



# Planning and Zoning Board Agenda

July 9, 2024

Room 102 – 7:00 P.M.

## Call to Order and Roll Call

### Approval of Minutes:

- June 11, 2024 Planning and Zoning Board Meeting
- June 25, 2024 Planning and Zoning Board Special Workshop Meeting

**Public Comment:** For matters that are not on the agenda

### Pending Applications:

1. **Addresses:** 1701 Birchwood Avenue **Case Number:** 24-028-V

The petitioner is requesting a variation to allow the installation of loading spaces which would directly face and open up onto a public right-of-way, and any other variations, waivers, and zoning relief as may be necessary.

**-Withdrawn by staff for re-noticing.**

**PIN:** 09-28-300-026-0000

**Petitioner:** Scott Chiero, 5519 N. Cumberland Avenue, Suite 1001, Chicago, IL 60656

**Owner:** FRG-X-IL2, LP, 5519 N. Cumberland Avenue, Suite 1001, Chicago, IL 60656

2. **Addresses:** 1242 White Street **Case Number:** 24-029-V

The petitioners are requesting a variation to reduce the required front yard setback for an existing residence in the R-1 Single Family Residential district, and any other variations, waivers, and zoning relief as may be necessary.

**-Withdrawn by staff for re-noticing.**

**PIN:** 09-20-403-027-0000

**Petitioners:** Robert and Dina Argus, 1242 White Street, Des Plaines, IL 60018

**Owners:** Robert and Dina Argus, 1242 White Street, Des Plaines, IL 60018

3. **Address:** 1700 W. Higgins Road **Case Number:** 24-019-V

The petitioner is requesting a major variation to extend the maximum building sign area on an office building, and any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-33-310-004-0000; 09-33-309-007-0000

**Petitioners:** Julie Piszcek, 5 Robert Court, Hawthorn Woods, IL 60047, and Jeremy Lyons, 6250 N. River Road, Suite 11-100, Rosemont, Illinois 60018

**Owner:** Mariner Higgins Center LLC, 6250 N. River Road, Suite 11-100, Rosemont, IL 60018

4. **Address:** 1177 Howard Avenue

**Case Number:** 24-031-CU

The petitioner is requesting a conditional use permit to allow for an assembly use (banquet facility) at the subject property and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-29-301-005-0000

**Petitioners:** Des Plaines Park District, 2222 Birch Street, Des Plaines, IL 60018

**Owners:** Des Plaines Park District, 2222 Birch Street, Des Plaines, IL 60018

### **Adjournment**

**Next Agenda:** Next meeting is on July 23, 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.



**DES PLAINES PLANNING AND ZONING BOARD MEETING**  
**June 11, 2024**  
**MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, June 11, 2024, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:01 p.m. and roll call was established.

- PRESENT: Weaver, Saletnik, Veremis, Szabo  
ABSENT: Catalano, Hofherr, Fowler  
ALSO PRESENT: Jonathan Stytz, Senior Planner  
Samantha Redman, Senior Planner

A quorum was present.

**APPROVAL OF MINUTES**

A motion was made by Board Member Weaver, seconded by Board Member Veremis to approve the meeting minutes of May 28, 2024, with corrections provided to staff.

- AYES: Weaver, Saletnik, Veremis, Szabo  
NAYS: None  
ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**Pending Applications:**

1. **Address:** 1700 W. Higgins Road

**Case Number:** 24-019-V

The petitioner is requesting a major variation to extend the maximum building sign area on an office building, and any other variations, waivers, and zoning relief as may be necessary. **- Request for Continuance**

**PINs:** 09-33-310-004-0000; 09-33-309-007-0000

**Petitioners:** Julie Piszcek, 5 Robert Court, Hawthorn Woods, IL 60047, and Jeremy Lyons, 6250 N. River Road, Suite 11-100, Rosemont, Illinois 60018

**Owner:** Mariner Higgins Center LLC, 6250 N. River Road, Suite 11-100, Rosemont, IL 60018

The petitioner requested to continue this case to the July 9, 2024 Planning and Zoning Board meeting.

Motion by Board Member Saletnik, seconded by Board Member Veremis to approve a continuance to the July 9, 2024 Planning and Zoning Board Meeting.

AYES: Weaver, Saletnik, Veremis, Szabo

NAYES: None

ABSTAIN: None

**\*\*\*MOTION CARRIED\*\*\***

2. **Address:** 965 and 975 Rand Road

**Case Number:** 24-021-CU

The petitioners are proposing conditional uses for two trade contractor uses at the subject properties, and any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-08-301-006-0000; -007

**Petitioners:** Peter Wrzesinski, 975 Rand Road, Des Plaines, IL 60016, and Norma Diamano, 1733 N. 43<sup>rd</sup> Avenue, Stone Park, IL 60165

**Owner:** 965 Rand Road LLC, 965 Rand Road, Des Plaines, IL 60016

**Ward Number:** #7, Alderman Patsy Smith

**Existing Zoning:** C-3, General Commercial

**Existing Land Uses:** *965 Rand Road:* Pet Clinic; *975 Rand Road:* Two Trade Contractors (commercial) and Four Apartments (residential)

**Surrounding Zoning:** North: M-2, General Manufacturing / R-1, Single Family Residential Districts  
South:R-1, Single Family Residential District  
East:R-1, Single Family Residential District  
West:C-3, General Commercial District

**Surrounding Land Uses:** North:Multi-unit Building (commercial); Park (recreation)  
South:Single Family Residences (residential)  
East:Park (recreation)  
West:Auto Body Establishment (commercial)

**Street Classification:** Rand Road is classified as a principal arterial road under Illinois Department of Transportation (IDOT) jurisdiction.

**Comprehensive Plan:** The Comprehensive Plan illustrates this site as commercial.

**Property/Zoning History:** The property at 965 and 975 Rand Rd was annexed into the City in 1956. This property has had commercial zoning since the 1968, when the property was re-zoned from single family residential to the current zoning of general commercial<sup>1</sup>. All of the buildings currently occupying the site were constructed between the 1950s and the mid-1990s, with several remodeling projects and additions to the buildings during that time frame. The apartment

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<sup>1</sup> Ordinance Z-35-68

building was constructed on this property in the late 1950s<sup>2</sup> and has been continuously occupied by tenants. While residences are not permitted with the current zoning district in this location, it is considered a non-conforming use and allowed to persist as long as all residential units are occupied.

The office building at 965 Rand Rd has included a variety of uses throughout its history per city records, including an electrician, a manufacturing office, an animal hospital and the most current animal rescue use. The 975 Rand parcel has contained a variety of trade contractor uses, including a lawnmower repair service in the 1960s<sup>3</sup>, a plumbing company between the 1970s and 2022, and the current roofing company.

Staff have received multiple complaints regarding violations on the subject properties related to light pollution, illegal storage, odor, the installation of storage containers, storage of equipment on top of storage containers, fence disrepair, and the parking of a large semitruck on the property. While both the owner of the existing Advanced Roofing business and owner of the proposed Landscaping by AD business have diligently worked with staff to address and rectify the issues raised, there are some outstanding items on the subject properties that will need to be addressed through the conditional use process.

### CONDITIONAL USES

**Request Description:**

*Overview*

The subject properties consist of two separate parcels—both located in the C-3 General Commercial district—which are under common ownership and are summarized in more detail below:

Address	PIN	Lot Size	Current Improvements
965 Rand Rd	09-08-301-006-0000	25,590 SF (0.58 acres)	<ul style="list-style-type: none"> <li>• One-story building (vacant)</li> <li>• Surface parking area</li> </ul>
975 Rand Rd	09-08-301-007-0000	34,113 SF (0.78 acres)	<ul style="list-style-type: none"> <li>• Two-story building (Four residential apartments) [front]</li> <li>• Two-story building (Two trade contractor uses) [rear]</li> <li>• Surface parking area</li> </ul>

<sup>2</sup> “3 Rm Apartment Brand New”, *Arlington Heights Herald*, November 5, 1959 pg. 123

<sup>3</sup> “Bruno’s Lawn Mower”, *Arlington Heights Herald*, May 7, 1964, pg. 160

A business classified as a “trade contractor” is defined in Section 12-13-3 of the zoning ordinance as:

“A building or portion thereof where building and construction trade services are provided to the public. "Trade contractor" shall include, but will not be limited to, contractor offices, including landscaper's showrooms, construction supplies and storage including plumbing, heating, air conditioning, and building equipment, materials, sales, and other uses similar in nature and impact.”

