSOIL TO A 12" DEPTH.
- PARKWAY TREES LIMBS TO BE NO LOWER THAN 6' ABOVE GRADE.



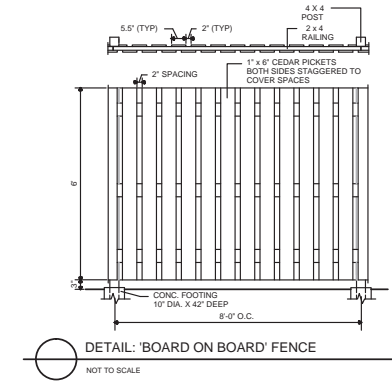
OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



TYPICAL FOUNDATION PLAN

SCALE: 1" = 10'-0"

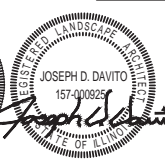


NOTE: FOR "EXISTING TREE LIST", SEE "TREE SURVEY & PRESERVATION PLAN", SHEET L2.0



Know what's below. Call before you dig.

Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

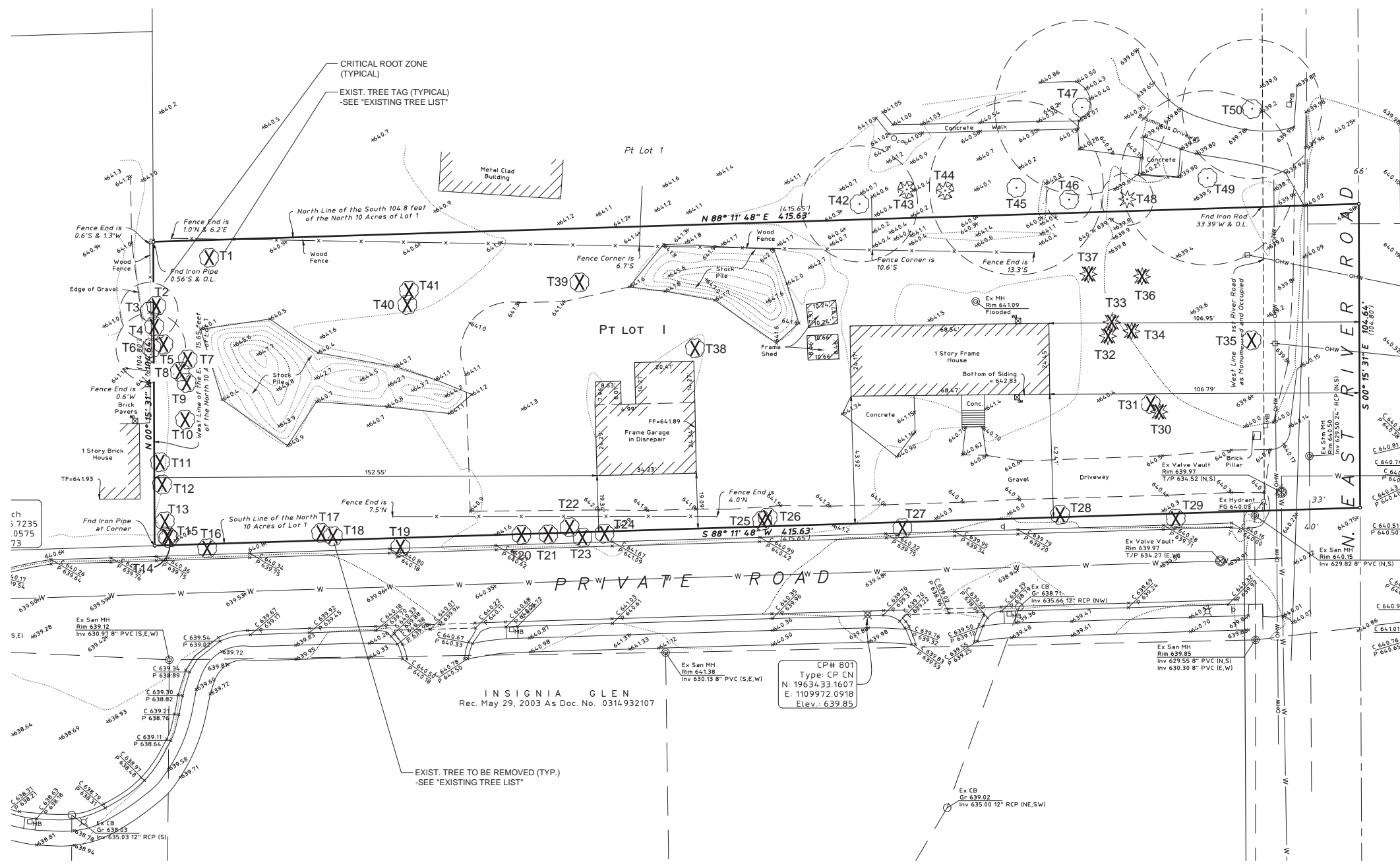


J. DAVITO DESIGN, INC.
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2735 KINGSTON DRIVE ISLAND LAKE, IL 60042
(847) 469-8787 WWW.JDAVITODESIGN.COM

Project Manager: L A K
 Engineer: R F V
 Date: 06.30.2023
 Project No: 23-067
 Sheet: L1.0

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consulting engineers • landscape architects
100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.396.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-000132
www.haegerengineering.com

PRELIMINARY LANDSCAPE PLAN
INSIGNIA GLEN 2
PRELIMINARY ENGINEERING
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS



EXISTING TREE LIST

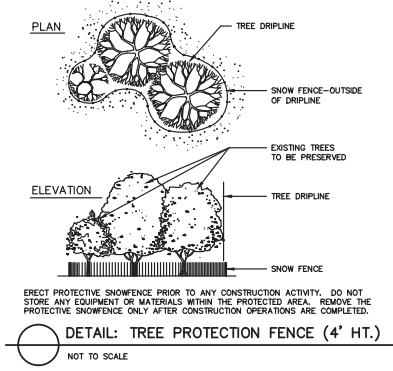
THE GLEN EXTENSION, DES PLAINES - TREE SURVEY 6-23-23

TREE #	COMMON NAME	BOTANICAL NAME	SIZE (DBH, INCHES)	PRESERVATION METHOD
1	SYCAMORE	PLATANUS OCCIDENTALIS	12	REMOVE
2	BLACK WALNUT	JUGLANS NIGRA	8	REMOVE
3	BLACK WALNUT	JUGLANS NIGRA	10	PRESERVE-OFFSITE
4	NORWAY MAPLE	ACER PLATANOIDES	6	REMOVE
5	NORTHERN CATALPA	CATALPA SPECIOSA	6	REMOVE
6	BLACK WALNUT	JUGLANS NIGRA	12	PRESERVE-OFFSITE
7	BLACK WALNUT	JUGLANS NIGRA	6	REMOVE
8	BLACK WALNUT	JUGLANS NIGRA	6	REMOVE
9	BLACK WILLOW	SALIX NIGRA	6	REMOVE
10	BOXELDER	ACER NEGUNDO	20	REMOVE
11	BLACK WILLOW	SALIX NIGRA	20	REMOVE
12	NORTHERN CATALPA	CATALPA SPECIOSA	8	REMOVE
13	AMERICAN LINDEN	TILIA AMERICANA	6	REMOVE
14	AMERICAN LINDEN	TILIA AMERICANA	6	REMOVE
15	AMERICAN LINDEN	TILIA AMERICANA	6	REMOVE
16	SILVER MAPLE	ACER SACCHARINUM	8	REMOVE
17	WHITE MULBERRY	MORUS ALBA	M 2@6	REMOVE
18	WHITE MULBERRY	MORUS ALBA	M 3@8	REMOVE
19	AMERICAN ELM	ULMUS AMERICANA	6	REMOVE
20	WHITE MULBERRY	MORUS ALBA	8	REMOVE
21	HACKBERRY	CELTIS OCCIDENTALIS	10	REMOVE
22	BLACK CHERRY	PRUNUS SEROTINA	36	REMOVE
23	THORNLESS HONEYLOCUST	GLEDISIA TRIACANTHOS VAR. INERMIS	12	REMOVE
24	HACKBERRY	CELTIS OCCIDENTALIS	12	REMOVE
25	WHITE MULBERRY	MORUS ALBA	10	REMOVE
26	BLACK WALNUT	JUGLANS NIGRA	18	REMOVE
27	GREEN ASH	FRAXINUS PENNSYLVANICA	8	REMOVE
28	GREEN ASH	FRAXINUS PENNSYLVANICA	10	REMOVE
29	RED MAPLE	ACER RUBRUM	12	REMOVE
30	NORWAY SPRUCE	PICEA ABIES	15	REMOVE
31	COMMON BUCKTHORN	RHAMNUS CATHARTICA	M	REMOVE
32	NORWAY SPRUCE	PICEA ABIES	10	REMOVE
33	NORWAY SPRUCE	PICEA ABIES	8	REMOVE
34	NORWAY SPRUCE	PICEA ABIES	12	REMOVE
35	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	12	REMOVE
36	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	12	REMOVE
37	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	M 2@10	REMOVE
38	BOXELDER	ACER NEGUNDO	48	REMOVE
39	BOXELDER	ACER NEGUNDO	36	REMOVE
40	BOXELDER	ACER NEGUNDO	6	REMOVE
41	BOXELDER	ACER NEGUNDO	6	REMOVE
42	BOXELDER	ACER NEGUNDO	20	PRESERVE-OFFSITE
43	COLORADO SPRUCE	PICEA PUNGENS	2	PRESERVE-OFFSITE
44	COLORADO SPRUCE	PICEA PUNGENS	2	PRESERVE-OFFSITE
45	SUGAR MAPLE	ACER SACCHARUM	30	PRESERVE-OFFSITE
46	WHITE MULBERRY	MORUS ALBA	M 5.6	PRESERVE-OFFSITE
47	SUGAR MAPLE	ACER SACCHARUM	30	PRESERVE-OFFSITE
48	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	18	PRESERVE-OFFSITE
49	SUGAR MAPLE	ACER SACCHARUM	30	PRESERVE-OFFSITE
50	SUGAR MAPLE	ACER SACCHARUM	24	PRESERVE-OFFSITE

Tree Survey Performed by J. Davito 6/23/23

TREE PRESERVATION NOTES

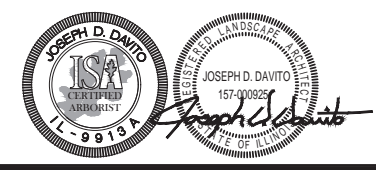
- TREE PRESERVATION PLAN NOTES
 - ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCRoACHING WITHIN THE ROOT ZONE OF A TREE TO BE PRESERVED. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
 - 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 EFFECT THE HEALTH OF THE TREE.
 - APPROPRIATE FENCING (SEE DETAIL) SHALL TEMPORARILY BE INSTALLED AT THE PERIPHERY OF THE ROOT ZONE OF TREE(S) AND PLANT MATERIAL DESIGNATED FOR PRESERVATION AS INDICATED ON THE PLAN. IN AREAS OF WHERE PLANTINGS ARE ADJACENT TO EX. CURBING THAT IS TO REMAIN, INSTALL FENCING AS CLOSE TO BACK OF CURB AS POSSIBLE.
 - ALL REQUIRED FENCING SHALL BE IN PLACE PRIOR TO CONSTRUCTION ACTIVITY. THE FENCING SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO 51" HARDWOOD POSTS DRIVEN INTO THE GROUND AND SPACED NO FURTHER THAN 7' APART, OR CLOSER AS NECESSARY. NOTE: IF SILT FENCE IS NOT LOCATED AT PROPERTY LINE, EXTEND FENCING OFF SITE TO ADJACENT CURB IN ORDER TO PROTECT ALL LANDSCAPE AREAS BELOW THE TREE'S CRITICAL ROOT ZONE.
 - NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
 - DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGE OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
 - NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.
 - TREE PROTECTION FENCE TO BE EXTRUDED POLYETHYLENE. COLOR TO BE BRIGHT SAFETY ORANGE.
 - IN AREAS OF GRADING ACTIVITY (EXCAVATION ONLY), WHERE CRITICAL ROOT ZONES OF OFF SITE TREES CROSS THE PROPERTY LINE, A 24" DEEP TRENCH SHOULD BE EXCAVATED PARALLEL TO THE PROPERTY LINE TO HELP CLEANLY CUT THE ROOTS.



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 100 East State Parkway, Schaumburg, IL 60197 • 630-827-2666 Fax: 630-794-6688
 Illinois Professional Design Firm License No. 18-003152
 www.haegerengineering.com

TREE SURVEY & PRESERVATION PLAN
 180 NORTH EAST RIVER ROAD
 DES PLAINES, ILLINOIS
 COOK COUNTY

Project Manager: J D T
 Drafter: J C H
 Date: 2023-05-10
 Project No: 23-067
 Sheet **L2.0** / L2



J. DAVITO DESIGN, INC.
 LANDSCAPE ARCHITECTURAL DESIGN
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 ISLAND LAKE, IL 60042
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 WWW.JDAVITODESIGN.COM



EXPIRES 11-30-25

INSIGNIA GLEN 2 SITE IMPROVEMENT PLANS 180 NORTH EAST RIVER ROAD

SECTION 9 TOWNSHIP 41 NORTH RANGE 12 EAST
CITY OF DES PLAINES, ILLINOIS
COOK COUNTY

DRAINAGE STATEMENTS:

To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public access, or drains approved for use by the Director of Public Works and Engineering, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this project.

Illinois Registered Professional Engineer No. 062-061765

Owner or Owner's Duty Authorized Agent

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOjobStart@mwrdd.org

Note: 48-Hour notice is required for all inspections with the City of Des Plaines

- CONTACTS**
- CITY OF DES PLAINES**
1420 Miner Street
Des Plaines, IL 60016
Tel: 847-391-5300
- OWNER / DEVELOPER**
MAS Land Investments 2, LLC
711 Middleton Court
Palatine, IL 60067
- CIVIL ENGINEER / LAND SURVEYOR**
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com
- ARCHITECT**
COBU Architecture Studio
111 North Ave, Suite 207
Barrington, IL 60010
Tel: 312-410-1260
- LANDSCAPE ARCHITECT**
J. Davito Design, INC.
2735 Kingston Drive
Island Lake, IL 60042
Tel: 847-469-8797
- GEOTECHNICAL ENGINEER**
Soil and Material Consultants, Inc.
8 W. College Dr., Suite C
Arlington Heights, IL 60004
Tel: (847) 870-0544

Benchmark

Source Benchmark:
City of Des Plaines Benchmark #95
Description: A chiseled "X" on traffic signal vault.
Location: Southwest corner of Golf Road and East River Road, 2' West of E/P of East River Road, and 10' South of E/P of Golf Road.
Elevation: 638.83 (NAVD 1988)

Site Benchmarks:
CP # 800 (see survey)
Description: Cross Notch
Elevation: 639.73 NAVD 88 (Geoid 12A)

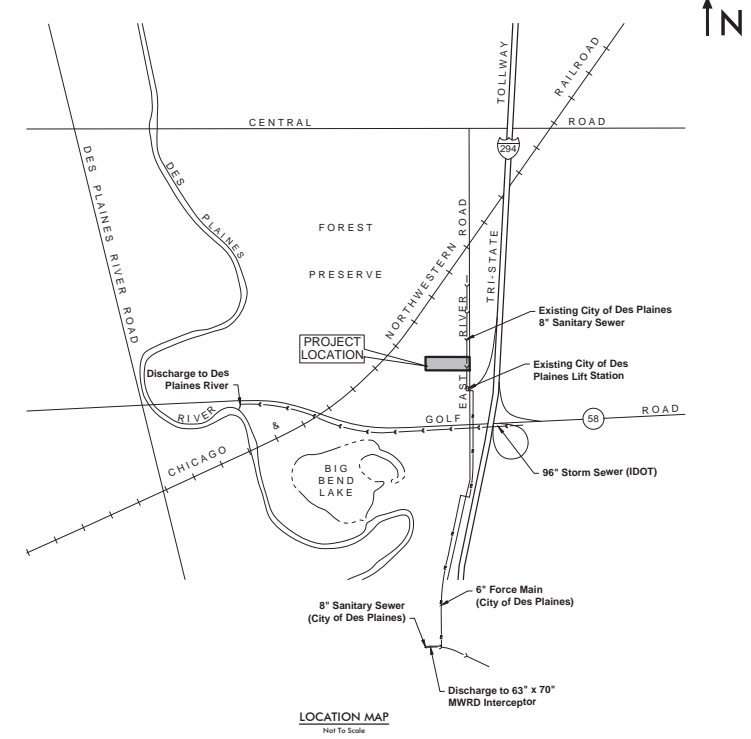
CP # 801 (see survey)
Description: Cross Notch
Elevation: 639.85 NAVD 88 (Geoid 12A)

CP # 802 (see survey)
Description: Cross Notch
Elevation: 640.41 NAVD 88 (Geoid 12A)



Know what's below.
Call before you dig.

Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C2.2	MWRD GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY, PAVING, STRIPING & SIGNAGE PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	GRADING PLAN - ENLARGED VIEWS
C6.0	UTILITY PLAN
C7.0	SANITARY SEWER PROFILES
C8.0	TYPICAL DETAILS
C8.1	TYPICAL DETAILS

INDEX TO EXHIBITS	
NO.	DESCRIPTION
EX1.0	MWRD DEVELOPMENT AREA EXHIBIT
EX2.0	MWRD DRAINAGE EXHIBIT
EX3.0	MWRD VOLUME CONTROL EXHIBIT

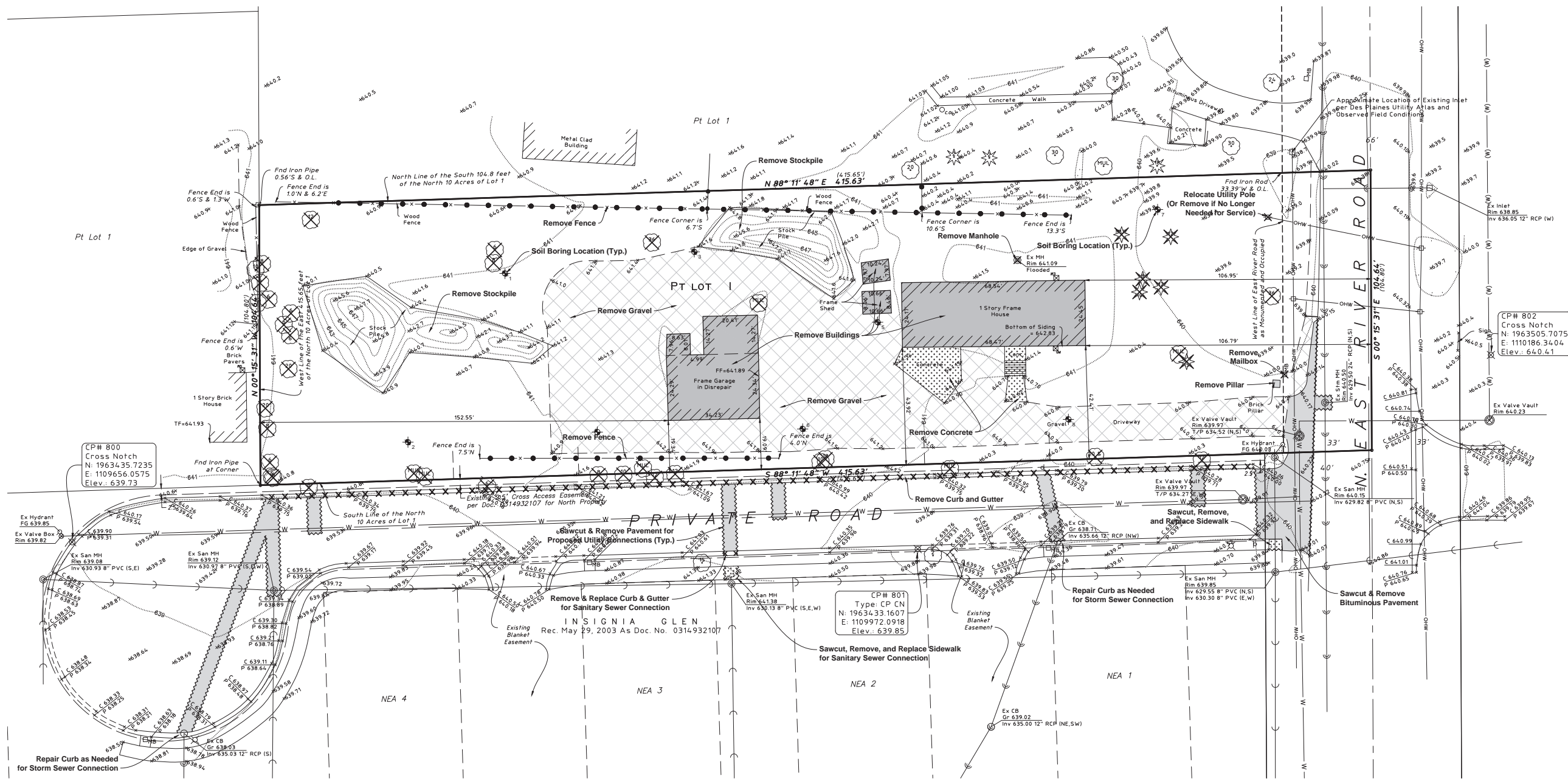
INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS

Existing Symbol	Description	Proposed Symbol
⊙	Storm Sewer Manhole	⊙
□	Catch Basin	□
△	Inlet	△
▽	Flared End Section	▽
⊓	Headwall	⊓
⊓	Area Drain	⊓
⊙	Sanitary Sewer Manhole	⊙
⊙	Clean Out	⊙
→	Storm Sewer	→
→	Storm Sewer Service	→
→	Perforated Underdrain	→
→	Sanitary Sewer	→
→	Sanitary Sewer Service	→
→	Combined Sewer	→
→	Force Main	→
→	Water Main	→
→	Water Main Service	→
→	Fire Hydrant	→
→	Valve Vault	→
→	Valve Box	→
→	B-Box	→
→	Well Head	→
→	Light Pole	→
→	Light Pole With Mast Arm	→
→	Traffic Signal	→
→	Traffic Signal With Mast Arm	→
→	Hand Hole	→
→	Fence	→
→	Guardrail	→
→	Pipe Bollard	→
→	Sign	→
→	Gas Valve	→
→	Gas Line	→
→	Electric Line	→
→	Overhead Utility Line	→
→	Fiber Optic Line	→
→	Electrical Pedestal	→
→	Electric Manhole	→
→	Guy Wire	→
→	Utility Pole	→
→	Telephone Pedestal	→
→	Telephone Manhole	→
→	Telephone Line	→
→	Cable TV Line	→
→	Cable TV Pedestal	→
→	Flagpole	→
→	Mailbox	→
→	Handicapped Parking Stall	→
→	Number of Parking Stalls	→
→	Curb & Gutter	→
→	Reverse Pitch Curb & Gutter	→
→	Depressed Curb	→
→	Retaining Wall	→
→	Curb Elevation and Gutter/Pavement Elevation	→
→	Pavement Elevation	→
→	Sidewalk Elevation	→
→	Ground Elevation	→
→	Top of Wall Elevation	→
→	Bottom of Wall Elevation	→
→	Open Lid Frame & Grate	→
→	Closed Lid Frame & Lid	→
→	Finish Grade	→
→	Garage Floor	→
→	Top of Foundation	→
→	Swale	→
→	Hardscape Flow	→
→	Softscape Flow	→
→	Contour Line	→
→	Wetland	→
→	Wetland Buffer	→
→	Normal Water Level	→
→	High Water Level	→
→	Flood Plain	→
→	Flood Way	→
→	Deciduous Tree	→
→	Coniferous Tree	→
→	Bush	→
→	Brushline	→
→	Soil Boring	→
→	Over Land Flow Route	→
→	Recommended Garage Hand With Driveway Slope	→

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Illinois Professional Design Firm License No. 184-0003152
www.haegerengineering.com

TITLE SHEET
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
Engineer: A M S
Date: 2023-10-13
Project No. 23-067
Sheet **C1.0** / C8

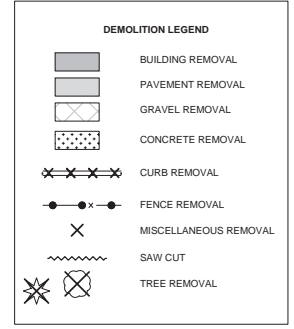


CP# 800
Cross Notch
N: 19634.35.7235
E: 1109656.0575
Elev.: 639.73

CP# 801
Type: CP CN
N: 19634.33.1607
E: 1109972.0918
Elev.: 639.85

CP# 802
Cross Notch
N: 1963505.7075
E: 1110186.3404
Elev.: 640.41

INSIGNIA GLEN
REC. MAY 29, 2003 AS DOC. NO. 0314932107



Benchmark

Site Benchmark	Description	Elevation	NAVD 88 (Geoid 12A)
CP # 800 (see survey)	Description: Cross Notch	Elevation: 639.73	NAVD 88 (Geoid 12A)
CP # 801 (see survey)	Description: Cross Notch	Elevation: 639.85	NAVD 88 (Geoid 12A)
CP # 802 (see survey)	Description: Cross Notch	Elevation: 640.41	NAVD 88 (Geoid 12A)

Soil Boring Note: soil borings performed by Soil and Materials Consultants, Inc. Please refer to their Geotechnical Investigation, dated October 10, 2023, for additional information.

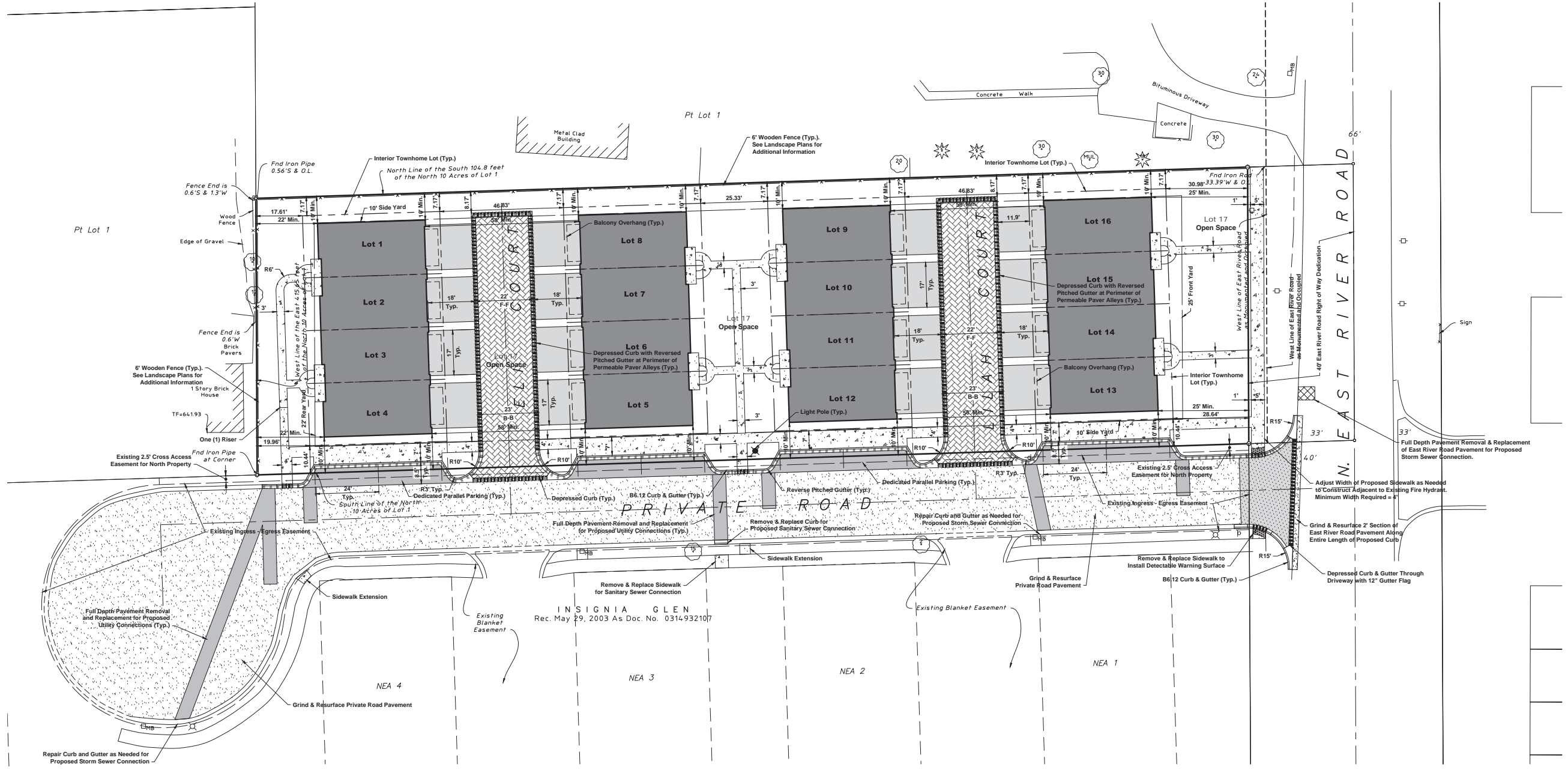
LEGAL DESCRIPTION

THE SOUTH 104.8 FEET OF THE EAST 415.65 FEET OF THE NORTH 10 ACRES IN LOT 1 IN ASSASSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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www.haegerengineering.com

EXISTING CONDITIONS & DEMOLITION PLAN
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
Engineer: A M S
Date: 2023-10-13
Project No: 23-067
Sheet: C3.0



Note: 48-Hour notice is required for all inspections with the City of Des Plaines

PAVING LEGEND	
	Bituminous Pavement - 1 1/2" Hot Mix Asphalt Surface Course, Mix D, N50 - 3 1/2" Hot Mix Asphalt Binder Course, IL-19, N50 - 10" CA-6 Crushed Aggregate Base Course - Compacted Subgrade
	Concrete Driveway Apron - 8" PCC Pavement (Class PV) w/ 6" x 6" Welded Wire Mesh - 4" CA-6 Crushed Aggregate Base Course - Compacted Subgrade
	Concrete Sidewalk - 5" PCC Walk (Class ST) - 4" CA-6 Crushed Aggregate Base Course - Compacted Subgrade
	Grind & Resurface Asphalt Pavement - Grind 1 1/2" Bituminous Concrete Surface Course, Scarify Binder Course - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
	Permeable Pavement - See MWRD "Permeable Pavers Detail" on Sheet EX3.0 for additional information
	East River Road Pavement Patching - Replace Existing East River Road Pavement In-Kind

Site Data	
Gross Site Area	40.81
POW Dedication	1.00
Net Site Area	39.290
Total No. of Units	16
Net Density	0.41
Parking Summary	
Garage Stalls	32
On-Street Stalls	32
Parallel Guest Stalls	8
Total Parking	72

City Ordinance Metrics	
Required	Provided
R-3	
Building Height	45' - 55'-8.5'
Yard Summary	
Front	25' - 25'
Rear	30' - 22'
Side	10' - 10'
Minimum Lot Area/Unit	2,600' - 2,456'
Parking Summary	
Parking - 20' x 24'	32
Guest Parking - 10' x 20' x 10'	8

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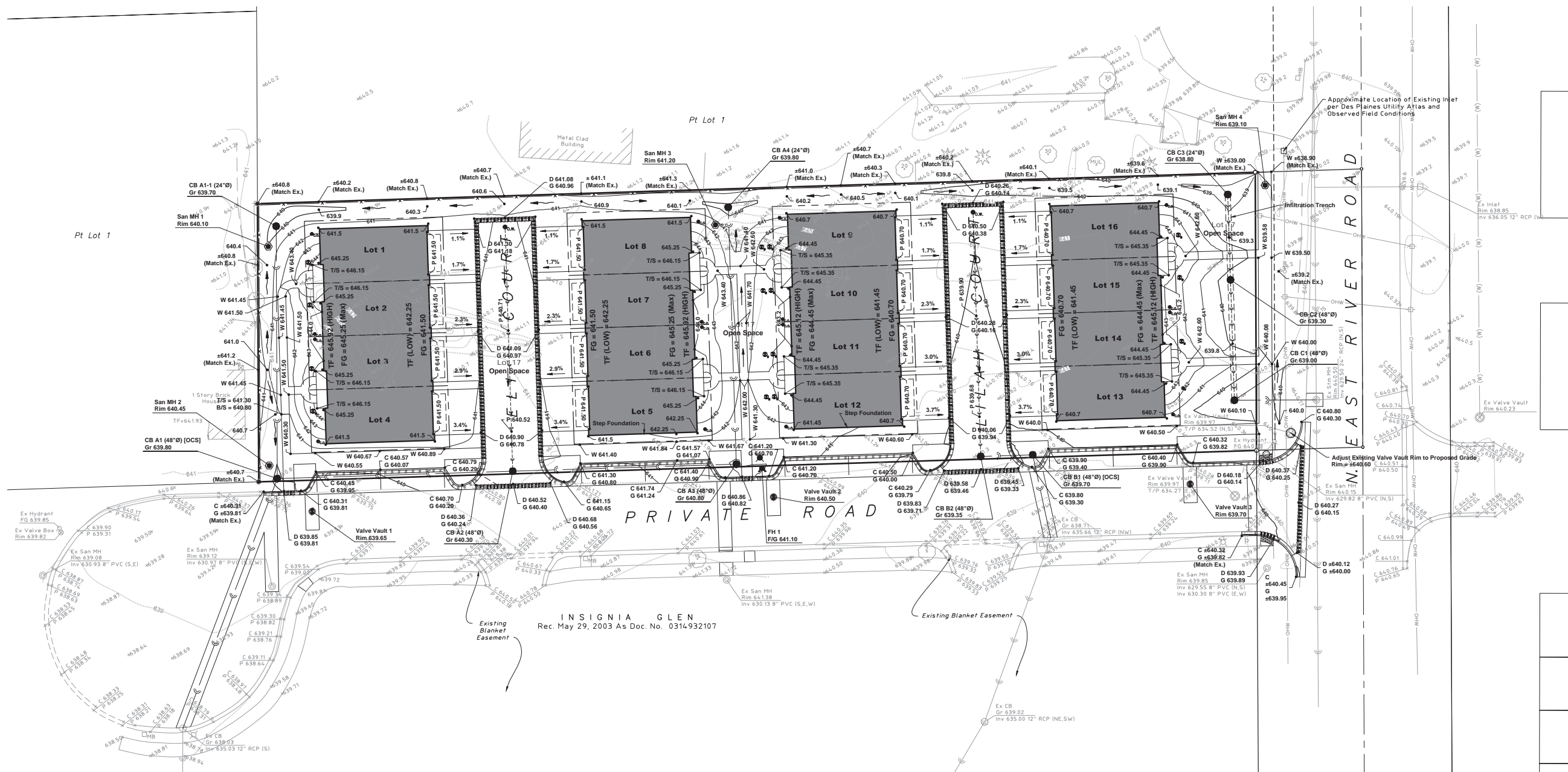
GEOMETRY, PAVING, STRIPING & SIGNAGE PLAN
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
Engineer: A M S
Date: 2023-10-13
Project No.: 23-067
Sheet: C4.0/8

No.	Date	Revision
1	2023.02.05	Revised per City Review Comments
2	2023.11.29	Revised per City Review Comments



NORTH
Scale: 1" = 20'



INSIGNIA GLEN
Rec. May 29, 2003 As Doc. No. 0314932107

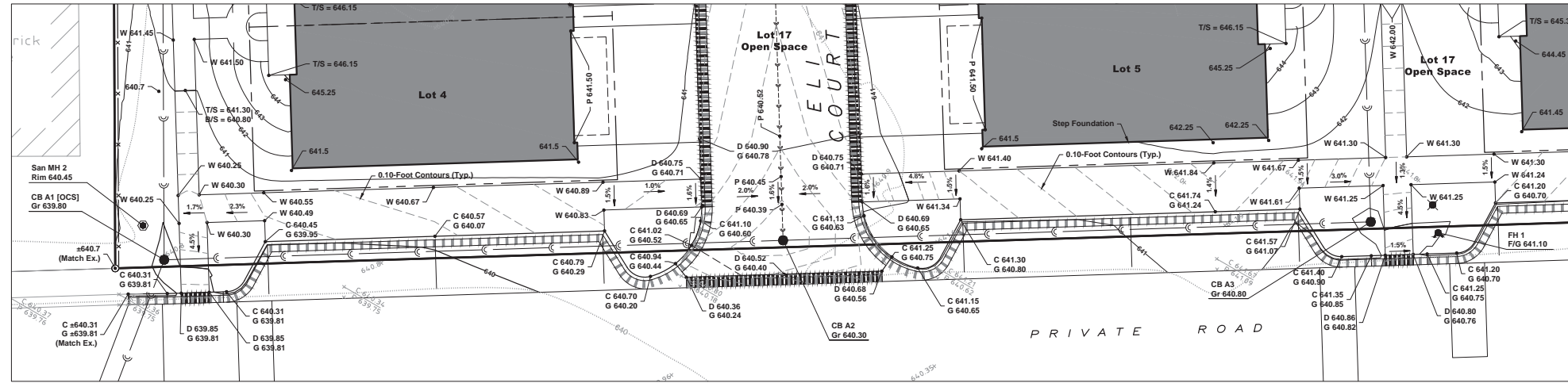
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Illinois Professional Design Firm License No. 18-000132
www.haegerengineering.com

GRADING & DRAINAGE PLAN
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

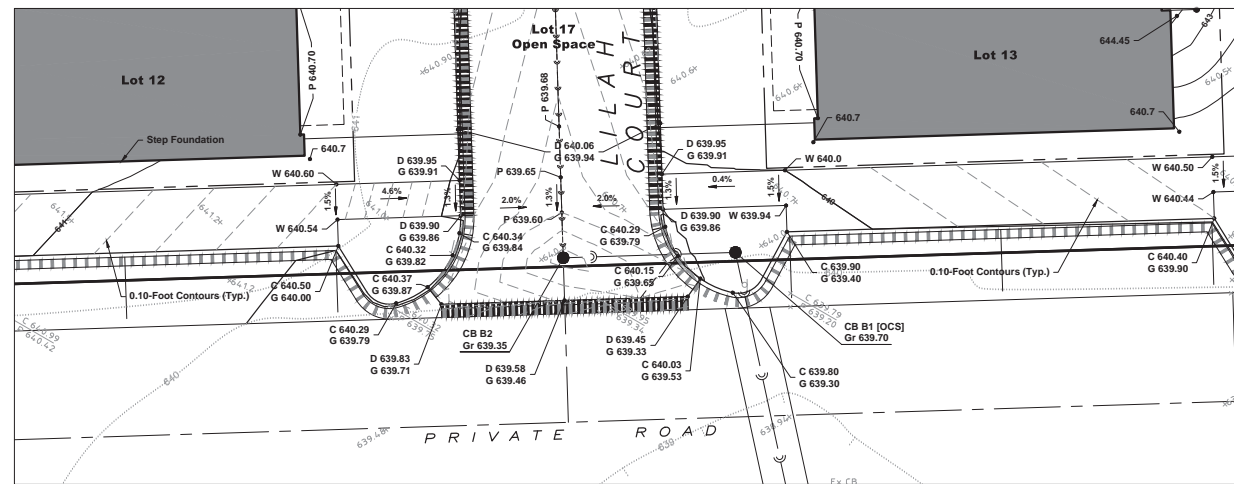
Project Manager: M D M
Engineer: A M S
Date: 2023-10-13
Project No. 23-067
Sheet **C5.0** of C8

Notes:
Final stair configuration for each townhome unit to be determined during Permit Plat Design Phase.