Trade contractor uses require a conditional use in the C-3 district. As such, the petitioners, Peter Wrzesinski of Advanced Roofing and Norma Diamano of Landscaping by AD INC, are requesting conditional use requests for two existing trade contractor uses: one for Advanced Roofing and the other for Landscaping by AD INC. Currently, both uses operate out of the southmost building located on 975 Rand Road. However, the Landscaping by AD INC business is interested in utilizing the rear portion of the property at 965 Rand Road for parking and storage of its vehicles. See the attached Project Narrative for more details related to the operations of the proposed landscaping business.

*Floor Plan and Elevations*

The conditional use requests are related to the existing trade contractor businesses operating out of the southmost building at 975 Rand Road. That said, the attached Floor Plan designates the building areas devoted to each of the proposed uses as well as general areas for building operations, which are summarized in the table. While there are no proposed changes to the existing building itself, there are proposed changes to the site, especially in regard to designated parking and storage areas for each trade contractor business. The proposal does not include any changes to the exterior metal building façade of the existing two-story building. See the attached Photos of Existing Conditions for more information related to the existing building design.

Floor Plan Breakdown			
Use	General	Landscaping by AD	Advanced Roofing
First	<ul style="list-style-type: none"> <li>• 3 Restrooms</li> <li>• 160 SF Lobby</li> <li>• 145 SF Mechanical area</li> </ul>	<ul style="list-style-type: none"> <li>• 4 offices totaling 2,070 SF</li> <li>• 194 SF Kitchenette</li> </ul>	<ul style="list-style-type: none"> <li>• Shop Area totaling 3,537 SF</li> <li>• No shop area devoted for Landscaping by AD</li> </ul>

Second	<ul style="list-style-type: none"> <li>• 3 Restrooms</li> <li>• 127 SF Lobby</li> <li>• 127 SF Storage area</li> <li>• 39 SF Mechanical area</li> </ul>	<ul style="list-style-type: none"> <li>• No space devoted for Landscaping by AD</li> </ul>	<ul style="list-style-type: none"> <li>• 5 offices totaling 2,050 SF</li> <li>• 1,204 SF Mezzanine area</li> </ul>
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*Off-Street Parking*

Sections 12-9-7 and 12-9-8 of the Zoning Ordinance govern the number of off-street standard and accessible parking spaces required based on the property uses. There are no minimum parking requirements for trade contractor uses. However, considerations shall be made based on the following:

- The anticipated number of employees and members of the public that would visit the subject properties for the existing trade contractor uses.
- The loss of off-street parking from the conversion of existing parking areas to private parking and storage for the trade contractor uses
- The minimum requirement of two parking spaces for each apartment unit totaling eight, including at least one accessible space.
- The parking requirement for the future user of the vacant building at 965 Rand Road.

Based on the attached Site Plan, 14 parking spaces will be available on 965 Rand Road and 22 parking spaces—including one accessible space—will be available for 975 Rand Road totaling 36 off-street parking spaces between both properties. The table below summarizes the allocation of all available parking spaces shown on the attached Site Plan to confirm compliance with Sections 12-9-7 and 12-9-8 of the Des Plaines Zoning Ordinance.

<b>Required Off-Street Parking</b>				
<b>Use</b>	<b>Required Parking</b>	<b>Designated Spaces</b> (for each use)		<b>Parking Space Surplus / Deficit</b>
		<b>965 Rand Road</b>	<b>975 Rand Road</b>	
<b>Trade Contractor</b> (Advanced Roofing)	<b>0 spaces</b> <i>(No minimum parking standard required)</i>	<b>5 spaces</b> <i>(Advanced Roofing only)</i>	<b>11 spaces</b> <i>(Advanced Roofing only);</i> <b>7 spaces</b> <i>(shared)</i>	<b>16 spaces</b>

<b>Trade Contractor</b> (Landscaping by AD)	<b>0 spaces</b> <i>(No minimum parking standard required)</i>	<b>5 spaces</b> <i>(Landscaping by AD only)</i>	<i>between trade contractor uses)</i> <b>0 spaces</b> <i>(Landscaping by AD only)</i>	<b>5 spaces</b>
<b>Multifamily Residential</b> (Apartment Building)	<b>8 spaces</b> <i>(Two spaces for each residential unit)</i>	<b>0 spaces</b>	<b>4 spaces</b>	<b>4 spaces</b>
<b>Office</b> (Pet Clinic)	<b>7 spaces</b> <i>(One space for 250 SF of floor area)</i>	<b>4 spaces</b>	<b>0 spaces</b>	<b>3 spaces</b>
<b>Total Off-Street Parking Spaces Required</b>		<b>7 spaces</b>	<b>8 spaces</b>	<b>15 spaces (one accessible)</b>
<b>Total Off-Street Parking Spaces Provided</b>		<b>14 (zero accessible)</b>	<b>22 (incl. one accessible)</b>	<b>36 standard*; one accessible</b>

*\*Some of these parking stalls may be removed or modified in accordance with the current proposal to comply with drive aisle and design requirements.*

As noted in the table, there is a sufficient supply of parking spaces between the subject properties. However, the allocation of parking spaces needs to be adjusted in order to ensure that an adequate number of parking spaces are available for each use as required by the Zoning Ordinance. As such, staff have added a condition requiring the petitioner to reallocate the parking spaces on the Site Plan to meet the minimum parking requirements for each use to conform to Sections 12-9-6, 12-9-7, and 12-9-8 of the Zoning Ordinance.

#### *Access and Circulation*

There is currently one two-way travel access point off Rand Road for each of the subject properties, which will both be maintained as part of this proposal without any changes. While both curb cuts are wide at the street, the specific width of these curb cuts is not identified on the ALTA-NSPS Land Title

Survey or the Site Plan. Section 12-9-6 of the Zoning Ordinance requires drive aisles to be a minimum of 22 feet in width for two-way travel and a minimum of 12 feet in width for one-way travel. If this width cannot be obtained, then the direction of travel of the entrances to the subject properties will need to be adjusted as necessary to ensure adequate access to and from both sites.

Depending on the access type for these entrances (i.e., one-way or two-way), existing striped parking spaces may need to be altered or removed to accommodate the appropriate drive aisle width. To this end, staff have added a condition that the parking space dimensions, drive aisle widths, and direction of travel arrows for all drive aisles are added to the Site Plan to ensure the code requirements are met.

#### *Outdoor Display and Storage of Products*

Aerial photos and the attached Site and Context Photos indicate that both uses are currently storing a combination of vehicles, equipment, and products outside on both properties. In addition, shipping containers have been installed on the subject property for additional storage space outside of the existing building, which is not expressly allowed. However, the Zoning Ordinance does provide a specific consideration for trade contractor uses. Since the Advanced Roofing and Landscaping by AD businesses meet the definition of a trade contractor, Section 12-7-3.F.5.d provides both with allowances for outdoor display and storage of finished or prefabricated products (i.e., products ready for sale to an end user) with some restrictions:

- Products may not be stored or displayed outdoors within any required yard (i.e., front, rear, or side yards).
- Products must be fully screened with an eight-foot tall, solid, opaque fence.
- Raw or landscape materials, or materials utilized for the manufacturing, processing or assembly of products, are not permitted to be stored or displayed outdoors.
- Products, either cumulatively or individually, and including the racks or structures used to display the products outdoors, may not exceed eight feet in height.
- Products stored or displayed outdoors must be located on a paved, dust-free hard surface; provided, however, products and associated storage racks may not reduce, block, or otherwise interfere with parking lot drive aisles and off- street parking spaces. With these regulations in mind, staff have added a separate condition requiring compliance with all of the regulations in Section 12-7-3.F.5.d of the Zoning Ordinance and the replacement of the storage containers with an approved accessory structure and removing any stored materials from a portion

of the rear yard in an effort to alleviate concerns and complaints from the neighboring residents to the south.

### *Landscaping and Screening*

The existing site contains some natural vegetation along its south boundary and minimal landscape improvements up near the front of the properties. Given that the subject properties directly abut residential properties to the south a landscape buffer is required in conformance with Section 12-10-9 in the Zoning Ordinance. A C-3-zoned property abutting a residential district or use must provide a minimum five-foot-wide landscape buffer containing shade trees planted every 30 feet, a solid eight-foot-tall fence, and turf or other ground cover along 100 percent of the property boundaries that abuts the residential district. Since these details are not provided, staff have added a condition requiring a diagram illustrating the required improvements in the form of a separate landscape plan or as a detail on the attached Site Plan.

**Standards for Conditional Use:** The following is a discussion of standards for conditional uses from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

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

*Comment:* The proposed services are classified under the trade contractor use, which is a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

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

*Comment:* The Comprehensive Plan designates this property as commercial and strives to foster growth and retention of existing commercial businesses in Des Plaines. This property is positioned along the Rand Road corridor and is surrounded by a mixture of residential, commercial, and manufacturing development. The retention of the existing trade contractor use, and addition of a new trade contractor use at the subject property generally falls within the general principles and goals of the Comprehensive Plan.

**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 rear building on 975 Rand Road has been utilized for a variety of trade contractor uses in the past similar to the existing roofing contractor and proposed landscape contractor. While there are no proposed changes to the structure itself, both trade contractor uses are proposed to make improvements for the property including a reallocation of parking spaces, striping of the rear of the 965 Rand Road parcel for the landscape contractor, and operational adjustments related to storage and parking, so it is consistent with surrounding commercial development and minimizes adverse effects on surrounding properties. However, there are site access, circulation, and parking considerations that have not been fully addressed with the proposal. The PZB may request additional justification and detail from the petitioners as to how all of the uses will coexist and operate on the subject property at the same time.

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

Comment: Both trade contractor uses conduct a majority of their operations off-site at various job sites, with office-related work housed within the existing rear building on the subject property. While this aspect of the uses is not necessarily hazardous or disturbing, the delineation and continued maintenance of the different uses throughout the subject property could—if not done properly or consistently—lead to a condition that is hazardous or disturbing to surrounding property owners. As staff have already received complaints from neighboring residents regarding the past conditions on the subject property, operational conditions have been suggested by staff to minimize adverse effects that are often attributed to trade contractor 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 existing uses on this site are adequately served by essential public facilities and services. While the proposal adds a fourth use to the subject property, staff do not have concerns that this will impact the essential public facilities and services that are currently serving the subject 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 existing uses have not created a burden on public facilities and have not been detrimental to the economic well-being of the community. There is no indication that the addition of the landscape contractor will have negative economic impact on the community or create the need for additional City services provided that it operates according to all requirements in the C-3 district and appropriate screening improvements are installed.

**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 activities for both trade contractor uses that account for a majority of the noise, smoke fumes, glare, and odors will take place off-site at respective job sites. Traffic generated from these uses is minimal overall with peak volume in the morning and evening. However, the parking and storage of vehicles, equipment, and products of both businesses on the subject property can negatively impact surrounding properties by means of noise, smoke, glare, odors, visual effects, and the like. In addition to the staff-added condition for landscaping screening, both businesses will also need to manage the parking and storage of vehicles, equipment, and products to comply with all requirements in the C-3 district and to improve the aesthetics of the property to minimize any potential adverse effects.

**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 proposal utilizes the existing curb cuts on the subject property so as to not increase any interferences with traffic on surrounding public thoroughfares. However, with the addition of a fourth use on the subject property, additional adjustments to the Site Plan will be necessary to clearly define the direction of travel and width of the existing drive aisles throughout the subject property to ensure that sufficient access and circulation are maintained for all uses. The same can also be said for the existing paved area at the rear of 965 Rand Road, which will need to be restriped and maintained for the proposed landscape contractor parking area. Access to and from this area must be kept clear at all times to ensure that the operations of the landscape contractor are not impacting other uses on the subject property.

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

*Comment:* The proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The building and site were already developed for similar uses.

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

*Comment:* This proposal with the aforementioned adjustments will meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the above-mentioned conditional use.

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 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

**Conditions of Approval:**

1. Prior to City Council meeting, the Site Plan shall be revised to: (i) identify the number, dimensions, and designation of all collective parking spaces; and (ii) identify the width and direction of travel of all drive aisles on 965 and 975 Rand Road in conformance with the Zoning Ordinance.

2. The outdoor display and storage of products shall follow all regulations in Section 12-7-3.F.5.d of the Zoning Ordinance at all times. Any products, materials, and items that are not classified as finished or prefabricated products must be stored inside the principal building or in an approved accessory structure, excluding shipping containers which are not allowed and shall be removed from the property.
3. Prior to City Council meeting, the Site Plan shall be revised, or a separate Landscape Plan provided, to illustrate the required landscape buffer improvements in compliance with Section 12-10-9 of the Zoning Ordinance. This plan shall also detail the location, design, and height of the required enclosure for all dumpsters stored outside.
4. Waste, debris, and other garbage accumulated through off-site operations for both trade contractor uses shall be completely discarded prior to returning to the subject properties each day. At no time shall waste, debris, and garbage be left outside on the subject properties, except in designated dumpster containers.
5. The area designated for the Landscaping by AD parking and storage shall be restriped accordingly in conformance with Section 12-9-6 of the Zoning Ordinance prior to issuance of business registration.

Petitioner speaks about their business at the property, Advanced Roofing. They asked before opening if they could open their business in Des Plaines. They have been located at the site in 2 years and are changing the zoning to make sure it meets requirements. It is a roofing business and the petitioner owns two properties. There is a residential, 4 unit building on the property and an animal shelter building in addition to the building for the business. The office hours are from 7-5. Roofing employees are there from 6am to the evening for equipment. Usually they do not meet with customers at the property.

Szabo asks about whether the property was occupied by Bishop Plumbing. He asked if they also owned the animal hospital. The petitioner stated yes they did. Szabo asked if the animal rescue will be part of their roofing business. The petitioner says the animal hospital use will stay the same, the roofing business will occupy the buildings to the south.

Petitioner states there is plenty of space around the buildings for all the businesses. They plan to put a fence on the right side of the building because the village requires a taller fence. Some landscaping improvements have been made already to make sure that equipment is not visible to neighbors and it is more aesthetically pleasing.

Member Weaver asks why the animal rescue is closed, it is noted as permanently closed on Google. The petitioner states that they have received rent payments, but they do not know if the building is currently occupied. Member Weaver asks what they intend to do with the property if it is not used. The petitioner said they may knock down the building, but they do not intend to occupy the building. Member Weaver asked if they plan to reopen if they could stay on as a tenant. The petitioner states they are not sure. Member Veremis asked when the lease is up. The petitioner said it is month to month, but they have noticed some pets in the building. The property was purchased for their business and are not concerned with these tenants.

The residential building has tenants that are relatives from Bishop Plumbing and they have agreed to keep them as tenants. The petitioner would not feel comfortable evicting them, they have a good relationship with these residential tenants.

Member Weaver asked if the landscaping company is available to speak. The petitioner stated yes. Norma Diamano, 1733 N. 43rd Avenue, Stone Park, IL 60165. Member Weaver stated that landscaping companies purchase many plants and mulch. When do they buy it and what happens with material leftover? The landscaping company states they buy material that day and there is not often leftovers, but they are taken to the dump when they need to.

Chairman Szabo asked about how the contractors of the landscaping company work together. The petitioner stated that their three employees meet at the job sites normally.

Chairman Szabo asks for public comment.

Michelle Anderson, 906 N. Golf Cul De Sac, the property adjacent to this property is sworn in. They have lived in the property for 31 years and had a good working relationship with Bishop Plumbing and they did not have substantial issues. Issues have come up recently with the landscaping company. There is odor near the fence because they do not always dump the grass clippings. There was a weekend that it was especially bad. The staff report mentions there will need to be a 5 foot landscape buffer. There is no landscape buffer now. There are vehicles now parking 2-3 feet from the property. They could smell the odor from their yard. The 5-foot minimum is enough of the barrier with the proposed location of those vehicles.

Michelle Anderson has worked with the City code enforcement officer, Tina Mullett, and they talked to the company and moved the trucks to a different location on the property. That has alleviated the odor and sound concerns. She did notice there is mention of 3 employees on the site, but many employees coming and go. She took a picture of the property where they planted those trees along the vet clinic, but there are more people at the site than what has been discussed.