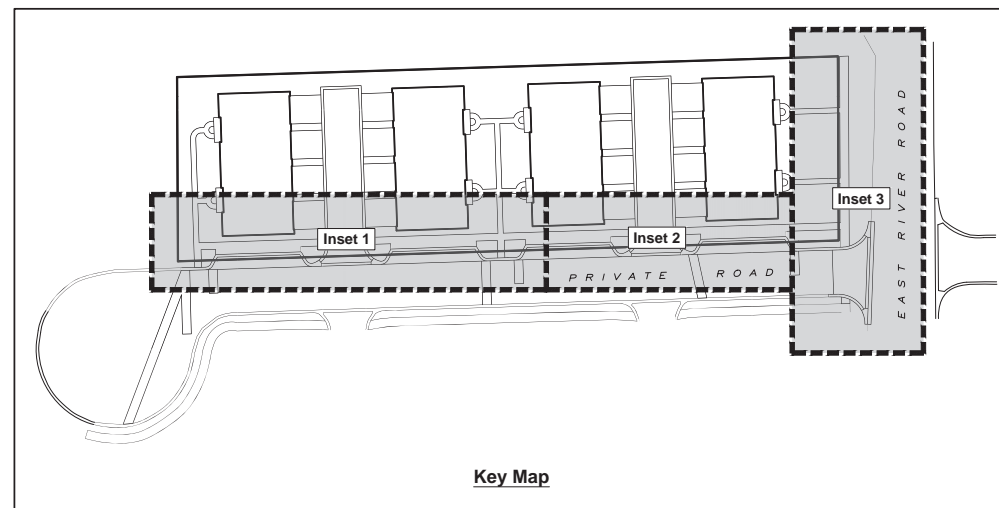
No.	Date	Revision
2	2024.02.05	Revised per City Review Comments
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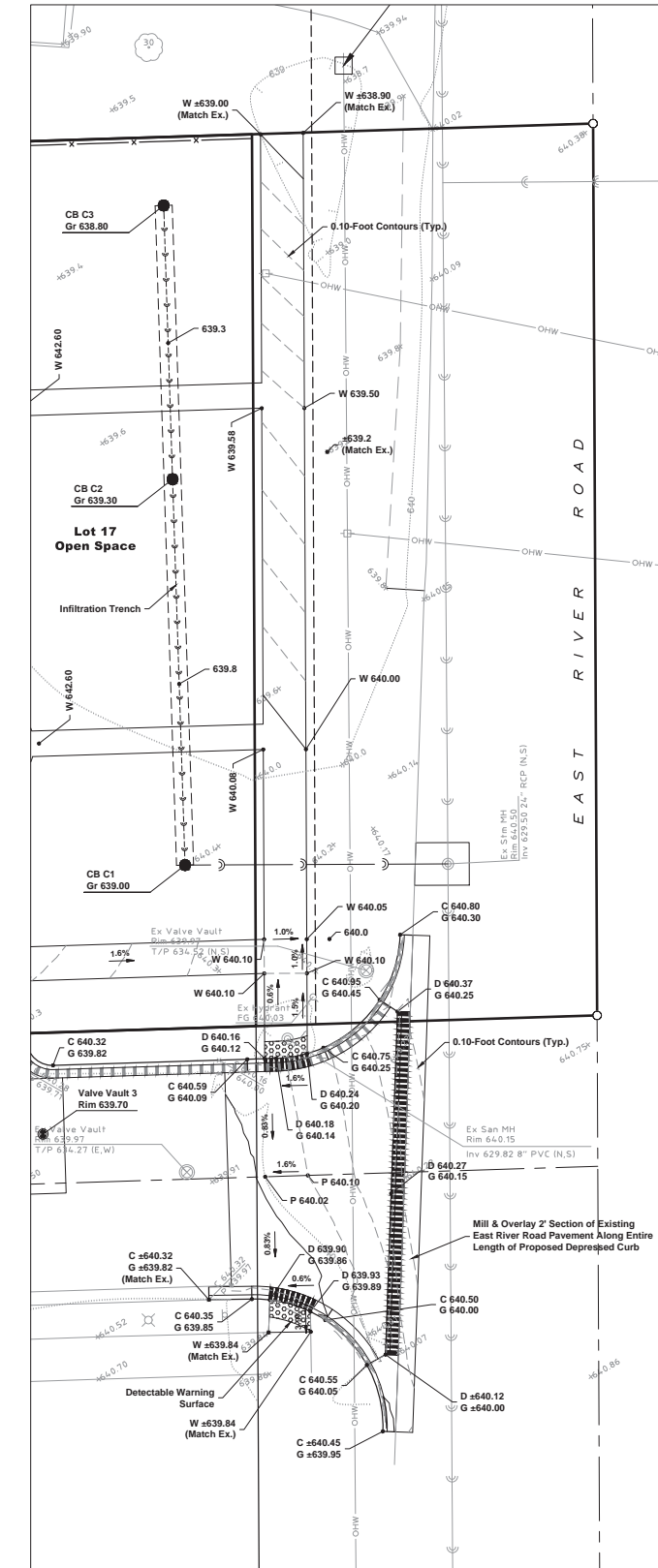
Inset 1



Inset 2



Key Map



Inset 3

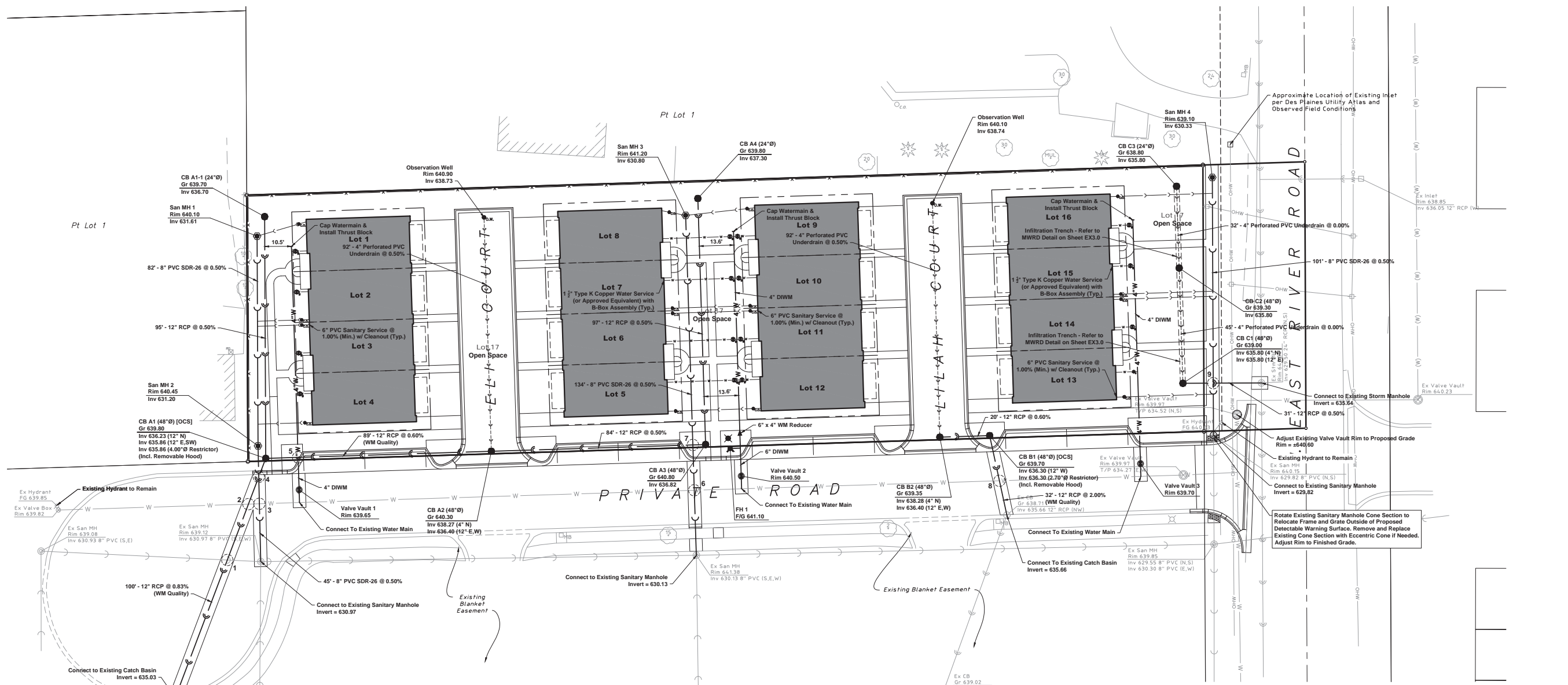


No.	Date	Revision
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**GRADING PLAN
ENLARGED VIEWS**
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
Engineer: A M S
Date: 2023-10-13
Project No. 23-067
Sheet **C5.1**
C8



UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
1	839.2	T/12" Storm = 836.67	T/8" Sanitary = 831.06	44.2	
		B/12" Storm = 835.34	B/8" Sanitary = 830.94		
2	839.5	T/12" Storm = 836.87	T/8" Water = 834.00	18.4	Storm sewer to be water main quality.
		B/12" Storm = 835.53	B/8" Water = 833.28		
3	839.6	T/8" Water = 834.10	T/8" Sanitary = 831.78	19.2	
		B/8" Water = 833.38	B/8" Sanitary = 831.06		
4	839.7	T/12" Storm = 836.96	T/8" Sanitary = 831.83	45.5	
		B/12" Storm = 835.63	B/8" Sanitary = 831.11		
5	840.4	T/12" Storm = 837.11	T/4" Water = 834.28	18.0	Storm sewer to be water main quality. Water main to be dipped.
		B/12" Storm = 835.78	B/4" Water = 833.90		
6	840.6	T/8" Water = 835.10	T/8" Sanitary = 830.95	41.1	
		B/8" Water = 834.38	B/8" Sanitary = 830.23		
7	841.1	T/12" Storm = 837.92	T/8" Sanitary = 831.04	66.5	
		B/12" Storm = 836.59	B/8" Sanitary = 830.32		
8	839.0	T/12" Storm = 837.10	T/8" Water = 833.50	27.2	Storm sewer to be water main quality.
		B/12" Storm = 835.77	B/8" Water = 832.78		
9	840.1	T/12" Storm = 836.91	T/8" Sanitary = 830.62	59.4	
		B/12" Storm = 835.57	B/8" Sanitary = 829.90		

- Notes:**
- Flowable fill shall be used for all utility trenches located in the East River Road R.O.W. which require structural backfill material.
 - 48-Hour notice is required for all inspections with the City of Des Plaines.

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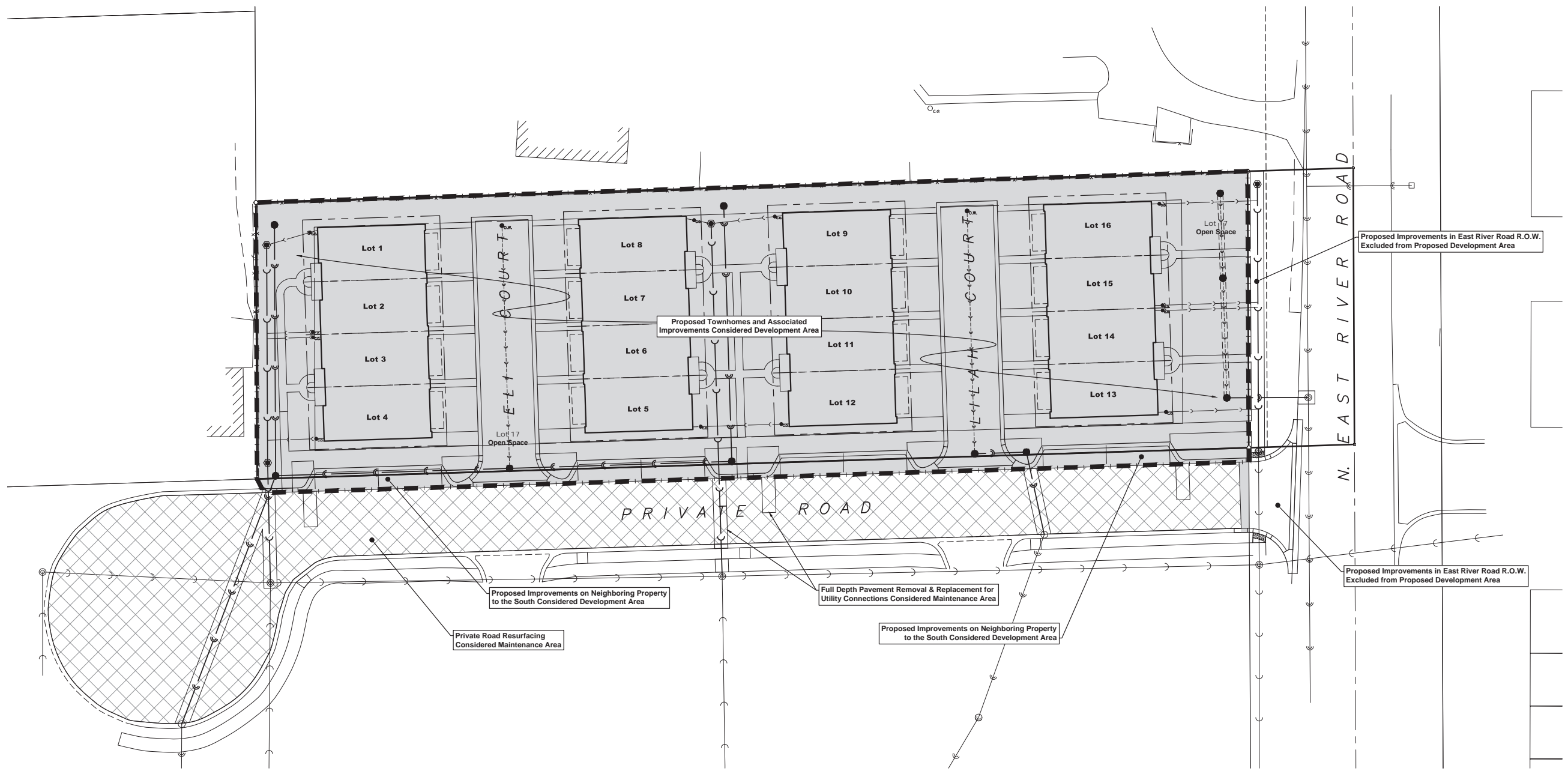
UTILITY PLAN
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
Engineer: A M S
Date: 2023-10-13
Project No. 23-067
Sheet **C6.0** / C8

No.	Date	Revision
2	2024-02-05	Revised per City Review Comments
1	2023-11-29	Revised per City Review Comments



NORTH
Scale: 1" = 20'



Proposed Improvements in East River Road R.O.W. Excluded from Proposed Development Area

Proposed Townhomes and Associated Improvements Considered Development Area

Proposed Improvements in East River Road R.O.W. Excluded from Proposed Development Area




Proposed Improvements on Neighboring Property to the South Considered Development Area

Full Depth Pavement Removal & Replacement for Utility Connections Considered Maintenance Area

Private Road Resurfacing Considered Maintenance Area

Proposed Improvements on Neighboring Property to the South Considered Development Area

LEGEND

-  Limits of Development Area
-  Proposed Development Area
-  Proposed Maintenance Area

Revision	Date
Revised per City Review Comments	2024-03-05

No.	Date
2	2024-03-05

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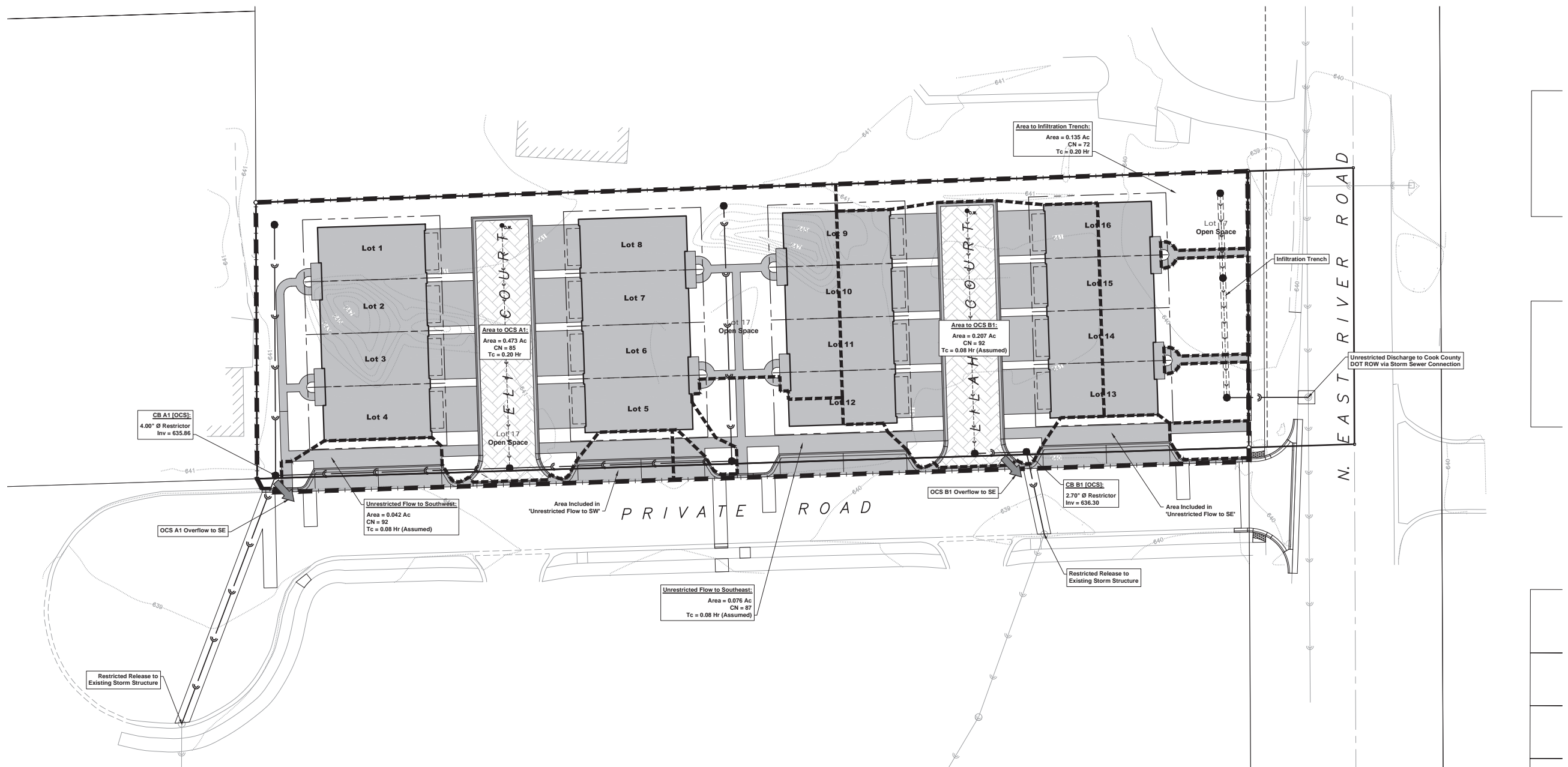
MWRD
DEVELOPMENT AREA EXHIBIT
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
 CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
 Engineer: A M S
 Date: 2023-10-13
 Project No.: 23-067
 Sheet **EX1.0**
 EX3



NORTH

Scale: 1" = 20'



Proposed Conditions Curve Number Calculations

Drainage Sub-Area	Area (Acres)	Impervious Area (Ac.)	Type "B" Open Space (Ac.)	Permeable Pavers (Ac.)	CN
Area to OCS A1	0.473	0.272	0.153	0.046	85
Area to OCS B1	0.207	0.142	0.019	0.046	93
Area to OCS C1	0.135	0.040	0.095	0.000	72
Unrestricted to SW	0.042	0.035	0.007	0.000	92
Unrestricted to SE	0.076	0.053	0.023	0.000	87
Unrestricted to R.O.W	0.015	0.008	0.007	0.000	81
Total	0.948	0.550	0.306	0.092	85

Required Volume Control = 73 CY = 0.046 Ac-ft
 Provided Volume Control = 94 CY = 0.058 Ac-ft

LEGEND

- Drainage Area
- Pervious Surface
- Impervious Surface

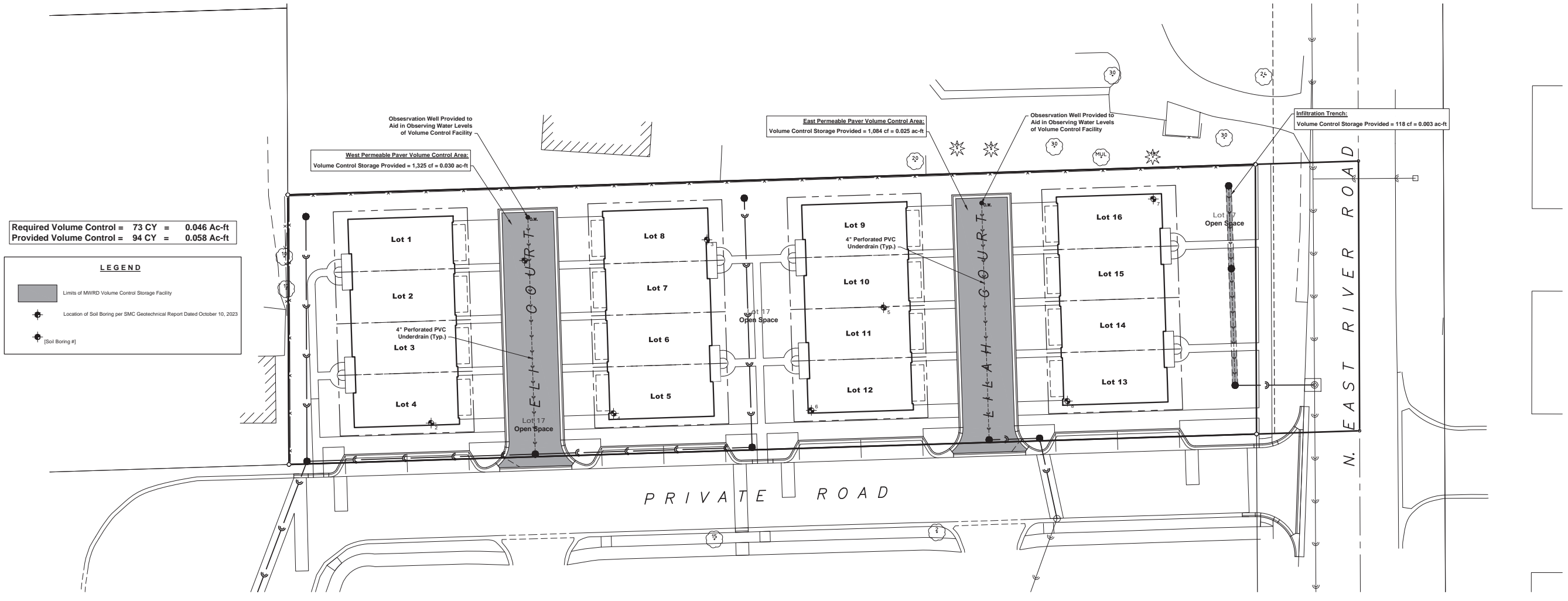
Note: detention is not required. Flows from areas labeled as "unrestricted" are proposed to discharge from the site without passing through one of the two proposed outlet control structures. The control structures are provided to limit flows leaving the site and to make use of the proposed volume control storage.

Revision	Date	No.
Revised per City Review Comments	2024-03-05	2

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MWRD
DRAINAGE EXHIBIT
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
 CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

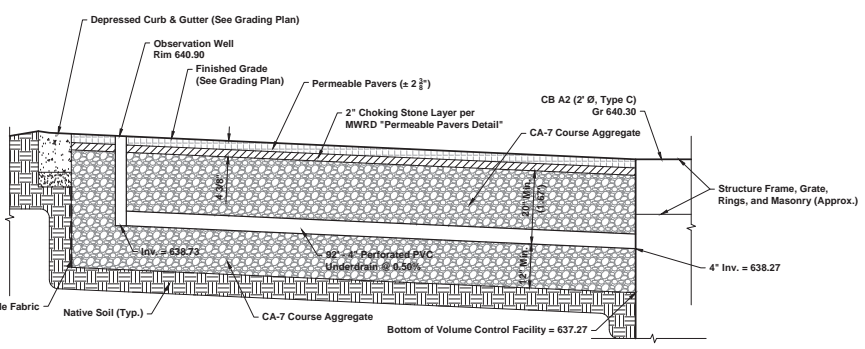
Project Manager: M D M
 Engineer: A M S
 Date: 2023-10-13
 Project No. 23-067
 Sheet **EX2.0**
 EX3



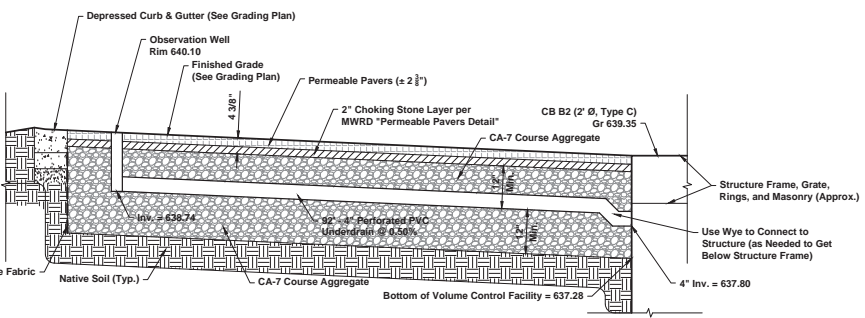
Required Volume Control = 73 CY = 0.046 Ac-ft
 Provided Volume Control = 94 CY = 0.058 Ac-ft

LEGEND

- Limits of MWRD Volume Control Storage Facility
- Location of Soil Boring per SMC Geotechnical Report Dated October 10, 2023
- [Soil Boring #]



WEST ALLEY VOLUME CONTROL DETAIL (Not to Scale)



EAST ALLEY VOLUME CONTROL DETAIL (Not to Scale)

West Alley Volume Control Calculations

VOLUME TYPE	SURFACE AREA	DEPTH	PODSITY	STORAGE VOLUME	VOLUME PROVIDED
V ₁ COARSE AGGREGATE (ABOVE INVERT)	2,008 sf	1.67'	0.36	0.50 x 0.36 x 1/8	602 cf
V ₂ COARSE AGGREGATE (BELOW INVERT)	2,008 sf	1.0'	0.36	0.36 x 1/8	723 cf
TOTAL					1,325 cf (0.030 ac-ft)

NOTES:

- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER, AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/PODS, OR OTHER UNDERGROUND TANKS.
- SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY. THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARBIDE PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.0% UNLESS COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
- GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF ASTM SPECIFICATION D90. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1) FOR NON-WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS 1).
- STONE STORAGE OPTIONS ARE DOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. MINIMUM UNDERDRAIN BEARING PER FOOT: MINOR: 8.5 KSI. REPORT DOCUMENTING NATIVE INFILTRATION RATE TO PERMITS UNDERWRITING.
- MINIMUM UNDERDRAIN BEARING OF TWO INCHES, MAXIMUM OF 12 INCHES.
- ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
- MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ACCUMULATED DEBRIS SHALL BE REMOVED IMMEDIATELY. BARE SPOTS AND EXPOSED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEAL/COAT OR APPLY DE-ICING SAND/GRAVELS/SLT. APPROPRIATE STORAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL DESIGN FOR PERMEABLE PAVEMENT DETAIL.

East Alley Volume Control Calculations

VOLUME TYPE	SURFACE AREA	DEPTH	PODSITY	STORAGE VOLUME	VOLUME PROVIDED
V ₁ FEA GRAVEL	2,008 sf	1.0'	0.25	0.50 x 0.25 x 1/8	18 cf
V ₂ COARSE AGGREGATE (ABOVE INVERT)	2,008 sf	2.0'	0.36	0.50 x 0.36 x 1/8	50 cf
V ₃ COARSE AGGREGATE (BELOW INVERT)	2,008 sf	1.0'	0.36	0.36 x 1/8	50 cf
TOTAL					1,084 cf (0.025 ac-ft)

NOTES:

- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER, AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/PODS, OR OTHER UNDERGROUND TANKS.
- SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY. THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARBIDE PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.0% UNLESS COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
- GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF ASTM SPECIFICATION D90. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1) FOR NON-WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS 1).
- STONE STORAGE OPTIONS ARE DOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. MINIMUM UNDERDRAIN BEARING PER FOOT: MINOR: 8.5 KSI. REPORT DOCUMENTING NATIVE INFILTRATION RATE TO PERMITS UNDERWRITING.
- MINIMUM UNDERDRAIN BEARING OF TWO INCHES, MAXIMUM OF 12 INCHES.
- ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
- MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ACCUMULATED DEBRIS SHALL BE REMOVED IMMEDIATELY. BARE SPOTS AND EXPOSED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEAL/COAT OR APPLY DE-ICING SAND/GRAVELS/SLT. APPROPRIATE STORAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL DESIGN FOR PERMEABLE PAVEMENT DETAIL.

Infiltration Trench Volume Control Calculations

VOLUME TYPE	SURFACE AREA	DEPTH	PODSITY	STORAGE VOLUME	VOLUME PROVIDED
V ₁ FEA GRAVEL	2,008 sf	1.0'	0.25	0.50 x 0.25 x 1/8	18 cf
V ₂ COARSE AGGREGATE (ABOVE INVERT)	2,008 sf	2.0'	0.36	0.50 x 0.36 x 1/8	50 cf
V ₃ COARSE AGGREGATE (BELOW INVERT)	2,008 sf	1.0'	0.36	0.36 x 1/8	50 cf
TOTAL					118 cf (0.003 ac-ft)

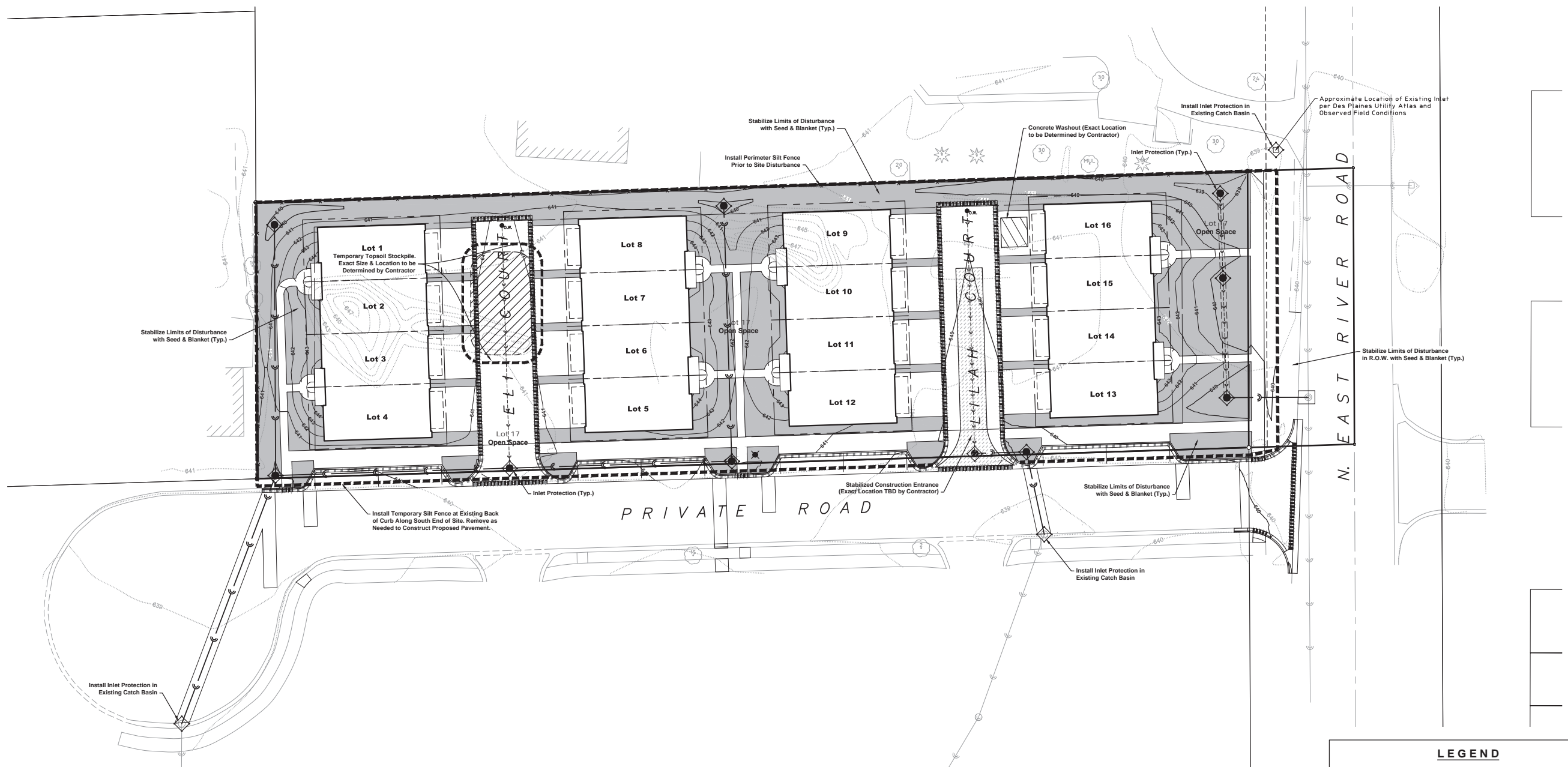
NOTES:

- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER, AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/PODS, OR OTHER UNDERGROUND TANKS.
- SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY. THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARBIDE PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.0%.
- AVOID COMPACTING NATIVE SOILS. SCARIFY NATIVE SOILS.
- GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF ASTM SPECIFICATION D90. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1) FOR NON-WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS 1).
- STONE STORAGE OPTIONS ARE DOT CA-1, DOT CA-3, DOT CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. MINIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A 6 INCH REPORT DOCUMENTING NATIVE INFILTRATION RATE TO PERMITS UNDERWRITING.
- MINIMUM UNDERDRAIN BEARING OF TWO INCHES, MAXIMUM OF 12 INCHES.
- ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
- MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ACCUMULATED DEBRIS SHALL BE REMOVED IMMEDIATELY. BARE SPOTS AND EXPOSED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEAL/COAT OR APPLY DE-ICING SAND/GRAVELS/SLT. APPROPRIATE STORAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL DESIGN FOR PERMEABLE PAVEMENT DETAIL.












NORTH

Scale: 1" = 20'



LEGEND

	Stabilized Construction Entrance
	Temporary Stockpile Location
	Standard Seed & Blanket
	• 6" Topsoil (min.)
	• IDOT Seed Mixture 2A
	• North American Green DS75 Blanket
	Concrete Washout
	Silt Fence
	Inlet Filter Basket or Coir Roll (Use Baskets for Structures in Pavement and Coir Rolls for Structures in Grass)

Revised per City Review Comments	
Date	2024-03-05
No.	2

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
INSIGNIA GLEN 2
SITE IMPROVEMENT PLANS
 CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: M D M
 Engineer: A M S
 Date: 2023-10-13
 Project No. 23-067
 Sheet **EC3.0** of EC4



**PUBLIC WORKS AND
ENGINEERING DEPARTMENT**

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5390
desplaines.org

MEMORANDUM

Date: December 6, 2023
To: Jonathan Stytz, Senior Planner
From: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering
Cc: John La Berg, P.E., CFM, Civil Engineer

Subject: 180 E. River Rd. Proposed Townhomes

Public Works and Engineering has reviewed the subject final engineering plans and the Engineer's Estimate of Cost for both private and public work. We are satisfied with both. Work can commence once the MWRD WMO permit is approved by the MWRD.

TPO/jl

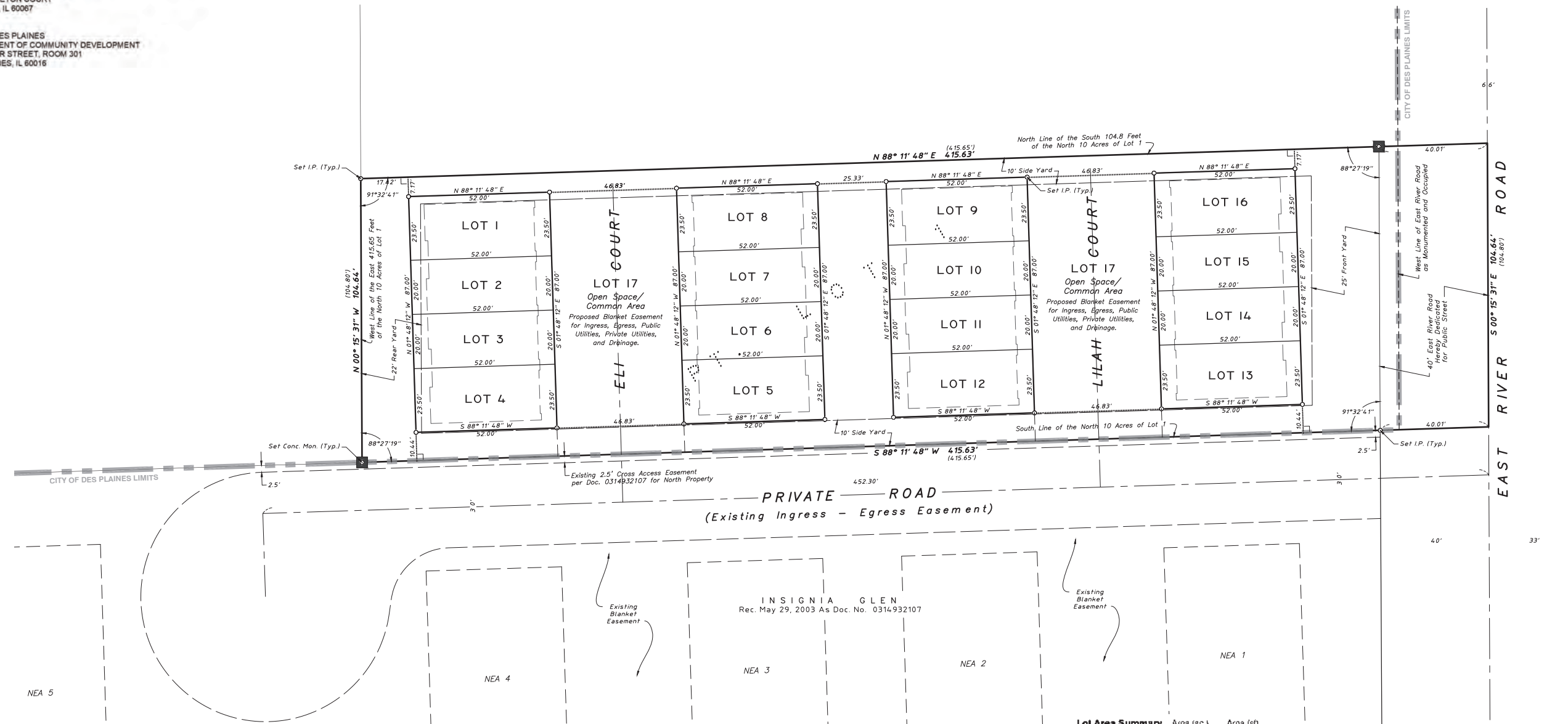
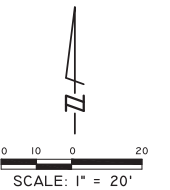
FINAL PLAT OF INSIGNIA GLEN 2 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PREPARED BY:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 E. STATE PARKWAY
SCHAUMBURG, IL 60173
TEL: (847)394-6600
FAX: (847)394-6608
PROJECT NO. 23-067

PLAT PREPARED FOR, SUBMITTED BY AND SEND NEW TAX BILL TO:
MAS LAND INVESTMENTS 2, LLC
711 MIDDLETON COURT
PALATINE, IL 60067

MAIL PLAT TO:
CITY OF DES PLAINES
DEPARTMENT OF COMMUNITY DEVELOPMENT
1420 MINER STREET, ROOM 301
DES PLAINES, IL 60016

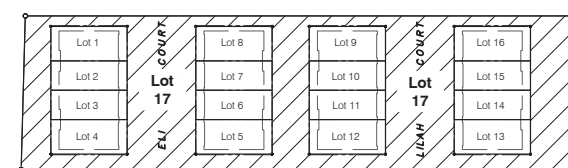


Lot Area Summary	Area (ac.)	Area (sf)
Gross Site Area	0.90307	43,476
ROW Deduction	(0.00000)	-
Net Site Area	0.90307	43,476
Lot Areas		
Lot 1	0.02805	1,222
Lot 2	0.02388	1,046
Lot 3	0.02388	1,046
Lot 4	0.02805	1,222
Lot 5	0.02805	1,222
Lot 6	0.02388	1,046
Lot 7	0.02388	1,046
Lot 8	0.02805	1,222
Lot 9	0.02805	1,222
Lot 10	0.02388	1,046
Lot 11	0.02388	1,046
Lot 12	0.02805	1,222
Lot 13	0.02805	1,222
Lot 14	0.02388	1,046
Lot 15	0.02388	1,046
Lot 16	0.02805	1,222
Lot 17 Open Space	0.48655	21,194
Total	0.90308	43,290

LEGAL DESCRIPTION

THE SOUTH 104.8 FEET OF THE EAST 415.65 FEET OF THE NORTH 10 ACRES IN LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Lot 17 Open Space
Not to Scale



Note
Lot 17 is an "Open Space"/Common Area and Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 16.

Legend

- Subdivision Boundary Line
- Easement Line
- Building Setback Line
- Set Iron Pipe
- Set Concrete Monument

New Lot Number: LOT 1

Underlying Parcel Number: LOT 1

Notes:

- There shall be no direct vehicular access from Lot 17 to East River Road.
- Lot 17 is an "Open Space"/Common Area and Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 16.
- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.