David Anderson, the co-owner of 906 N. Golf Cul De Sac is sworn in. Mr. Anderson says they are not entirely clear of what is being approved. They are comfortable with a landscape buffer and a fence installed. They want all the businesses to succeed and want to know where the vehicles are parked. They do not have an issue with blocking improvements or business needs but want the right solution for everyone.

Chairman Szabo asked where the parking will be on the site. The petitioner discusses the site plan. Equipment parked now is owned by the roofing business. The landscaping business will be located across from them. Petitioner shows photo of the landscaping trucks parked near the animal hospital building. Trees have been planted so that the vehicles are not visible from the street. For the roofing trucks to the south, trees will be planted in the back and a fence installed to ensure the owner will not see the vehicles.

David Anderson asks if this can be a dialogue. He asked about the trees at the back of the property. Will you remove pavement to add the trees? The petitioner says they will go based on the survey. There is limited space.

Chairman Szabo asked about the landscape waste and the precise location where it will be moving from. If you come back with grass clippings, where will they go? Norma states that was a mistake, the dump closes at noon, and they missed the deadline. Early Monday they picked up the clippings and dumped it. The truck is taken to their house if they have grass clippings because there is a closer dump that is open. Norma understands the odor is a problem and that was their fault.

Chairman Szabo asked if they dump waste on the property. Norma states they do not dump anything on the property, it is held in the truck with a cover. The truck is parked in the front.

Michelle Anderson stated that is where the truck was, but there was still an odor from their house. If the materials come back with any regularity, the five-foot buffer would not resolve the odor. She asked if they would locate the trailers near the vet clinic. The petitioner confirms moving the trucks further away would solve the issue. Bishop Plumbing always had vehicles parked there, but the landscaping was posing a new issue with the door. The petitioner stated they will keep the landscaping company on the same property, but the trailers will be moved elsewhere, and they will not be able to have grass stored.

Michelle Anderson stated that she discussed with Tina Mullet that there are four shipping containers on the property. It is their understanding that shipping containers are not allowed and they are located on several visible locations of the property. The containers have been an eyesore. Materials were stored on top of them, including tires and buckets, and they are now being stored outside. The staff report stated that all of these items need to be stored within approved structures and they want to make sure these items are addressed.

Jonathan summarizes the staff report. The conditional uses are for two trade contractor uses at 965 and 975 Rand Rd. The existing uses and background are discussed. Floor plans and site plans are displayed and described. Parking spaces are discussed, including the condition of approval that parking spaces must be re-allocated to ensure all uses have adequate parking. Some parking stalls may need to be modified to meet the requirements of the Zoning Ordinance. Outdoor display requirements for trade contractors, per the Zoning Ordinance, is described. Jonathan provides each condition of approval.

Member Weaver asks about the condition of the approval that says prior to the City Council meeting. Member Weaver is asking who will handle these items. Mr. Stytz says he is the project manager and will ensure the conditions are followed. Member Weaver asked about the handwritten responses for the conditions of approval. Mr. Stytz states that is from the landscaping contractor. Member Weaver states it would be helpful to have this information indicated in the packet.

Member Weaver asked if staff feel confident these issues can be resolved prior to the City Council meeting. Mr. Stytz states they are confident that can be done prior to the meeting because the changes are minor.

Member Weaver moves that the Planning and Zoning Board recommend approval of the conditional uses, with the conditions drafted by staff. Seconded by Saletnik. Unanimous aye.

Member Weaver makes a motion to recommend City Council approval of the conditional use with the five conditions drafted by staff, seconded by Member Veremis.

AYES: Weaver, Saletnik, Veremis, Szabo

NAYES: None

ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

**2. Addresses:** 480 S. Des Plaines River Road      **Case Number:** 24-018-CU-V

The petitioners are requesting the following items: (i) a conditional use for an auto service repair use at the subject property; (ii) a variation for off-street parking; (iii) and any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-17-404-016-0000; -029

**Petitioner:** Chris Brown, 480 S. Des Plaines River Road, Des Plaines, IL 60016

**Owner:** SKH Property, 1813 E. Hopi Lane, Mount Prospect, IL 60056

**Case Number:** 24-018-CU-V

**PINs:** 09-17-404-016-0000; -029

**Ward:** #1, Alderman Mark A. Lysakowski

**Existing Zoning:** C-3, General Commercial District

**Existing Land Use:** Existing Auto Service Repair Uses (two)

**Surrounding Zoning:** North:C-3, General Commercial District  
South:C-3, General Commercial District  
East:C-3, General Commercial District  
West:C-3, General Commercial District

**Surrounding Land Use:** North:Restaurant (commercial)  
South: Assembly Use (commercial); Office (commercial)  
East: Vacant land  
West:Office (commercial)

**Street Classification:** Lee Street and Elk Boulevard are principal arterial roads, both under Illinois Department of Transportation (IDOT) jurisdiction. Des Plaines River Road is a minor arterial under the City of Des Plaines jurisdiction.

**Comprehensive Plan:** Higher Density Urban Mix with Residential is the recommended use.

**Zoning/Property History:** Based on aerial imagery, the existing building on the subject property was constructed around 1987 for two auto repair uses, Merlin’s Muffler and Brake and Pit Pros. Since 2017, the subject property has been utilized for auto service repair by Des Plaines Auto Clinic and Tire and Family Auto. Auto service repair was not a conditional use in past zoning ordinances, so no zoning entitlements were necessary for the prior repair shop and thus no conditional use permits are on record for this address.

There have been some code enforcement violations on the subject property related to signs being installed without permits, installation of illegal signs, the storage of a dumpster outside without an enclosure, and used tire storage outside of an approved container or enclosure. However, the property owner and respective business owners have worked with staff to resolve these issues.

Around 2020, IDOT widened Lee Street, Elk Boulevard, and Des Plaines River Road as part of a roadwork project, reducing the size of the subject property and available parking and circulation space below minimum standards.

**Project Description:**

*Overview*

Petitioner Chris Brown has requested a Conditional Use Permit to expand the operation of an auto service repair facility, Des Plaines Auto Clinic and Tire, at 480 S. Des Plaines River Road. The subject property contains a single, L-shaped building with a surface parking area as shown in the attached ALTA/NSPS Land Title Survey. The building is split between two auto service repair businesses—Family Auto and Des Plaines Auto Clinic and Tire—with each business having its own office and service bay areas. The subject property is a double-frontage corner lot with an angled north property line fronting Lee Street on the west, Elk Boulevard on the North, and Des Plaines River Road on the east.

*Floor Plan and Elevations*

The existing one-story, 5,278-square foot building is split between the two existing auto service repair businesses with Des Plaines Auto Clinic and Tire business utilizing a majority of the building. The two businesses are separated by a shared utility room that is located at the narrow neck of the building. The attached Existing and Proposed Floor Plan illustrates the use of the building space for each business, which is summarized in the following table.

<b>Floor Plan Summary</b>	
<b>Des Plaines Auto Clinic and Tire</b>	<b>Family Auto</b>
Six service bays	Three service bays
~256 SF Lobby area	~104 SF lobby area
~122 SF Office	No identified office space
~295 SF Storage area	~142 SF Storage area
Two single-stall restrooms	One single-stall restroom

The proposal does not include the interior alteration of the building, its rooms, or its location. There are also no plans to alter the existing exterior building materials, which consist of concrete blocks. However, there are plans to add additional wall signs on the exterior of the building for the Des Plaines Auto Clinic and Tire business, which will be reviewed at the time of building permit to ensure compliance with the City's Zoning Ordinance.

#### *Off-Street Parking and Access*

Pursuant to Section 12-9-7 of the Des Plaines Zoning Ordinance, auto service repair facilities are required to provide two parking spaces per service bay and one space for every 200 square feet of accessory retail. As such, a total of six off-street spaces are required for the Family Auto business and a total of 13 off-street spaces are required for the Des Plaines Auto Clinic and Tire, including a minimum of one accessible space. As described below, a collective parking agreement and a parking variation are necessary for Des Plaines Auto Clinic and Tire.

Family Auto meets parking requirements with six parking spaces available at the southwestern portion of the lot with direct access. Six spaces along the north building elevation and north property line for use by the Des Plaines Auto Clinic and Tire business, which does not comply with the minimum parking requirement. The property is currently accessed by one curb cut off Des Plaines River Road providing direct access to the existing Des Plaines Auto Clinic and Tire and one curb cut off Elk Boulevard providing access to both businesses. The subject property is located within the C-3 General Commercial district and auto service repair requires a conditional use permit in the C-3 zoning district.

#### *Proposed Parking Solutions*

As a result, the petitioner has worked with staff to prepare a new striping plan to add more off-street parking spaces to the subject property for the Des Plaines Auto Clinic and Tire business as shown in the attached Site Plan. Based on the Site Plan, the existing access and circulation for the northern portion of the property for the Des Plaines Auto Clinic business will change to a one-way drive aisle with six 60-degree parking spaces and one 0-degree (parallel) space. Traffic related to Des Plaines Auto Clinic business will access the subject property from the existing curb cut off Des Plaines River Road and exit through the other existing curb cut off Elk Boulevard without any changes to either curb cut. The striping plan provides a total of seven parking spaces for the Des Plaines Auto Clinic and Tire business, leaving a five-space deficit.

To further address the parking deficiency, Des Plaines Auto Clinic has entered into a collective parking agreement with the Elk's Club at 495 Lee Street for a total of eight parking spaces, the location of which are illustrated in the attached Collective Parking Location Exhibit. Section 12-9-3 of the Zoning Ordinance allows the use of collective parking to satisfy up to 33 percent of the off-street parking requirements for a use. For the case of the Des Plaines Auto Clinic and Tire business, a total of four spaces (33 percent of the required 13 spaces) can be located off-site through a collective parking arrangement. This means that a minimum of nine off-street parking spaces are required to be located on the subject property. However, even with the new striping plan only seven off-street parking spaces, including one handicap accessible parking space, are able to fit on the subject property requiring a variation for parking.

#### *Landscaping and Screening*

The existing property is void of any landscaping and the petitioner's proposal does not include the addition of any new landscaping. However, given the orientation and positioning of the off-street parking spaces and the close proximity to motorists and pedestrians along Elk Boulevard, staff have added a condition that a minimum 5'-0" wide landscape area is installed directly in front of the striped spaces that face Elk Boulevard to add screening and limit the light pollution from headlights onto passing motorists and pedestrians. The existing dumpsters and enclosures for both businesses will continue to be utilized as they are now. Staff have added a condition that all garbage, used tires, and any other debris are kept in the dumpster enclosure at all times.

#### *Business Operations*

The Des Plaines Auto Clinic is open 8:00 a.m. to 6:00 p.m. Monday through Friday, 7 a.m. to 3 p.m. on Saturdays, and closed on Sundays. Their services include tune-ups and servicing for the brake system, engine, exhaust system, tires, transmission, and emissions. They will also offer auto parts and accessories for sale and installation on site. A maximum of two employees will be present on site at a given time. Please see the attached Project Narrative for more details.

**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 services are classified under the auto service repair use, which is a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 General Commercial District.

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

*Comment:* The Comprehensive Plan designates this property as Higher Density Urban Mix with Residential and strives to foster growth and retention of existing commercial businesses in Des Plaines. This property is positioned on the crux of the Lee Street and River Road corridor and is surrounded by commercial development. The retention and expansion of the existing auto service repair use at the subject property falls within the general principles and goals of the Comprehensive Plan.

**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 property and existing building have been designed for an automotive repair use and were previously occupied by automotive service repair shops. The existing auto repair facility will make some additional improvements to the subject property, so it is consistent with surrounding commercial development. The petitioner proposes to rework and restripe the existing parking and drive aisle area and add new landscaping to improve functionality and revitalize the subject property so that it blends better with the surrounding commercial uses and structures. The petitioner proposes to add wall signs to the exterior of the building, but does not propose to change the size, location, or height of the structure.

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

*Comment:* The existing automotive repair uses located within this building conduct their services within the building reducing any hazardous or disturbing effects to existing neighboring uses. The footprint and height of the existing building will remain the same. However, the parking area and drive aisle will be redesigned to improve circulation and operations on site. The auto service repair use is consistent with and complementary to other commercial uses in the area.

**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 existing auto service repair uses on this site are adequately served by essential public facilities and services. The two existing curb cuts will remain as is and are sufficient to provide access to the site. Staff do not have concerns that the auto service repair uses will continue to be adequately served by essential public facilities and services.

**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 existing auto service repair uses have not created a burden on public facilities and has not been detrimental to the economic well-being of the community. Thus, there are no anticipated concerns for the community as a result of the Conditional Use Permit for the auto service repair uses at this location.

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:* All activities will take place inside the building to reduce any noise, smoke fumes, glare, or odors. The petitioner will store and dispose of all waste within designated trash enclosures and comply with all local, state, and federal regulations regarding the disposal of hazardous chemicals. The Fire Prevention Bureau will require a current waste oil agreement from both uses to ensure waste oil is removed from the site on a regular basis. In addition, the proposed parking area redesign is not anticipated to create traffic and circulation concerns but rather improve access and circulation throughout the site. Staff have added a condition to add landscaping and screening to improve the aesthetics of the property.

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 proposal utilizes the existing curb cuts on the subject property but adjusts the direction of travel to allow a more seamless one-way circulation through the site near the Des Plaines Auto Clinic and Tire business. This will help reduce any interferences with traffic on surrounding public thoroughfares.

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 proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The building and site were already developed for this use.

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

*Comment:* Aside from the variation request for off-street parking, the proposal will meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

**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:* The taking of property by IDOT for roadway widening of all streets surrounding the subject property have reduced available space for the petitioner to strip off-street parking spaces and

drive aisles in conformance with the code requirements. Extensive efforts have been pursued by the petitioner to maximize the off-street parking available on the subject property and reduce the parking deficit. However, relief is still 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 type, layout, and shape of the subject property is unique in a variety of ways. This double-frontage corner lot fronts three main streets, all of which were widened taking a portion of the subject property for roadway purposes. This along with the existing building limit the available space for parking and circulation on the site as well as limit the improvements the petitioner can make to comply with all code requirements.

- 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 property and its layout was developed in the 1980s when surrounding development was sparse. Since then, the expansion and design of the built environment and denser development surrounding the site have led to the unique physical conditions described above which were not the fault of the current or previous owners. In addition, the IDOT taking for roadway widening was out of the current owner's control.

- 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 denial of the variation request would require—with the continued effectiveness of the collective parking agreement with the Elk's Club—the addition of another off-street parking space on the subject property, which given the limit space available would either minimize drive aisle widths or create an unsafe parking space that may or may not comply with the code regulations. This would undoubtedly create hardship for the petitioner and likely deny them of substantial rights commonly enjoyed by other owners.

- 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 the petitioner with special privilege not available to other business owners. In fact, it would help alleviate the petitioner of the burden

associated with fully redesigning the subject property—and potentially removing a portion of the building—to comply with the off-street parking requirement. Variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. In those evaluations, the determining body 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.

**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 subject property is already developed and—with the exception of off-street parking—is generally in line with the general purpose and intent of the comprehensive plan related to retention and growth of existing businesses. While not completely in line with the intended Higher Density Urban Mix with Residential use illustrated in the Future :Land Use map, the existing building and auto service use is, and has been, an established use that has been operational for decades on the site.

**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, there are limited alternatives available that would not involve undue hardship on the petitioner. One alternative is to store the existing dumpster inside the building and repurpose the existing trash enclosure area for parking. However, this could limit or impede business operations given the small available open space in the building. Another alternative is to rework or remodel the existing building, potentially including removal of a building portion, to free up space on the site for additional parking. However, this could add undue cost to the petitioner and not provide much added benefit for the Des Plaines Auto Clinic and Tire business or the public it serves. The PZB may wish to ask why certain alternative designs are not feasible for the parking area.

**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 conditional use request, the variation requested provides the minimum relief necessary to alleviate the hardships described above.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses), the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use permit for the auto service repair uses at 480 S. Des Plaines River Road.

While Section 12-3-6.F.2.b (Procedure for Review and Decision for Standard Variations) of the Zoning Ordinance gives the PZB final authority on standard variations, the parking variation is tied with the conditional use request. As such, pursuant to Section 12-2-2.C the City Council has final authority on both the conditional use and variation requests.

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 12-3-4.E (Standards for Conditional Uses) and 12-3-6.H (Standards for Variations) of the Zoning Ordinance. If the PZB recommends approval of the request, staff recommends the following conditions.