Originally Prepared: 09/25/2023 Project No. 23-067

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consulting engineers • land surveyors

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No.	Date	Revision
2	03-05-2024	Per City Review
1	12-01-2023	Per City Review

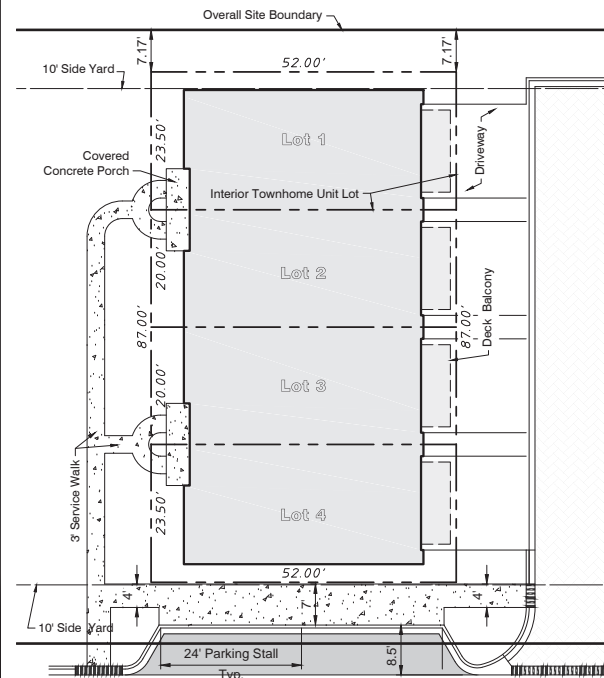
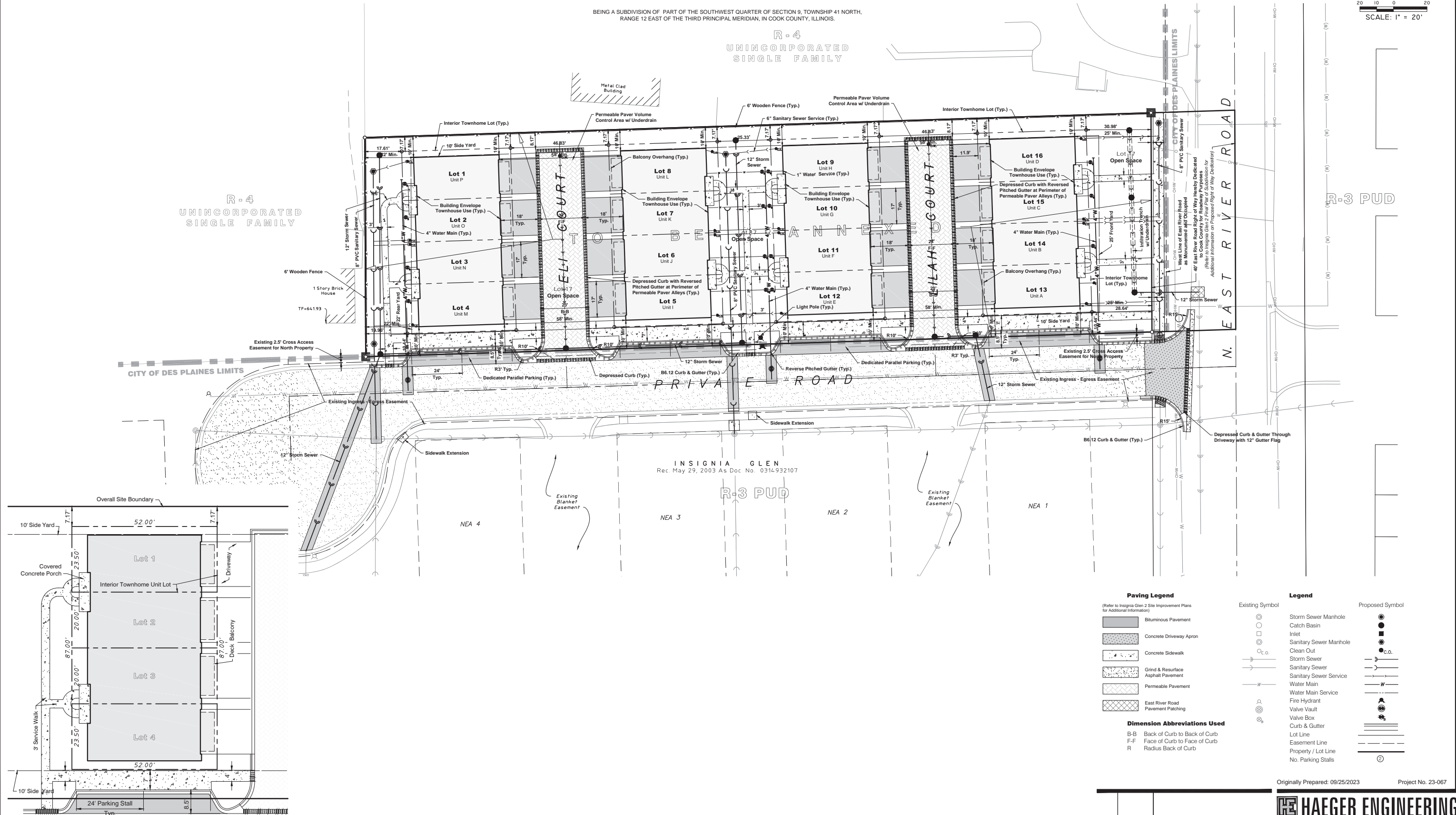
FINAL PLAT OF INSIGNIA GLEN 2 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

R-4
UNINCORPORATED
SINGLE FAMILY



R-4
UNINCORPORATED
SINGLE FAMILY



Lot Detail
Not to Scale

Paving Legend		Legend	
<small>(Refer to Insignia Glen 2 Site Improvement Plans for Additional Information)</small>			
	Bituminous Pavement		Storm Sewer Manhole
	Concrete Driveway Apron		Catch Basin
	Concrete Sidewalk		Inlet
	Grind & Resurface Asphalt Pavement		Sanitary Sewer Manhole
	Permeable Pavement		Clean Out
	East River Road Pavement Patching		Storm Sewer
			Sanitary Sewer
			Sanitary Sewer Service
			Water Main
			Water Main Service
			Fire Hydrant
			Valve Vault
			Valve Box
			Curb & Gutter
			Lot Line
			Easement Line
			Property / Lot Line
			No. Parking Stalls

Dimension Abbreviations Used
B-B Back of Curb to Back of Curb
F-F Face of Curb to Face of Curb
R Radius Back of Curb

Originally Prepared: 09/25/2023 Project No. 23-067

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
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FINAL PLAT OF INSIGNIA GLEN 2 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER CERTIFICATE

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROAD INDICATED THEREON TO PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____, AD, 2023

BY: _____ DATED _____
OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT NOTE

THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS:
DES PLAINES SCHOOL DISTRICT 62
MAINE TOWNSHIP HIGH SCHOOL DISTRICT 207
OAKTON COMMUNITY COLLEGE DISTRICT 535

DIRECTOR OF PUBLIC WORKS & ENGINEERING

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES PLAINES, ILLINOIS ON THIS _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS AND ENGINEERING

DIRECTOR OF FINANCE

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.
DATE _____

DIRECTOR OF FINANCE

PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, ILLINOIS ON THIS DAY _____ OF _____, 20____.

CHAIRMAN

MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES ILLINOIS ON THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST:

CITY CLERK

COOK COUNTY

THIS PLAT HAS BEEN APPROVED BY COOK COUNTY WITH RESPECT TO ROADWAY ACCESS PROVIDED THAT A PERMIT IS SUBMITTED TO THE COUNTY FOR ANY PROPOSED WORK WITHIN THE PUBLIC RIGHT-OF-WAY OF ROADWAYS UNDER COUNTY JURISDICTION.

APPROVED BY: _____ ON THIS _____ DAY OF _____, 20____.

EASEMENT FOR STORM WATER DRAINAGE

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, AND TO, AND FOR THE USE AND BENEFIT OF, THE OWNERS OF ALL OF THE LOTS IN THIS SUBDIVISION, FOR THE SOLE PURPOSE OF STORM WATER DRAINAGE, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM WATER DRAINAGE" ON THIS SUBDIVISION PLAT. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN ANY "EASEMENT FOR STORM WATER DRAINAGE," AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN ANY "EASEMENT FOR STORM WATER DRAINAGE" THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN ANY "EASEMENT FOR STORM WATER DRAINAGE" ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLAINES. EACH OWNER OF A LOT WITH ANY "EASEMENT FOR STORM WATER DRAINAGE" LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE "EASEMENT FOR STORM WATER DRAINAGE," AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH ANY "EASEMENT FOR STORM WATER DRAINAGE" IS LOCATED SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM WATER DRAINAGE" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLAINES.

EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM SEWER" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE CITY.

EASEMENT FOR PUBLIC UTILITIES

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR PUBLIC UTILITIES" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE CITY. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

UTILITY CERTIFICATES

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, NATURAL GAS, AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____ ON THIS _____ DAY OF _____, 20____.

AT&T, ILLINOIS BELL TELEPHONE CO (AMERITECH)

APPROVED BY: _____ ON THIS _____ DAY OF _____, 20____.

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____ ON THIS _____ DAY OF _____, 20____.

COMCAST

APPROVED BY: _____ ON THIS _____ DAY OF _____, 20____.

ASTOUND

APPROVED BY: _____ ON THIS _____ DAY OF _____, 20____.

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER: _____ REGISTERED PROFESSIONAL ENGINEER
NAME: _____ FIRM: _____
DATE: _____ DATE: _____
(SEAL)

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, LEENDERT A. KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3760, DO HEREBY AUTHORIZE THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 108 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

SURVEYOR

I, LEENDERT A. KLEINJAN, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE; THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN; THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 236 OF 832, COMMUNITY PANEL NUMBER 170054

SCHAUMBURG, ILLINOIS _____

LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE EXPIRES 11-30-24



NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Originally Prepared: 09/25/2023 Project No. 23-067



100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
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2	03.05.2024	Per City Review
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Insignia Glen General Construction Schedule 3/5/2024

Task	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September
	2024	2024	2024	2024	2024	2024	2024	2024	2025	2025	2025	2025	2025	2025	2025	2025	2025
Sitework																	
Building 1																	
Building 2																	
Building 3																	
Building 4																	
Closeout																	



MEMORANDUM

Date: March 9, 2023
To: Planning and Zoning Board (PZB)
From: Samantha Redman, Senior Planner *SR*
Cc: Jeff Rogers, AICP, Director of Community and Economic Development *JR*
Subject: Standard Variation for Building Setbacks in the R-1 Single Family Residential District 1421 Henry Avenue

Issue: The petitioner is requesting a standard variation to reduce the required front yard setback from 25 feet to 11 feet 6 inches to construct a full second-story addition onto the existing single-family residence at 1421 Henry Ave.

Petitioner: George Cherny, 2742 Linneman Street, Glenview, IL 60025

Owner: George Cherny, 2742 Linneman Street, Glenview, IL 60025

Case Number: 24-009-V

PIN: 09-20-219-004-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Single Family Residence

Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: R-1, Single Family Residential District
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single Family Residences
South: Single Family Residences
East: Single Family Residences
West: Single Family Residences

- Street Classification:** Henry Avenue is a local street under Des Plaines jurisdiction.
- Comprehensive Plan :** Single Family Residential is the recommended use of the property.
- Zoning/Property History:** Based on information from the Cook County Assessor, the subject property has contained the same single-family residence since it was constructed in approximately 1921. The footprint and location of the property has not changed since it was built. Since its construction, the zoning ordinance has been updated to require a minimum 25-foot-setback between the residence and the front property line, making the existing residence a legal nonconforming structure.

Project Description:

Overview

The petitioner, George Cherny, is requesting a variation to reduce the required front yard setback from 25 feet to 11 feet 6 inches to construct a full second-story addition onto the existing single-family residence at 1421 Henry Avenue. The existing house is 11 feet 6 inches from the property line and the proposed second story addition will be set back 19 feet 8 inches. The subject property consists of a 6,240 square-foot lot with a 1½-story house and detached garage.

Existing Non-Conformity

Since City records indicate that this residence—with the 11-foot 6-inch setback—has been in existence on site prior to the adoption of the 1998 Zoning Ordinance, it is classified as a non-conforming structure governed by Section 12-5-6 of the Zoning Ordinance. This section does allow, with some limitations, a nonconforming structure to be repaired, maintained, altered, or enlarged provided that the repair, maintenance, alteration, or enlargement does not:

“create any new nonconformity or increase the degree of the existing nonconformity of all or any part of such structure. For the purposes of this section, the vertical or horizontal extension of a structure shall be considered to increase the degree of an existing nonconformity related to a required yard or setback.” (Section 12-5-6.B)

The petitioner’s proposal to construct a second story addition on top of the existing building footprint increases the degree of the non-conformity requiring a variation request.

Proposed Improvements and Scope of Work

The new second-story addition includes three bedrooms and two bathrooms. No significant changes are proposed to the structure or footprint of the existing first floor or basement. Replacement of the detached garage on the north side of the property is also proposed.

The proposal will increase the existing residence height to 31 feet, 8 inches, which is under the maximum building height of 35 feet pursuant to Section 12-7-2.J of the Zoning Ordinance for residences located in the R-1 district. The existing exterior building material is vinyl siding. Existing vinyl siding will be replaced with new vinyl siding. The proposed second story addition will be covered entirely with vinyl siding as shown in the attached Site and Architectural Plan.

Section 12-3-11 requires alteration of structures to meet building design standards if they result in appearance altering renovations to the front or corner facades of a principal structure or when an addition results in a greater than

15percent change to gross floor area. This proposal involves both an alteration of the front of the residence (adding a second story) and a 19 percent change in gross floor area.

The table below provides a comparison between the required building design standards and the proposed alterations to the residence on the subject property. Refer to the attached Site and Architectural Plan for additional information.

Section 12-3-11: Building Design Standards		
	Requirement	Proposed
Building Materials – Ground Story	Natural stone, face brick, or anchored or adhered masonry veneer	Existing vinyl siding areas to be replaced with new vinyl siding*
Building Materials – Upper Story	Ground story materials plus painted or stained wood, stucco, vinyl siding, and fiber cement board	New vinyl siding to be installed for entire second story addition (all elevations)
Blank Wall Limitations	No rectangular area greater than 30 percent of a story's facade may be windowless	Compliant, largest windowless area comprises 21 percent of the front facade
	No part of a story's facade may be windowless for a horizontal distance greater than 15 feet	Compliant, largest windowless area comprises six linear feet

** Minor variation required to allow for existing vinyl siding to remain.*

Although the vinyl siding on the ground floor is existing, Section 12-3-11 requires the ground floor building materials be modified to be natural stone, face brick, or masonry veneer; however, a minor variation can be granted to deviate from this rule. Minor variations are granted administratively, and staff are currently reviewing a request to allow the vinyl siding on the ground story to remain. Vinyl siding is permitted as an upper story material for detached single family residences and all other requirements are met.

Off-Street Parking

The attached Site and Architectural Plan indicates that there are no proposed changes to the current number of off-street parking spaces and that the existing driveway and detached garage footprint will remain the same. Single family residences are required to provide two off-street parking spaces pursuant to Section 12-9-7 of the Zoning Ordinance. As shown on the attached Plat of Survey, the replacement of the detached garage is proposed and will provide two off-street parking spaces. Note a condition of approval is suggested to require the driveway, parkway, and apron to be modified to meet requirements prior to issuance of building permit. Section 12-9-6.B.3.a limits the number of driveways and curb cuts. The existing garage is accessed from a driveway

connecting to Henry Avenue. Because the proposed garage is being accessed from the alley, creating a second access point and driveway, the existing driveway, curb cut, and apron must be removed.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

Comment: The existing residence was constructed prior to current regulations requiring the 25-foot front yard setback and is positioned a little more than eleven feet from the front property line. Requiring the addition to comply with the required front yard setback would substantially restrict the property owner from making improvements to the existing structure.

PZB Additions or Modifications (if necessary): _____.

- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

Comment: The existing house is a non-conforming structure and located closer than twenty-five feet from the lot line. In addition, the subject property is 6,240 square feet, which is slightly smaller than the existing minimum lot size for an R-1 zoned interior lot (6,875 square feet). To meet building coverage requirements, less than 1,872 square feet of the property can be covered with structures (house and garage). To allow for the 890 square foot second story addition, the building footprint would need to be expanded, reducing the amount of open space on the property.

PZB Additions or Modifications (if necessary): _____.

- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

Comment: The unique physical conditions of the subject property are not the result of the current property owner or their predecessor. In addition, the subject property is land-locked preventing the property owner from addressing the physical conditions on the subject property.

PZB Additions or Modifications (if necessary): _____.

- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

Comment: Given the unique physical conditions of the subject property, it can be argued that carrying out the strict letter of this code for the front yard setback could deprive the property owner of the ability to make improvements to the subject property that are commonly enjoyed by other owners of single-family residential lots. The petitioner intends to add the second story addition in lieu of expanding the existing main level in order to preserve the character of the existing residence and limit the amount of additional building coverage on the property.

PZB Additions or Modifications (if necessary): _____

- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.**

Comment: Granting this variation would not provide a special privilege for the property owner not available to other single-family residential properties. Most other buildings along this street are located less than 25 feet from the front property line, and several have similar second story additions. This variation would allow the property owner the ability to make improvements to the subject property as other property owners along Henry Avenue who reside in homes with similar reduced setback distances as the subject property. In addition, the granting of this variation does not inherently allow the property owner to make additional money off the subject property and its development.

PZB Additions or Modifications (if necessary): _____

- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.**

Comment: The project would allow re-investment into a single-family home, which the Zoning Ordinance and Comprehensive Plan encourage. While one could argue that the proposed second story addition in the location and design identified on the attached Site and Architectural Plan is largely for the benefit of the property owner, a study of the area indicates that many of the neighboring properties are developed in a similar fashion. It can be concluded that the proposed second story addition as proposed will be in harmony with existing development and potentially provide more benefit for the neighborhood as a whole—in relation to property values—than just for the petitioner.

PZB Additions or Modifications (if necessary): _____.

- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Comment: There are alternatives to the proposed setback variation being requested including a one-story addition on the west side of the existing residence, reduced second-story addition, or setting the second story back 25 feet. However, after consideration of these alternatives, it can be argued that either alternative could be unreasonably difficult given the existing floor plan of the building and

negatively impact the existing character of the residence making it less harmonious with neighboring properties. Also, the alternative of adding a one-story addition would inherently increase the building coverage of the subject property, which is not necessarily promoted by the Comprehensive Plan for lower-density residential developments.

PZB Additions or Modifications (if necessary): _____.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

Comment: A minor variation from Section 12-3-11 will be required to allow the vinyl siding on the ground floor. Minor variations are granted by the Zoning Administrator and do not require board or council approval. Other than this variation, this is the only zoning relief required.

PZB Additions or Modifications (if necessary): _____.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.F (Procedure for Review and Decision for Standard Variations) of the Zoning Ordinance, the PZB has the *final* authority to approve, approve subject to conditions, or deny the above-mentioned standard variation request for the building setback.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-6.H (Findings of Fact for Variations) of the Zoning Ordinance. If the PZB approves the request, staff recommends the following condition.

Condition of Approval:

1. Unless applicable zoning relief is granted from Section 12-9-6.B.3.a, plans must be revised prior to issuance of building permit to remove or modify the existing ribbon driveway, apron, and curb cut along Henry Avenue if the detached garage is intended to be accessed from the alley. Parkway may need to be restored, as determined by the Director of Public Works and Engineering.
2. Architectural plans included with this variation may be revised during final building permit review process without requiring an amendment to this variation ordinance, provided there is no increase in front yard encroachment or building height and the approved plans conform with Building Design Standards in Section 12-3-11.

Attachments:


- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Petitioner Responses to Standards for Variations
- Attachment 4: Site and Architectural Plans

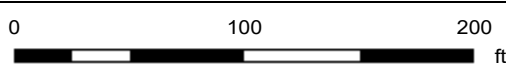


Legend

 Subject Site

Zoning

 R-1: Single Family Residential



Print Date: 3/7/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



View of driveway and house



View of adjacent properties along street with multiple stories



1421 Henry Ave - Public Notice Sign



View of previous garage location and proposed alley access for new garage



Date: February 9, 2024

STANDARDS FOR VARIATIONS

In order to understand your reasons for requesting a variation, please answer the following items completely and thoroughly (two to three sentences each). Variation applicants must demonstrate that special circumstances or unusual conditions prevent them from following the specific regulations of their zoning district. Applicants must prove that the zoning regulations, in combination with the uncommon conditions of the property, prevents them from making any reasonable use of the land. Keep in mind that no variation may be granted that would adversely affect surrounding properties or the general neighborh

Unique Physical Condition: The subject lot is exceptional as compared to other lots due to presence of an existing use and structure, as second story is mostly an attic conversion into livable space without alteration of footprint and actually with decrease in footprint compare to the first floor.

Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner as building existed at the same footprint previously and second story is mostly an attic conversion into livable space without alteration of footprint and actually with decrease in footprint comparetothefirstfloor.

Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots as there are many 2-story houses in this area on similar lot sizes, even on the our street down and up from our house.

Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

Title And Plan Purposes: Renovation would improve house condition while maintaining use of the lot in harmony with surrounding houses. Attic conversion into second story with house renovation and improvement is done to created improved look of the house and in harmony with neighboring houses.

No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot. Attic conversion into second story with house renovation and improvement is done to created improved look of the house and in harmony with neighboring houses.

Minimum Required: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot. Attic conversion into second story with house renovation and improvement is done to created improved look of the house and in harmony with neighboring houses.

EVERYTHING ON THESE PLANS IS EXISTING UNLESS NOTED OTHERWISE

OUTLINE SPECIFICATIONS

GENERAL CONDITIONS

CONTRACT, INSURANCE AND BONDS

- IAA STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT (GENERAL, SUPPLEMENTARY, AND OTHER CONDITIONS), DRAWINGS AND SPECIFICATIONS.
- OTHER PROVISIONS OF THE CONTRACT APPLICABLE OF THIS WORK ARE INCLUDED IN THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, STANDARD FORM A-201 OF THE AMERICAN INSTITUTE OF ARCHITECTS, LAST EDITION, EXCEPT AS ELIMINATED, CHANGED OR MODIFIED IN THE BASIC.
- ALL SUB-CONTRACTORS SHALL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION.
- ANY CHANGES OR SUBSTITUTIONS TO BE SUBMITTED IN WRITING AND APPROVED BY THE OWNER.
- THE ARCHITECT WILL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE AND/OR PROCEDURES OF, OR FOR THE SAFETY PRECAUTIONS AND ALL PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS SCHEDULES OR FAILURES TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL HAVE NO CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING THE WORK. ANY CHANGES TO THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT SHALL VOID THE ARCHITECTS SEAL, SIGNATURE AND ANY RESPONSIBILITY.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DUE TO FROST, HEAT, WIND, ETC. AND WILL REPAIR ANY PORTION OF THE WORK OR ANY DAMAGE TO THE SATISFACTION OF THE OWNER WITH NO COST TO THE OWNER.
- ALL BIDDING SUB-CONTRACTORS SHALL VISIT THE SITE AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS AND THE SCOPE OF WORK AS DEFINED IN THE DRAWINGS. SUB-CONTRACTORS SHALL HAVE FULL KNOWLEDGE TO TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS AS IT RELATES TO THE PROJECT AND SITE.

- THE SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE AVAILABILITY OF EXISTING SEWER AND WATER LINES, ELECTRIC POWER, GAS LINES AND OTHER UTILITIES IN THE AREA WHICH WILL HAVE BEARING ON THE PERFORMANCE OF THIS WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR FROM ADDITIONAL COSTS REGARDING THE ABOVE ITEMS.
- ALL WORK, MATERIALS, JOB CONDITIONS AND SAFETY MEASURES SHALL CONFORM TO REQUIREMENTS OF THE "OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION" (OSHA) AND LOCAL AUTHORITIES.

COMMERCIAL GENERAL LIABILITY INSURANCE

- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH INSURANCE THAT INCLUDES THE OWNER, THE ARCHITECT, AND THE ARCHITECTS CONSULTANTS.

PROFESSIONAL LIABILITY INSURANCE

- IF THE GENERAL CONTRACTOR PROVIDING PROFESSIONAL SERVICES AS PART OF THE WORK THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH INSURANCE.

NOTICES, FEES & BONDS

- CONTRACTOR SHALL TAKE OUT AND PAY FOR ALL PERMITS, INSPECTION CERTIFICATES, BONDS AND/OR SURETIES REQUIRED. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL SUCH MEASURES REQUIRED BY LAW OR ORDINANCE OR BY CONSIDERATIONS OF GENERAL SAFETY AS MAY BE NECESSARY TO PROTECT PERSONS OR PROPERTY FROM HARM OF DAMAGE IN THE COURSE OF DEMOLITION OPERATIONS.

DRAWINGS AND SPECIFICATIONS

- FOR THE DIMENSIONS, ARRANGEMENT AND CONSTRUCTION OF WORK, REFER TO ACCOMPANYING DRAWINGS, AS LISTED IN CONTRACT DOCUMENTS. WRITING, INTERLINEATIONS AND DETAILS AS MAY BE UPON THEM SHALL BE CONSIDERED AS PART OF THESE SPECIFICATIONS. THESE SPECIFICATIONS ARE INTENDED TO SUPPLEMENT THE DRAWINGS, THE TWO BEING CONSIDERED COMPLEMENTARY AND THEREFORE, IT WILL NOT BE THE PROVINCE OF THESE SPECIFICATIONS TO MENTION ANY PORTION OF THE CONSTRUCTION WHICH THE DRAWINGS ARE COMPREHENSIVE TO EXPLAIN, AND SUCH OMISSION WILL NOT RELIEVE CONTRACTORS FROM CARRYING OUT SUCH PORTIONS AS ARE ONLY INDICATED ON THE DRAWINGS.
- SHOULD ITEMS BE REQUIRED BY THESE SPECIFICATIONS WHICH ARE NOT INDICATED ON THE DRAWINGS, THEY ARE TO BE SUPPLIED, EVEN IF OF SUCH NATURE THAT THEY COULD HAVE BEEN INDICATED ON THE DRAWINGS OR MENTIONED HEREIN, BUT ARE NECESSARY TO COMPLETE THE ENTIRE WORK AS SHOWN AND INTENDED, SHALL BE IMPLIED AND MUST BE FURNISHED IN PLACE.
- FIGURED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS, AND DETAILS OVER SMALLER SCALE GENERAL DRAWINGS.
- SHOULD ANY DISCREPANCIES OR AMBIGUITIES BE FOUND IN THE DRAWINGS OR THESE SPECIFICATIONS, THE SAME SHALL AT ONCE BE REPORTED TO THE ARCHITECT FOR CORRECTION. DURING THE BIDDING PERIOD, OTHERWISE EXECUTE THE WORK AS DIRECTED BY THE ARCHITECT.
- NO INFORMATION IS TO BE SCALED FROM DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD, IN THE EVENT OF ANY DISCREPANCY CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

GENERAL STRUCTURAL NOTES

- ALL WORK FOR THIS PROJECT SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE REFERENCED OR LATEST EDITIONS OF ALL APPLICABLE DESIGN CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: AMERICAN CONCRETE INSTITUTE, "BUILDING CODE COMMENTARY" ACI 318 THE MASONRY SOCIETY (TMS), "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" SPECIFICATIONS AND COMMENTARY TMS 602 & TMS 602 CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "DESIGN HANDBOOK" AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), AISC-ASD, 9TH ED. AMERICAN WELDING SOCIETY (AWS), D1.1, D1.3 & D1.4 THE AMERICAN WOOD COUNCIL, (AWC), "NATIONAL DESIGN SPECIFICATION FOR WOOD"
- DESIGN LOADS:

ROOFS	
DEAD LOAD	10 PSF
LIVE LOAD (SNOW)	30 PSF
FLOORS	
DEAD LOAD	15 PSF
LIVE LOAD	40 PSF
PARTITION LOAD	15 PSF

- HANDRAILS SHALL BE DESIGNED FOR THE MORE SEVERE EFFECTS OF A CONCENTRATED LIVE LOAD OF 200-LB AT ANY LOCATION AND IN ANY DIRECTION, OR A SIMULTANEOUS VERTICAL AND HORIZONTAL LIVE LOAD OF 50 PLF APPLIED AT THE TOP OF THE RAILING.

- SECTIONS, DETAILS AND NOTES ARE INTENDED TO BE TYPICAL FOR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.
- THE STRUCTURE IS DESIGNED TO BE STABLE IN ITS COMPLETED FORM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND MAINTENANCE OF ALL NECESSARY CONSTRUCTION SUPPORTS, MEANS AND METHODS UNTIL THE STRUCTURE IS FINISHED.
- THE CONCRETE AND MASONRY CONTRACTORS SHALL INSTALL ANCHOR BOLTS, EMBEDDED PLATES AND ANGLES, STRAPS AND OTHER EMBEDDED ITEMS AS REQUIRED FOR THE WORK OF OTHER TRADES.

030000 CAST-IN-PLACE CONCRETE (NOT IN CONTRACT)

- ALL CONCRETE WORK SHALL CONFORM TO ACI 318, ACI 301 AND THE ACI CODE OF STANDARD PRACTICE. DELIVERY AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 304 AND ASTM C94.
- CONCRETE FOR SLABS ON GRADE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS AND SHALL HAVE A MAX. WATER/CEMENT RATIO OF 0.45. ALL OTHER CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND SHALL HAVE A MAX. WATER/CEMENT RATIO OF 0.52. CONCRETE EXPOSED TO FREEZE-THAW SHALL BE AIR ENTRAINED 6% ± 1%.
- NO CONCRETE SHALL BE PLACED INTO A FOOTING EXCAVATION CONTAINING FREE WATER.
- THE CONTRACTOR SHALL SHORE AND BRACE ADJACENT CONSTRUCTION BY APPROVED METHOD AND SUBMIT PROCEDURES FOR APPROVAL.
- CONCRETE SHALL NOT BE PLACED ON SUBGRADE WHICH IS FROZEN OR SATURATED.
- STEEL REINFORCEMENT (REBAR) SHALL CONFORM TO ASTM A615 GRADE 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. COVER FOR REBAR SHALL BE IN ACCORDANCE WITH ACI 318.
- ALL CONCRETE DETAILS SHALL CONFORM TO THE LATEST ACI STANDARD 315 MANUAL FOR "STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES".
- CONCRETE PROTECTION FROM REINFORCING BARS SHALL BE AS FOLLOWS: FOOTINGS-3" CLEAR BOTTOM AND SIDES WALLS-2" CLEAR 1 1/2" OR 3/4" CLEAR, SEE TYPICAL WALL DETAIL.
- ALL CONCRETE SHALL BE VIBRATED. CONCRETE CAST AGAINST SOIL OR EXPOSED TO WEATHER SHALL HAVE 6% AIR ENTRAINMENT.
- PROVIDE FOR SLABS-ON-GRADE ONE (1) LAYER OF VAPOR BARRIER PLACED ON APPROVED SUBGRADE "MOIST STOP" OR EQUAL, PLACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL REINFORCING SHALL BE APPROVED BY THE ARCHITECT PRIOR TO POURING OF CONCRETE.
- GENERAL CONTRACTOR SHALL CHECK WITH THE ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FROM THE PROPER LOCATIONS BEFORE POURING CONCRETE.

040000 MASONRY (NOT IN CONTRACT)

- PERFORM ALL UNIT MASONRY WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE WORK INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - BRICK - \$450M ALLOWANCE, OR MATCH EXISTING.
 - REINFORCING OF MASONRY.
 - FLASHING BUILT INTO MASONRY.
 - BUILDING IN LINTELS AND ITEMS FURNISHED BY OTHER TRADES.
 - PAINING AND CLEANING ALL MASONRY.
 - MATCHING COLORED MORTAR.
 - CONCRETE BLOCK.
- MASONRY CONSTRUCTION SHALL CONFORM TO TMS 401 & 602. CLAY BRICK MASONRY UNITS SHALL CONFORM TO ASTM C55 OR C216 WITH A MIN. UNIT STRENGTH OF 5000 PSI.
- MORTAR FOR EXTERIOR NON-BEARING MASONRY WALLS SHALL CONFORM TO ASTM C270 TYPE
- ALL OTHER MORTAR SHALL CONFORM TO ASTM C270 TYPE M. GROUT FOR MASONRY SHALL CONFORM TO ASTM C476 AND SHALL ATTAIN A MIN. COMPRESSIVE STRENGTH OF 2750 PSI AT 28 DAYS.
- PROVIDE WELD-ON MASONRY ANCHORS (HECKMAN #317 OR EQUAL) AT 16" O.C. AT ALL SURFACES OF STEEL FACING MASONRY.

050000 MISC. STEEL (NOT IN CONTRACT)

- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN" AND "AISC CODE OF STANDARD PRACTICE"-LATEST ED.
- STEEL PLATES, BARS, CHANNELS, ANGLES, ROOF AND WIDE-FLANGE SHAPES SHALL CONFORM TO ASTM A36 OR ASTM A572, Fy = 50 KSI UNLESS NOTED OTHERWISE. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B (Fy = 35 KSI).
- IN GENERAL, CONNECTIONS ARE TO BE SHOP WELDED AND FIELD BOLTED USING ASTM A325 TYPE 1 BOLTS, UNLESS OTHERWISE NOTED. WEATHER TYPE 3 BOLTS SHALL BE USED.

- THE CONTRACTOR IS RESPONSIBLE FOR CORRECT FITTINGS, SETTING AND LEVELING OF ALL MEMBERS.
- LINTELS AND EXPOSED STEEL FRAMING SHALL BE EITHER HOT DIP GALVANIZED STEEL THAT IS NOT GALVANIZED SHALL RECEIVE ONE COAT OF SHOP PRIMER EXCEPT SURFACES TO RECEIVE SPRAY-ON FIRE PROTECTION.

060000 CARPENTRY

- PERFORM ALL FINISH CARPENTRY AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE WORK INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - HANGING DOORS, AND WINDOW INSTALLATION.
 - INSTALL BUILDERS HARDWARE ON ALL WOOD DOORS.
 - ALL BLOCKING AND FURRING REQUIRED FOR ALL TRADES AND ROUGH FRAMES FOR RECESSED ACCESSORIES.
 - INSTALLATION OF WOOD JOISTS & PARTITIONS.
- ANY CARPENTRY REQUIRED AS INCIDENTAL PART OF THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PLASTIC LAMINATE COUNTER TOPS SHALL BE AS MANUFACTURED BY FORMICA, PARKWOOD, COLOR BY OWNER.
- ROUGH FRAMING.
- FINISH FRAMING AND TRIM OAK FLOORING.
- ALL WOOD DESIGN AND CONSTRUCTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD (NDS), THE INTERNATIONAL BUILDING CODE CHAPTER 23 "WOOD CONSTRUCTION" AND APPLICABLE LOCAL CODES AND STANDARDS.
- THE QUANTITY, SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH IBC TABLE 2304.8.1. FASTENERS FOR EXTERIOR CONSTRUCTION, IN CONTACT WITH CEDAR FRAMING OR OTHERWISE EXPOSED TO A CORROSIVE ENVIRONMENT SHALL BE OF A NON-REACTIVE MATERIAL OR SHALL HAVE AN APPROVED PROTECTIVE COATING.
- J-OISTS, TRUSSES, OPEN-WEB JOISTS (OWJ) AND ALL OTHER ENGINEERED WOOD MEMBERS SHALL BE DESIGNED FOR THE SPECIFIED LOADS BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER (S.E.). ROOF & FLOOR TRUSSES SHALL BE DESIGNED, FABRICATED AND INSTALLED IN COMPLIANCE WITH ANSIP11 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
- THE MOISTURE CONTENT OF ALL WOOD MATERIALS SHALL BE LESS THAN 19 PERCENT.
- WOOD MATERIAL FOR FRAMING SHALL CONFORM TO NDS SPM NO.1 AND 2 OR BETTER WITH THE FOLLOWING MIN. BASIC DESIGN VALUES: Fb = 850 PSI, Fv = 138 PSI, E = 1,400 KSI.
- ALL FIELD CONSTRUCTION SHALL BE IN A CLEAN, WORKMANLIKE MANNER. FIELD MODIFICATIONS SHALL HAVE ROUNDED CORNERS AND SHALL AVOID NOTCHING AND OVER-CUTS. U.N.O. FIELD-CUTTING OF ENGINEERED WOOD MEMBERS IS PROHIBITED UNLESS OTHERWISE SPECIFIED BY THE MFR.
- IN ROOF AND FLOOR JOIST CONSTRUCTION PROVIDE SOLID BLOCKING OR 1X3 XBRACING AT 7'-0" O.C. MAXIMUM OR PROVIDE APPROVED METAL BRIDGING. PROVIDE SOLID BLOCKING AT 24-IN O.C. BETWEEN JOISTS UNDER ALL PERPENDICULAR WALLS. PROVIDE DOUBLE STUDS ADJACENT TO ALL WINDOW AND DOOR OPENINGS.
- BOTTOM PLATES (SILL PLATES) ON CONCRETE SHALL BE ANCHORED BY 5/8" (2-IN EMBEDMENT) BOLTS WITH AT CORNERS AND AT 48-IN O.C. SILL PLATES ON CONCRETE OR MASONRY SHALL ALSO HAVE A SILL SEALER.
- STUDS, POSTS, JOISTS, BEAMS OR OTHER HORIZONTAL OR VERTICAL STRUCTURAL MEMBERS SHALL BE SINGLE, CONTINUOUS MEMBERS WITH NO SPLICES BETWEEN POINTS OF SUPPORT.

071000 WATERPROOFING AND DAMPROOFING (NOT IN CONTRACT)

- PERFORM ALL DAMPROOFING WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE WORK INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - WATERPROOFING OR DAMPROOFING OF ALL EXTERIOR SURFACES OF FOUNDATIONS BELOW GRADE.
 - UNDERSLAB MOISTURE BARRIER.
- PRIMERS FOR CONCRETE SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE DAMP-PROOFING AND WATERPROOFING MATERIALS USED.
- UNDERSLAB MOISTURE BARRIER: PROVIDE FOR SLABS-ON-GRADE ONE (1) LAYER OF VAPOR BARRIER PLACED ON APPROVED SUBGRADE "MOIST STOP" OR EQUAL, PLACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

080000 WOOD DOORS AND WINDOWS

- FURNISH ALL WINDOWS AND DOORS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE WORK INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - ALL WOOD DOORS.
 - WINDOWS AND GLASS TO BE AS INDICATED ON DRAWINGS.

092000 GYPSUM BOARD

- DRYWALL CONSTRUCTION SHALL BE AS DETAILED ON THE DRAWINGS, AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PARTITION CONSTRUCTION SHALL BE SHEET ROCK FIRE/CELESTE GYPSUM BOARD ALL EXPOSED EDGES AND OUTSIDE CORNERS SHALL BE TAPE, FILLED AND SANDED.

093000 CERAMIC TILE

- CERAMIC TILE FLOORING SHALL HAVE ALLOWANCE FOR 1" X 1" UNGLAZED TILE BY THIN SET METHOD. (AMERICAN OLEAN)
- CERAMIC TILE BASE SHALL BE 4" GLAZED (AMERICAN OLEAN)
- CERAMIC TILE IN TUB WALL SHALL BE 4" X 4" GLAZED TILES, ADHESIVELY APPLIED TO WATER RESISTENT DRYWALL PARTITIONS. COLOR TO BE SELECTED BY THE OWNER.

096000 RESILIENT FLOORING

- FLOORING TO BE VINYL SHEET, GAF SOFT STEP OR APP. EQUAL.
- FLOOR RECEIVING TILE OR CARPETING SHALL BE THOROUGHLY CLEANED, FREE FROM GREASE, OIL OR LOOSE MATERIALS, AND SHALL BE SMOOTH, DENSE AND FREE FROM ANY DEFECTS THAT WILL AFFECT THE APPEARANCE AND ADHESION OF THE TILE. ADHESIVE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
- BASE TO BE ADHERED TO WALLS WITH ADHESIVE RECOMMENDED BY THE MANUFACTURER. CORNERS TO BE BENT NEAT AND SQUARE AND SCRIBED TO DOOR AND OTHER TRIM.
- AFTER COMPLETION AND WHEN THE TILE HAS THOROUGHLY SEATED TO THE SLAB, THE TILE SHALL BE THOROUGHLY CLEANED AND MOPPED AND RECEIVE ONE (1) COAT OF WAX, BUFFED TO A DULL GLOSS.

099000 PAINTS AND COATINGS

- THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE WORK OF OTHERS PRIOR TO THE APPLICATION OF ANY PAINT. IF ANY SURFACE CANNOT BE PUT IN PROPER CONDITION FOR FINISHING BY CUSTOMARY CLEANING, SANDING, AND PUTTING OPERATIONS, THE PAINTING CONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR.
- HEREIN SPECIFIED ARE SELECTED FROM PRATT AND LAMBERT'S CATALOG TO ESTABLISH TYPE, COMPOSITIONS, QUALITY AND COLOR. MATERIALS BY GLIDDEN, PPG, MARTIN SENOUR, BENJAMIN MOORE, SHERWIN-WILLIAMS OR OTHER MANUFACTURER APPROVED ARCHITECT WILL BE ACCEPTABLE.
- DRYWALL PARTITIONS: ONE (1) COAT PRIMER, TWO (2) COATS P & L VAPEX FLAT WALL FINISH.

220000 PLUMBING

- THE CONTRACTOR WILL BE REQUIRED TO FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO MAKE A COMPLETE PLUMBING SYSTEM INCLUDING HOT AND COLD WATER PIPING, SOIL WASTE AND VENT PIPING DRAINS, AND SANITARY SYSTEM, PLUMBING FIXTURES, ALL AS SHOWN ON THE ACCOMPANYING DRAWINGS.
- ALL PLUMBING FIXTURES - KOHLER WOMEN FAUCETS OR APPROVED EQUAL.
- ALL WORK MUST CONFORM TO THE RULES, REGULATIONS, CODES AND ORDINANCES OF LOCAL CODES.

230000 HEATING, VENTILATING & AIR CONDITIONING

- THE CONTRACTOR WILL BE REQUIRED TO FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO MAKE A COMPLETE HEATING AND COOLING SYSTEM FOR THE ADDITION.
- ALL WORK MUST CONFORM TO THE RULES, REGULATIONS, CODES, AND ORDINANCES OF LOCAL CODES.
- CONTRACTOR WILL GUARANTEE 70 DEGREES F. INDOOR TEMPERATURE AT 7 DEGREES F. OUTDOOR TEMPERATURE.

16000 ELECTRICAL

- IN GENERAL, ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET OR EXCEED THE LATEST REQUIREMENTS OF THE CODES OF ALL NATIONAL, STATE, COUNTY, MUNICIPAL AND OTHER AUTHORITIES EXERCISING JURISDICTION OVER CONSTRUCTION WORK AT THE PROJECT.
- ELECTRICAL CONTRACTOR SHALL VISIT SITE TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS AND SHALL INCLUDE IN PROPOSAL ANY ELECTRICAL ITEMS WHICH ARE NOT INDICATED ON ELECTRICAL, ARCHITECTURAL, MECHANICAL AND STRUCTURAL DRAWINGS, BUT ARE IMPLIED, AND CAN BE REASONABLE ASSUMED BY A VISIT TO THE PREMISES.
- PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL, ETC., NECESSARY TO MAKE A COMPLETE ELECTRICAL INSTALLATION AS SHOWN ON DRAWINGS, WITH EXCEPTION THAT OWNER WILL PROVIDE ALL LIGHT FIXTURES.

31000 EARTHWORK

- PERFORM ALL EARTHWORK AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - GRADING, EXCAVATION, BACKFILL AND COMPACTION.
 - PROTECTION AND INSPECTION.
 - ROUGH GRADING REQUIRED IN ORDER TO PROVIDE GENTLE TRANSITION IN CONTOUR OF NEW GRADING WORK AND EXISTING CONTOURS.
 - THE CONTRACTOR IS TO IDENTIFY AND PROPERLY MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES WITHIN THE WORK AREA PRIOR TO THE START OF CONSTRUCTION. CONSULT ALL AVAILABLE RECORDS AND CONTACT D.I.G.G.E.R. AS NECESSARY.
 - EXCAVATION:
 - IF SUITABLE BEARING SOIL FOR FOOTINGS AND FOUNDATIONS IS NOT FOUND AT THE LEVELS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL INFORM THE ARCHITECT WHO WILL DECIDE WHAT CORRECTIVE MEASURES SHALL BE TAKEN. ADDITIONAL EXCAVATION, BASED UPON WORK REQUIRED BETWEEN INDICATED GRADES AND LOWER GRADES WILL BE ADDITIONALLY PAID FOR AT MUTUALLY AGREED UNIT PRICE.
 - THE CONTRACTOR SHALL SHORE AND BRACE ADJACENT CONSTRUCTION BY APPROVED METHOD AND SUBMIT PROCEDURES FOR APPROVAL.
 - FOUNDATION:
 - SPREAD FOOTING FOUNDATIONS ARE TO BE PLACED UPON UNDISTURBED SOIL WITH A SAFE ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF BASED UPON A SOILS REPORT.
 - THE SOIL CAPACITIES SHALL BE FIELD VERIFIED BY A QUALIFIED TESTING AGENCY PRIOR TO PLACEMENT OF CONCRETE.
 - ALL FOOTING SUBGRADES, SLAB-ON-GROUND SUBGRADES AND GENERAL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY. REMOVE SOFT AREAS AND PROVIDE FILL AS INDICATED BELOW.
 - NO CONCRETE SHALL BE PLACED INTO A FOOTING EXCAVATION CONTAINING FREE WATER.
 - NO CONCRETE SHALL BE PLACED INTO OR AGAINST SUBGRADE OF A SUBGRADE CONTAINING FROST. (THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MATERIALS TO PROTECT FROST FROM ENTERING SUBGRADES.)
 - SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATION AND CONSTRUCTION OF REQUIRED PENETRATIONS AND SLEEVES. PROVIDE WATER TIGHT CONSTRUCTION.
 - STRUCTURAL FILL AND BACKFILL:
 - IS TO BE ENVIRONMENTALLY CLEAN AND FREE OF ORGANIC MATTER OR OTHER DETRIMENTOUS MATTER. FILL AND BACKFILL SHALL BE PLACED AND COMPACTED AS DIRECTED BY THE TESTING AGENCY.
 - COMPACTION:
 - ALL FILL AND BACKFILL SHALL BE OF APPROVED MATERIALS PLACED IN SUCCESSIVE 8" HORIZONTAL LAYERS OF 15 FT AND COMPACTED TO 95% DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT IN STRICT ACCORDANCE WITH ASTM D-1557-98T.



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

APPLICABLE CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

ENERGY CONSERVATION STATEMENT

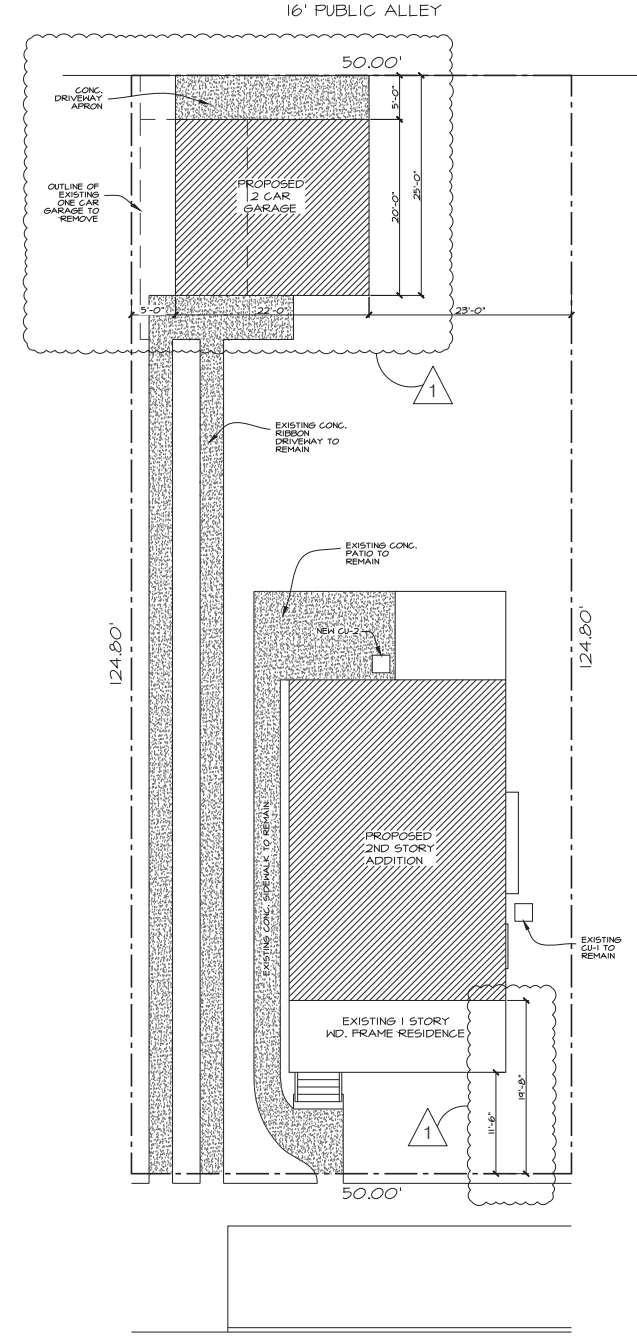
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THE WORK SHOWN IN THESE PLANS IS IN COMPLIANCE WITH THE REQUIREMENTS OF 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH ILLINOIS AMENDMENTS

ARCHITECT:  DATE: 17 DEC. 2023

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH BUILDING CODES OF DES PLAINES

ARCHITECT:  DATE: 17 DEC. 2023



HENRY AVE.

 SITE PLAN
SCALE: 1/10"=1'-0"

LIST OF DRAWINGS:

- A-1 SITE PLAN & SPECIFICATIONS
- A-2 DEMOLITION PLANS, GARAGE PLANS
- A-3 FLOOR PLANS, TYPICAL WALL SECTION
- A-4 BUILDING ELEVATIONS, SECTIONS

ZONING R-1:

LOT SIZE	6,240 S.F.
MAXIMUM ALLOWED BLDG. COVERAGE (6,240x0.3)	1,872 S.F.
PROPOSED BLDG. COVERAGE	1,842 S.F.
EXISTING FIRST FLOOR	1,242 S.F.
REVISED FIRST FLOOR TO REMAIN	1,041 S.F.
SECOND FLOOR ADDITION	841 S.F.
TOTAL	1,938 S.F.

THE ARCHITECT / ENGINEER'S RESPONSIBILITY EXTENDS ONLY AND SOLELY TO THE PREPARATION OF THESE DRAWINGS. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF ANY WORK NOR FOR ANY LIABILITY IN ERECTION, INSTALLATION OR CONSTRUCTION DURING THE PERFORMANCE OF ANY WORK AS MAY BE REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.

DESIGN FIRM LICENSE NO. 184.008433-0001
A STUDIO ARCHITECTS PLLC

ONE NORTHFIELD PLAZA, SUITE 322, NORTHFIELD, IL 60093
admin@astudio-architects.com
TEL 847-219-9939

EXISTING SINGLE FAMILY RESIDENCE REMODELING AND 2ND STORY ADDITION
1421 HENRY AVENUE, DES PLAINES, IL

REV. # REV. DATE
REV. #1 31 JAN. 24

DATE: 17 DEC. 23

JOB NO: 23-106

DRAWN: A.K./I.K.

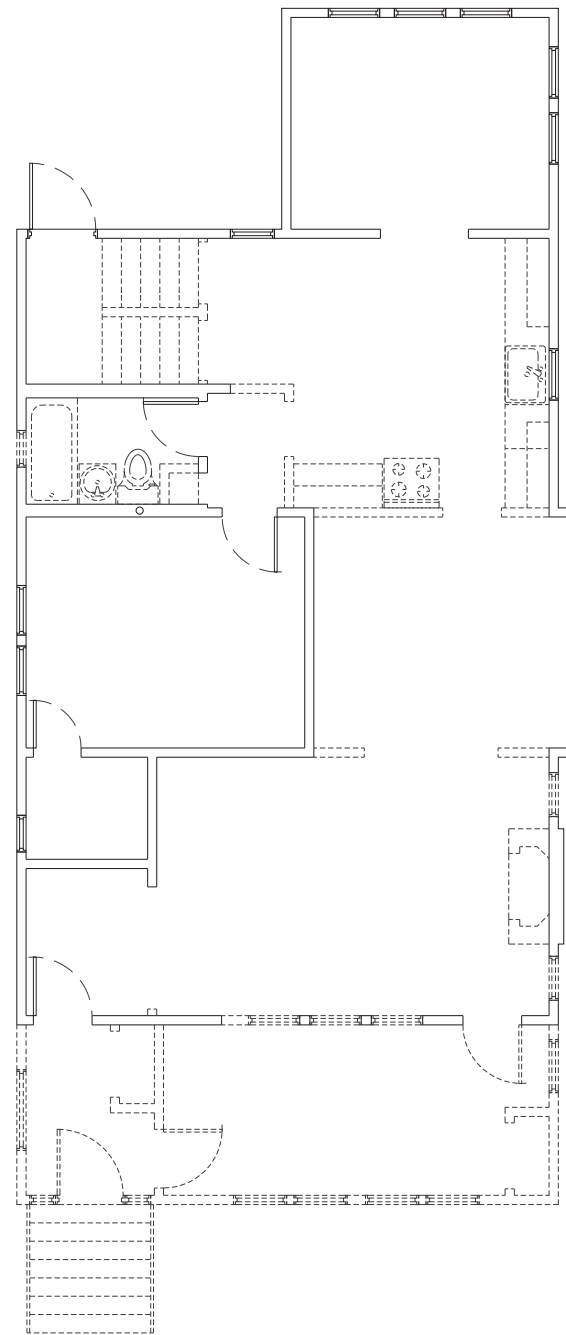
CHKD: A.K.

SHEET:

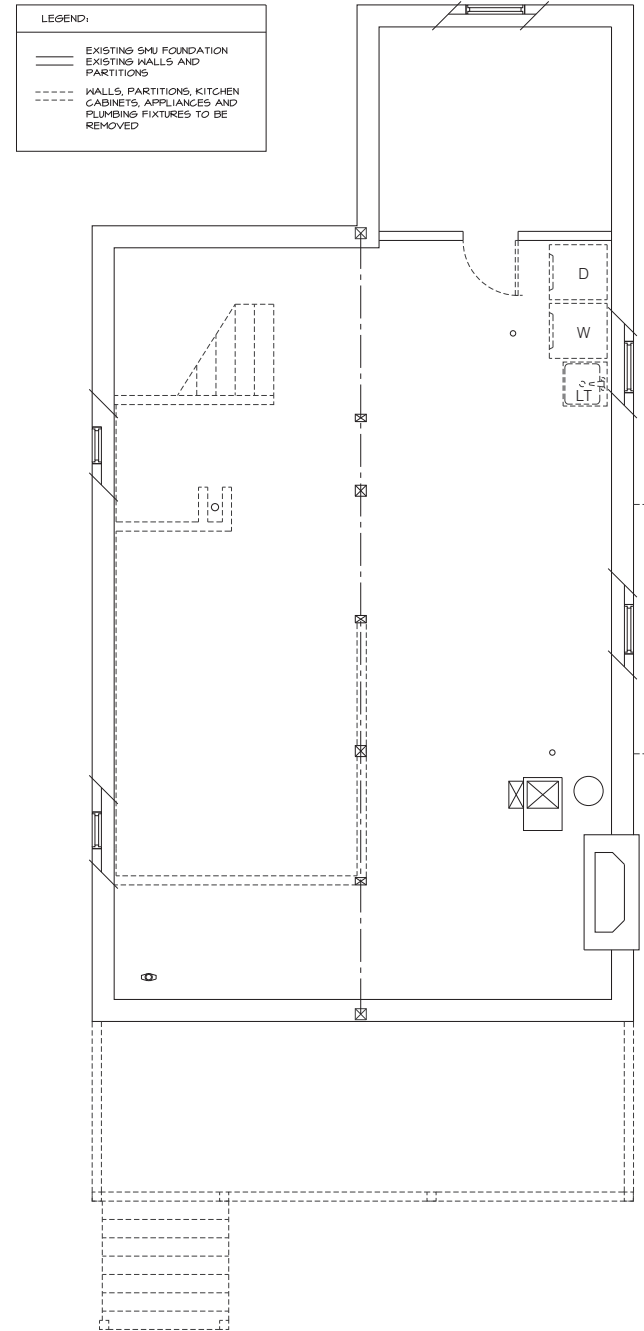


A-1

EVERYTHING ON THESE PLANS IS EXISTING UNLESS NOTED OTHERWISE

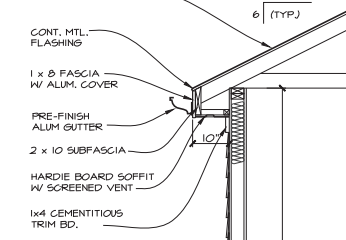


1ST DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

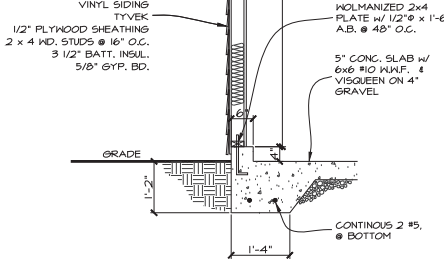


BASEMENT DEMOLITION PLAN
SCALE: 1/4"=1'-0"

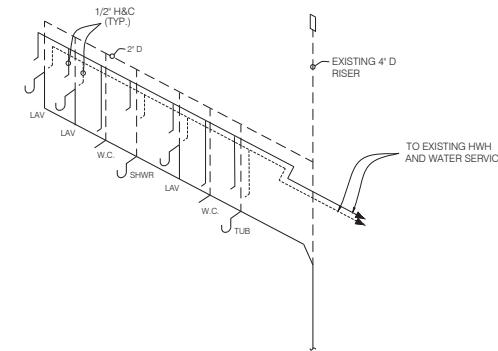
ROOF CONSTRUCTION
ASPHALT SHINGLES
ON 15# ROOF FELT, ON 3/8"
EXTERIOR GRADE PLYWOOD SHEATHING.
SEE PLAN FOR RAFTER SIZES AND DIRECTION.
VENT PER CODE.



FRAME WALL CONSTRUCTION



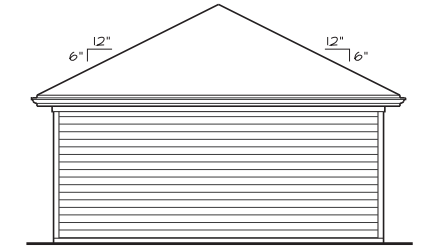
TYP. GARAGE WALL SECTION
SCALE: 1/2"=1'-0"



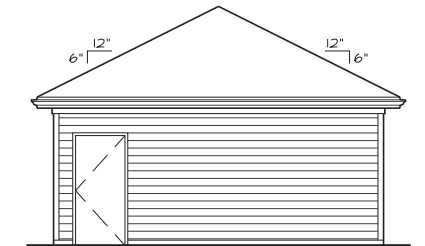
PLUMBING DIAGRAM
SCALE: NTS

TOTAL W.S.F.U.	PIPE SIZE	METER SIZE	TYPE OF FIXTURE	No. OF FIXT.	W.S.F.U.s Each	TOTAL W.S.F.U.s
1-19	3/4"	3/4"	W.C.	3	3	9
30-34	1"	1"	LAVS	4	1	4
35-59	1 1/2"	1"	TUB / SHOWER STALL	3	2	6
60-99	1 1/2"	1 1/2"	KITCHEN SINK	1	2	2
100-119	2"	1 1/2"	DISHWASHER	1	1	1
120-249	2"	2"	WASHER MACHINE	1	2	2
TOTAL:				13		24

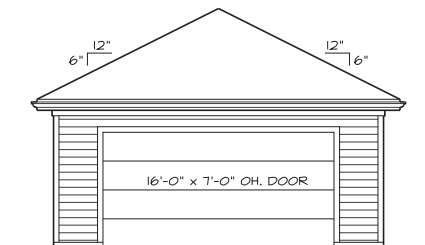
1" WATER SERVICE REQUIRED
VERIFY EXISTING WATER SERVICE SERVICE SIZE IN FIELD



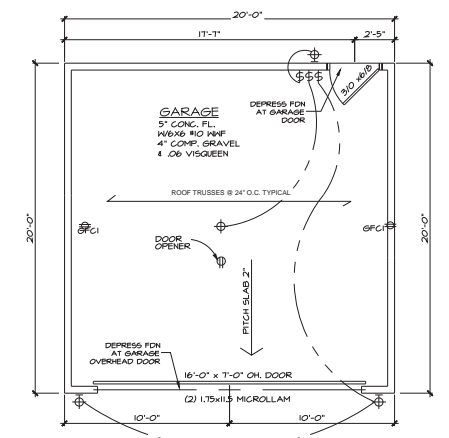
GARAGE EAST ELEVATION
WEST ELEVATION SIMILAR
SCALE: 1/4"=1'-0"



GARAGE NORTH ELEVATION
SCALE: 1/4"=1'-0"



GARAGE SOUTH ELEVATION
SCALE: 3/16"=1'-0"



GARAGE FLOOR PLAN
SCALE: 3/16"=1'-0"



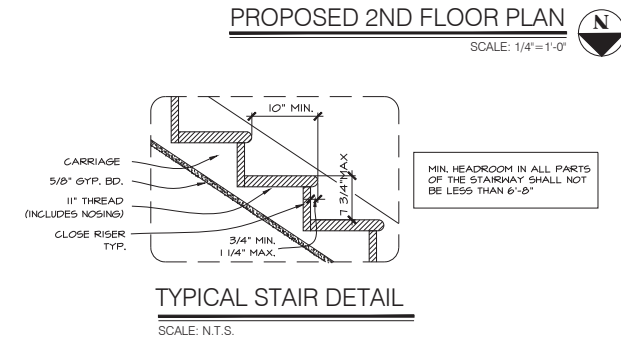
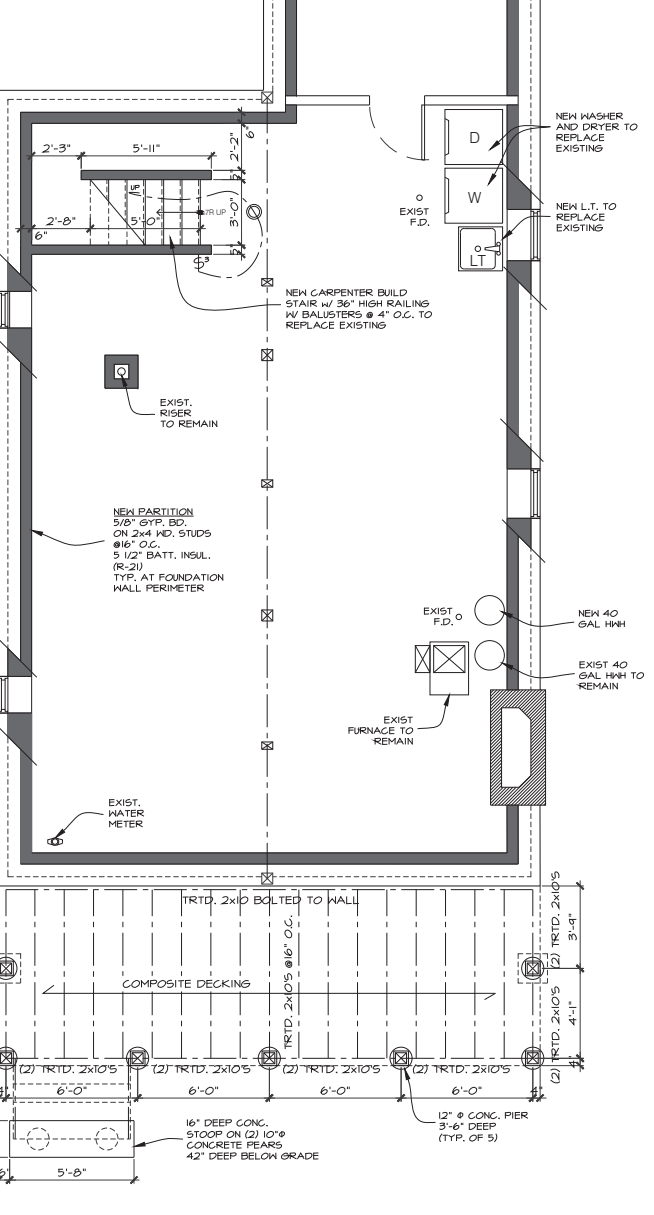
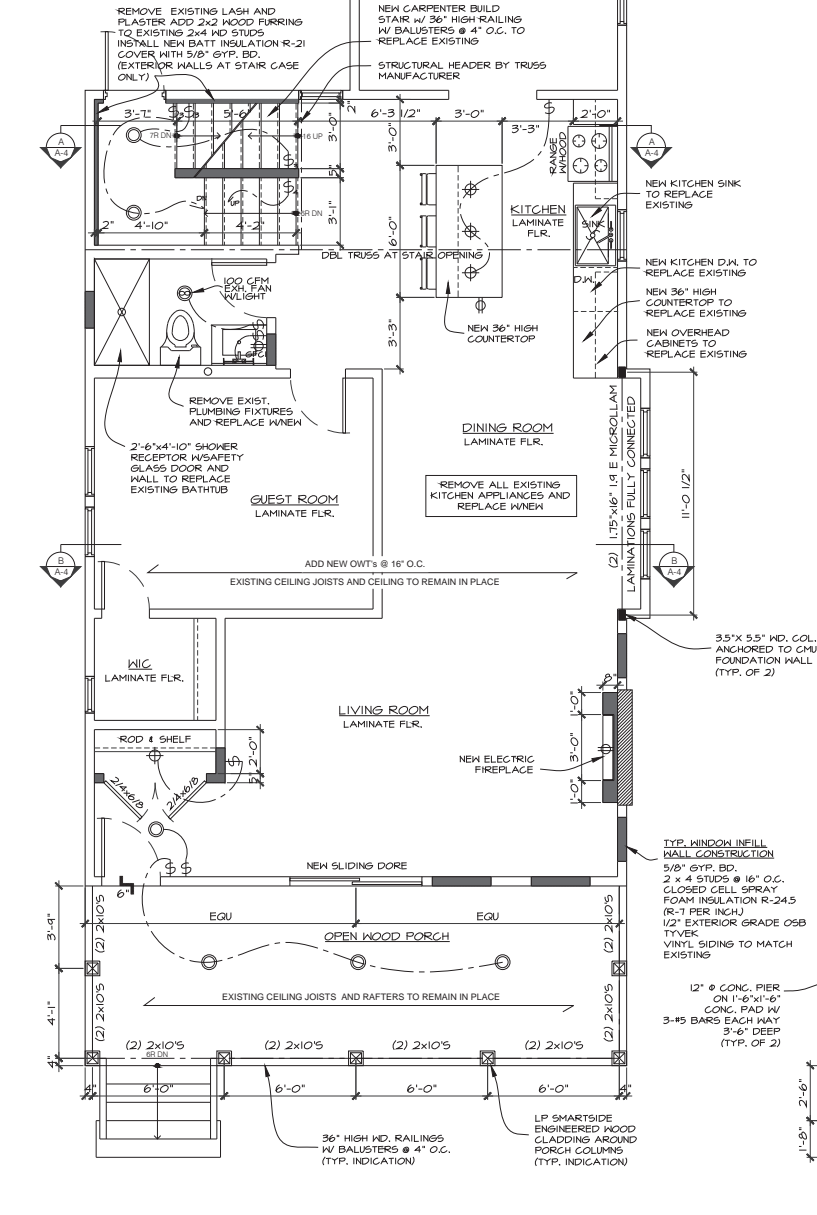
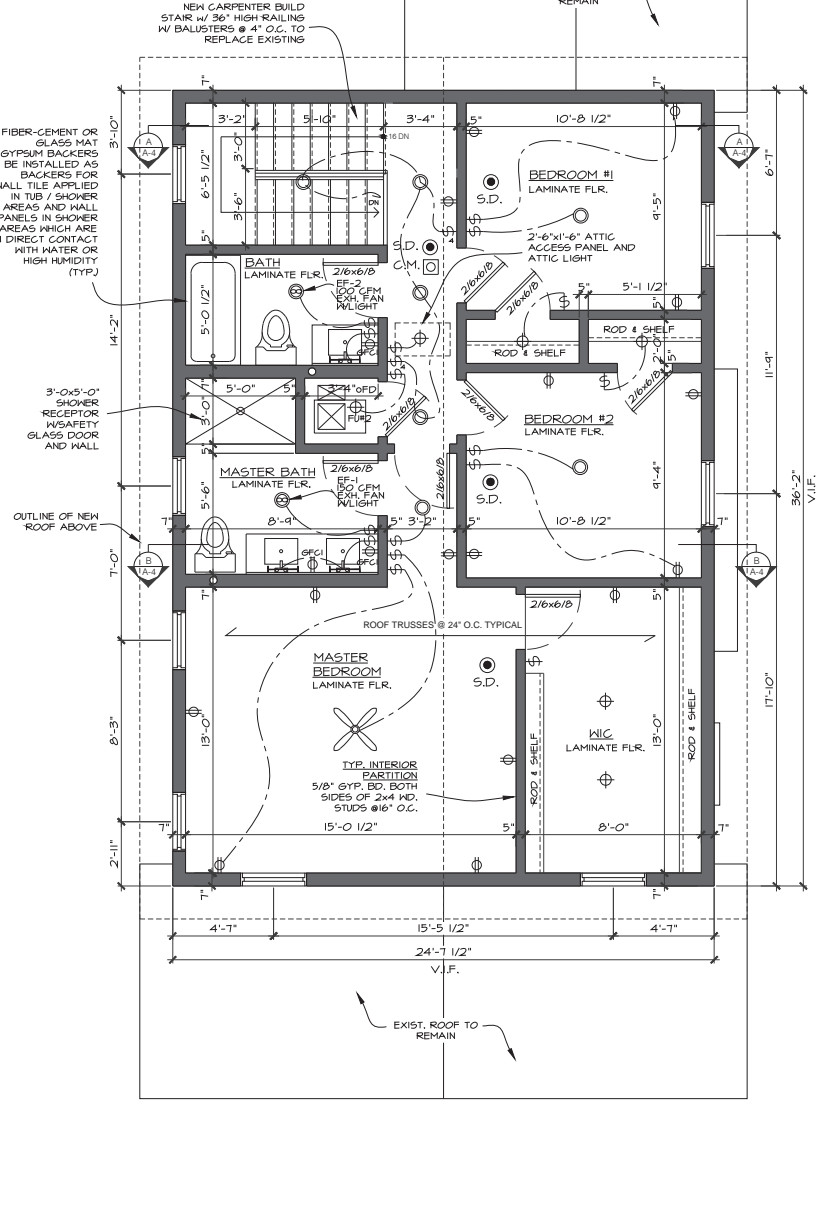
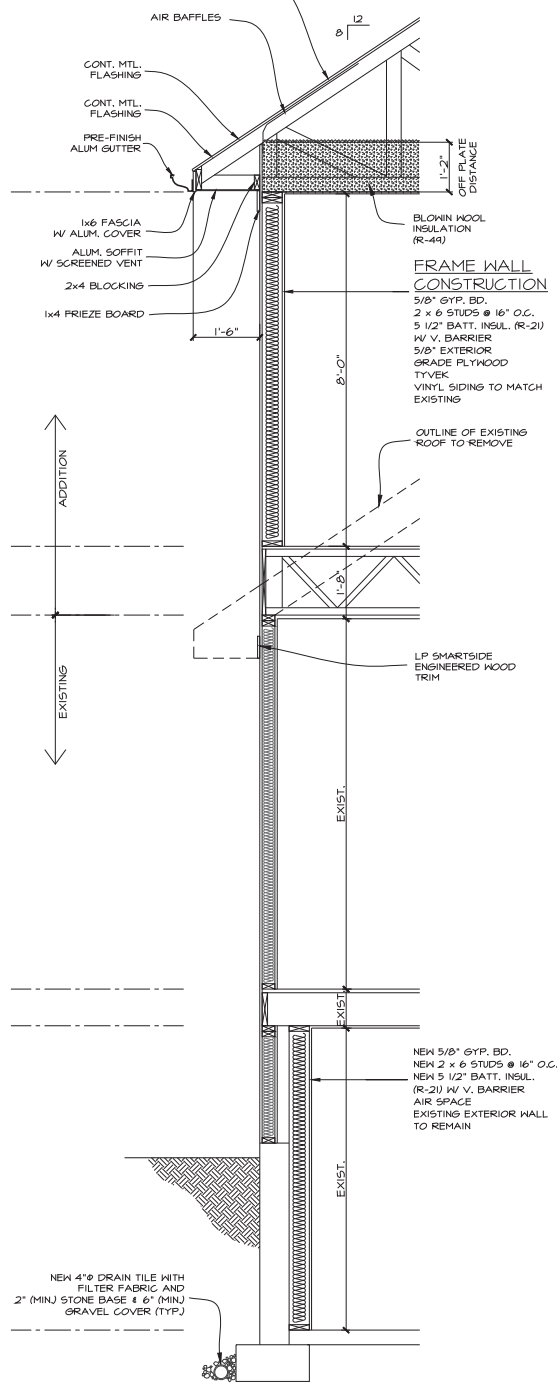
EVERYTHING ON THESE PLANS IS EXISTING UNLESS NOTED OTHERWISE

ROOF CONSTRUCTION
 240# ASPHALT SHINGLES
 1 LAYER OF 40# FELTS OR APPROVED SELF-ADHERED MEMBRANE ROOF UNDERLAYMENT EXTENDING MINIMALLY FROM THE EAVE TO ALINE
 12" INSIDE THE EXTERIOR WALL
 INSTALL 1 LAYER OF 1/2" FELT ON REMAINDER OF ROOF ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING. SEE PLAN FOR RAFTER SIZES AND DIRECTION. VENT PER CODE.

WALL LEGEND:
 — EXISTING 5M4 FOUNDATION
 — EXISTING WALLS AND PARTITIONS
 — NEW WALLS AND PARTITIONS

ROOF TRUSS AND FLOOR TRUSS NOTE:
 *PROVIDE ROOF TRUSS AND FLOOR TRUSS MANUFACTURER'S STRUCTURAL CALCULATIONS FOR THE TRUSSES TO THE CITY OF DECATUR PRIOR TO THE INSTALLATION. THE STRUCTURAL CALCULATIONS SHALL BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. AN APPROVED SET MUST BE PRESENT ON SITE AT TIME OF INSPECTION.
 *TRUSSES SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTORS HAVING A RESISTANCE TO UPLIFT OF NOT LESS THAN 300 POUNDS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

ELECTRICAL SYMBOL LEGEND
 □ EXHAUST FAN
 ⚡ SURFACE MTD. LIGHT FIXTURE
 ○ SURFACE MTD. LED LIGHT FIXTURE
 ○ FLUORESCENT-SIZE VARIES
 ○ SMOKE DETECTION 110V BATT. BACK-UP
 ○ CARBON MONOXIDE DETECTOR
 ⚡ SINGLE POLE SWITCH
 ⚡ THREE-WAY SWITCH
 ⚡ FOUR-WAY SWITCH
 ○ DUPLEX RECEPTACLE
 ○ DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER
 ○ CEILING FAN

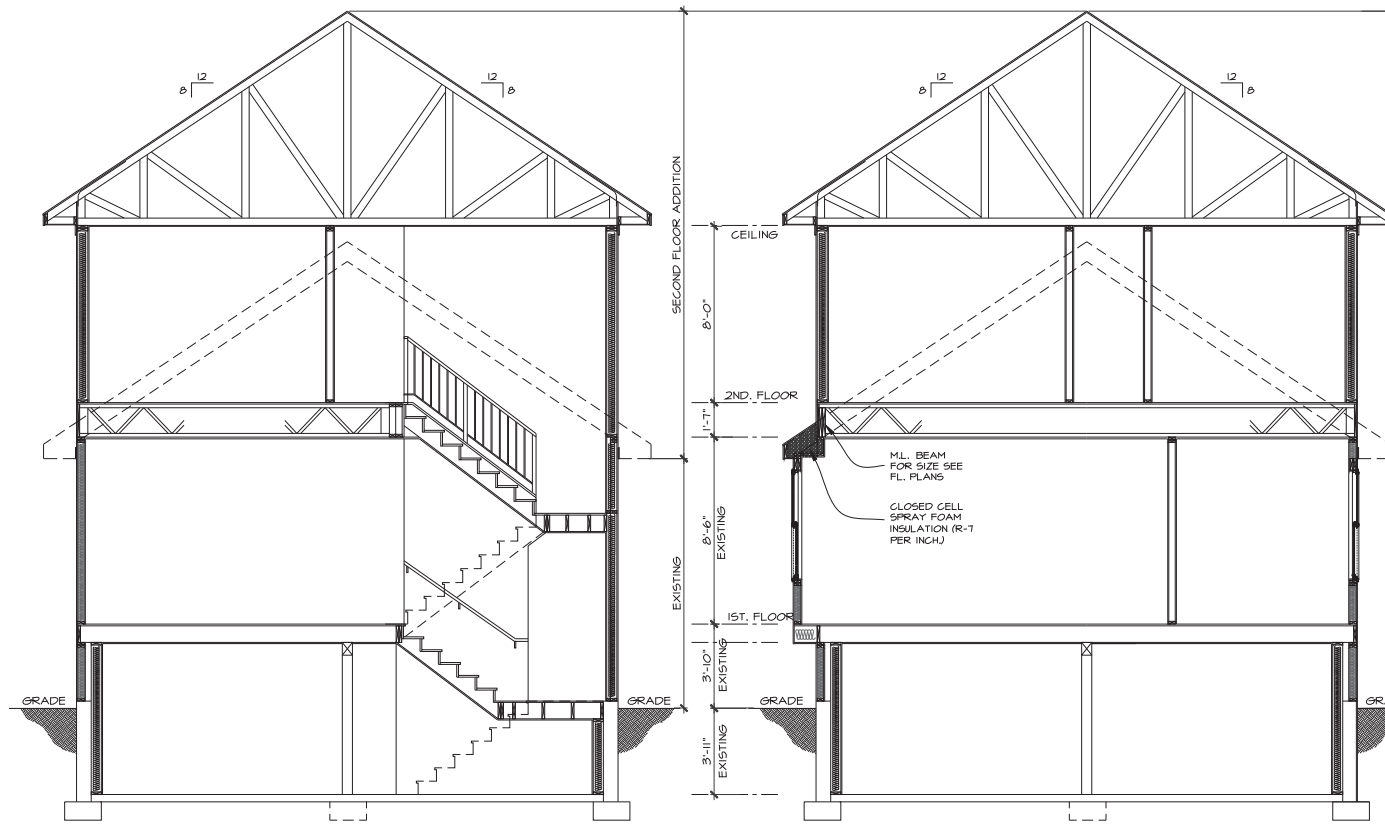


ROOM NAME	AREA (SF)	LIGHT AND VENT SCHEDULE										REMARKS
		LIGHT(SF)		VENT(CFM)		SUPPLY(CFM)		EXHAUST(CFM)		BTU/HLOSS		
		REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL			
2ND FLOOR												
MASTER BEDROOM	195	15.6	31.8	7.8	15.5	....	150	....	150	....	8,775	FU-2
MASTER BATH	65	N.R.	....	N.R.	....	....	50	....	98	150	2,925	EF-1
WIC 1	104	N.R.	....	N.R.	....	....	75	....	....	....	4,680	
BEDROOM 1	100	8.0	11.3	4.0	5.5	....	75	....	....	....	4,500	
BEDROOM 2	100	8.0	11.3	4.0	5.5	....	75	....	....	....	4,500	
BATH	48	N.R.	....	N.R.	....	....	50	72	100	100	2,160	EF-2
TOTALS	612						475				27,540	

MECHANICAL EQUIPMENT SCHEDULE			
1. FU-2	GOODMAN 96% AFUE 40,000 BTU DOWNFLOW GAS FURNACE (OR EQUAL)	3. EF-1	BROAN 150 CFM EXHAUST FAN (OR EQUAL)
2. CU-1	GOODMAN 1.5 TON 14.3 SEER2 AIR CONDITIONER (OR EQUAL)	4. EF-2	BROAN 100 CFM EXHAUST FAN (OR EQUAL)

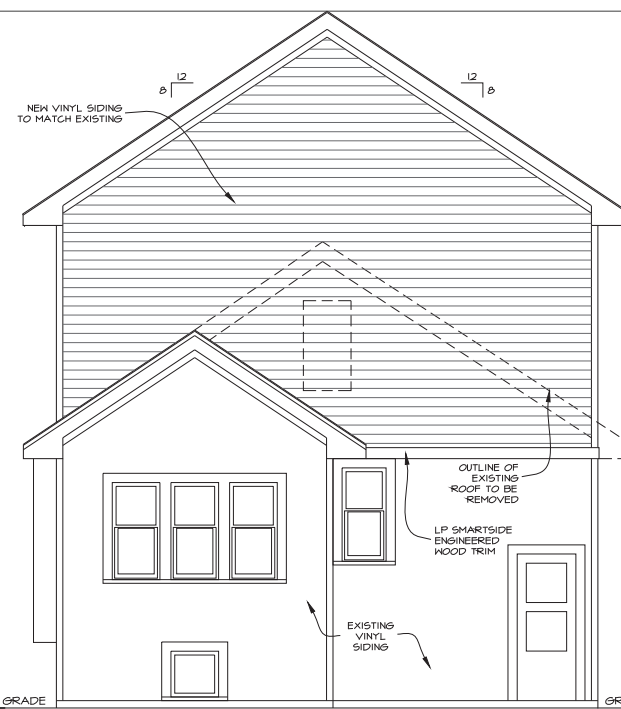


EVERYTHING ON THESE PLANS IS EXISTING UNLESS NOTED OTHERWISE

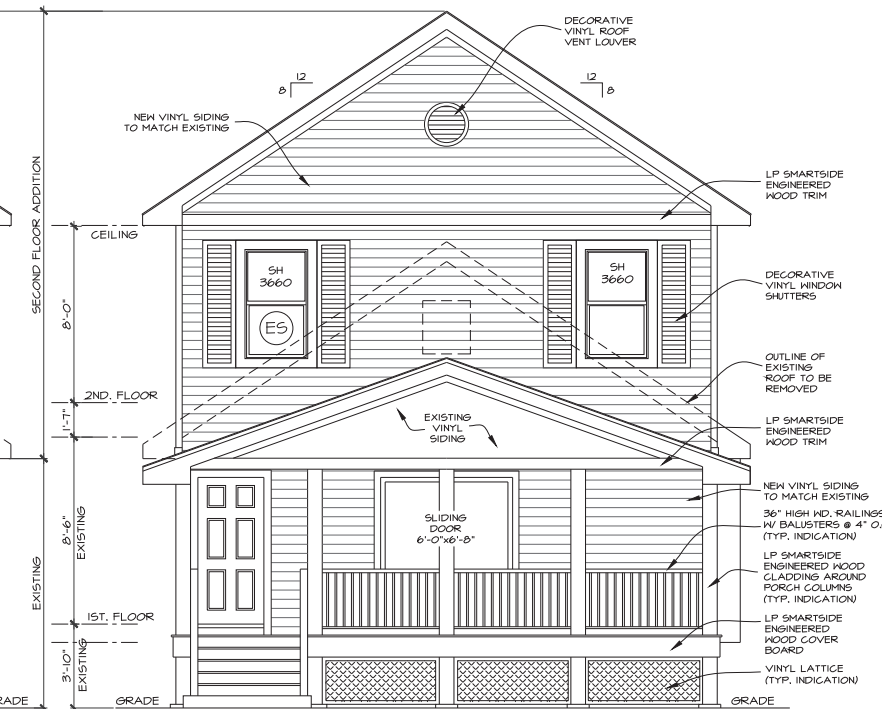


A
A-4 BUILDING SECTION
SCALE: 1/4"=1'-0"