**Suggested Conditions of Approval:**

1. The parking area shall be repaved with a dust-free hard surface and the parking spaces shall be painted on the property to match the approved Site Plan. A revised parking striping plan may be approved by the Community and Economic Development Department if the plans meet requirements of Section 12-9-6 and Site Plan Review standards pursuant to Section 12-3-2.B.
2. Minimum five-foot wide perimeter landscape areas shall be installed along the front of the parking spaces facing Elk Boulevard in compliance with Section 12-10-8.B.
3. Inoperable vehicles shall not be parked or stored outdoors on the Subject Property. No vehicles shall be stored within the drive aisles at any time.
4. Only six service bays shall be allowed for the life of this conditional use.
5. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
6. Used tires may only be stored inside the building, a dumpster, a fully enclosed fence enclosure, or a permitted accessory structure. A contract with a tire disposal company must be provided to Community and Economic Development staff, or an affidavit must be signed attesting that no used tires will be stored on site.
7. Waste oil and any hazardous chemicals shall be disposed of on a regular basis in conformance with all local, state, and federal regulations. The petitioner shall furnish a current waste oil agreement to staff at time of building permit.

Christopher Brown, 939 Terrace Place in Des Plaines, IL, Nick Oner, 1830 Amarillo Blvd In Elgin, IL, Kilhyun Suk, 1813 E. Hopi Lane in Mount Prospect, IL.

Chris Brown states the request. Initially, there was a complaint for over-parking on the property that caused many necessary changes. A conditional use and variation was necessary to relieve the overparking issue. Aside from that, they spoke with their neighbors and Jonathan. They have a parking agreement with the Elk's Lounge. The parking spaces have also had to be re-striped.

Chairman Szabo states this is a prominent location in the City and there has been an auto use in that location for many years. Chairman asks about the lease with the Elk's Club. The petitioner states it is 6 months. Member Weaver asks about who the petitioners and property owner are. Chris and Nick are the tenants, Mr. Suk owner is the property owner.

Chairman Szabo stated that it used to be Merlin Muffler and asked how long they operated. The Family Auto has operated since 2020 and the other business 2016. Hours of operation are Monday- Friday 8am-5:30pm and Saturday 7am-3pm.

Member Weaver stated there are proposed signs with the package including signs and new signs. Is other signage proposed? Chris states the awnings are already there, they are replacing what is there. No additional signage is proposed.

Chairman Szabo asks for the staff report.

Senior Planner Stytz provides the staff report. The existing conditions are discussed. The existing and proposed floor plan are presented. There is no proposed change to the building. The staff report identifies the six bays for the DP Auto Clinic and the 6 bays for Family Auto. The existing parking areas are shown on the site plan. A collective parking agreement is discussed on the Elk's property allowing up to 8 spaces. Restriping of the property is required, and the proposed striping is displayed and discussed. After IDOT took some of the land on the property, it reduced the amount of space available for parking and access. Senior Planner Stytz discusses the conditions of approval.

Member Weaver asks about Condition 4 states there are only 6 bays. Their understanding is that there are six bays for each business. The six bays are for the Des Plaines Auto Clinic. Senior Planner Stytz states the conditional use is just for the Des Plaines Auto Clinic. Member Weaver asks why a conditional use is not required for the other business. Senior Planner Stytz states that the conditional use is only for one business. The conditional use only applies to the six parking bays. Member Weaver asks about the minimum required parking for each use.

Member Weaver asks for clarification about the waste oil agreement for each business. Senior Planner Stytz says the city will review each of these agreements. A current copy is not available and that is why this is a condition. Nick stated they don't have a waste oil agreement. Discussion of the seventh condition ensues.

The property owner states that they want to partner with the City and ensure there are no issues.

Member Veremis asks about condition 3. Veremis asks about how often inoperable vehicles are stored on the site. The petitioner states vehicles that are inoperable often on the site. They can take several days. Most of the time they are inside, but any freshly towed in are stored on the site. Member Veremis asks if they are storing any inoperable cars at the Elk's. Any finished cars are parked at the Elk's. Member Veremis asks if there is any stipulation about that. Senior Planner Stytz states that is part of the agreement.

Chairman Szabo asked about the classic car parked there. The petitioner states that this is a customer's car. Chairman Szabo said if a new engine is dropping in the car, then condition 3 will need to be tweaked. The zoning board granted this use prior, and parking is tight. They must deal with what is on the site now. Chairman Szabo states condition of approval 3 could be tweaked.

Member Weaver states that there have been cases where we have tweaked the cases. For example, a condition stating that something ends at 5 normally, could end at 6. Member Saletnik states, "Inoperable vehicles may not be parked or stored outdoors unless in the process of being serviced and no more than 3 days" The petitioner states that is would take longer, but no more than a week. Saletnik asks if they need to put a timeframe on it. The intent is for service facilities to not have cars on site for weeks on end. The "vehicles

in service” condition would allow them flexibility. Chairman Szabo states they are unlikely to get away with leaving cars out.

Member Weaver makes a motion to recommend approval with seven conditions, as amended, seconded by Member Saletnik:

1. The parking area shall be repaved with a dust-free hard surface and the parking spaces shall be painted on the property to match the approved Site Plan. A revised parking striping plan may be approved by the Community and Economic Development Department if the plans meet requirements of Section 12-9-6 and Site Plan Review standards pursuant to Section 12-3-2.B.
2. Minimum five-foot wide perimeter landscape areas shall be installed along the front of the parking spaces facing Elk Boulevard in compliance with Section 12-10-8.B.
3. Inoperable vehicles shall not be parked or stored outdoors on the Subject Property except for vehicles waiting to be serviced. No vehicles shall be stored within the drive aisles at any time.
4. Only nine service bays shall be allowed for the life of this conditional use.
5. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
6. Used tires may only be stored inside the building, a dumpster, a fully enclosed fence enclosure, or a permitted accessory structure. A contract with a tire disposal company must be provided to Community and Economic Development staff, or an affidavit must be signed attesting that no used tires will be stored on site.
7. Prior to the time of building permit, the petitioner shall obtain the Des Plaines Fire Department’s review and written approval all waste oil removal arrangements and practices for the subject property.

AYES: Weaver, Saletnik, Veremis, Szabo

NAYES: None

ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

**Other items:**

Senior Planner Samantha Redman confirmed the date of the Planning and Zoning Board Workshop for June 25, 2024, 6:00 p.m. for the proposed re-development of 10 W. Algonquin Rd.

Chairman Szabo adjourned meeting in error. Staff confirmed the Board were still intending to discuss official business, stated the meeting cannot be adjourned in this circumstance, and Chairman Szabo called the meeting back to order. Discussion ensued about the proposed new Planning and Zoning Board member that would be recommended for appointment by the Mayor soon. Szabo stated his support of the recommended candidate and the board discussed further.

**ADJOURNMENT**

Chairman Szabo adjourned the meeting at 8:15p.m.

Sincerely,

Samantha Redman/Recording Secretary

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



**DES PLAINES PLANNING AND ZONING BOARD MEETING  
June 25, 2024  
MINUTES**

The Des Plaines Planning and Zoning Board held a special meeting on Tuesday, June 25, 2024, at 6:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 6:30 p.m. and a roll call was established.

**PRESENT:** Fowler, Saletnik (arrived at 6:43 p.m.), Veremis, Catalano, Szabo

**ABSENT:** Weaver

**ALSO PRESENT:** Samantha Redman, Senior Planner  
Jeff Rogers, AICP, CED Director  
Ryan Johnson, Assistant CED Director

A quorum was present.

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

Chairman Szabo introduced the only case on the agenda.

**Public Workshop:**

1. **Address:** 10 W. Algonquin Road **Case Number:** N/A

The petitioner has requested a public workshop to solicit community feedback for a proposed development to be located at the approximately 17.44-acre site at the northwest corner of Algonquin Road and Mt. Prospect Road. This site is currently improved with three vacant commercial office buildings, surface parking lots, underground parking, and open space.

**PINs:** 08-24-201-052-0000 & 08-24-201-053-0000

**Project Description:** The applicant will be providing information regarding a concept development plan for the property before answering questions and collecting feedback relating to a proposed office/manufacturing building comprised of approximately 150,000 square feet.

Mr. Tom Kikta, Legat Architects, introduced the project and a representative from Vetter.