B
A-4 BUILDING SECTION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

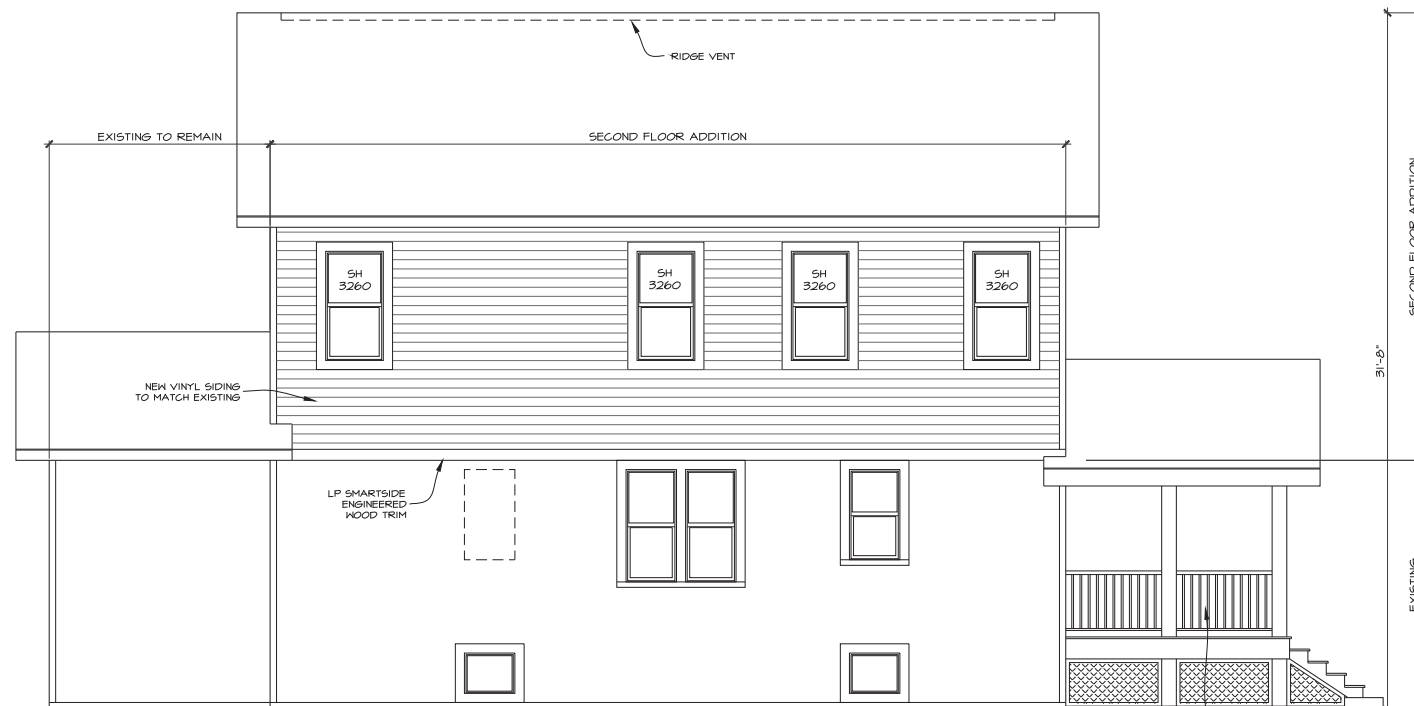


NORTH ELEVATION
SCALE: 1/4"=1'-0"

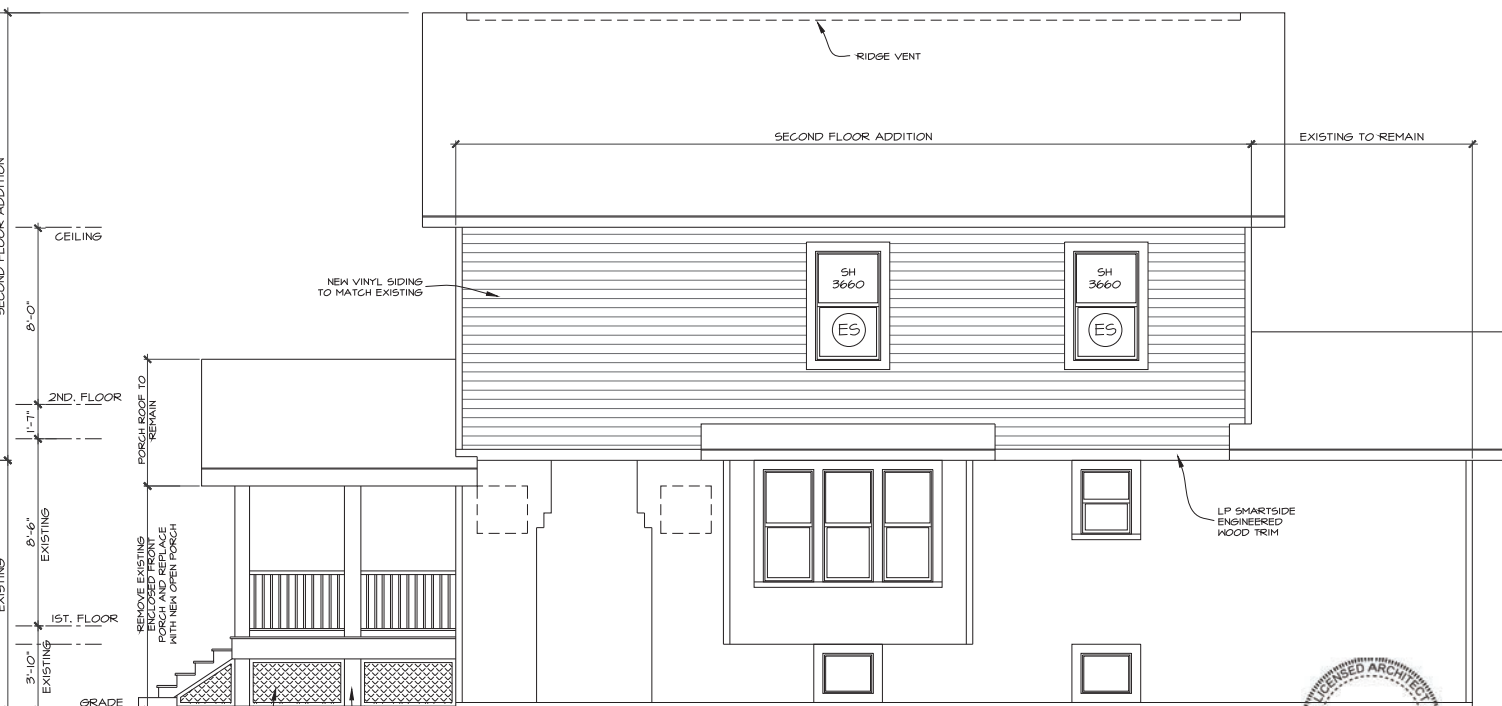
NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS, WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ES EGRESS WINDOW

WINDOW GLAZING NOTE:
ALL WINDOWS SHALL HAVE GLAZING WITH U-FACTOR 0.30 OR LESS.



EAST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"





MEMORANDUM

Date: March 8, 2023
To: Planning and Zoning Board (PZB)
From: Samantha Redman, Senior Planner *SR*
Cc: Jeff Rogers, AICP, Director of Community and Economic Development *JWR*
Subject: Zoning Map Amendment from R-1 to R-3 at 1958 Illinois Street and Major Variations for Minimum Lot Area and Parking

PINs: 09-29-230-025 & 09-29-230-026
Petitioner/Owner: Wojciech Gracz and Anna Boruk, 1958 Illinois Street, Des Plaines, Illinois 60018
Case Number: #24-011-MAP-V
Ward Number: #6, Alderman Mark Walsten
Existing Zoning: R-1, Single-Family Residential
Surrounding Zoning: North: R-1, Single Family Residential
South: R-1, Single Family Residential
East: R-2, Two-Family Residential
West: R-1, Single Family Residential
Surrounding Land Uses: North: Single family residence
South: Single family residence
East: Duplexes
West: Single family residence
Street Classification: Illinois Street is classified as a local road.
Comprehensive Plan: Single Family Residential is the recommended use for this property.
Property/Zoning History: Per city records, this property was re-zoned from Single Family Residential to Two Family Residential in 1968 (Ordinance Z-36-68). In 1971, a building permit and certificate of occupancy was issued for a two-dwelling building. No permits are located within City records for conversion of the basement into a garden unit. Between 1968 and the update of the 1998 Zoning Ordinance, this

property was re-zoned to the current R-1, Single Family Residential zoning district.

In 1973, a zoning map amendment and variation case was submitted for this property to legalize a garden unit (a third dwelling unit) constructed without zoning or building approval; within the minutes of the case reviewed by the Zoning Board of Appeals, the property owner at that time explained that they converted the garden unit without proper authorization and requested relief to allow the unit to remain (Refer to Previous 1973 Zoning Case Materials attachment). The Board denied the request for relief, the case escalated, and enforcement action was taken. The property owner in 1973 was ordered to remove the kitchen facilities and evict the tenants of the garden unit. In 1978, a complaint was filed once again about the use of the garden unit and the property owner requested the same zoning relief, which was denied again in 1983. It is important to note the current property owners are unassociated with the previous property owner who requested this relief in the 1970s and 1980s.

No building permits were provided by the property owner, and staff did not discover any records permitting the conversion of the “garden unit” into a dwelling unit. Regardless, the Petitioner’s Narrative and Response to Standards states that the property has operated as a three-flat and the associated requests are to continue to operate all three dwelling units.

Project Description:

The property is currently occupied by a two-story building with a basement and a two car, detached garage with a hard surface parking area adjacent to the garage. The property is permitted to have two dwelling units. The petitioner is requesting a zoning map amendment from R-1, Single-Family Residential to R-3, Townhouse Residential. Variations for parking and reducing lot area are necessary zoning relief to allow for the use of this property as a three-unit, or “three-flat,” residential building.

Illegal Versus Legal Non-Conforming Uses

Within the Petitioner’s Response to Standards, they state the intent of the requests is to “permit the legal use of the property” with the three dwelling units. Section 12-5-5 allows “lawfully existing nonconforming uses” to persist as long as otherwise lawful; i.e. if the property was permitted as a three-flat per prior zoning rules or relief, it would be permitted to continue to operate as such. However, for this property to have been considered a “legal non-conforming use” the use must have previously been allowed by the Zoning Ordinance in effect when the use was established.

The zoning for this property was two-family residential when it was constructed between 1969 and 1971, meaning only two dwelling units were permitted to exist. As discussed in the Property/Zoning History section of this report, identical zoning map amendment and variation requests to permit three dwelling units were denied by the Zoning Board of Appeals in 1973 and 1983. Since 1983, there is no documentation demonstrating the three-unit use was established legally, so the use as a three-flat would be considered an *illegal* non-conforming use. Therefore, the zoning map amendment and variations are necessary to allow for the intended use of this building for three separate dwelling units.

Any non-conforming use is subject to Section 12-5-5 of the Zoning Ordinance, which limits nonconforming uses (i.e., a two flat within in a single-family residential zoning district) from having any improvements completed unless they can be considered ordinary repair and maintenance. The property, if used for two dwelling units, would lose its legal non-conforming status if the owner structurally altered the building or enlarged it in any way. Simply, if an addition is added to the building at any point in the future or structural changes needed to occur to remedy any defects, the entire building would no longer be able to have two dwelling units, and instead would need to be de-converted to meet standards of a single-family residence. Granting this zoning relief would eliminate this legal non-conforming status and allow the property to have three dwelling units without the limitations of Section 12-5-5.

It is important to note that no building permits are on record for the conversion of the basement into a “garden unit.” Unless a previous building permit is provided demonstrating this conversion was performed with City approval, the unit will be required to be updated to meet International Building Code (IBC) requirements and pass a building inspection prior to the issuance of a rental license of the garden unit (Section 4-17-1 of the City Code).

Zoning Map Amendment Overview

The purpose of a zoning map amendment is to determine whether an existing zoning district is suitable for a location and, if not, which zoning district would be more suitable, given the context of the neighborhood, city goals, and local, state, and national development trends. The Amenities and Services Map attachment demonstrates the proximity of the property to amenities within a “walkable” distance, which is approximately a half mile, or an 8–15-minute walk for the average person¹.

Although a specific project can be considered alongside any zoning application, zoning change deliberation often looks at a property at a larger scale within the neighborhood and city. A Site Plan Review, as required by Section 12-3-2, was performed for this property. The Site Plan Review contributes to the overall assessment of a zoning map amendment. Refer to the Site Plan Review section of this report.

R-1 Zoning and Suitability of the Site for Proposed R-3 Zoning

The below table provides a comparison of the types of residential units permitted per various zoning districts. The R-1, Single-Family Residential district limits the number of dwellings to one unit per parcel. To allow for more than one residence on this property, the property would need to have the zoning changed to a higher density zoning, like R-3, Townhouse Residential.

Multiple family residences are defined as, “residential building(s) containing three or more dwelling units.” Therefore, if re-zoned to R-3, where multiple family dwellings *are* allowed but single-family dwellings are *not* allowed, the property would not be able to de-convert any of the three units and continue to be a permitted use in this zoning district. In other words, choosing to rezone the property represents a commitment that the building will be used for three units.

¹ Bohannon, R. W. (1997). Comfortable and maximum walking speeds of adults aged 20-79 years: reference values and determinants. *Age and Ageing*, page 17.

Residential Districts Use Matrix				
<i>Use</i>	R-1 (Current)	R-2 (Current)	R-3 (Proposed)	R-4
Single Family Detached	P	C*	C*	C*
Townhouse	Not permitted	Not permitted	P	P
Two-family	Not permitted	P	Not permitted	Not permitted
Multiple Family	Not permitted	Not permitted	P	P

*Note: Only applies to single-family detached dwellings that were lawfully constructed prior to August 17, 2020 and are located in a zoning district other than R-1.

The R-1 Single-Family and R-3 Townhouse Residential districts have different size and setback requirements. The table below provides a comparison.

R-2 Versus R-3 Bulk Standards		
<i>Bulk Controls</i>	R-1	R-3
Maximum height	2 ½ stories to 35 ft	45 ft
Minimum front yard	25 ft	25 ft
Minimum side yard	5 ft	Buildings 35 ft. and under: 5 ft. Over 35 ft.: 10 ft.
Minimum rear yard	25 ft or 20% of lot depth, whichever is less	Buildings 35 ft. and under: 25 ft. or 20% of lot depth, whichever is less Buildings over 35 ft.: 30 ft.
Minimum lot width	55 ft.	45 ft.
Minimum lot area	6,875 sq. ft.	2800 sq. ft. per dwelling unit

Bulk Standards of Existing/Proposed Use

Below provides a comparison of what the requirements are for the new zoning district and what is existing/proposed at the property.

R-3 – Townhome Residential District Bulk Standards		
<i>Bulk Controls</i>	<i>Maximum Allowed</i>	<i>Existing</i>
Maximum height	45 ft	≤ 35 ft
Minimum front yard	25 ft	25 ft

Minimum side yard	Buildings 35 ft. and under: 5 ft.	5 ft.
Minimum rear yard	Buildings 35 ft. and under: 25 ft. or 20% of lot depth, whichever is less	37 ft.
Minimum lot width	45 ft.	50 ft
Minimum lot area	2800 sq. ft. per dwelling unit	2083.3 sq ft per dwelling unit ¹

¹ Calculation: Total Lot Area (6250 sq. ft.) divided by Proposed Units. Variation requested to provide relief from this requirement.

Variation Requests

Variations to lot area and parking are necessary for this property to be used in the manner envisioned.

Off-Street Parking

The off-street parking requirement for a multiple-family building (any residential building with three or more dwelling units) in the R-3 district is two parking spaces per dwelling unit. Per the Petitioner’s Narrative, three off-street parking spaces are provided via the garage. Six off-street parking spaces would be required, so a major variation is requested to provide relief from this requirement. On-street parking is available on the east side of Illinois Street, on the opposite side of the street from the property; however, within the Zoning Ordinance, only off-street parking can count towards fulfilling the parking requirement. On-street parking cannot be reserved for specific properties.

The 1960 Zoning Ordinance in effect during the construction of these buildings also required two off-street spaces per dwelling unit. Historic aerials indicate the three-car garage or a similarly sized structure and the parking pad adjacent to the property has existed since the property was developed in 1971, for a total of four off-street parking spaces on the property. Adding one dwelling unit would require two additional parking spaces, per the zoning ordinance. A variation is requested to allow the existing four spaces to satisfy parking requirements.

Minimum Lot Area

The zoning district of a property determines the required minimum lot area. Particularly when expressed as a “per unit” ratio, this rule is intended to control density. For the R-1 zoning district, one dwelling unit is allowed on a property and the lot must be a minimum of 6,875 sq. ft. For the R-3 zoning district, multiple units are allowed, but 2,800 square feet must be provided per dwelling unit. To calculate whether it meets this requirement, the total lot area is divided by the number of dwelling units. See the table below for calculations for this site, depending on the zoning district. A variation is necessary if the property is re-zoned to R-3, but a variation is not required for the existing non-conforming use.

	<i>R-1 (Existing)</i>	<i>R-3 (Proposed)</i>
Existing Lot Area	6,250 sq. ft.	
Minimum lot area	6,875	2,800 sq. ft. per dwelling unit
Total Units	2 dwelling units*	3 dwelling units
Total Required Lot Area	5,600 sq. ft.	8,400 sq. ft.

*Existing non-conforming use.

Site Plan Review

Pursuant to Section 12-3-7.D.2 of the Zoning Ordinance, a Site Plan Review is required for all map amendment requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff's assessment of each in relation to the current site plan provided by the petitioner, located in the Plat of Survey/Site Plan attachment.

Site Plan Review	
<i>Item</i>	<i>Analysis (based on Proposal)</i>
The arrangement of structures on the site	<ul style="list-style-type: none"> Along this block, the adjacent buildings are generally closer to the front lot line than the subject property. The existing building does cover more of the lot than most other buildings in this neighborhood; however, no alterations expanding the footprint of the building or any additional hard surfaces are proposed at this time. This property has existed in this form and location since 1971.
The arrangement of open space and landscape improvements	<ul style="list-style-type: none"> Adequate landscaping is provided in the front yard. The rear yard is entirely impervious surface, which does not violate any zoning rules in this case but is not an ideal or best-practice design.
The adequacy of the proposed circulation system on the site	<ul style="list-style-type: none"> Garages facing the alley provide vehicular access with limited conflict points with pedestrians and motorists. A walkway is provided from the front and side doors to a public sidewalk. Parking would not meet the off-street parking requirements of Section 12-9-7. Four spaces are provided where six are required. However, on-street parking is available along the east side of Illinois Street. Although not adjacent to the property, there is a bus stop for PACE 230 near Arndt Park, a less than 10-minute walk. This bus route provides a 10-minute ride to the Des Plaines Metra station and Downtown. Providing "parking light" housing where a household may be limited to one car instead of multiple encourages the use of alternatives.

The location, design, and screening of proposed off-street parking areas	<ul style="list-style-type: none"> Off-street parking is located at the rear of the property facing the alley. The parking is screened by the building and the front yard.
The adequacy of the proposed landscaping design on the site	<ul style="list-style-type: none"> No additional landscaping is proposed. The front yard landscaping is proposed to remain.
The design, location, and installation of proposed site illumination	<ul style="list-style-type: none"> No additional lighting is proposed for the site. No compliance issues have been identified with the lighting at this property.
The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comp. plan	<ul style="list-style-type: none"> The Comprehensive Plan illustrates this area for single family residential uses, which could include both single-family detached and attached units. The proposed plan supports the following goals: <ul style="list-style-type: none"> Goal 4.1. Ensure the City has several housing options to fit diverse needs. Goal 4.3 Provide new housing at different price points

Standards for Zoning Map Amendment:

The following is a discussion of standards for zoning map amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the City Council;

Comment: The existing housing stock throughout the city is predominantly single-family residential and the Comprehensive Plan states it is a goal to maintain this stock of high-quality single family residential property within the city. However, the detached single family housing type is an increasingly unaffordable product for many existing and future residents. In comparison, three flats provide additional housing stock at a more financially attainable scale due to the smaller size and reduced maintenance cost. In addition, the proposed amendment and development is supported by Goal 4.1. Ensure the City has several housing options to fit diverse needs.

PZB Modifications (if any): _____

2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development;

Comment: In terms of compatibility, a higher density residential use than the existing single-family zoning is not outside of the character of the neighborhood. The subject property is within a neighborhood of R-1 zoning to the south and west, and R-2 zoning to the west, and a section of R-3, townhouse residential zoning

to the north. However, the size of the property (6,250 sq. ft. or 0.14 acres) limits development potential to increase density without substantial zoning relief and faces limitations in terms of parking.

PZB Modifications (if any): _____
_____.

3. Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property;

Comment: Staff anticipates adequate public facilities and services would be provided if this property were re-zoned to allow for additional dwelling units on this property. Per the Amenities and Services Map, this property is within a half mile of several parks, schools, and public transit opportunities.

PZB Modifications (if any): _____
_____.

4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and

Comment: The proposed map amendment would allow for opportunities for additional residential units of different types in an area with facilities and services that can accommodate this. The proposed use of the building will legally add an additional dwelling unit but will not involve any foreseeable additional expansion or construction, and will allow the property to continue to be used how it has been used in the past, albeit without explicit permission in terms of zoning and building.

PZB Modifications (if any): _____
_____.

5. Whether the proposed amendment reflects responsible standards for development and growth.

Comment: As discussed in Standard 1, the Comprehensive Plan encourages additional housing options including townhomes or multiple family residences, which are permitted by right in the proposed zoning district. However, re-zoning one property to R-3 in an island of R-1 and R-2 does not demonstrate responsible decisions for development and growth. Rezoning a property of this size would be inadequate for a larger scale residential development without a significant amount of zoning relief and would seem to demonstrate a special privilege for one property owner. The property is landlocked by a residence to the south and a public alley to the north and east, further limiting development potential.

The Amenities and Services Map attachment displays the available parks, schools, and commercial areas present within a 0.5-mile (10-minute walk) radius of the property. Although there are other areas of the City with a greater proximity to retail, restaurant and grocery establishments, the area has ample access to park space (Arndt Park, with a new aquatic center a block away) and access to public transit.

PZB Modifications (if any): _____
_____.

Standards for Variation:

Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed amendments would or would not satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided staff comments as its rationale, modify, or adopt its own.

- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

Comment: Without the variations for parking and lot area, the property would be unable to operate as a three-unit building. The inability to rent or use the basement as a dwelling unit does not constitute a “hardship.” The property never received zoning relief that allowed for this use in this location and it can continue to operate as a two-flat, if the variations and the zoning map amendment are not approved.

Through either testimony in the public hearing or via the submitted responses, the Board should review, question, and evaluate whether a hardship or practical difficulty exists.

PZB Additions or Modifications (if necessary): _____
_____.

- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

Comment: The subject property is a typical rectangular lot that is neither exceptional to the surrounding lots nor contains unique physical features that prevent the petitioner from complying with the appropriate regulations.

PZB Additions or Modifications (if necessary): _____
_____.

- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

Comment: Any perceived unique physical conditions or hardships created from these items are a direct result of the actions of the property owner. The property owner is seeking to continue operation of a third dwelling unit where only two have been permitted. If the property owner were to de-convert the third dwelling unit and operate the residential building as a two-flat, no variations would be necessary.

PZB Additions or Modifications (if necessary): _____
_____.

- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

Comment: The rights denied to the property owner would be the ability to use an additional dwelling unit in the building. However, the property could continue as a non-conforming use with two residential units. Denying the variations would not allow the use of the third unit and, if re-zoned, would result in the building not meeting R-3 requirements. However, the property is currently a non-conforming use with the two units in the R-1 zoning district, meaning it faces limitations within Section 12-5-5 of the Zoning Ordinance limiting the building to only ordinary repair and maintenance and not allowing any structural alterations or enlargement of the structure. Denial of the map amendment and variations means it would continue to be subject to the non-conforming use regulations.

PZB Additions or Modifications (if necessary): _____
_____.

- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.**

Comment: Granting this variation may, in fact, provide a special privilege for the property owner not available to other properties in this zoning district. Variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. In those evaluations, the determining body (e.g., PZB and/or City Council) usually determines the applicant has exhausted design options that do not require a variation. The PZB may ask the petitioner to explain whether they have exhausted other alternatives.

PZB Additions or Modifications (if necessary): _____
_____.

- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.**

Comment: With the variations sought, it would meet all applicable requirements for the R-3 zoning district.

PZB Additions or Modifications (if necessary): _____
_____.

- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Comment: In this case, one clear remedy is to not use this building as a three-flat or to provide a design solution that increases off-street parking. However, there is limited space to expand the off-street parking area. There is no other remedy for the lot area variation, if the re-zoning of this site is approved

for R-3; this property is landlocked with no readily available opportunities to acquire additional property. The PZB may wish to ask why certain alternative designs are not feasible for the parking area.

PZB Additions or Modifications (if necessary): _____
_____.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

Comment: Combined with the zoning map amendment from R-1 to R-3, the variations requested provide the minimum relief necessary.

PZB Additions or Modifications (if necessary): _____
_____.

PZB Procedure and Recommended Conditions: Under Section 12-3-7.D (Procedure for Review and Decision for Amendments) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the above-mentioned zoning map amendment. Section 12-3-6.F of the Zoning Ordinance (Major Variations), the PZB has the authority to *recommend* approval, approval subject to conditions, or denial of the request to City Council. City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-7.E (Standards for Amendments) and Section 12-3-6.F (Standards for Variations) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following condition on approval of the variation.

1. Prior to issuance of rental license, property owner must provide either evidence of previous permits converting the basement unit to meet building code requirements or pass a City building inspection demonstrating sufficient compliance with applicable International Building Code for a new unit of this type.

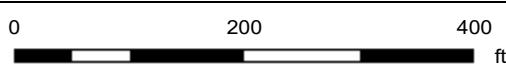
Attachments:

- Attachment 1: Location Map
- Attachment 2: Staff Site and Context Photos
- Attachment 3: Petitioner Photos of Building
- Attachment 4: Project Narrative and Responses to Standards
- Attachment 5: Plat of Survey
- Attachment 6: Amenities and Services Map
- Attachment 7: Previous 1968 Zoning Case Materials
- Attachment 8: Previous 1973 Zoning Case Documents
- Attachment 9: Previous 1983 Zoning Case Documents



Legend

- Subject Site
- Zoning
- C-3: General Comm
- I-1: Institutional
- M-2: General Manufacturing
- R-1: Single Family Residential
- R-2: Two Family Residential
- R-3: Townhouse Residential



Print Date: 3/6/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



View of garage and parking area adjacent to alley



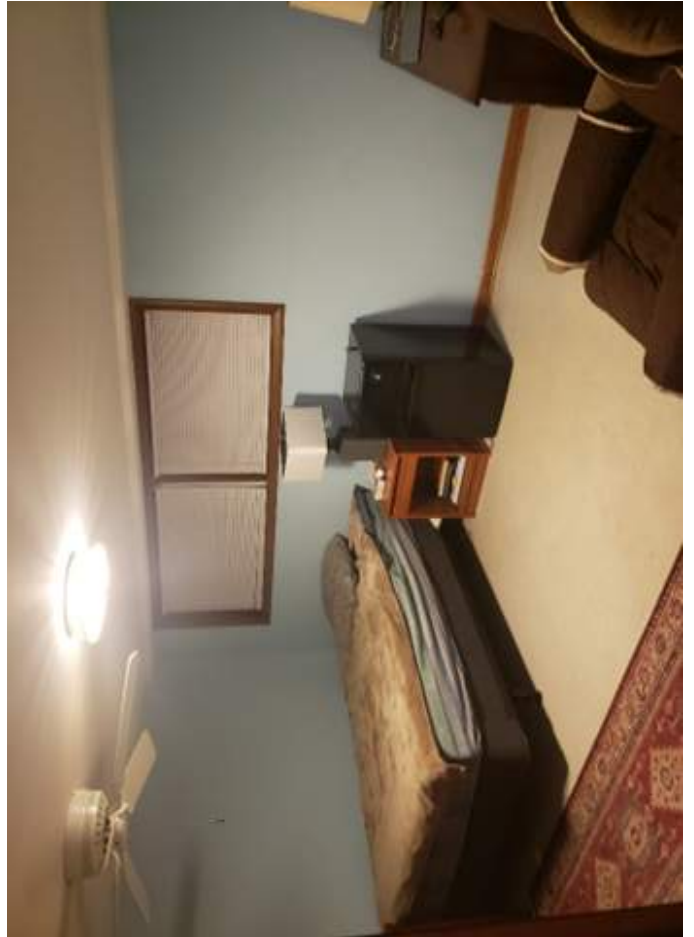
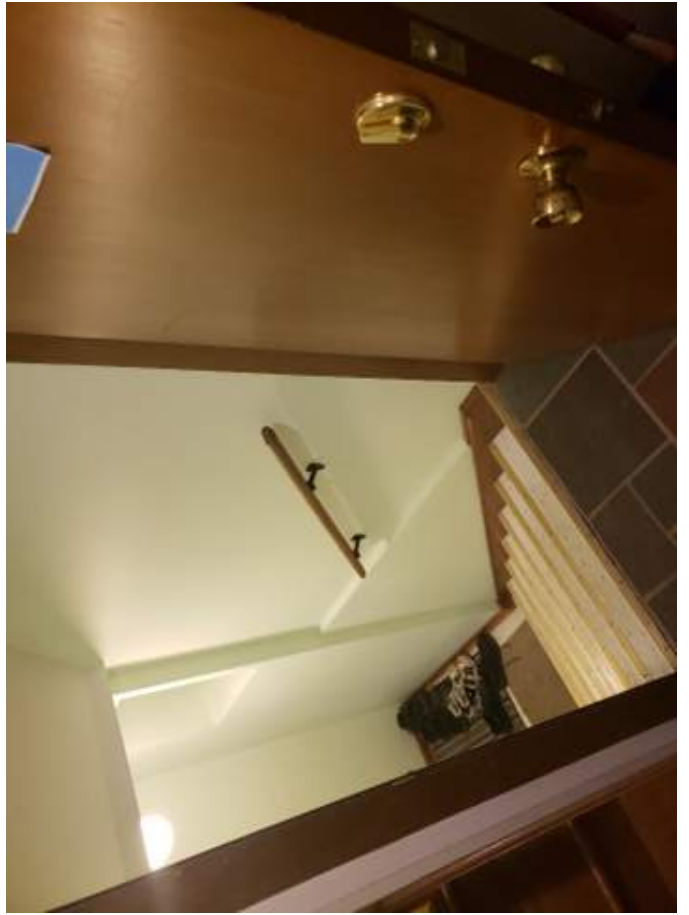
View of front of property and adjacent neighbor

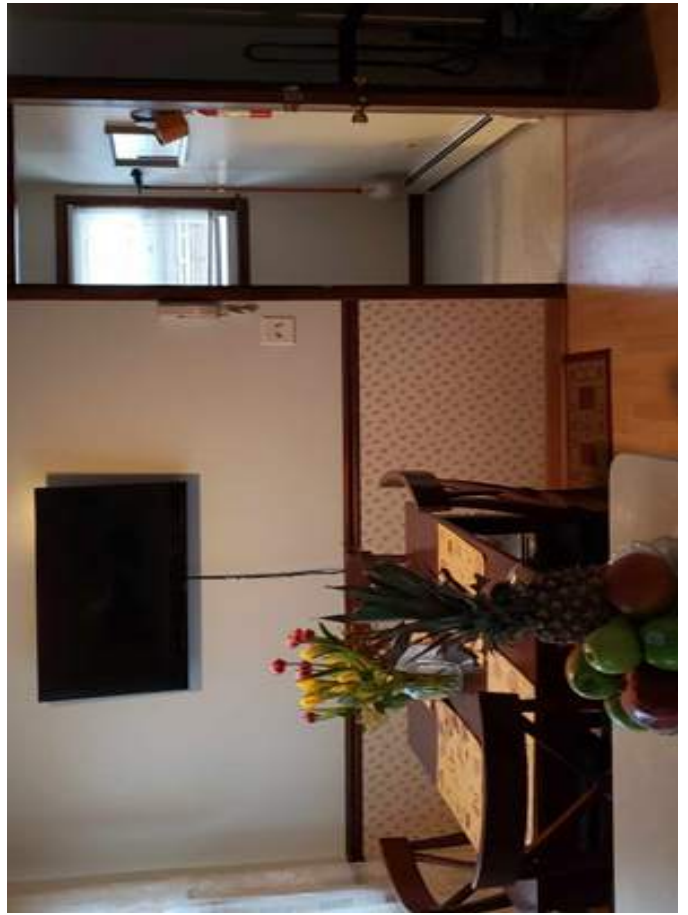


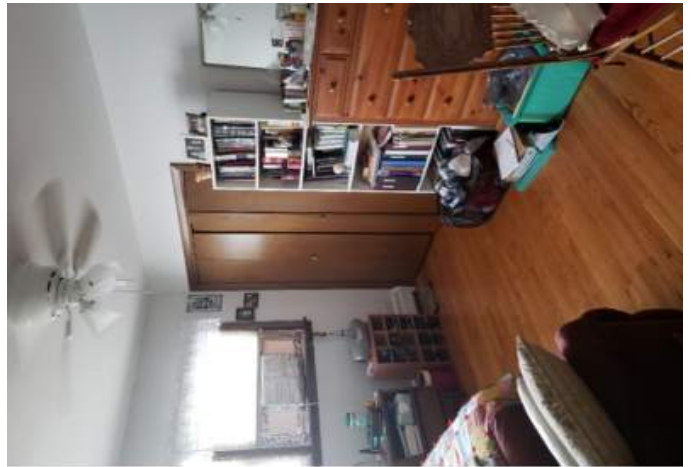
1958 Illinois Street – Public Notice Sign



View of street parking and adjacent developments across from property







Petitioner's Narrative and Response to Standards

Description of Request/Parking Statement

The subject Property consists of three separate dwelling units within a “Chicago Style” two flat building with a garden apartment. The applicant is requesting the following:

1. Zoning Map Amendment to R-3, Multiple Family. This zoning allows for “Dwellings, multiple-family”. ([Section 12-13-3](#)). The subject building consists of three separate dwelling units within a two flat, garden apartment style building.
2. Major Variation to the minimum lot area requirement: R-3 zoning requires lots to be a minimum of 2800 sq ft per dwelling unit (Refer to [Section 12-7-2.J](#)). For a three flat, the minimum size of the lot would need to be 8400 sq ft. The subject Property is approximately 6250 sq ft.
3. Major Variation for Parking: [Section 12-9-7](#) requires 2 spaces per dwelling unit for multiple-family dwellings. The Property consists of seven (7) spaces in the back (including a 3 car garage) The City prohibits parking on the street in front of the building but there is vast amount of spaces available on the opposite side of Illinois, Prospect Street and Deane Street.

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the city council

The Comprehensive Plan states zoning should be updated to provide for multi-family uses. The Amendment also meets the Plan goals by providing several housing options to fit diverse needs. The Property consists of a “Chicago Style” two flat with garden apartment building. The building is occupied by the Owner on the 1st floor and tenants on the 2nd floor and garden apartment. The City has annually issued a rental license for building, thus recognizing the Property as a 3 family occupied/unit building. There will be no impact on the density of the neighborhood or adjoining parcels as a 3 unit building is located to the South of this parcel and R-3 zoned properties exist a few parcels to the North. Across the street exists R-2 zoned properties the entire block. Both the Planning & Zoning Board and City Council have previously approved a similar application for zoning amendment and variances for a property under the same circumstances located at 1625 Linden Street.

2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property

The neighborhood consists of R-1, R-2 and R-3 zoned properties. The home adjoining to the South is a 3 unit building. There is a section of R-3 zoned houses two parcels to the North. The entire block across the street is zoned R-2.

3. Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property

Public facilities are already provided, including those by the City, Post Office, Refuse collection, gas and electric.

4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction

The fair market value of the Property will increase by 50-75%; thus positively affecting the value of the neighborhood. The amendment will allow for opportunities to develop residential units of different types in the area and new economic opportunities to build facilities and services to support the same. The amendment will merely allow the building to be used in its current condition for the past 25 years.

5. Whether the proposed amendment reflects responsible standards for development and growth

The City’s comprehensive plan already suggests the goal of providing additional housing

options in neighborhoods. The area has been established as a residential neighborhood for over 60 years. Responsible growth includes providing options for development of multifamily properties. There are R-3 zoned houses a few parcels away. Across the street are R-2 zoned houses. Although this is not a situation involving spot zoning, the City has recently approved a similar application for zoning amendment for the property located at 1625 Linden Street.

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

Applicant would only be able to use the Property as a single family residence if the variances are denied. Applicant will suffer undue financial hardship and economic loss a result of a significant decrease in fair market value and loss of rental income. The City has permitted the multifamily use of the Property for many years as indicated by the issuance of rental licenses. The neighbor to the South and various properties across the street are rented. The variance for Lot size and parking will not adversely affect the neighborhood or surrounding adjoining parcels. The same hardship was demonstrated on the application for 1625 Linden Street.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

There are no similar two flat style buildings in the neighborhood. The building could only operate as a single family residence under R-1 lot requirements. The variance would grant the Property to operate as a three unit building. Owner intends to continue to occupy one unit.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

The City has inspected the Property and approved occupancy of the same by three families. Applicant only acquired title in 2022.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

The neighborhood consists of R-2 and R-3 zoned rental properties in the immediate vicinity of the subject property. Denial would deprive applicant of rights enjoyed by other property owners in the area. The City has already approved owner the right to rent units within the Property.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

The Owner will be denied the right to continue to use the Property as approved by the City. The

Property owners to the South and in the R-3 areas to the North, as well as the R-2 areas to the East, all enjoy the right to rent their properties.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.

The neighborhood is zoned R-1, R-2 and R-3. The variations would allow the existing use to comply with the City recognized use and merely extend the R-3 zoning already existing to the North.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

As the building was constructed in the existing condition, there are available remedies as additional property cannot be acquired to increase the lot size. There is no parking in front of the Property as the City prohibits parking on the West side of Illinois Street. There is however parking for 7 spots, 3 in the garage and 4 in front, thus there will be no additional burden on street parking. Parking is available on the East side of Illinois, on Prospect and Dean Streets.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

Combined with the zoning map amendment requested herein, from R-1 to R-3, the variations requested will provide the minimum relief necessary.



Scale - 1 inch = 20 feet

Jens K. Doe
Professional Land Surveyors
A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

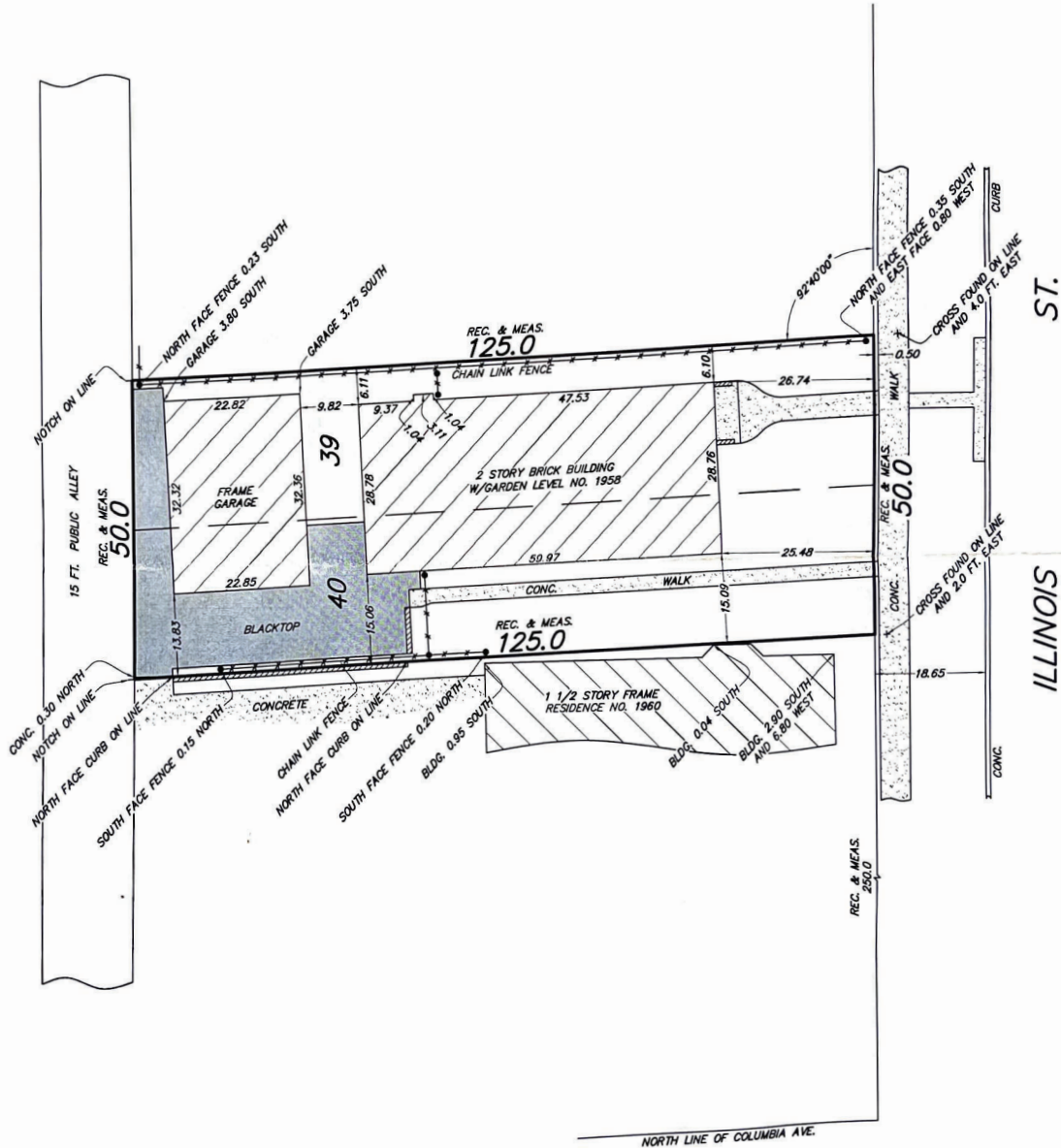
ORDER NO.
22-0563

PLAT OF SURVEY

of

LOTS 39 AND 40 IN BLOCK 1 IN WHIPPLE'S ADDITION TO RIVERVIEW, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1958 ILLINOIS ST., DES PLAINES, ILLINOIS.



NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : July 21, 2022.

ORDERED BY:
ANSANI & ANSANI



State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

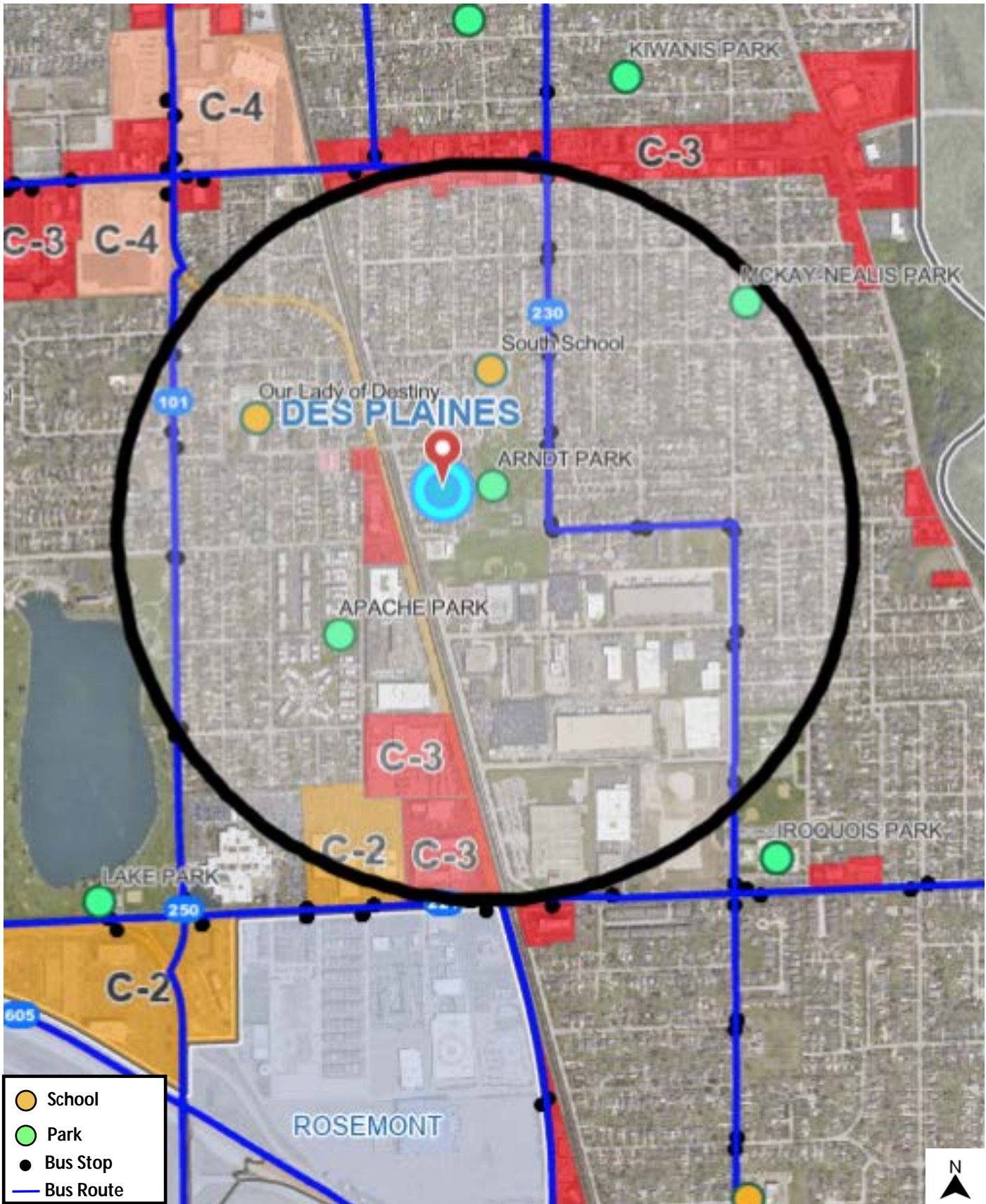
Chicago, Illinois, Dated this 22nd Day of July, 2022.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, (A DIVISION OF CDK)

Kevin Duffey
KEVIN DUFFEY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 22 OF ILLINOIS

Amenities and Services Map within 0.5 Mile of Subject Site



M I N U T E S
ZONING BOARD OF APPEALS
THE CITY OF DES PLAINES
AUGUST 6, 1968

The Zoning Board of Appeals, City of Des Plaines, held a public hearing on August 6, 1968 at 8 P.M. in the Council Chambers, Municipal Building, Des Plaines, Illinois - to consider the following petitions:

PRESENT: Fred K. Howe, Chairman - Albert L. Gundelach, Secretary -
Paul R. Humphreys, James J. Carroll, Erwin M. Roschke and
Earle P. Stover.

ABSENT: LaVern W. Chase

8:00 P.M.
CASE 68-44-R (S.W. Corner Ballard-Potter)

Chairman Howe announced that this petition will be submitted later this evening, awaiting the arrival of the expert witness who will represent the petitioner in this request. Earlier this evening, a letter from the petitioner's attorney (James G. Orphan) advised that the petitioner is out of town; his partner had to go to Phoenix, Arizona because of the death of this father and Mr. Orphan had other commitments. Mr. Orphan is Village Attorney for the Village of Skokie. A check for \$25.00 was enclosed and he requested a continuance, check being for republication. Prior to this hearing, Secretary Gundelach received a call from Mr. King who is the expert witness for the petitioner and was advised that he could present this proposal after which Mr. King stated he would not be able to reach Des Plaines in time for this presentation and would be tardy. He was advised that this Commission would consider his testimony when he arrived. After Mr. King's testimony, the \$25.00 check from Mr. Orphan was returned to him for Mr. Orphan.

Recess held until the next scheduled case at 8:10 P.M.

8:10 P.M.
CASE 68-45-R (1958 Illinois Street)

Request for "R-3 Two-Family Residence District" from "R-2 Single Family Residence District" on the subject property having a frontage of 50 feet on Illinois Street and 253 feet north of Howard Street.

Petitioners: Arthur N. Lundquist and his wife, Hazel Lundquist.

The Secretary read the Zoning Legal Notice as published in the Des Plaines Suburban Times on July 18, 1968.

MR. KENNETH G. MEYER, Attorney for Petitioner, 749 Lee St., Des Plaines, stated he is representing the petitioner and asked that his one witness be sworn in which action was executed by our Secretary.

After being sworn in, ARTHUR N. LUNDQUIST, made the following statements in reply to Mr. Meyer's questions: He and his wife own the subject property and he resides at 1694 Cora Street, Des Plaines, Illinois. The property in question is at 1958 Illinois Street in Des Plaines, between Prospect and Howard Avenues, on the west side of Illinois Street. He continued, - on the west side of Howard, from Prospect Avenue there is a church on the corner, then an alley, a two-family dwelling which is of a residential type occupied by two families, then a cement-block building in the back next to which is the subject property, then a residence to the south of his land occupied by three families (converted single-family home), then two single-family homes and another two-family house (converted). On the east side of Illinois Street, between Prospect and Howard, are nine or ten duplexes.

(continued)

Mr. Meyer then submitted eight pictures of the homes in the area and asked that Mr. Lundquist verify these which he did (known as Exhibits one through six). Two of the photos were taken on 7/31/68 of the subject property. Exhibit #1 shows a view of the house to the south, occupied by three families. Exhibit #2 shows a view of the duplex on the east side of Illinois Street. Exhibit #3 shows the church on the southwest corner of Illinois and Prospect. Exhibit #4 shows a view south of the subject property including the house having three families and the house down the street with two families; both converted from single-family use.

If this request is granted, Mr. Lundquist proposes to build a duplex building or a two-flat building on the subject property.

Exhibits #5 and #6 portray the types of buildings existing in the area; #5 was taken of the 1600 block on Linden Street showing a two-flat building and #6 shows a duplex building in the 1600 block on White Street for two families and this is the type of building he proposes to construct as portrayed in Exhibit #6.

Mr. Lundquist stated the cost of his proposed development would be about \$10,000.00 and there is an alley at the rear. He said he would have ample parking space at the rear of his property. He stated he owns these two lots, each being 25 feet (or a 50-foot frontage) with a depth of 125 feet. He testified his proposal would have no depreciating effect on the adjoining properties nor on the entire neighborhood. He has owned the property in question for about one year. He plans to build on the two lots which are now vacant. He believed the three-family occupied building next to him is about fifty years old with one old couple living in the basement, a family with three or four children on the first floor and one or two people on the second floor. He did not think it feasible to build a single-family house on this lot. He does not intend to sell the building after it is built as he plans to eventually live in it with his in-laws. Actually, he continued, there are only about three single-family homes on his side of the street and about five or six single-family houses on the other side of the street. Between the three-flat and Howard Street, there are two single-family homes with a new single-family house on the corner.

Mr. Lundquist continued describing the area: There is a new house on Howard and Illinois, then an older house occupied by two families, then two single-family houses followed by one occupied by three families and then his two vacant lots. Across the street are all duplexes and in the next block, a couple of duplex buildings mixed with single-family residences. On Prospect, there are older two-family houses. He added there is a trend in the area for two and three family houses.

In reply to the Chairman, Mr. Lundquist stated he had not contacted any of the neighbors in the area about his proposal excepting the neighbor to the south from whom he purchased the subject lots and who told him he had no objections to this proposal. Further replying to the Chairman's question, Mr. Lundquist stated he had not asked anyone else in the block to join him in this rezoning request. Discussion held about multi-family usage in many single-family homes in this area where single-family houses were converted for multi-family use without proper zoning. It was brought out that this is an old section of this City previously known as "Riverview".

Mr. Lundquist stated he has lived in the area for twenty years at 1694 Cora Street and believed his proposal would upgrade the area adding that most of the existing buildings are on 50-foot lots in the neighborhood. Further answering Meyer's queries, Mr. Lundquist thought his rental fee would be about \$160.00 per month for each apartment if he decided to rent them. He does not plan to live in the proposed building immediately but believes he will occupy it in the future although his in-laws plan to occupy this two-family building as soon as it is built.

There being no one else to speak, this hearing adjourned at 8:25 P.M.

(continued)

Zoning 8/6/68 - page #11
Case 68-45-R (cont'd.)

- 2. The entire east side of Illinois Street is zoned "R-3 Two-Family Residence District" and is developed with duplex buildings;
- 3. Adjoining the subject property on the south is a one-and-one-half story frame building and it was testified that three families occupy it;
- 4. It was also testified that there are two other buildings on the west side of Illinois Street in that block that have multi-family occupancy;
- 5. The petitioner wishes to construct a two-flat building on the subject property;
- 6. There were no objectors to the proposed rezoning;
- 7. The evidence was convincing of the particular need and desirability of reclassifying the property in question as requested.

The Zoning Board of Appeals, acting as a Commission, having heard and considered the evidence and being fully informed on the requested rezoning (on a vote of five for the petition, one against, one absent) - hereby recommends to the Mayor and City Council that the request for "R-3 Two Family Residence District" be GRANTED.

CASE 68-46-V (2380 Dempster Street)

Request for a "Variation" in height from 45 feet to 65 feet in order to construct a building on "C-2" property at 2380 Dempster Street, Des Plaines, Illinois - having a frontage on Lyman Avenue of 473.50 feet and a frontage on Dempster Street of 519.25 feet (Northwest Corner of Lyman and Dempster).

Petitioner: Brookwood Convalescent and Nursing Home, a division of Lyman-Dempster Co.

After discussion, a motion to grant this request was made by Carroll, seconded by Stover; thereupon, this motion was put to vote and roll was called:

AYES: Stover, Carroll, Humphreys, Roschke, Howe.

NAYS: Gundelach

ABSENT: Chase

MOTION DECLARED CARRIED

The Zoning Board of Appeals enters its findings as follows:

- 1. Due notice to the parties and to the public of this proceeding and of the public hearing held August 6, 1968 was given as required by law and that the Board has jurisdiction of the subject matter and of the parties;
- 2. The petitioner wishes to construct a five-story new brick building immediately adjacent to and west of the existing two-story brick building;
- 3. The new structure will have a capacity of 146 beds and will cost approximately two-and-one-half million dollars, exclusive of land;
- 4. The lot is triangular in shape and, for maximum efficiency, it is necessary to increase the height to five stories;

(continued)

J.R. 10/1/68

Z - 36 - 68

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF DES PLAINES
COOK COUNTY, ILLINOIS
Case No. 68-45-R

WHEREAS, the Zoning Board of Appeals of the City of Des
Plaines, Cook County, Illinois, sitting as a commission at a
public hearing duly called and held according to law, considered
the question of rezoning and reclassifying the real estate here-
inafter described from R-2 Single Family Residence District to
R-3 Two-Family Residence District, and

WHEREAS, said Zoning Board of Appeals after such consid-
eration has recommended to the City Council of the City of Des
Plaines that said lands hereinafter described be rezoned and
reclassified from R-2 Single Family Residence District to R-3
Two-Family Residence District, and

WHEREAS, the City Council, after considering the recom-
mendation of the Zoning Board of Appeals, believes it advisable
and in the best interest of public health, safety, welfare and
morals that the recommendation of said Zoning Board of Appeals
be approved and ratified.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the
City of Des Plaines, Cook County, Illinois:

Section 1: That the following described real estate, to-wit:

Lot 39 and Lot 40 in Block 1 in Whipple's Addition to
Riverview, being a subdivision of the West 1/2 of the
Southeast 1/4 of the Northeast 1/4 of Section 29,
Township 41 North, Range 12, East of the Third Princi-
pal Meridian, in Cook County, Illinois; - 1958 Illinois
Street, Des Plaines, Illinois.

Subject property having a frontage of 50 feet on Illi-
nois Street and 253 feet north of Howard Street.

Commonly known as 1958 Illinois Street

be and is hereby rezoned and reclassified from R-2 Single Family Residence District to R-3 Two-Family Residence District, and be subject to all the limitations and conditions placed upon properties zoned as R-3 Two-Family Residence District.

Section 2: Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists to enforcement of any of the provisions of this ordinance shall be fined not less than Twenty-five dollars (\$25.00) nor more than Two Hundred dollars (\$200.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 3: This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Adopted by the City of Des Plaines, Illinois on the day of

October 21 A.D., 1968.

VOTE: AYES: 17

NAYS: 0

ABSENT: 0

Mertta E. Loheloch
City Clerk

APPROVED:

Stephen S. Behnel
Mayor

1958 ILLINOIS

CHRONOLOGY OF EVENTS

1. Property rezoned R-2 to R-3 - Zoning Case 68-48-R 8/6/68 - Zoning Ordinance 2-36-68 10/21/68
2. Building Permit D-5800 issued 12/19/69 for two family dwelling
3. Occupancy Permit issued April 1971
4. Zoning Variation request 73-27-V 4-24-73 to permit 3 dwelling units instead of 2 denied
5. Complaint received, property inspected and owner notified 10/20/77
6. Court Complaint filed 11/14/77 after no response received from owner.
7. Dec. 5, 1977 - ~~Court~~ owner requested OK to file zoning variation.
8. Zoning variation filed Feb 2, 1978, 78-11-V

A. Set President
B. Harding city imposed

Zoning 4/24/73 - #7
Case 73-28-V

5. There were four objectors at the public hearing;
6. The evidence presented at the hearing did not prove that the "variations" if granted, will not alter the essential character of the locality.

The Zoning Board of Appeals, having heard and considered the evidence and being fully informed on the requested variations (on a vote of five against the petition, none for, two absent) hereby DENIES this request.

Case 73-27-V (1958 Illinois Street) Lundquist

Request for VARIATION to permit three dwelling units instead of two as permitted in the "R-3" classification at subject location.

After discussion of the facts as presented tonight, a motion to deny this request was made by Thomas, seconded by Carroll; thereupon, this motion was put to vote and roll was called:

AYES: Thomas, Carroll, Fahnestock, Gundelach, Howe.
NAYS: None
ABSENT: Stover and Chase
MOTION DECLARED CARRIED

The Zoning Board of Appeals enters its findings as follows:

1. Due notice as published in the Des Plaines Herald on April 5, 1973 to the parties and to the public of this proceeding and of the public hearing held April 24, 1973 was given as required by law and that the Board has jurisdiction of the subject matter and of the parties;
2. The petitioner plans to construct an apartment in the basement of his duplex building consisting of one bedroom, one bath, living room, den and kitchen. There would then be three dwelling units in the building;
2. The entire block is zoned "R-2 Single-Family Residence District"; however, the petitioner stated there are a number of illegal conversions in his area including the house immediately adjacent to the south which, he alleges, has three families living in it as well as other similar conditions in the block;
4. Across Illinois Street, on the east side, are all two-story duplex dwelling units;
5. To add a third dwelling unit to the existing building would have a depreciatory effect on the other homes in the neighborhood;
6. The purpose of this variation appears to be based exclusively upon a desire to make more money out of the property and such grounds for variations are specifically prohibited by ordinance (page 103, para. 3, Section 9E.3, Zoning Ordinance of 1960, as amended);
7. There were no objectors at the hearing;

(continued)

Case 73-27-V

- 8. The evidence presented did not prove:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
 - and
 - b. The plight of the owner is due to unique circumstances;
 - and
 - c. The "variation", if granted, will not alter the essential character of the locality.

The Zoning Board of Appeals, having heard and considered the evidence and being fully informed on the requested variation (on a vote of five against the request, none for, two absent) hereby DENIES this variation.

Case 73-29-V (Near Central-Wolf Roads)

Petitioner: The Catholic Bishop of Chicago

Request for a VARIATION to permit height of 3 stories (75') instead of the permitted 2-1/2 stories (35') for the purpose of erecting a mausoleum to be located near the intersection of Central and River Roads in Des Plaines, Illinois.

After considerable discussion and review of all testimony at tonight's hearing, a motion was made by Thomas to recommend granting, seconded by Fahnestock; thereupon, this motion was put to vote and roll was called:

AYES: Thomas, Fahnestock, Carroll, Gundelach, Howe.
 NAYS: None
 ABSENT: Stover and Chase
 MOTION DECLARED CARRIED

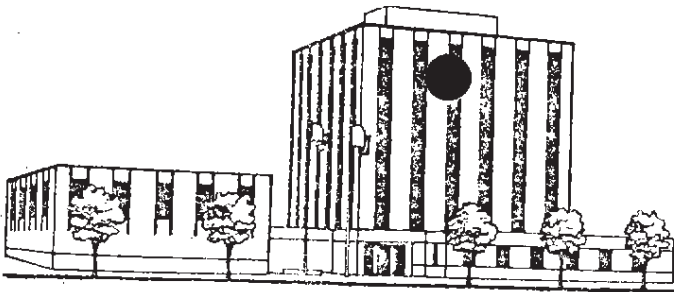
The Zoning Board of Appeals enters its findings as follows:

- 1. Due notice as published in the Des Plaines Herald on April 5, 1973 to the parties and to the public of this proceeding and of the public hearing held April 24, 1973 was given as required by law and that the Board has jurisdiction of the subject matter and of the parties;
- 2. The petitioner wishes to construct a mausoleum containing approximately 20,000 crypts. The central tower would be about 75' high;
- 3. The entire property upon which the building is to be constructed comprises of about ten acres and the building will be located about 190' south of Central Road and about 170' west of River Road;

The estimated cost of this project will be Fifteen Million Dollars (\$15,000,000.00);
- 4. Architectural drawings indicate that the building will have a very pleasing appearance and would not have a depreciatory effect on the surrounding properties;
- 5. There were no objectors at the hearing;

(continued)

RT



THE CITY OF DES PLAINES

1420 MINER STREET

DES PLAINES, ILLINOIS 60016

297-1200

October 20, 1977

Mr. Arthur N. Lundquist
1694 Cora Street
Des Plaines, Illinois 60018

Dear Mr. Lundquist:

This is to advise you of a violation of the zoning ordinance of the City of Des Plaines. This violation consists of the use of your property at 1958 Illinois Street for three (3) dwelling units. This use of your property is in violation of Section 3.3.2 of the zoning ordinance of the City of Des Plaines.

As you may recall, in zoning case 73-27-V you applied for a zoning variation to permit three (3) dwelling units instead of two (2) as permitted in the R-3 zoning district at this address. Your application for that zoning variation was denied. In spite of this denial you have converted your building to allow for its occupancy by three families. This violation must be corrected no later than November 1, 1977. This letter will confirm our telephone conversation of Wednesday, October 19, 1977 regarding this matter.

Please be advised that Section 12.8 of the Zoning Ordinance provides for fines of not less than \$25.00 nor more than \$200.00 for each offence. Each day a violation is permitted to exist after notification constitutes a separate violation.

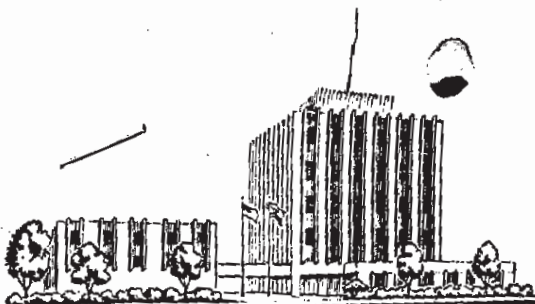
Sincerely,

Michael E. Richardson
Director of Planning and Zoning

MER/af

cc: Mayor Volberding
City Attorney Hug
Leonard Trost, Building Commissioner, Acting
Mr. & Mrs. Brian Olson
Mr. & Mrs. Alan Krawczyk
Mr. & Mrs. William Aufdenkamp

Certified Mail - 643486



THE CITY OF DES PLAINES

1420 MINER STREET ■■■ DES PLAINES, ILLINOIS 60016 ■■■ 297-1200

October 26, 1978

Mr. Arthur Lundquist
1694 Cora Street
Des Plaines, Illinois 60018

Dear Mr. Lundquist:

Please be advised that your property at 1958 Illinois Street is again in violation of Section 3.2.2 of the zoning ordinance of the City of Des Plaines. This violation consists of the use of the property for three (3) separate dwelling units. As you are aware, this case has been before the Des Plaines Zoning Board, City Council and the Cook County Circuit Court in the past. Please be advised that if the proper steps are not taken to reduce the number of dwelling units to two (2) no later than Monday, November 6, 1978 I will request the City Attorney to secure a permanent injunction against you in this matter.

This letter will confirm our conversation of October 24, 1978 with City Attorney Charles Hug in which it was determined that the kitchen facilities in the basement area must be removed and the basement area must become a portion of the apartment located on the first floor.

Please be advised that Section 12.8 of the zoning ordinance provides for fines of not less than \$25.00 nor more than \$200.00 for each offence. Each day a violation is permitted to exist after notification constitutes a separate violation.

Sincerely,
Michael E. Richardson

Michael E. Richardson
Director of Planning and Zoning

MER/af

cc: Mr. and Mrs. Stephen Olson
Mr. and Mrs. Brian Olson
Mr. and Mrs. Saucedo

REGISTERED, INSURED AND CERTIFIED MAIL

MORGAN M. FINLEY, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

CCMC1-022

Summons-Individual

STATE OF ILLINOIS }
County of Cook } ss.

THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

No. 77-3-007949-01

SUMMONS

THE PEOPLE OF THE STATE OF ILLINOIS TO ALL PEACE OFFICERS IN THE STATE - GREETING:

WE COMMAND THAT YOU SUMMON Arthur N. Lundquist
1694 Cora
Des Plaines, Illinois

if he shall be found in the State of Illinois to be and appear before The Circuit Court of Cook County, at 1420 Miner, Des Plaines, Ill., at 9:30 A.M. sharp, on Monday, December 5, 1977, to answer unto the People of the State of Illinois for and concerning the charge of Violation of Zoning Ordinance (Increasing Dwelling Unit Density) filed in said court, and have you then and there this writ with the endorsement thereon, in what manner you shall have executed the same.

Issued in Cook County 11-14, 1977

Mary J. Stees
Judge

CCMD-224

QUASI-CRIMINAL

STATE OF ILLINOIS }
COUNTY OF COOK } ss.
City of Des Plaines
Des Plaines, Illinois

In the Circuit Court of Cook County, Illinois
Municipal Department, 3rd District

COMPLAINT

PLAINTIFF

No. 11-3-007949-01

Arthur N. Lundquist, 1694 Cora Street
Defendant

Michael E. Richardson,
Director of Planning and Zoning
(Complainant's Name Printed or Typed) complainant, now appears before

the Circuit Court of Cook County and states that Arthur N. Lundquist
November 1, 1977 (defendant)

has, on or about through November 10, 1977 at 1958 Illinois Street
(date) (place of offense)

committed the offense of increasing the dwelling unit density in that he
(offense)

has converted a two-flat into a three-flat after denial of a

zoning variation request for said purpose (Des Plaines Zoning Board

Case 73-28-V). Said violation has continued after due notice.

Article 3
In violation of ~~Chapter~~ Sections 3.3.2 and 3.3.4.3
of the Zoning Ordinance of the City of Des Plaines as amended.

Michael E. Richardson
(Complainant's Signature)

1420 Miner Street 297-1200
(Complainant's Address) (Telephone No.)

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Michael E. Richardson
(Complainant's Name Printed or Typed)

being first duly sworn, on his oath, deposes and says that he has read the foregoing complaint
by him subscribed and that the same is true.

Michael E. Richardson
(Complainant's Signature)

Subscribed and sworn to before me

11-14-1977
Henry P. Steen
(Judge or Clerk)

I have examined the above complaint and the person presenting the same and have heard evidence thereon,
and am satisfied that there is probable cause for filing same. Leave is given to file said complaint.
Warrant issued.

Bail fixed at \$ 50000
JUDGE *Henry P. Steen*



THE CITY OF DES PLAINES

1420 MINER/NORTHWEST HIGHWAY ■ DES PLAINES, ILLINOIS 60018-4498 ■ (312) 391-6300

September 23, 1983

MEMO TO: Municipal Development Committee
FROM: James G. Smith, City Attorney
RE: Application 83-27 Variation
1958 Illinois St. - Arthur Lundquist

Applicant has applied for a variation to 1958 Illinois Street which is presently zoned R-3 residential (2 family). The surrounding properties are zoned R-2 residential.

The issue raised by this application for variation is whether density can be increased merely by getting a variance or whether the proper approach is to seek re-zoning of the parcel.

It is my opinion that the variation sought here is an improper action in that it not only evades the spirit and intent of the comprehensive zoning plan to increase the zoning from R-3 to R-4 in an area which is substantially R-2 and it also affects all adjoining parcels by increasing the density of this parcel.

This action by itself appears to boarder on "spot zoning", and as stated in Oak Park National Bank vs. Village of Norridge, 273 NE 2d 47; Lancaster Development, Ltd. vs. Village of River Forest, 228 NE 2d 526;

...zoning in a haphazard manner is not favored and on the contrary, zoning should proceed in accordance with a definite and reasonable policy.

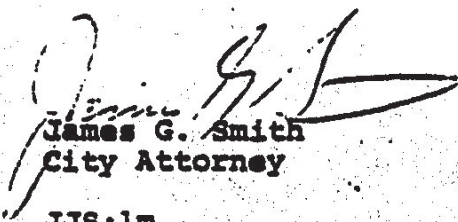
Thus, ...an amendment of a zoning ordinance to permit piecemeal or haphazard zoning is void, and so-called "spot zoning", where it is without reasonable basis, is invalid.

The legislative intention in authorizing comprehensive zoning is reasonable uniformity within districts having in fact the same general characteristics and not the marking off, for peculiar (particular) uses or restrictions...

Therefore, an ordinance, variance, use, etc. cannot create and "island" of more or less restricted use within a district zoned for a different use or uses, where there are no differentiating relevant factors between the "island" and the district.

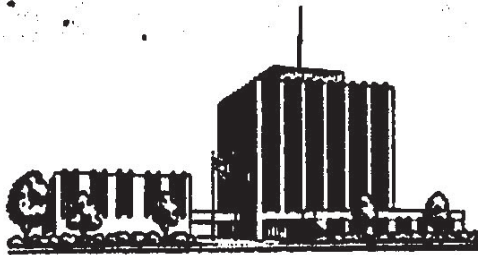
(over)

Therefore, it is my opinion based on the cases cited that this application for variance (and maybe even for rezoning) is "spot zoning" and is therefore, void and probably a detriment to the intent of our comprehensive zoning ordinance since it defeats the density restriction of the majority of the surrounding R-2 lots.



James G. Smith
City Attorney

JJS:lm



THE CITY OF DES PLAINES

1420 MINER/NORTHWEST HIGHWAY ■ DES PLAINES, ILLINOIS 60016-4498 ■ (312) 391-5300

October 24, 1983

MEMO TO: Zoning Board of Appeals
FROM: Michael E. Richardson *MBR*
SUBJECT: 1958 Illinois Street (83-41-RV)

I believe it important to give you an explanation as to why this case is before you again and also some of the history dealing with this case.

In researching the history of this property I found that the property was rezoned from R-2 to R-3 in 1968 at the request of Mr. Lundquist. In 1969 Mr. Lundquist received a building permit to construct a two flat on this site. In 1971 Mr. Lundquist requested a zoning variance to permit him to use the property as a three flat and this request was denied.

In October 1977 the City received a complaint that three families were living in the building. After making an inspection it was determined that there was a violation on the site and a complaint was filed in Cook County Circuit Court. The judge in this case permitted Mr. Lundquist to submit an application for variation and on February 2, 1978 a request for a variance to allow three families to occupy this building was heard by the Des Plaines Zoning Board of Appeals. On March 14, 1978 the Zoning Board voted 4-1 to recommend denial of this request which was later upheld by the City Council.

In the summer of 1983 Mr. Lundquist approached me as to how he could again request the use of his building at 1958 Illinois Street for a three flat and I informed him that he would again have to submit a request to the Zoning Board of Appeals which would require approval by the City Council. Mr. Lundquist submitted his variance request as Case 83-27-V which was heard on August 9, 1983. When the case was referred to the Municipal Development Committee of the City Council in a discussion with City Attorney Smith it was determined that since the R-3 zoning district does not permit more than two dwelling units in one building, Mr. Lundquist's original request was invalid and that in order to convert his present two flat to a three flat Mr. Lundquist's request must be altered to change the zoning from R-3 to R-4 and

continued . . .

To: Zoning Board
Re: 1958 Illinois St.

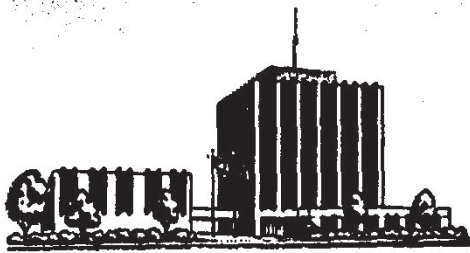
October 24, 1983
Page 2

to request a variation for the reduction in the required square footage from 2,800 to 2,083. I am enclosing a copy of the opinion from the City Attorney to the Municipal Development Committee dealing with this matter.

You, therefore, have a request before you to rezone the property from R-3 to R-4 and to permit a variance in the required lot size per dwelling unit. I apologise if there was any confusion in this matter, however, the only legitimate way in which Mr. Lundquist can convert this building from a two flat to a three flat is to follow the route he is now taking. I realize that because this is the fourth time this case has been before the Zoning Board there is a good deal of confusion surrounding it.

If you have any questions regarding this matter, please feel free to call my office.

MER/af
Enc.



THE CITY OF DES PLAINES

1420 MINER/NORTHWEST HIGHWAY ■ DES PLAINES, ILLINOIS 60018-4498 ■ (312) 391-5300

October 27, 1983

Des Plaines Journal
Des Plaines Suburban Times
Des Plaines Herald
The Trib

Please publish the following news item before November 8, 1983.

The Des Plaines Plan Commission has tentatively scheduled a public meeting on November 14, 1983 at 8:00 PM in Rm 101, 1420 Miner St., Des Plaines, IL.

The Zoning Board of Appeals will hold their public hearing on November 8, 1983 at 8:00 PM in Rm 102, 1420 Miner St., Des Plaines, IL to hear the following requests:

1958 Illinois St.: Request for rezoning from R-3 Two Family Residence to R-4 Multiple Family Residence. ALSO, request for variation from required 2,800 sq.ft. to 2,083.3 for lot area per dwelling unit. Petitioner: A. Lundquist (Case 83-41-RV)

1928 Webster Ln.: Request for variation from required 5 feet side yard to 2 feet in R-2 Single Family Residence Dist. Petitioner: Frank Kelly (Case 83-42-V)

1505 Oakton St.: Request for variation to have a building and parking spaces in 25 foot front yard setback (adjacent to Single Family zoning) in C-2 Commercial Dist. Petitioner: A. Veremis and A. Yiannias (Case 83-43-V)

Sincerely,

Michael E. Richardson (signature)

Michael E. Richardson
Director
Municipal Development Department

MER/af
cc: City Officials
Aldermen
R. Halvorsen

H E A R I N G
ZONING BOARD OF APPEALS
THE CITY OF DES PLAINES
NOVEMBER 8, 1983

The Zoning Board of Appeals, City of Des Plaines, held a public hearing on Tuesday, November 8, 1983 at 8 P.M. in Council Chambers, Des Plaines, Illinois.

PRESENT: LaVern W. Chase, Chairman - Rosalie Halvorsen, Secretary -
Earle P. Stover, Carmen J. Sarlo, Arnie Wm. Seegers,
David L. Van Vleck, Jerome Zanca and Arthur Erbach.

ABSENT: Absent

Chairman Chase read the agenda covering tonight's three petitions which were published in the Des Plaines Suburban Times on 10/20/83.

CASE 83-42-V (1928 Webster Lane)
Request for VARIATION to Section 3.2.4.2 of the Zoning Ordinance from the required 5' sideyard to 2' in the "R2" district. The subject property has 66' frontage on the west side of Webster Lane, approximately 385' north of Howard Avenue, Des Plaines, Ill. Subject lot is 66' wide by 142+ in length.

Petitioners: Frank and Constance A. Kelly (owners)

CONSTANCE KELLY, 1928 S. Webster Lane, D.P. was sworn in by the Chairman and made the following statements: This lot is improved with a 1½ story Cape Cod single-family residence (brick and frame) with a one-car attached garage which is part of the front of the house. The second level consists of a dormer living-room and a sloped roof attic in the rear. The petitioner wishes to utilize the second level and raise the roof and straighten it out and have a Mansard roof all around; - want to create a normal living space on the second level. Currently, the property is set within the five-foot limit of the lot line and they will not exceed the current building structure. All that is planned is to raise the roof and create more headroom on the second floor. This residence is about 35 to 40 years old. She displayed photos of the subject property and house (returned to her).

Mrs. Kelly continued: Currently, there are two bedrooms and a foyer in between. The rear of the attic goes from 1' to 6' and can be used only for storing. They want to enlarge the bedrooms and have closet space as well as a bathroom. There is no bathroom on the second level now. With the Mansard roof, this will not decrease the distance from the property line. They are merely going straight up; not expanding outward in any direction - widthwise. She had told the neighbors about their intention and no one had voiced objections as far as she knows. The residence to the south is approximately 8' from the lot line. The Mansard room will be all around. The overhang will not go beyond the current edge of the residence. They will use the same outline of the building; - they are merely building upwards only.

There being no one else to speak and no objectors, this hearing adjourned at 8:10 P.M.

Motion made by Erbach to grant this request, seconded by Zanca; thereupon, this motion was put to vote and roll was called:

AYES: Erbach, Zanca, Sarlo, Stover, Seegers, Van Vleck, Chase
NAYS: None
ABSENT: None
MOTION DECLARED CARRIED

Copy of letter to the Municipal Development Department granting this variation request is hereto attached.

(CONTINUED)

RAL

Zoning 11/8/83 - page 2

CASE 83-41-RV (1958 Illinois Street)
Request for REZONING from "R-3 Two Family Residence" to "R-4 Multiple Family Residence"; ALSO, request for VARIATION from the required 2800 sq.ft. to 2083.3 sq.ft. for lot area per dwelling unit on the subject property which has 50' frontage on the west side of Illinois Street, 250' north of Howard Street, Des Plaines, Ill. Lot in question is 50'x125'.

Petitioner-Owner: Arthur N. Lundquist

(Formerly Case 83-27-V when petition was considered on 8/9/83 for just a variation from 2800 to 2083 sq.ft. in the "R-3" district. No rezoning requested at that time.) Zoning Board recommended that this variation request be denied on 8/9/83.

ROBERT F. MEERSMAN, Attorney, 16 W. Northwest Hy., Mt. Prospect, Ill. stated he represents the petitioner and that he will not give testimony but will question the petitioner as follows:

ARTHUR N. LUNDQUIST (owner-petitioner) 1694 Cora St., D.P. was sworn in by the Chairman and gave the following replies to Mr. Meersman's questions: He and his wife, Hazel, have owned the subject property for 13 years which is improved with a two-flat with a garden apartment in the basement. There is a three-car garage on the property with parking for two cars along the garage and space for two cars behind the garage. The parking area is not paved and is accessible to his tenants. This building was built for "in-law" apartments. Immediately to the south, there is a frame building about 50 years old in which three families live (a three flat) and further south is a house located at the back of the lot about 85' to the rear. To the rear of his property there are some two-flats and some ranch-type homes. Across the street are duplexes; - some have side drives and some have to park their cars on the street. He has seven parking spaces on his property; - his tenants do not have to park on the street.

Mr. Lundquist continued in response to Mr. Meersman's questions: His gross rental income is \$12,000 per year. Taxes are \$2400 and insurance is \$350. annually. Heating costs him over \$750. per year. Water and garbage about \$450 to \$460 annually. The value of his property is about \$180,000; therefore, he realizes about 4.4% economic return from his property. His building is improved as a two-flat and inlaw apartment. It was originally occupied by his in-law. It was built for his father-in-law and mother-in-law but his father-in-law passed away before he could occupy this garden apartment (or inlaw apartment). His building was constructed in accordance with this City's Code and requirements.

Mr. Lundquist continued: His church (Good Shepherd Lutheran Church) wishes to rent the garden apartment for their single Vicar. His two upstairs units consist of three bedrooms, two baths, living and dining-room and kitchen. The basement unit consists of a bedroom and study as well as a living-room, Pullman kitchen and bath. There is a stairhall in front and rear as access to the basement apartment. Photos of the subject and surrounding properties were displayed and returned to the petitioner. Pictures showed the properties at 1625, 1633, 1641 Linden Street as well as 1980 Howard Street.

Mr. Lundquist went on: His proposal will not adversely affect the neighborhood nor alter the character of the vicinity nor block out the light or view for neighbors. There is a three-flat immediately to the south, he added.

Chairman Chase asked when he applied for a building permit, did his plans reflect this garden or "inlaw" apartment? Mr. Lundquist replied the garden apartment was not there but the windows were as well as the bathroom; no living-room or kitchen was shown. His property was zoned "R-3". As far as he knows, the above-mentioned properties on Linden and on Howard are "R-3"; - not sure. Maybe, the three-family uses are legal non-conforming. He added that area was once "Riverview" before it was annexed to Des Plaines and those buildings were there before annexation.

- CONTINUED -

Mr. Lundquist continued: His three-car garage is built of rough-sawn Cedar and built probably in 1971 when he demolished the old concrete-block garage.

The south side of Howard between White and Maple is shown as "R-4" on the zoning map.

Mr. Erbach asked when Mr. Lundquist improved his basement level, what was approved; - what did he ask for in his building permit? Mr. Lundquist replied when he built the building, he returned for a permit for the bathroom in the basement. After that, he was required to put up certain partitions in the laundry and boiler rooms. Then, the bathroom had to be partitioned so then he put in two more partitions. After he put in the bathroom, he put in a bedroom and then the sink for a kitchen.