Dr. Susanne Lemaine provided background information regarding Vetter and their primary role as a service provider for other pharmaceutical providers. Primarily they fill medical devices with medicines and return the finished product back to the manufacturer. This site here in Des Plaines will not be a commercial site but it will be a development site. They will fill for clinical Phase I and II. Dr. Susanne Lemaine goes through the process of filling the drug and shipping it off to the customer.

Mr. Kikta continues with the presentation...

The three existing buildings will be maintained as well as most of the existing parking lots. Those buildings will remain largely unoccupied. This new facility will be at the north end of the site. Existing access from Mt. Prospect will be exclusively used by trucks, positioned as far as possible from existing residential.

The entrance from Algonquin Road would be used by employees. Stacking queue area for 6-7 vehicles will be provided after the existing gate is relocated.

A driveway would be added at the northeast corner of the site exclusively for visitor access.

There is a drive that goes around the north side of the site, primarily a fire lane with occasional deliveries with smaller trucks. There will be a sound wall that will go in between the drive and residential properties.

An acoustic wall is proposed at the north end of the property to mitigate noise originating from box trucks that navigate to the northwest corner of the property.

The proposed building components would be two stories in height. A proposed main north/south corridor would provide interior access to the various building areas. The parking lot will remain as is.

A new fence is proposed around the entire site in addition to landscaping.

A tree preservation & removal plan was presented.

Mr. Kikta identified proposed areas where trees would be removed to accommodate new underground utilities and new building improvements.

Stormwater detention will be directed to the south and released to Algonquin Road.

The proposed fence would be a style that would not comply with the requirements of the zoning ordinance for an opaque design. The proposed fence would be a transparent decorative faux wrought iron and is a response to comments heard previously regarding neighbor preference for open sightlines into the property.

Stormwater would be managed to ensure it was retained on the property, and existing stormwater that flows from the neighborhood to the site would be received and maintained.

Member Saletnik joined at 6:43 p.m.

140 staff are proposed during the business shift of up to two proposed shifts. No overnight or weekend shifts are proposed. The impact of staff coming on to the site is pretty low. Traffic will not be disrupted.

A representative from the project traffic engineering firm, KLOA, is available to answer any questions that may relate to traffic.

The proposed building elevations were presented.

Mr. Kikta identified the various building areas including the offices, loading docks & logistics areas, and manufacturing and mechanical areas including a catwalk to provide access for maintenance.

The proposed building materials would include metal panels including semi-reflective finishes higher on the proposed elevations.

The manufacturing area would be 50 feet in height. The office would be 38 feet. The lower mechanical area at the northwest of the proposed building would be 22 feet in height.

Proposed window glazing would include “bird glass” which includes UV spectrum stripes to try to prevent bird strikes.

The proposed shadows cast by the proposed building would be prevalent in the early morning beginning in September. For most of the year and most of the day, shadows would not extend beyond the lot lines.

Several renderings were presented demonstrating the existing and proposed landscaping and views from the adjacent properties to the west (along Leahy Cir) & north (along Walnut).

The proposed landscaping plan would include new landscaping adjacent to Mt. Prospect Road in the attempt to try to screen the loading dock area from view from the public right-of-way.

Craig Weiss, 86 Dover Dr, will the work be done in a clean room or sterile room? Dr. Lemaine stated they do sterile filling therefore it will be a sterile filling “clean room” The room will be decontaminated with H<sub>2</sub>O<sub>2</sub> (Hydrogen Peroxide).

The clean room, sterilization, and incineration process was discussed by Dr. Lemaine.

Mike Spire, 98 King Lane, prior plan was warehouse distribution with minimal manufacturing?

Dr. Lemaine: product manufacturing was proposed previously but the current proposal is a different type of manufacturing, specifically filling injectable containers with medicines which are used in trials or sold as products by their customers. It will be a development service.

Mr. Spire inquired about particulate matter, odor, & noise.

Dr. Lemaine clarified that the proposed operations would be comprised of filling of pharmaceuticals as a service for other pharmaceutical companies. The drug substance will not be manufactured at the facility. It will be a service provider. There will be small labs just for testing.

Mr. Kikta summarized potential noise originating from air filtration systems:

Waste water from the operations will result from use of purified water excess from the process.

The acoustical wall would be provided to ensure noises would not affect the adjacent property owners.

Mr. Spire inquired about the frequency of vehicle traffic around the north and west sides of the building.

Mr. Kikta confirmed that deliveries would be infrequent, only for minor deliveries for mechanical equipment.

Mr. Spire inquired about future use of the 3 vacant buildings:

Mr. Kikta confirmed that the existing buildings would not be able to facilitate the proposed operations.

Dr. Lemaine confirmed that Vetter occupies several existing offices on one floor of the building.

Mr. Spire inquired whether the City had inquired about impacts with Skokie neighbors.

Dr. Lemaine confirmed that the location in Skokie is in a science & technology park.

Ken Ivaska, 75 W Algonquin Road. What will happen with the existing building? Will occupancy be part of a future phase? The existing light elements on the existing building and along the west lot line are too bright. What type of lighting is proposed?

Mr. Kikta confirmed that several new lights will be proposed around the fire lane but these would face into the sight and would include shrouds on the residential side.

Mr. Ivaska noted that the current lighting is replacement lighting which replaced prior lighting which was less intrusive.

Chairman Szabo inquired about the approximate timeline for the installation of the current lights: Mr. Kikta confirmed that the current light elements were replaced by Vetter after they acquired the property.

Ellen Alde, 63 Westfield Lane, inquired about incineration of cleaning materials:

Dr. Lemaine confirmed waste materials will be collected and shipped for incineration off-site.

Director Rogers read some questions from the public comment cards...

There was a concern with sterilization and agents being used, and this was confirmed that Hydrogen Peroxide will be used and all waste material will be collected and shipped off-site for incineration.

Dr. Rogers:

Will Vetter be using Ethylene Oxide? The answer is no, H<sub>2</sub>O<sub>2</sub> will be used.

Number of employees employed?

Dr. Lemaine confirmed the employee traffic and hours of operation.

Hours of operation will be from 6:00 a.m. to 8:30 p.m. 20-30 people will work on the earliest and latest shifts. Office hours will be 8am-5pm. Visitors typically represent their customers to monitor operations. There will be about 140 employees.

Director Rogers:

Will the existing fence remain? There is a plan to remove the fence and replace it.

Mr. Kikta: The proposed fence would be a style that would be mostly open so that neighbors could enjoy views of landscaping.

Director Rogers:

Are there any measures residents should take to avoid construction hazards?

Mr. Levi Whitworth, Evans General Contractors, noted that they proposed to set-up a dedicated phone number to receive calls regarding construction concerns. They will control dust and dirt. The proposed fence removal will likely affect neighbors but there will be a construction fence. Construction will take two years to complete from start to finish. Construction will occur from 7am to 7pm or otherwise in accordance with City construction hours.

Director Rogers read if there is a Tax Break requested?

Mr. Kikta noted that Vetter does not anticipate applying for a tax break for the current scope of work.

Director Rogers read another question:

Impacts on noise and wildlife in the rear yards of residences?

Where will employees enter & park?

Mr. Kikta answered:

Employees would enter from Algonquin and park in the existing parking lot, would not affect traffic.

Traffic at Mt. Prospect Road entrance will be a nightmare, should not be affected either. This entrance is for visitors. Minimal number of visitors.

Traffic will be separated between employees, visitors, and trucks.

Director Rogers: How tall is the acoustic wall and what is it made of?

Mr. Kikta: Acoustic wall will be 12-14 feet high on the access roadside with a berm behind. The proposed wall would be comprised of concrete subject to additional review by an acoustical engineer.

Dr. Lemaine commented: Filling of drug products is what is delivered from the customer and send back.

Donna Diamond, formerly 120 Kincaid Court, how will stormwater be managed with a proposed berm and acoustic wall.

Mr. Kikta confirmed that a drainage swale and stormwater structures would be installed between the residential property and the proposed berm and wall.

Ms. Diamond also asked where will the loading docks be located?

Mr. Kikta confirmed: they will be off of Mt Prospect Rd.

Mr. Scott Rowan, 91 W. Walnut. What will happen while fences are being removed and replaced? How long will this take?

Mr. Whitworth stated that he will coordinate with the neighbors, and put a temporary fence on the inside of the existing fence. Replace with a new fence and take down the temporary one.

Ken Ivaska inquired about future use of the existing office buildings. How will occupants of these buildings affect traffic?