Mr. Erbach remarked that the partitions, plumbing and electrical work were not shown on the original plans - evidently to which Mr. Lundquist replied he had permits to have it done but not on all three apartments. He added it would not show on the plans because at that time, he started to build it himself but then had to hire a carpenter; too much for him although he did finish the garden apartment himself.

Mr. Sarlo asked if he had permits to put in another apartment; also, did he have approval on the electrical outlets to which Lundquist replied there were electrical outlets already installed when he applied for permits; also, the basement had considerable partitions. He himself put up two partitions for two rooms down there. Mr. Sarlo asked when he built that building, wasn't he aware that his zoning of "R3" permitted only two families? Mr. Lundquist replied he built it for two families plus an "inlaw" or garden apartment in the basement believing that his inlaws were an extension of his own family. Mr. Van Vleck added that "is it true that if the inlaws joined you, they would also be required to share your eating and not in separate units?" Mr. Lundquist stated that in regular "inlaw" buildings, the inlaws usually have their own kitchens separate from the rest of the family to which Mr. Sarlo stated that apparently this is not a permitted use in this City. Mr. Meersman added that people are doing this for inlaw apartments. Mr. Erbach added they are not zoned for that.

Mr. Chase asked whether his original plans show entrance and exit for the basement apartment (no legible answer from Lundquist or Meersman).

Mr. Van Vleck read the definition of "family" as defined in our Zoning Ordinance (page 8).

Mr. Meersman stated if it is an "inlaw" apartment, it is a complete apartment consisting of a bedroom, bath and kitchen and that in Chicago, only one entrance is required.

HERMAN MARCHEL, 1109 Jeanette St., D.P. is in favor. He stated that Mr. Lundquist has a three-flat and cannot rent out the basement flat to a Vicar of his church. He added that there are all kinds of single-family residences in this City with more than one family living in them. Why should the subject building be wasted?

MARILYN MAEGLIN, 191 Westmere Rd., D.P. is in favor and disagrees with the definition of "family" as recited by Mr. Van Vleck. Her mother lives with them and wants her own kitchen and have her own cooking privileges. She added she and the other members of the church are very anxious for this rezoning to be granted so that their single Vicar can live there. The upper apartment is rented to one of their officials of their church. This particular garden apartment is just the right size for a single Vicar; - the upper units would be too large for him.

There being no one else to speak and no objectors, this hearing adjourned at 8:40 P.M.

- CONTINUED -

Zoning 11/8/83 - page 4
Case 83-41-RV

Erbach made a motion that this request be denied, seconded by Sarlo.

Chairman Chase read the attached letter dated 9/23/83 from City Attorney Smith to the Municipal Development Committee.

Copy of letter dated 10/24/83 from M.E. Richardson to the Zoning Board of Appeals explaining this case as well as describing past history is also attached.

Mr. Van Vleck asked for clarification as to the use of the buildings on each side of the subject property to which Mr. Lundquist replied that to the south is a frame three-family house and to the north is a single-family residence (don't know how many families live there).

Photos were displayed showing three-flats with three families at 1625, 1633 and 1641 Linden zoned "R-3"; also, the three-flat at 1980 Howard Street. Letter to Mr. Richardson will indicate these buildings, their zoning and alleged use.

Both sides of Linden between Everett and the alley south of Oakton is zoned "R 3" (according to the latest zoning map).

Mr. Sarlo stated that the above-mentioned three-family uses on Linden and Howard should be reported to the Municipal Development Department to correct the situation and, as stated above, this letter will be directed to Mr. Richardson.

The aforementioned motion TO DENY was put to vote and roll was called:

AYES: Erbach, Sarlo, Stover, Seegers, Van Vleck, Zanca, Chase
NAYS: None
ABSENT: None
MOTION DECLARED CARRIED

Copy of letter to Mayor and City Council recommending DENIAL is hereto attached.

CASE 83-43-V (1505 E. Oakton Street)
Request for VARIATION to Section 9.1.8.6.3 of the Zoning Ordinance to have a building and parking spaces in the 25-foot front yard setback (this property is adjacent to "R-2 Single Family" lot) in "C-2 Commercial District". The subject property is located at the S.E. corner of Oakton and Illinois Streets having approximately 133+ feet frontage on Oakton and 125' frontage on Illinois Street, Des Plaines, Ill. Subject land is 133+ feet by 125'.

Petitioners: Andreas Veremis and Andrew Yiannias

THOMAS C. PSIHARIS (architect) 2250 Landmeier Rd., Elk Grove Village, Ill. 60007 (439-2111) stated he will represent the petitioners who are the contract purchasers. He has drawn up the plans for this proposed restaurant. He was sworn in by Chairman Chase. He exhibited architectural drawings of the proposed restaurant as well as landscaping plans from which he testified as follows: Although the property in question is zoned "C-2", its use is residential with an old farmhouse on the site.

This proposal is for a Class "A" restaurant as follows:

Site Area: 16,700 sq.ft.
Building Area: 3,585 sq.ft.
Seating capacity: 144 seats
Seating Area: 2,035 sq.ft.
Parking required: 40 spaces
Parking provided: 40 spaces

This property bounded by a public alley at the south, Oakton on the north and Illinois St. on the east, with over 133' frontage on Oakton and 125' frontage on Illinois, 125' at the west and over 133' at the south.

- CONTINUED -

1958 ILLINOIS - Complaint file
DEPARTMENTAL CORRESPONDENCE

DATE 9/10/84

SUBJECT 1958 ILLINOIS BASEMENT APT.

TO MICHAEL RICHARDSON DEPT. _____

FROM CODE ENFORCEMENT OFFICER DEPT. _____

POPE & MARY WILKMAN, VICAR @ GOOD SHEPHERD LUTHERAN CHURCH HAVE MOVED THEIR BELONGINGS FROM THIS APT. AT 3 ⁰⁰ PM THEY RETURNED TO PICK UP THE FOOD FROM REFRIGERATOR AND PANTRY SO THEY HAVE OFFICIALLY MOVED OUT OF THIS BASEMENT APT

cc: CITY ATTORNEY SMITH

P. Lucidall

*Noted
MBR*

TOPS FORM 3398

LITHO IN U.S.A.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplaines.org

MEMORANDUM

Date: March 8, 2024
To: Planning and Zoning Board (PZB)
From: Jeff Rogers, Director of Community & Economic Development
Subject: Consideration of a Conditional Use for a Trade Contractor Use and Motor Vehicle Sales Use at 1628 Rand Road, Case 24-004-CU (1st Ward)

Issue: The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

Owner: Art Investment, LLC, 2020 Berry Lane, Des Plaines, IL 60018
Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018
Case Number: 24-004-CU
Real Estate Index Number: 09-16-104-022-0000
Ward: #1, Alderman Mark A. Lysakowski
Existing Zoning: C-3, General Commercial District
Existing Land Use: Multi-tenant commercial building including a trade contractor granite countertop business and cabinet business
Surrounding Zoning: North: R-1, Single Family Residential District
South: C-3, General Commercial District
East: C-1, Neighborhood Shopping / R-1, Single Family Residential Districts
West: C-3, General Commercial District
Surrounding Land Use: North: Single-Family Residences
South: Columbus Foods & Liquors, Vazquez Dental, Castro Hand Car Wash, and 7-Eleven/Mobil (Commercial)
East: A Mother's Touch Learning Academy (Commercial)
West: Our Lady of Fatima Center (Commercial)

Street Classification: Rand Road is classified as a Minor Arterial road and Grove Avenue is classified as a Local street.

Comprehensive Plan: The Comprehensive Plan designates this site as Commercial.

Update: At their regular meeting on February 13, 2024, the Planning & Zoning Board (PZB) considered the applicant's proposal and materials and requested revisions to the plans provided to clarify the scope of the improvements to the site, as well as some clarifications to the proposed operations. A review of staff's recommendations for revisions to the site plan was discussed.

Subsequent to the PZB meeting, staff coordinated with the applicant to itemize revisions that would be needed for the applicant's revised plan submittal. A revised plan submittal was provided on Tuesday, March 5. The revised plans rectify many of the issues noted after review of the initial plan submittal. The applicant has provided two exhibits for consideration. The first exhibit entitled "Existing Conditions" notes existing site improvements while the second exhibit entitled "Proposed Site Plan" primarily shows proposed improvements but continues to reflect some of the existing improvements.

The applicant has decided not to reverse the orientation of the proposed parking stalls at the west end of the site to connect the two parking areas to allow on-site/off-street vehicle circulation between the two parking areas. Staff recommends the PZB consider whether the site circulation would be improved by reversing the orientation of the proposed parking row so that stalls would be west of the drive aisle. Staff remains concerned with the lack of adequate off-street circulation area for drop-off of vehicles from flatbed tow trucks to occur entirely onto private property without loading/unloading in Rand Road right-of-way or reversing of vehicles into the right-of-way.

To accommodate the applicant's preferred parking design, the applicant proposes additional pavement upon private property to achieve the minimum required pavement width of 22.0 feet for two-way traffic.

The conditions of approval from staff's original recommendation have been amended in recognition of the information provided upon the revised plans. Conditions relating to removal of noncompliant displays, the storage container, assignment of addresses, and other details remain listed in the recommendation for consideration by the PZB.

Project Description: The petitioner, Urszula Topolewicz, has requested Conditional Use Permits to amend an existing trade contractor use and operate a proposed motor vehicle sales use, both at 1628 Rand Road. In accordance with the proposed motor vehicles sales use, the applicant would perform vehicle maintenance and detailing of vehicles offered for sale.

The subject property is located within the C-3 General Commercial district. Both a trade contractor use and a motor vehicle sales use are a conditional use in the C-3 zoning district. The subject property contains a multi-tenant building with an off-street surface parking area on the west side of the property with

additional on-street parking east of the property along Grove Avenue, each as depicted on the attached Plat of Survey. The subject property is located along Rand Road at the northwest corner of the Rand Road/Grove Lane intersection. The subject property is currently accessed by three curb cuts, two from Rand Road and one from Grove Lane. The subject property lies entirely within the 1% annual chance floodplain (Zone AE).

Prior Approvals

In 2021, the applicant received approval of a conditional use permit via Ordinance Z-36-21 for a Trade Contractor use upon the subject property. Among various conditions, the Ordinance included a restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” A copy of this Ordinance is attached for reference.

In 2022, the applicant received approval of several zoning variations relating to ground signage and wall signage via Ordinance Z-27-22. The signage associated with this Ordinance has since been installed, including wall signage for two businesses and an electronic message board (EMB) sign. In accordance with the proposed scope of work at this time, the face of one of the existing wall signs would be removed and replaced with new signage for the proposed motor vehicle sales business.

Concurrently in 2022, the applicant requested an amendment to Ordinance Z-36-21 to strike the restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” The request proceeded through the Planning & Zoning Board to the City Council as draft Ordinance Z-27-22 but was tabled by the City Council in September 2022 with instruction to the applicant to address various engineering concerns. A proposed solution to the floodplain restrictions has not yet been provided, the tabled Ordinance has not yet been scheduled for consideration by the City Council, and the condition from Ordinance Z-36-21 restricting outdoor storage remains in effect.

Existing Violations

Several violations of the Municipal Code currently present upon the property would need to be rectified before a business registration for the proposed motor vehicle sales use could be approved. Also, these violations would need to be rectified to avoid additional enforcement action. The current violations include the following:

- a. An existing storage container upon the property is in violation of the accessory use requirements and floodplain requirements of the Municipal Code and must be removed from the premises.
- b. There exist two outdoor displays of fabricated goods in violation of the floodplain requirements and the requirements of Ordinance Z-36-21. If outdoor display is proposed, said display must be authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.
- c. There presently exists temporary outdoor storage from time-to-time of raw materials or fabricated goods in violation of the floodplain requirements and Ordinance Z-36-21. If outdoor storage is proposed, said storage must be

authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.

Current Proposal

The applicant has provided an executive summary, a floor plan for the proposed motor vehicle sales use, and a proposed site plan with additional details regarding the interior layout of the modified tenant spaces. The draft motion included in this report includes conditions which would need to be rectified before the proposed motor vehicle sales use could commence.

Various dimensions noted within the applicant's narrative and on the proposed plans are not depicted to scale. The area of the building depicted on the proposed site plan scales to approximately 12,425 square feet where the applicant notes in their narrative that the building area is approximately 15,300 square feet.

The trade contractor use would occupy the north and east areas of the existing building. This area scales to approximately 8,915 square feet but is noted as 11,400 square feet on the applicant's site plan.

The proposed motor vehicle sales use including accessory detailing and repair/service uses would occupy the southwest area of the existing building. This area scales to approximately 3,480 square feet but is noted as 3,900 square feet on the applicant's site plan.

The applicant has indicated that vehicles would be displayed within the proposed showroom, however this space is not current accessible via any overhead vehicle doors and the note on the plan indicating a "main double door" at the southwest corner of the building is presently improved with a single door and glass side panels. A building permit would be required for any modifications to this entry which would involve replacement or modification to the existing door and window system. The plan(s) submitted in accordance with this permit should demonstrate that the display of vehicles within the showroom would maintain accessible routes through the showroom floor area.

The proposed parking layout would introduce new parking stalls along the east side of a drive aisle west of the existing off-street public parking stalls. The proposed drive aisle would not comply with the minimum aisle widths for two-way traffic. If the proposed site plan alterations and land use are supported, the drive aisle should be required to be widened to a minimum of 22.0 feet south of the southernmost parking stall. A site plan and design which complies with all applicable codes and ordinances of the City would be required and a building permit would be needed before any parking lot improvements could commence.

Required Parking

The following parking regulations apply to this request pursuant to Section 12-9-7 of the City of Des Plaines Municipal Code:

- One parking stall for every 500 square feet of showroom and office floor area for motor vehicle sales (2,350 square feet = 6 stalls);

- One parking stall for each 20 vehicle stalls within the showroom for motor vehicle sales (850 square feet = 1 stall);
- One parking stall for every 20 vehicles displayed for sale outdoors upon the premises (11 vehicles outdoors = 11 stalls); and
- Zero parking stalls for the trade contractor use.

In accordance with minimum off-street parking provisions, 18 off-street parking stalls would be required, including one accessible parking stall. The applicant proposes 23 off-street parking stalls. The subject property is adjacent to an additional 13 public on-street parking stalls within the Grove Lane right-of-way. The proposed 11 motor vehicle sales use shall not be permitted to display or store vehicles for sale within the public right-of-way.

Hours of Operation

The existing Granite Place & Quartz LLC business operates from 9 a.m. to 5 p.m., Monday through Friday, from 9 a.m. to 3 p.m. on Saturday, and is closed on Sunday.

The proposed motor vehicle sales use would operate from 9 a.m. to 9 p.m., Monday through Saturday and would be closed on Sunday.

Please see the attached applicant's Project Narrative for more details.

Compliance with the Comprehensive Plan

The proposed project, including the proposed the site improvements, address various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**
 - This property is designated as Commercial on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial uses.
 - The subject property is located along the defined Rand Road commercial corridor with single-family residences to the north, multi-family residences to the east, and commercial development to the east, south, and west. The subject property contains a multi-tenant building located between established commercial developments along Rand Road. The request would assist in the retention of a new commercial business at this location and provide additional retail goods and services for the residents of Des Plaines.
- **Landscaping and Screening:**
 - The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive shopping environment and achieve stronger corridor identity in Des Plaines.
 - The existing site contains landscaping along the south of the property and foundation landscaping adjacent to the east building footprint.
 - The applicant proposes to relocate an existing privacy fence from its current location along the front lot line to a point north of the new row of parking along the west end of the site.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments and enhancing commercial

corridors throughout Des Plaines.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance.

Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:

Comment: The proposed uses are classified as a Trade Contractor use and a motor vehicle sales use, respectively. Both a Trade Contractor and Motor Vehicle Sales are a Conditional Use in the C-3 zoning district.

2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:

Comment: The proposed Trade Contractor use and motor vehicle sales use provide both retail- and service-oriented uses that primarily serve day-to-day needs of local residents by increasing commercial opportunities for residents in Des Plaines. Additionally, the subject property is located near the River Road & Rand Road commercial corridors, which are major corridors in Des Plaines.

3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:

Comment: The existing Trade Contractor use and proposed motor vehicle sales use are designed, constructed, operated, and maintained to be harmonious and appropriate in appearance to surrounding commercial uses. The proposal includes enhancements to the site as a whole including modifications to the parking area.

4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:

Comment: The proposed Trade Contractor use and motor vehicle sales use would not be hazardous or distributing to neighboring uses as all activities including the fabrication of materials will take place inside the building except for potential storage within the extents of a privacy fence and outdoor display of vehicles for sale within the parking lot. Refer to the suggested conditions of approval for additional avenues for ensuring safety and harmony with the neighboring uses.

5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:

Comment: The subject property is served adequately by essential public facilities and services since it is currently accessible by two streets and three total curb cuts as well as necessary public utilities. The proposed uses will not affect the existing public facilities and services for this property.

6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

Comment: The proposed uses will not create excessive additional requirements at the public expense and will not be detrimental to economic well-being of the community.

7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: The petitioner is proposing outdoor storage and display of raw materials and finished products. If

such storage and display is to be considered, such storage and display must be conducted in accordance with the requirements of Title 14 of the Code. Storage or display of material below the base flood elevation (BFE) cannot be permitted. Refer to the suggested conditions of approval for additional avenues for ensuring compliance with applicable regulations.

8.. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

Comment: The proposed site plan introduces new parking areas which would potentially increase traffic volume at the existing west curb cut. The design of the western curb cut would need to be modified to accommodate a two-way drive aisle with a minimum width of 22.0 feet. An alternate site plan with parking along the west of the west parking row would connect the two parking areas and allow for circulation within the site without the need to leave the site onto Rand Road to access the west drive aisle. A suggested condition of approval requires a modified site plan to confirm all requirements are met and safe, efficient circulation is provided.

9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

Comment: The subject property is currently developed and improved with a building and surface parking area. The proposed uses will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property.

10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:

Comment: There exist several open violations upon the property related to an existing illegal nonconforming accessory storage unit use and outdoor display/storage of goods. Provided the storage unit is removed and outdoor storage and display is conducted in accordance with the requirements of all applicable codes and ordinances, a modified plan for display and storage could meet the regulations of the Zoning Ordinance.

Recommendation: Staff recommends approval of the Conditional Use Permit for a trade contractor use and motor vehicle use at 1628 Rand Road as amended based upon a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) of the City of Des Plaines Municipal Code with the following conditions:

1. The petitioner shall implement all site improvements shown on the proposed undated site plan.
2. The applicant shall provide plans and specifications for review and secure permits for all site work governed by city codes and ordinances (pavement, exterior doors/window systems, mechanical/electrical/plumbing/structural, civil engineering, etc.). All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances.
3. No materials shall be stored outside of the extents of the proposed privacy fence enclosure.
4. All outdoor storage or displays shall be permissible only in full compliance with the requirements of Title 14 of the Municipal Code including raising of stored materials above the base flood elevation (BFE).
5. Display and storage of vehicles or materials shall be permissible in designated areas on private property only and shall not be permissible within required drive aisles or customer parking stalls, or within the public right-of-way. All motor vehicles stored on the site must be operable and stored on a dust-free, hard surface.
6. The existing storage container upon the property shall be removed prior to the issuance of permits or business registrations for the proposed scope of work.
7. The applicant shall coordinate with the City regarding the assignment of unique unit addresses for the two tenant spaces comprising the existing building upon the property.

8. No more than eleven motor vehicles may be displayed for sale on the Subject Property at one time. Through signs, striping, or combination, these eleven spaces should be identified and reserved. Adding additional motor vehicle sales spaces would require an amendment to the Conditional Use Permits. Sufficient parking spaces to meet the minimum off-street parking requirements for the Proposed Uses must be provided on the Subject Property at all times.

Planning and Zoning Board Procedure: Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use requests for a trade contractor use and motor vehicle sales use at 1628 Rand Road. The City Council has final authority on the proposal.

Attachments:

- Attachment 1: Ordinance Z-36-21
- Attachment 2: Draft Ordinance Z-26-22
- Attachment 3: Ordinance Z-27-22
- Attachment 4: Location Map
- Attachment 5: Site and Context Photos
- Attachment 6: Plat of Survey
- Attachment 7: Project Narrative
- Attachment 8: Petitioner's Responses to Standards
- Attachment 9: Site Plan
- Attachment 10: Floor Plan
- Attachment 11: Existing Conditions Plan (undated)
- Attachment 12: Proposed Conditions Plan (undated)

CITY OF DES PLAINES

ORDINANCE Z - 36 - 21

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS.

WHEREAS, Peter Topolewick ("**Petitioner**") is the lessee of the property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**"); and

WHEREAS, the Subject Property is improved with an one-story single-tenant commercial building ("**Building**"); and

WHEREAS, the Petitioner desires to locate a trade contractor establishment on the Subject Property; and

WHEREAS, pursuant to Section 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**"), the operation of a trade contractor establishment is permitted in the C-3 District only with a conditional use permit; and

WHEREAS, Petitioner submitted an application to the City of Des Plaines Department of Community and Economic Development ("**Department**") for a conditional use permit to allow a trade contractor establishment on the Subject Property ("**Conditional Use Permit**"), in accordance with Sections 12-7-3.F.3 and 12-7-3.K of the Zoning Ordinance; and

WHEREAS, the Subject Property is owned by Elliott Kratz ("**Owner**"), who has consented to the Petitioner's application; and

WHEREAS, the Petitioner's application was referred by the Department to the Planning and Zoning Board of the City of Des Plaines ("**PZB**") within 15 days after the receipt thereof; and

WHEREAS, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on May 11, 2021 pursuant to notice published in the *Des Plaines Journal* on April 21, 2021; and

WHEREAS, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

WHEREAS, during the public hearing, the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on May 12, 2021, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-0, to approve the Petitioner's application for the Conditional Use Permit subject to certain terms and conditions; and

WHEREAS, the Petitioner made certain representations to the PZB with respect to the proposed Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for the Conditional Use Permit; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated April 30, 2021, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as: 1628 Rand Road, Des Plaines, Illinois.

SECTION 3. CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner a Conditional Use Permit to allow the operation of a trade contractor

establishment on the Subject Property. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

SECTION 4. CONDITIONS. The Conditional Use Permit granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property, by the Petitioner must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans.** Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance:

1. That certain "Project Narrative" prepared by Petitioner, consisting of one sheet, and undated, attached to and by this reference made a part of this Ordinance as **Exhibit A**; and

2. That certain "Site Plan/Floor Plan" submitted by the Petitioner, consisting of one sheet, and undated, attached to and by this reference made a part of, this Ordinance as **Exhibit B**.

C. **Additional Conditions.** The development, use, and maintenance of the Subject Property shall be subject to and contingent upon the following conditions:

1. The Petitioner must revise the Site Plan to include landscape details in conformance with Section 12-10 of the Zoning Ordinance within 60 days of City Council approval of this Ordinance.

2. That an eight-foot-tall wood privacy fence must be installed along the north property line of the Subject Property in conformance with Section 12-8-2 of the Zoning Ordinance within 60 days of City Council approval of this Ordinance.

3. Storage of commercial vehicles or materials within the required drive aisles or customer parking spaces is prohibited at all times on the Subject Property.

4. Outdoor storage of raw materials or fabricated goods is prohibited at all times on the Subject Property.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance must be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein run with the Subject Property and inure to the benefit of, and are binding upon, the Petitioner and Owner and their respective personal representatives, successors, and assigns, including, without limitation, subsequent purchasers of the Subject Property.

SECTION 6. NONCOMPLIANCE.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of

this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or Owner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 4.7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation the Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 4.7 of the Zoning Ordinance is provided to the Petitioner and Owner.

SECTION 7. EFFECTIVE DATE.

A. This Ordinance shall be in full force and effect only after the occurrence of the following events:

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;
3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement

and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit C**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

- B. In the event that the Petitioner and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

[SIGNITURE PAGE FOLLOWS]

PASSED this 7th day of June, 2021.


APPROVED this 7th day of June, 2021.

VOTE: AYES 6 NAYS 0 ABSENT 1




MAYOR

ATTEST:




CITY CLERK

Published in pamphlet form this
8th day of June, 2021.



CITY CLERK

Approved as to form:



Peter M. Friedman, General Counsel

DP-Ordinance Approving a Conditional Use Permit (CUP) at 1628 Rand Road for a Trade Contractor Use

HGM

House Of Granite & Marble . Co

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Schiller Park Il 60176
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Website: www.houseofgranite.com
Email: houseofgranite@hotmail.com

We are Company since 2002 in market at one location pass 19 years . We sell or kind of stone granite, quartz ,marble qurtzite kitchen cabinets, sinks, faucets ,counter tops vanity's , shower glass all brands . We important stuff all over the world . Our goal is keep nice clean store showroom ,warehouse , fabrication counter tops close to the people . We currently have our location at Schiller Park 10000.00 sq ft .We want move our businesses to Des Plains to bigger location and more parking spaces . We are open 6 Days a week store from 8:30 AM to 6:00 PM and warehouse and fabrication from 7:15 AM to 6:00 PM .Our team is 12 people same times more is the pants at the session . We want duet nice improvement to this location .

Sincerely
Peter Topolewicz

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Des Plaines, Illinois ("**City**"):

WHEREAS, Peter Topolewick ("**Petitioner**") applied to the City of Des Plaines for a conditional use permit to allow a trade contractor establishment ("**Conditional Use Permit**") on that certain property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**") pursuant to Section 12-7-3.E.3 and 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended; and

WHEREAS, Ordinance No. Z-36-21 adopted by the City Council of the City of Des Plaines on June 7, 2021 ("**Ordinance**"), grants approval of the Conditional Use Permit, subject to certain conditions; and

WHEREAS, at the time Ordinance No. Z-36-21 was adopted, the Subject Property was owned by Elliott Kratz, who subsequently passed away prior to the execution of this Unconditional Agreement and Consent; and

WHEREAS, ART Investment, LLC, an Illinois limited liability company ("**Owner**"), subsequently acquired fee title to the Subject Property and agrees and acknowledges that the Property is subject to the terms, conditions, and restrictions of Ordinance Z-36-21; and

WHEREAS, the Petitioner and the Owner each desires to evidence to the City its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and its consent to recording the Ordinance and this Unconditional Agreement and Consent against the Subject Property;

NOW, THEREFORE, the Petitioner and the Owner do hereby agree and covenant as follows:

1. Petitioner and Owner hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-36-21, adopted by the City Council on June 7, 2021.
2. Petitioner and Owner acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner or Owner against damage or injury of any kind and at any time.
3. Petitioner and Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or

any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.

4. Petitioner agrees to and do hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
5. Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

By: Victoria M Baumann

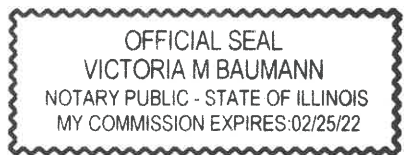
SUBSCRIBED and **SWORN** to
before me this 22nd day of
November, 2021.

Victoria M Baumann
Notary Public

PETER TOPOLEWICK

By: [Signature]

Its: PRESIDENT



ATTEST:

By: Victoria M Baumann

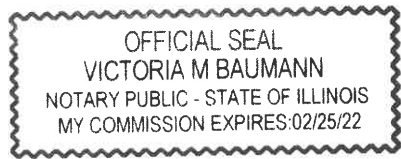
SUBSCRIBED and **SWORN** to
before me this 22nd day of
November, 2021.

Victoria M Baumann
Notary Public

ART INVESTMENT, LLC

[Signature]

Its: Member / Manager



{00121938.1}

2

CITY OF DES PLAINES

ORDINANCE Z-36-21

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE
CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS

ADOPTED ON JUNE 7, 2021
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines,
Cook County, Illinois, on this 8th day of June, 2021.

CITY OF DES PLAINES

ORDINANCE Z - 26 - 22

AN ORDINANCE GRANTING AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW OUTDOOR DISPLAY AND STORAGE OF PRODUCTS RELATED TO THE TRADE CONTRACTOR USE LOCATED AT 1628 RAND ROAD, DES PLAINES, ILLINOIS.

WHEREAS, Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation (collectively, the "*Petitioner*") are the lessees of the property commonly known as 1628 Rand Road, Des Plaines, Illinois ("*Subject Property*"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("*C-3 District*"); and

WHEREAS, on June 7, 2021, the City Council adopted Ordinance Z-36-21 ("*Conditional Use Ordinance*"), approving a conditional use permit to allow a trade contractor use on the Subject Property ("*Conditional Use Permit*"); and

WHEREAS, the Conditional Use Ordinance prohibits the storage of products outdoors on the Subject Property; and

WHEREAS, the Petitioner desires to store and display products on the Subject Property; and

WHEREAS, the Petitioner submitted an application to the City of Des Plaines Department of Community and Economic Development ("*Department*") to amend the Conditional Use Permit to allow the outdoor storage and display of products on the Subject Property in accordance with Section 12-7-3 of the Zoning Ordinance ("*Amended Conditional Use Permit*"), in accordance with Section 12-3-4 of the Zoning Ordinance; and

WHEREAS, the Subject Property is owned by Art Investment, LLC ("*Owner*"), which has consented to the Petitioner's application; and

WHEREAS, the Petitioner's application was referred by the Department to the Planning and Zoning Board of the City of Des Plaines ("*PZB*") within 15 days after the receipt thereof; and

WHEREAS, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on July 26, 2022 pursuant to notice published in the *Des Plaines Journal* on July 6, 2022; and

WHEREAS, notice of the public hearing was mailed to all property owners within 500 feet of the Subject Property; and

WHEREAS, during the public hearing, the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on July 27, 2022, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 4-0, to approve the Petitioner's application for the Amended Conditional Use Permit, subject to certain terms and conditions; and

WHEREAS, the Petitioner made certain representations to the PZB with respect to the proposed Amended Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for the Amended Conditional Use Permits; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated August 25, 2022, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as: 1628 Rand Road, Des Plaines, Illinois.

SECTION 3. AMENDED CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner an Amended Conditional Use Permit to allow the outdoor display and storage of products on Subject Property, in accordance with Section 12-7-3 of the Zoning Ordinance. The Amended Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

SECTION 4. CONDITIONS. The Amended Conditional Use Permit granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property, by the Petitioner must comply with all applicable City codes and ordinances, including, without limitation, the Conditional Use Ordinance, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans.** Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance: that certain "Final Site Plan" prepared by the Owner, consisting of one sheet, with a latest revision date of February 22, 2022, attached to and by this reference made a part of this Ordinance as **Exhibit A** ("*Site Plan*"); and

C. Additional Conditions. The development, use, and maintenance of the Subject Property shall be subject to and contingent upon the following additional conditions:

1. All proposed improvements shown on the Site Plan must be constructed in full compliance with all applicable codes and ordinances. Plans and drawings may require modification in order to comply with current City codes and ordinances; and

2. No outdoor display or storage of products is allowed on the Subject Property unless the location of the outdoor display and storage of products complies with the City of Des Plaines Flood Control Regulations set forth in Title 14 of the City Code.

SECTION 5. RECORDATION; NON-TRANSFERABILITY. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall inure solely to the benefit of Petitioner. Nothing in this Ordinance shall be deemed to allow the Petitioner to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the City Council by a duly adopted amendment to this Ordinance.

SECTION 6. NONCOMPLIANCE.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its

terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or Owner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Ordinance as amended by this Ordinance, the Amended Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation of the Amended Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner and Owner.

SECTION 7. EFFECTIVE DATE.

A. This Ordinance shall be in full force and effect only after the occurrence of the following events:

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;

3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit B**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

B. In the event that the Petitioner and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2022.

APPROVED this ____ day of _____, 2022.

VOTE: AYES ____ NAYS ____ ABSENT ____

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form this
____ day of _____, 2022.

Approved as to form:

CITY CLERK

Peter M. Friedman, General Counsel

ATTEST:

GRANITE PLACE & QUARTZ, LLC

By: _____

By: _____

Its: _____

ATTEST:

CABINET LAND KITCHEN & BATH CORPORATION

By: _____

By: _____

Its: _____

ATTEST:

ART INVESTMENT, LLC

By: _____

By: _____

Its: _____

CITY OF DES PLAINES

ORDINANCE Z - 27 - 22

AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V).

WHEREAS, Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation (collectively, the "**Petitioner**") are the lessees of that certain property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**"); and

WHEREAS, pursuant to Section 12-11-6.B of the Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**"): (i) the total sign area permitted on any street-facing building elevation may not exceed 125 square feet; (ii) the animated face of an electronic message board sign must be at least 250 feet from a residence located in the R-1, R-2, or R-3 Districts; and (iii) electronic message boards may not exceed 50 percent of the total sign area; and

WHEREAS, the Petitioner has installed wall signs on the Subject Property with the total sign area of 236 square feet, in violation of Section 12-11-6.B of the Zoning Ordinance; and

WHEREAS, the Petitioner proposes to install an electronic message board sign in an existing pole sign structure that would: (i) would be located 189.5 feet from the nearest residence in the R-1 District; and (ii) consist of 100 percent of the sign area, in violation of Section 12-11-6.B of the Zoning Ordinance; and

WHEREAS, the Petitioner submitted an application to the City of Des Plaines to the Department of Community and Economic Development ("**Department**") for major variations from Section 12-11-6.B of the Zoning Ordinance to: (i) increase the maximum wall sign area from 125 square feet to 236 square feet ("**Wall Sign Area Variation**"); (ii) decrease the required distance between the animated face of an electronic message board sign and a residence in the R-1 District from 250 feet to 189.5 feet ("**Residential Separation Variation**"); and (iii) increase the maximum permitted sign area for the electronic message board sign from 50 percent to 100 percent ("**EMB Sign Area Variation**") (collectively, the "**Variations**"); and

WHEREAS, the Petitioner's application for the Variations was referred by the Department, within 15 days after its receipt, to the Planning and Zoning Board of the City of Des Plaines ("**PZB**"); and

WHEREAS, within 90 days after the date of the Petitioner's application, a public hearing

was held by the PZB on July 26, 2022, pursuant to publication of notice in the *Des Plaines Journal* on July 6, 2022; and

WHEREAS, notice of the public hearing was mailed to all owners of property located within 500 feet of the Subject Property; and

WHEREAS, during the public hearing, the PZB heard testimony and received evidence with respect to the Petitioner's application for the Variations; and

WHEREAS, on July 26, 2022, the PZB voted on the following motions: (i) the motion to recommend approval the Wall Sign Area Variation passed by a vote of 4-0; (ii) the motion to recommend approval of the Residential Separation Variation passed by a vote of 3-1; and (iii) the motion to recommend approval of the EMB Sign Area Variation failed to pass by a vote of 2-2; and

WHEREAS, on July 27, 2022, the PZB filed a written report with the City Council summarizing the testimony received by the PZB and the PZB's recommendations; and

WHEREAS, the Petitioner made representations to the PZB with respect to the requested Variations, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting the Variations subject to certain terms and conditions; and

WHEREAS, the City Council has studied the written report of the PZB, the applicable standards set forth in the Zoning Ordinance, and the Staff Memorandum dated August 25, 2022, including its exhibits, which form part of the basis for this Ordinance;

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting part of the factual basis for this Ordinance granting the Variations.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNHSIP 41 NORTH,

RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as 1628 Rand Road, Des Plaines, Illinois.

SECTION 3. VARIATIONS.

A. Wall Sign Area Variation. The City Council finds that the Wall Sign Area Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Wall Sign Area Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Wall Sign Area Variation for the Subject Property to the Petitioner.

B. Residential Separation Variation. The City Council finds that the Residential Separation Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Residential Separation Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Residential Separation Variation for the Subject Property to the Petitioner.

C. EMB Sign Area Variation. The City Council finds that the EMB Sign Area Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the EMB Sign Area Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the EMB Sign Area Variation for the Subject Property to the Petitioner.

SECTION 4. CONDITIONS. The Variations granted in Section 3 of this Ordinance shall be, and are expressly subject to and contingent upon the conditions, restrictions, and limitations set forth in this Section 4. The development, use, and maintenance of the Subject Property shall be in strict compliance with the "Sign Photos and Renderings" consisting of 11 sheets, submitted by the Petitioner, and undated, copies of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit A**, except for minor changes and site work approved by the Director of the Department of Community and Economic Development in accordance with applicable City codes, ordinances, and standards.

SECTION 5. EFFECT. This Ordinance authorizes the use and development of the Subject Property in accordance with the terms and conditions of this Ordinance and shall prevail against other ordinances of the City to the extent that any might conflict. The terms and conditions of this Ordinance shall be binding upon Petitioner, its grantees, assigns and successors in interest to the Subject Property.

SECTION 6. LIMITATIONS. The Variations shall be valid for not more than 12 months prior to the issuance of a building permit and the commencement of construction in accordance with the terms and conditions of this Ordinance. The Zoning Administrator may extend the Variations if the Petitioner requests an extension in accordance with Section 12-3-6.L of the Zoning Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that this Ordinance shall not take effect unless and until a true and correct copy of this Ordinance is executed by the Owner of the Subject Property or such other party in interest consenting to and agreeing to be bound by the terms and conditions contained within this

Ordinance. Such execution shall take place within 60 days after the passage and approval of this Ordinance or within such extension of time as may be granted by the City Council by motion and delivered directly to the City Clerk.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

PASSED this 19th day of September, 2022.

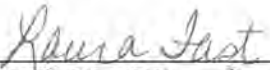
APPROVED this 19th day of September, 2022.

VOTE: Ayes 7 Nays 0 Absent 1




MAYOR

ATTEST:




CITY CLERK, Deputy

Published in pamphlet form this
20th day of September, 2022.



CITY CLERK, Deputy

Approved as to form:



Peter M. Friedman, General Counsel

I, _____, being the owner or other party in interest of the property legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the Subject Property in accordance with the terms of this Ordinance.

Dated: _____

(Signature)

CITY OF DES PLAINES

ORDINANCE Z-27-22

AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V)

ADOPTED ON SEPTEMBER 19, 2022
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines, Cook County, Illinois, on this 20th day of September, 2022.



EXISTING WOOD FRAME IS TIED INTO THE WALL WITH $\frac{3}{4}$ " (THICK) AND 8' (LONG) KWIK BOLT LONG THREAD CARBON STEEL EXPANSION ANCHORS.

MATERIAL: ALU PANEL 12.5 MM INSTALL TO EXISTING GREEN WOOD FRAME.

DIMENSIONS: 24' X 3'







VINYL WRAP OVER EXISTING FRONT FASCIA BOARD.

MATERIAL: VINYL STICKER

DIMENSIONS: 82' X 2'









Outdoor LED Programmable sign

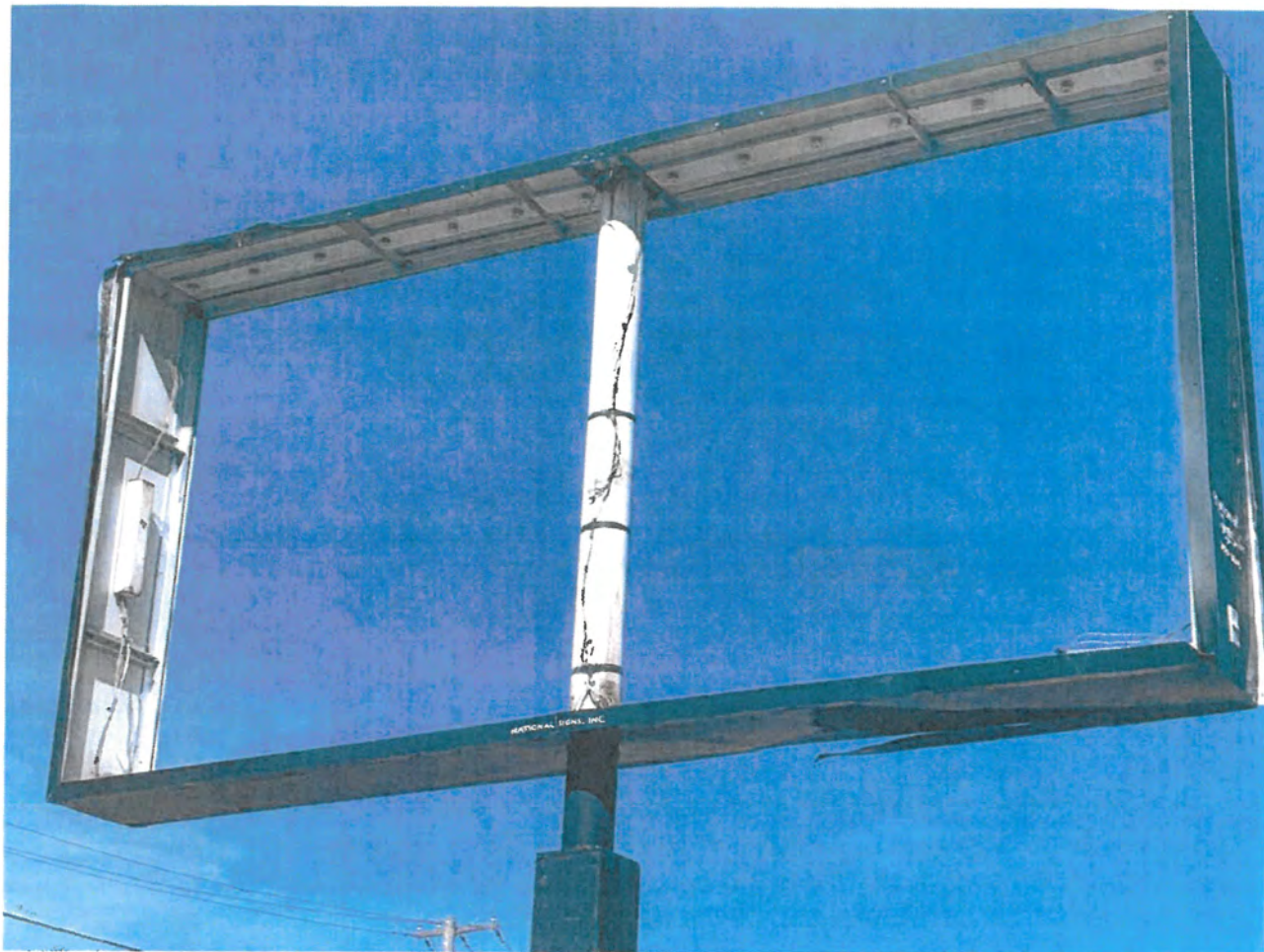
16mm Pixel Pitch

Cabinet Size 73" by 144"

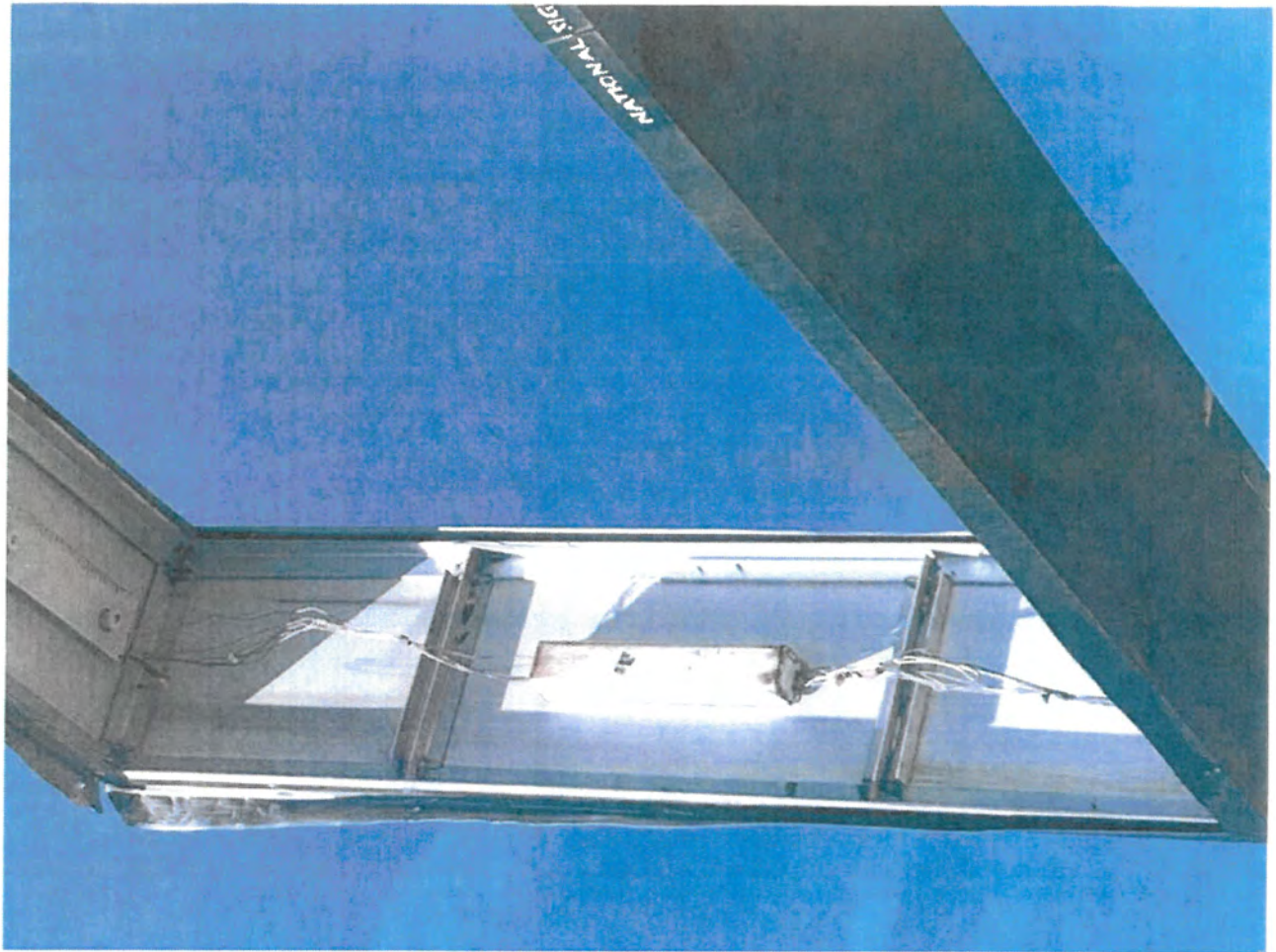
Viewable Area 70.5" by 141.5"

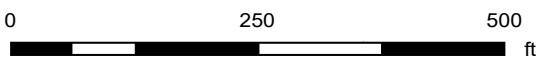
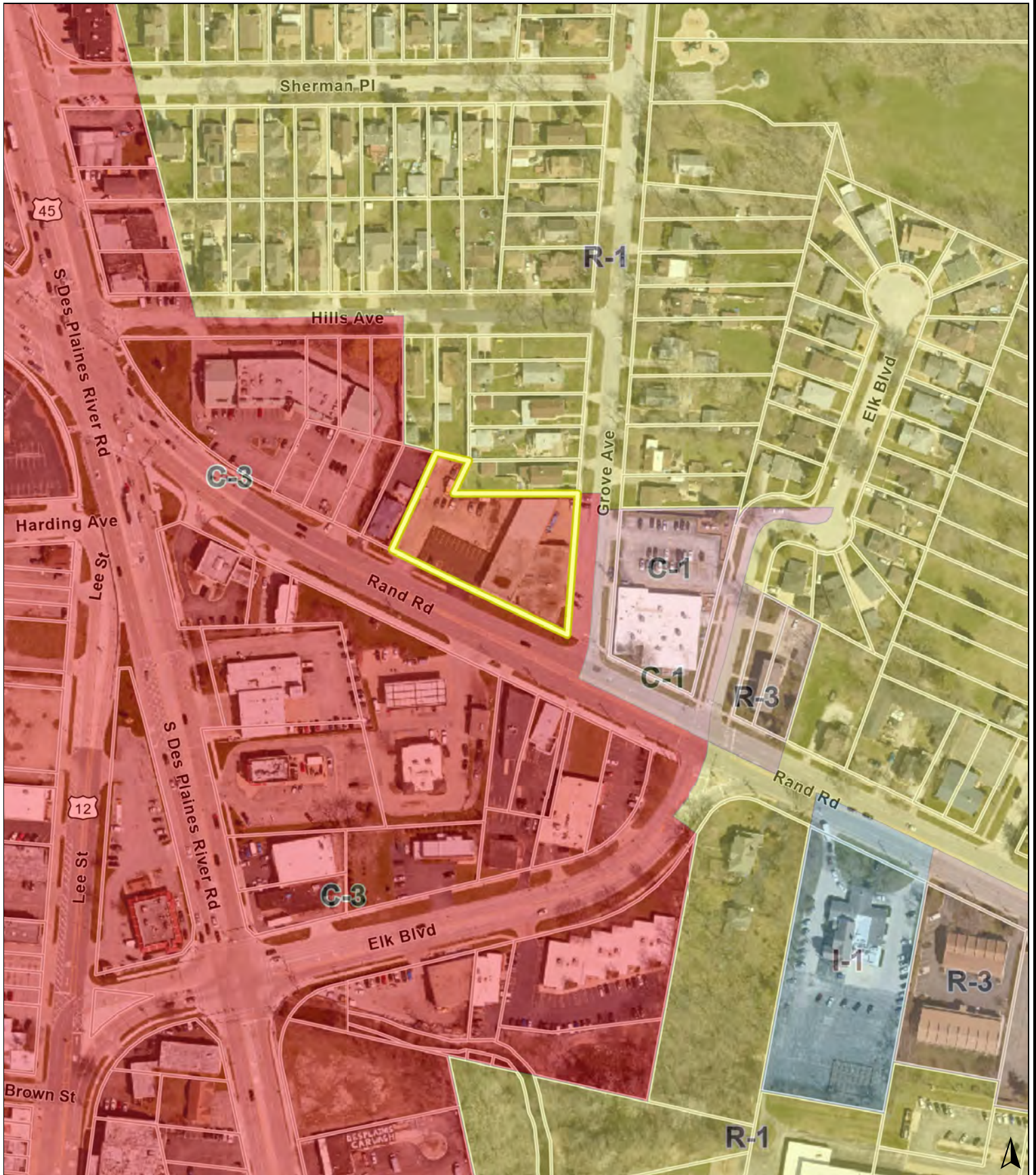
Brightness adjustable and includes Auto Dimmer

Install to **existing** Electric contraction









Print Date: 2/9/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



1628 Rand Road – Outdoor Display



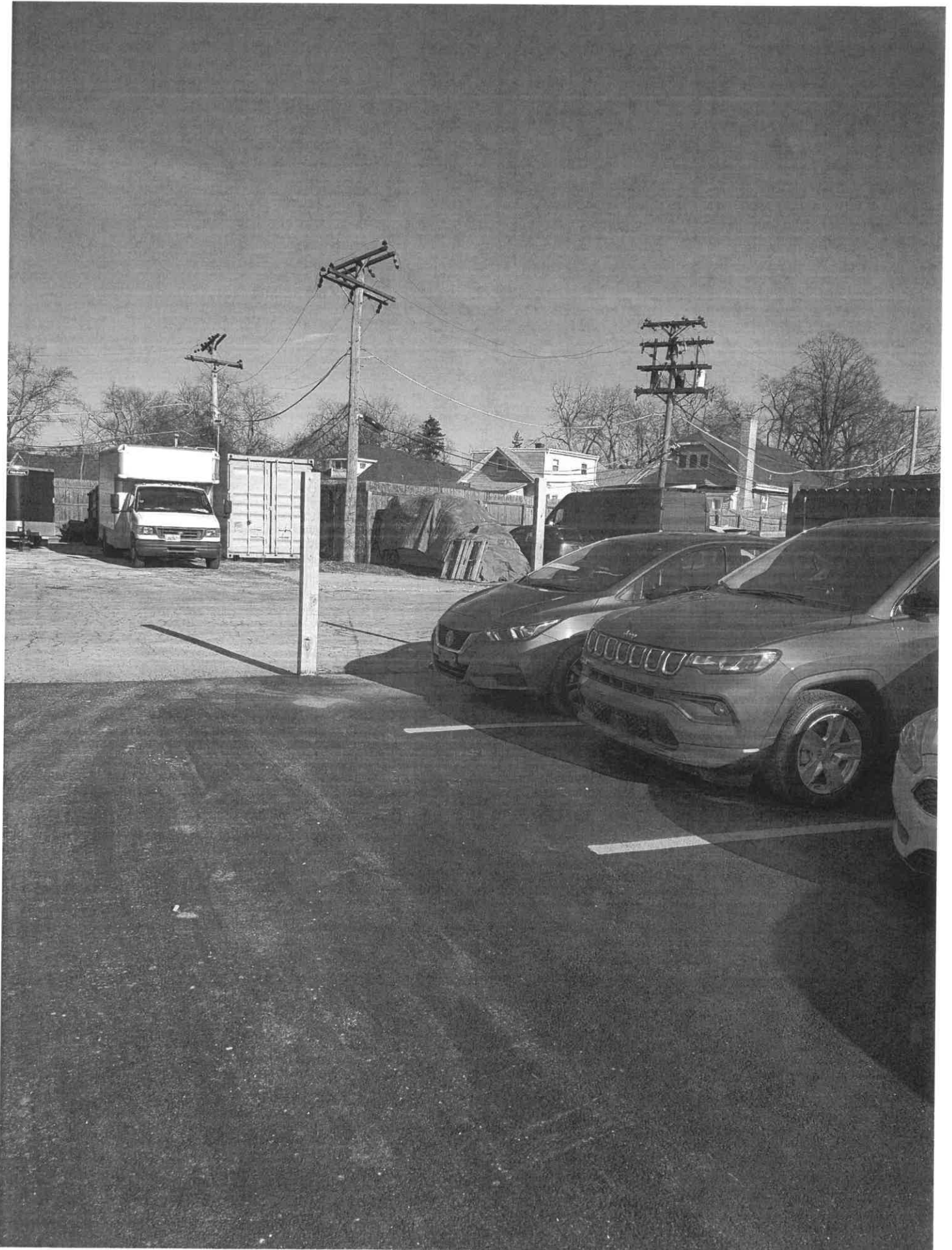
1628 Rand Road – Outdoor Display



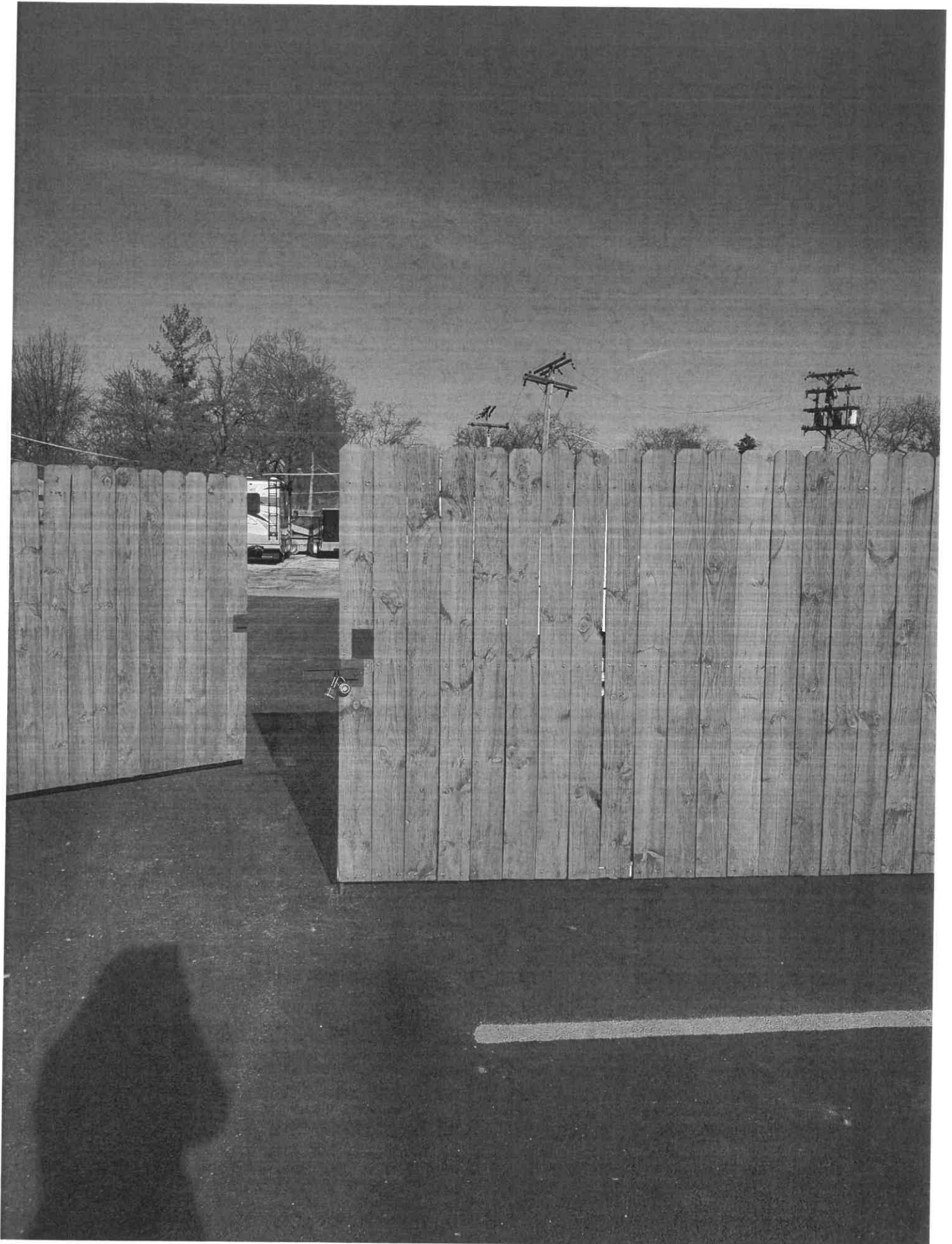
1628 Rand Road – Subject Property

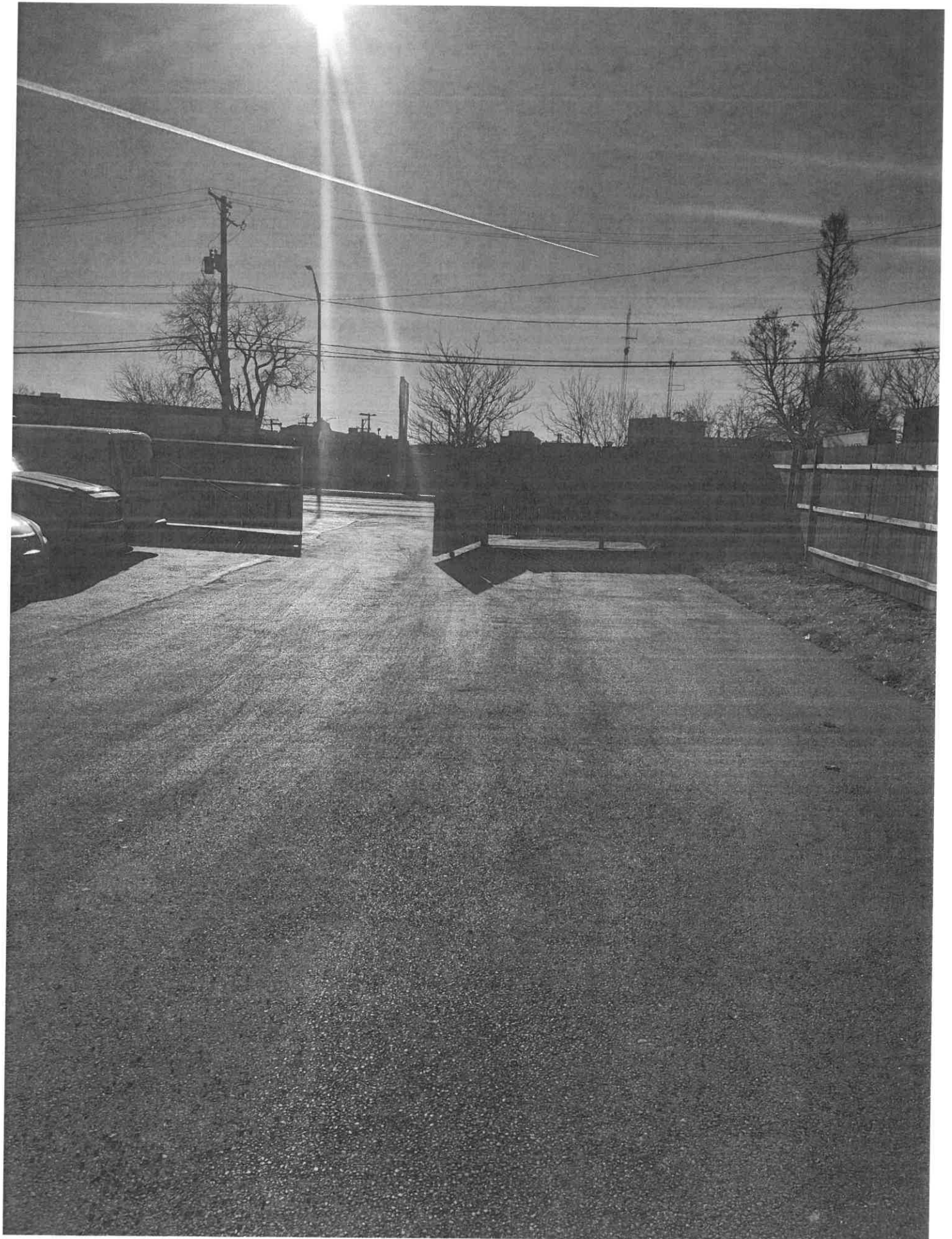


1628 Rand Road – Motor Vehicle Sales Entrance



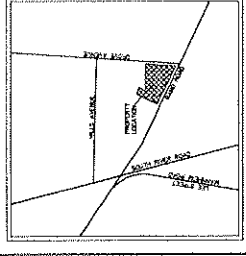
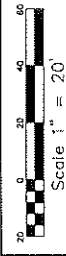








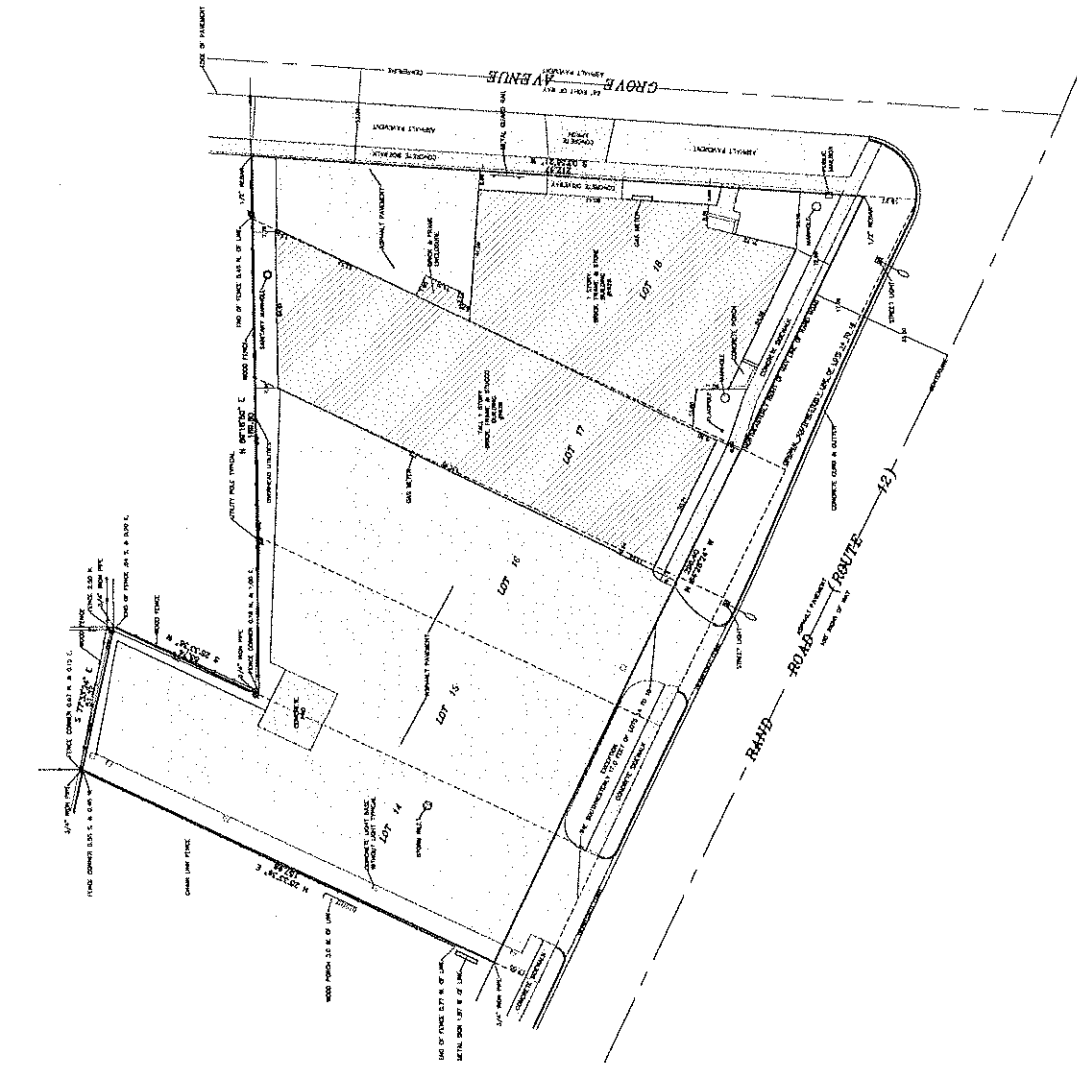




ALTA/NSPS LAND TITLE SURVEY

LOCAL DESCRIPTION
 THIS IS A LAND TITLE SURVEY OF THE ALTA/NSPS PROJECT, A DEVELOPMENT OF 16 LOTS, IN THE MUNICIPALITY OF ALTA, SASKATCHEWAN PROVINCE, CANADA. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE ALTA/NSPS ACT AND THE ALTA/NSPS REGULATIONS. THE SURVEY IS BEING CONDUCTED BY THE SURVEYOR GENERAL OF SASKATCHEWAN, IN ACCORDANCE WITH THE ALTA/NSPS ACT AND THE ALTA/NSPS REGULATIONS.

PREPARED BY:
 J. A. ...
 ...
 ...



ALTA/NSPS LAND TITLE SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE ALTA/NSPS ACT AND THE ALTA/NSPS REGULATIONS. THE SURVEY IS BEING CONDUCTED BY THE SURVEYOR GENERAL OF SASKATCHEWAN, IN ACCORDANCE WITH THE ALTA/NSPS ACT AND THE ALTA/NSPS REGULATIONS.

THIS SURVEY IS MADE IN THE COMPANY/PROJECT AND THE SURVEYOR'S NAME IS ...
 DATE OF SURVEY: ...
 ...



THE SURVEY IS MADE ONLY BY THE SURVEYOR GENERAL OF SASKATCHEWAN.

Project Narrative

The Petitioner, Urszula Topolewicz, as lessor of AutoDepot Car Sales LLC, is requesting an Amendment to the Conditional Use Permit to a Trade Contractor Use at 1628 Rand Road, Des Plaines, IL 60016, namely under Title 12 Chapter 7 Subjection 3 (12-7-3) and requesting an Amendment to the Conditional Use Permit for Trade Contractor use, at 1628 Rand Road, namely, Ordinance Z-36-21 regarding storage; specifically, the restriction of Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4.

The subject property is located within the C-3 General Commercial District and has been granted conditional use as a Trade Contractor in the C-3 zoning district (Z-36-21). The subject property contains a commercial building with and off-street surface parking area on the west side of the property and on-street parking area along Grove Ave on the east side of the property as shown on the Plat of Survey. (Attached as Exhibit A). The subject property is located along Rand Road at the northwest corner of the Rand/Grove Lane intersection. The property is currently accessed by three curb cuts, two off Rand Road and one off Grove Lane.

The existing one story building which is roughly 15,300 sq ft consists of two front customer entrances located on the southwest and southeast of the property. The proposed uses of the property is a used car dealership with minor service/repairs and car detail cleaning only for vehicles sold by the dealership. The detailing services will not be open to the general public only to customers who purchase vehicles from the dealership. The remainder of the building, 11,400 sq ft will continue to be leased to Granite Place & Quartz LLC. Granite Place & Quartz LLC will not have any changes and no further information is required as this was provided previously and in the Village record.

The Petitioner's request does not involve any changes/ modifications to the building that would require permits. If permits are required to simply move the fence and reface the sign Petitioner/ Owner will acquire the permits as per the Village instructions per 2015 IBC 105.2. However, please note that throughout several conversations with the Village representatives no permit requirements were raised. Again, if permits are required this should be advised and my client will obtain. As the owner of the property has done in the past, they will continue to obtain any permits required and continue to contribute to the beautification and safety of the surrounding residence.

The exterior changes to the property include moving the wooden gate from the front northwest end to the back northwest end of the property, as illustrated on the survey, to open more parking to the public. The gate will be moved to the back northwest end of the property and will separate the private backyard area from the public parking and car sale lot. The interior changes simply include the removal of the kitchen cabinets displays from the show room. The interior space being utilized by the car dealership is the same space utilized by the previous lessor of Cabinet Land Kitchen & Bath Co. The Petitioner does not believe the interior or exterior work require permits.

Use	Total Area / Vehicles	Parking Requirement	Provided Parking
Motor Vehicle Sales	Showroom: 850 sq ft Office space:, hallway, bathrooms 1,500 sq ft Warehouse space: \$1,550 sq ft Total sq ft – 3,900 sq ft	1 space per 500 square feet of showroom and office floor area, plus 1 space for every 20 vehicle display spaces (required off street parking spaces cannot be occupied by motor vehicles for sale or for lease)	11 spaces outside for motor vehicle display 3-4 spaces in interior showroom for motor vehicle display 11 plus 1 handicapped parking spaces for customers (total 12 spaces) Off street parking is not included in the above numbers
Motor Vehicle Sales – Display Spaces	20 vehicles maximum	Spaces used for motor vehicle display may not be used to meet parking requirements	23 parking spaces noted on site plan; 11 for displayed vehicles and 13 for customers.
Trade Contractor	Showroom: 850 sq ft Office space, hallway, bathrooms: 1,500 sq ft Please see sight Plan	No parking required	23 parking spaces noted on site plan; 11 for displayed vehicles and 12 for customers.

As displayed on the Plat of Survey, Petitioner will only utilize roughly 3,900 sq ft of the interior of the property which includes Showroom: 850 sq ft; Office space: 1,500 sq ft and Warehouse space: \$1,550 sq ft. The remaining portion of the property will continue to be leased Granite Place & Quartz LLC., which is 11,400 sq ft as illustrated on the Site Plan. The interior will be used as office space and possibly display of up to four vehicles in the showroom area consisting of 1,500 sq ft . Along with 1,550 sq ft of warehouse space for car detailing which is separated from the office and showroom area. There will be no service bays. The minor repairs/detailing will be completed inside the warehouse.

AutoDepot Car Sales LLC will operate Monday to Saturday 9:00 am to 9:00pm. Sunday the business is closed. The existing business Granite Place & Quartz LLC. shall remain the same as
Attachment 7

previously approved, the operating hours are Monday to Friday 9:00 am to 5:00 pm; Saturday 9:00 am to 3:00 pm; Sunday closed. Granite Place & Quartz LLC has its own overhead warehouse door for egress and ingress. The existing back yard will provide access to both warehouses. In addition each of the two businesses have separate entrances for customers which is displayed on the site plan enclosed. The business will have a minimum of two (2) employees and a maximum of four (4). The Petitioner will display maximum of 20 vehicles, including exterior and interior displays. As illustrated on the Plat of Survey, there will be 12 customer parking spaces one of which is handicapped. There are currently 11 exterior parking spaces designated for displayed vehicles for sale.

This was one of the specific variations requested and tabled due to the property being in a flood plain. All items held in the outdoor backyard are moveable, including but not limited to the granite racks and the cars. The items include vehicles and granite racks for the holding of granite slabs. See pictures attached which was previously provided to the city and PZB board in both 2021 and 2022. This area is fenced off and not accessible to the public. Please also note that only a small portion of this 0.96 acres lot is in a flood plain with only 1% chance of being equaled or exceeded in any given year.

As noted in the attached site plan, the property has been split off and separated into sections, including private and exclusive parking for customers. There is a separate section, closed off by a 8 foot fence for the business back yard, which has no access to the public nor views to the public or surrounding residence, thus creating no public nuisance, The back yard of the business is utilized for cars, incoming and outgoing orders, for storage of business products and basic functioning of business orders. The current Ordinance Z-36-21 is written, namely Section 4. ALL PRODUCTS ARE MOVEABLE. Products include cars and granite slabs ON RACKS. Conditions subparagraph C. 4, not only restricts the Petitioners ability to conduct regular/standard business but also places the current employees health and safety at risk as the current restrictions under Section 4. Conditions subparagraph C. 4 of the Z-36-21 Ordinance

The private yard will not be accessible to the public. The existing gate will be removed and a new swing gate will be installed, as illustrated on the Plat of Survey, separating the private yard from the public area. The private yard is closed off by an 8 foot fence. The fenced off private yard has no access or views to the public, thus creating no public nuisance. The private yard will be utilized for the ingress and egress of vehicles being sold or serviced by the dealership and by Granite Place & Quartz LLC.

As you are aware the finished product we produce such as, granite/quartz/marble and/or any stone are not light materials that may be moved easily from place to place. The unrealistic and unsafe restrictions referenced in Section 4. Conditions subparagraph C. 4 of Ordinance Z-36-21 are placing the employees of the Petitioner in an unhealthy and unsafe work environment, especially during the fall and winter seasons. The Petitioner should have access to their own, secured back yard to store business equipment as fits the time of the season and need of the business.

In order to continue to serve the residents of Des Plaines, ensure a safe working environment for the employees and continue to not be a nuisance to the surrounding residence, Ordinance Z-36-21 should be modified as follows: Section 4. Conditions subparagraph C. 4 shall be removed in its entirety. The restriction of Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4, is an additional restriction specifically for this property.

As there is no restriction/ stipulation in the City code regarding back yard storage, the Amendment to Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4 would be the best resolution for all parties involved, including the Village, Petitioner, future and current C-3 and the surrounding community and residence. However, if a Text Amendment is required (which should not be as this an addition instead of an amendment to the City Code), then Petitioner proposes the following addition (not per se amendment as back yards are not covered in the statute to 12-7.3 F.5 but an addition): the addition of subparagraph 5.d to the City Code is requested to 12.7.3 F12-7.3 .5 as follows: Back yard may be used for storage of finished products and/or fabricated product and/or movable products such as cars but without limitation as long as the back yard is enclosed with 8 foot wooden fencing and does not create a health hazard to the surrounding residence or violate FEMA. A text amendment was previously submitted and my clients request encompasses the same.

There is a separate section, closed off by a 8 foot fence for the business back yard, which has no access to the public nor views to the public or surrounding residence, thus creating no .public nuisance, The back yard of the business is utilized for incoming and outgoing orders, for storage of business products , cars and basic functioning of business orders. The current Ordinance Z-36-21 is written, namely Section 4. Conditions subparagraph C. 4, not only restricts the Petitioners ability to conduct regular/standard business but also places the current employees health and safety at risk as the current restrictions under Section 4. Conditions subparagraph C. 4 of the Z-36-21 Ordinance. Despite a small portion of the corner property that is in a flood zone, all items stored in my clients private back yard are moveable.

The new business, namely AutoDepot Car Sales LLC, will replace the current sign from Cabinet Land Kitchen & Bath Co. to AutoDepot Car Sales LLC. The size and dimensions of the sign will not be changed. Simply refacing the current sign.

Since roughly September the Petitioner has been attempting to work with the Village to obtain approval to operate a used car dealership; almost half a year. Note that a new/used car dealership previously operated in this same location from 1975 to 2015. The annual property taxes on the property are roughly \$113,000. The owner cannot keep paying taxes without rental income.

I request the Village take a look at their records for over 3 years on this property since my client purchased. The discrimination against my clients is more than apparent in addition to the lack of due diligence on the part of the Village. Either way, it's a reason to sue the Village for their actions towards my client and their financial consequences for the Villages incompetency, lack of due diligence or responsibility. My client has spent and lost A LOT of money due to the Villages incompetency, lack of consistency and discrimination.

Thank you for your time and consideration regarding this matter. Please also keep in mind all improvements and requests made by the Petitioner have been and will continue to be to enhance the safety, environment and productivity of the surrounding residence and the Des Plaines community as a whole. We are hoping this will not have to end in litigation against Des Plaines.



STANDARDS FOR CONDITIONAL USES

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Conditional Use in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that the proposed use is appropriate for the site and will not have a negative impact on surrounding properties and the community. Please answer each item completely and thoroughly (two to three sentences each).

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

Yes, the conditional use request is for a used car dealership with minor service /repair center and detail cleaning.

2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;

Yes, the commercial/used car dealership, repair service and detail center use is in accordance with the objective of Chapters 2, 3, and 8 of the Des Plaines comprehensive plan. The business will retail showroom with minor repair service and detail center.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

The proposed conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate with the existing C-3 commercial character of the general vicinity. The business will be commercial storefront with a warehouse , office space accessible to the public and car lot for the display of vehicles for sale.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses.

The proposed conditional use is not hazardous or disturbing to existing neighboring uses. As other neighboring uses, the property will be a commercial storefront and car sale lot open to the public which will be serving the day to day needs of local residents.

5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;

Yes, the proposed conditional use will be served adequately by essential public facilities and services. The property is currently connected to all public utilities (gas, water, sewer, etc) and is protected by police and fire services. The property has access to Rand Rd and provides parking for customers and employees.

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare. The property is already connected to all public utilities and is within the boundaries of police and fire services provided by the Village. There will be minimal to no additional requirements at public expense.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

The proposed conditional use will be a showroom, car lot, offices and warehouse. The business will be open during normal business hours and the warehouse shall be used for storage. minor repairs and detail cleaning of cars which does not produce excessive noise, smoke, fumes, glare or odor. The business will not produce excessive production of traffic as the business is not a high traffic business and has large parking lot.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

The proposed conditional use provides vehicular access to the property via Rand Rd. The property has also a large parking lot sufficient for both customers and employees, eliminating any need for customer or employees parking on public streets. The ingress and egress to the property does not create an interference with traffic.

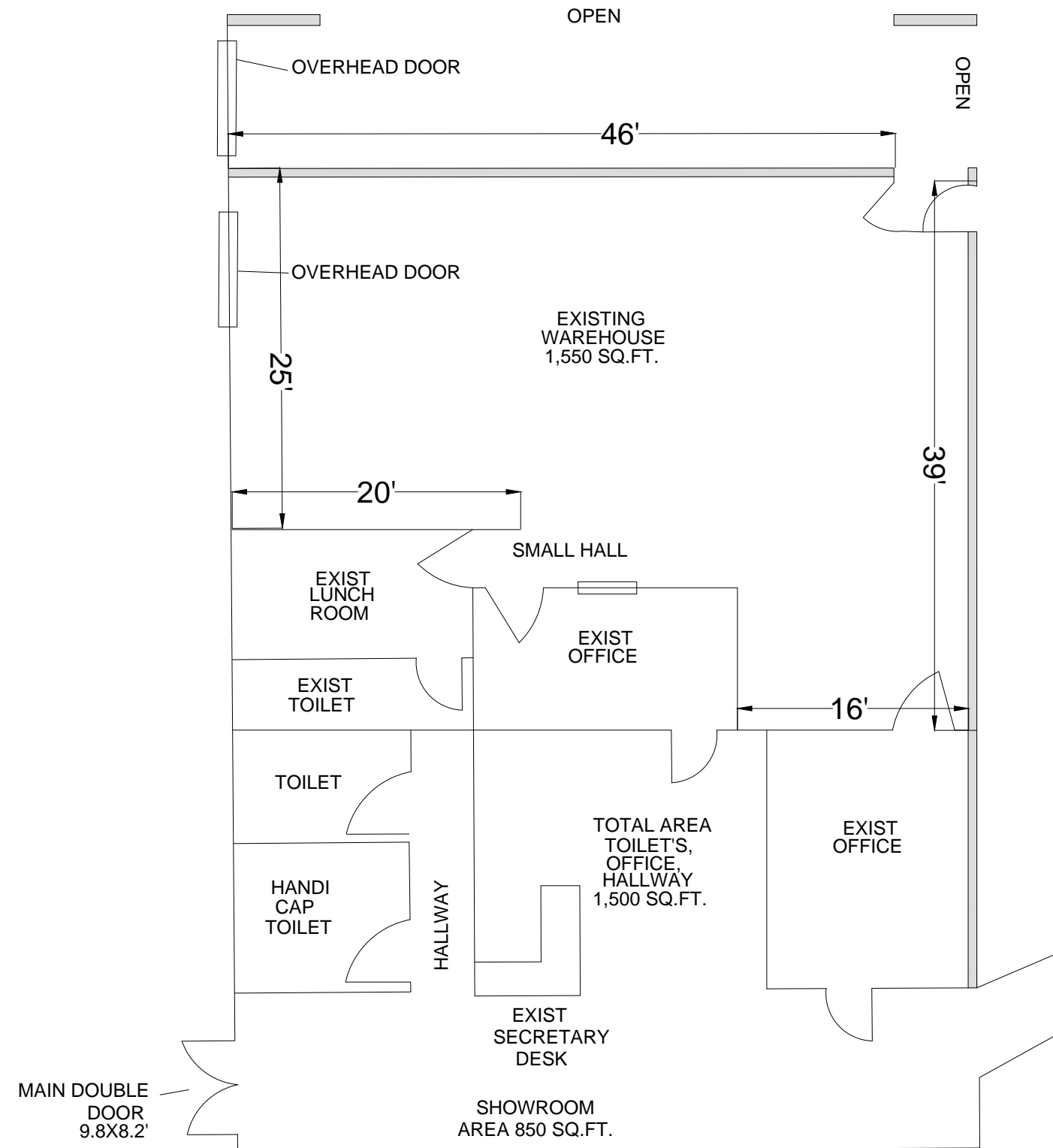
9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

The proposed conditional use does not result in destruction, loss, or damage of a historical scenic or historic feature of major importance. The property is not classified as historical per Village.

10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested.

The proposed conditional use does comply with all additional regulations in this title specific to the conditional use being requested. Owner will also designate parking spaces for customers and employees as required and stipulated by the Village.

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"



NOTES:

FLOOR PLAN

ADDRESS:
1628 RAND RD
DES PLAINES, IL 60016

PARCEL ID: 09161040220000

FLOOR AREA: 3,900 SQ.FT.

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=10'