Mr. Kikta clarified: There are no current plans and buildings will not be rented out at this time. Market will dictate any potential future plans.

Cheryl Dusenbery, 1051 Leahy Circle E, will any of the adjacent roads be improved associated with this project.

Mr. Kikta clarified: The only work in the roadway would be associated with utility improvements and striping of turn lanes on Mt Prospect Rd.

Ms. Dusenbery: What type of communication is planned for residents at various phases?

Mr. Whitworth noted that the construction team would notify neighbors and set-up a phone number for them to relay concerns to the construction team. Mr. Whitworth would be open to other possible methods of communication.

Ms. Dusenberry inquired about utility interruption: Mr. Whitworth stated no utility interruption is anticipated.

Mr. Mike McMahon, 998 Leahy Circle, inquired about setbacks.

Mr. Kikta confirmed the proposed west setback is 90 feet, the north setback would be 80 feet, and the east setback is 180 feet.

Mr. McMahon inquired about volume of truck traffic:

Dr. Lemaine clarified that approximately 5 trucks visit the property per day, some trucks are intended for the property and some trucks have loads with only portions of which are intended for this property.

Mr. Nam Nyguen, 1061 Leahy Circle East, would construction occur on weekends?

Mr. Whitworth confirmed most activity would occur on Weekdays with some work on Saturdays.

Mr. Nyguen inquired about anticipated construction noise.

Mr. Whitworth noted that construction noise would be prevalent during the earlier phases of construction and would be less prevalent after the building shell was complete.

Mr. Whitworth confirmed construction would be continuous after work was initiated until the project was complete.

Ms. Sue Spire, 98 King Lane inquired about potential noise.

Dr. Lemaine confirmed the operations at the existing location in Skokie has a shared heating, ventilation, & air conditioning system with other tenants of the office park. Noise comes from the Hvac system.

Mr. Kikta explained that anticipated noise would be evaluated and more information would be provided at a later date.

Member Fowler inquired about the type of workers and traffic impact.

Dr. Lemaine confirmed that the proposed office spaces would be occupied primarily by sales workers. Approximately 50 employees would be involved in manufacturing. Approximately one-third of the total 140 employees would work from home at least 2 days per week.

The proposed operations in Skokie would be maintained for the time being while the proposed operations would comprise a new, separate occupancy which would double current capacity but future decisions regarding operations would be dependent upon demand.

Proposed jobs would range from entry level visual inspection to higher level technical jobs.

Member Veremis inquired whether proposed operations would generate more traffic than the prior office occupancy by Salvation Army. Answer is uncertain but possibly 500.

Mr Kikta added the existing parking lot has 308 parking stalls which will be more than needed.

Chairman declared a recess to allow additional discussion between the project professionals and the public at 7:45 p.m.

Chairman Szabo reconvened the meeting at 8:04 p.m.

Further discussion from the Planning & Zoning Board.

Member Saletnik requested additional information be included with any future submittal regarding the building mechanical units and expected noise levels.

Chairman Szabo requested further information regarding the proposed building elevations and the specific composition of the sound wall.

There were no other comments from the Planning & Zoning Board members.

### **ADJOURNMENT**

The next regularly scheduled Planning & Zoning Board meeting will be at 7 p.m. on Tuesday, July 9, 2024.

A motion was made by Board Member Saletnik, seconded by Board Member Veremis to adjourn the special meeting.

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

\*\*\*MOTION CARRIED\*\*\*

Chairman Szabo adjourned the meeting at 8:07 p.m.



MEMORANDUM

Date: July 5, 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 Variations at 1700 W. Higgins Road, Case #24-019-V

**Issue:** The petitioner is requesting the following entitlements under Title 12 - Zoning of the City Code for the property at 1700 W. Higgins Road: (i) Major Variation to allow a total building sign area of 300 square feet where a maximum of 200 square feet of building sign area is permitted; and (ii) a Major Variation to allow five wall signs on a single building where a maximum of three wall signs are allowed.

**Petitioners:** Jeremy Lyons, 6250 N. River Road, Suite 11-100, Rosemont, IL 60018; AND Julie Piszczek, 5 Robert Court, Hawthorn Woods, IL 60047

**Owner:** Marriner Higgins Centre LLC (Representative: Jeremy Lyons, 6250 N. River Road, Suite 11-100, Rosemont, IL 60018)

**Case Number:** 24-019-V

**PINs:** 09-33-309-007-0000; 09-33-310-004-0000

**Ward:** #6, Alderman Mark Walsten

**Existing Zoning:** C-3 General Commercial district

**Existing Land Use:** Office building with surface parking lot and two billboards

**Surrounding Zoning:** North: R-1, Single Family Residential / MH-1 Mobile Home Districts  
South: Government and Institutional (G) (Village of Rosemont)  
East: Recreation (Village of Rosemont)  
West: C-3, General Commercial District

**Surrounding Land Use:** North: Tollway; then Single-Family Residences  
South: Fitness Center (Rosemont) and Apartments (Rosemont)  
East: Open Space/Park (Rosemont)  
West: Creek; then Vacant Parcel

- Street Classification:** Higgins Road is classified as a minor arterial.
- Comprehensive Plan:** The Comprehensive Plan illustrates the subject properties as commercial.
- History and Background:** Based on City records, 1700 W. Higgins Road has been utilized as an office building with surface parking areas since 1986. Since December 2018, the existing office building has undergone major renovations. There are also two existing two-sided billboards on the subject property, one on the northwest corner of the site and the other on the northeast portion of the site. Both billboards were permitted between 2005 and 2006 and are both currently in operation on the site.

There have been several redevelopment proposals submitted for the subject property between 2019 and 2022, which are summarized below. Note that these redevelopment proposals have not come to fruition at this point.

- a. In 2019, the subject property and 1738 W. Higgins Road, which is a separate lot generally west of Willow Creek, were the subject of a PUD originally approved on August 19, 2019 via Ordinance Z-21-19 proposing a 6,000-square-foot restaurant, parking lot, and associated infrastructure improvements.
- b. In 2021, a PUD amendment was requested to construct a 64,760-square-foot hotel instead of the previously approved restaurant, new parking garage, and infrastructure upgrades. This request included PUD exceptions for building height, parking lot curb setback, and perimeter parking lot landscaping. The 1738 W. Higgins Road property was removed from the project, requiring the Plat of Subdivision and PUD boundaries to be updated.
- c. In 2022, a second PUD amendment was requested to propose a hotel in substantially the same form, scale, and location as approved in 2021 but *without* the previously approved parking garage west of the office. This request included a major variation to reduce the quantity of required off-street parking spaces for both the existing office building and the proposed hotel and a subdivision to split the property into four lots—one for the existing office building, one for the anticipated hotel, and one each for the two billboard signs—and was approved via Ordinance Z-44-21. The approval of these requests was later extended by the Zoning Administrator on September 22, 2022 but has since expired.

### **MAJOR VARIATIONS**

- Request Description:** *Existing Signs and Classifications*
- There are a variety of different signs on the subject property including four building-mounted signs and three freestanding signs consisting of one monument sign and two billboard signs. Since the subject property abuts an interstate highway (i.e., Interstate I-90), additional sign allowances are permitted through Sections 12-11-5.H and 12-11-6.B including billboards and interstate highway wall signs. However, since there are no proposed changes to the existing freestanding signs, this analysis will focus on the existing and proposed building-mounted signs detailed in the attached project narrative.

Out of the three existing building-mounted signs, only one (the Riddell sign located on the north building elevation) faces the interstate highway. Pursuant to Section 12-11-6.B, properties that abut an interstate highway are permitted one interstate highway wall sign—in conformance with the standards in Section 12-11-6.B.—on the building elevation that is visible from the interstate highway. As such, the existing north-facing sign is classified as an interstate highway wall sign and, as a separate sign type, is not included in the count or area calculations for regular wall signs.

The remaining three existing building-mounted signs located on the west and south elevations of the building are classified as wall signs. Pursuant to Section 12-11-6.B, office buildings are permitted to have up to three wall signs not exceeding 200 square feet. Based on the analysis below, the subject property is currently compliant with the quantity of wall signs and the maximum total sign area permitted for an office building.

Existing Building-Mounted Signs			
Sign ID	Sign Type	Sign Location	Sign Area
“1700”	Wall	West	43 SF
“1700”	Wall	South	43 SF
“1700 Higgins Centre”	Wall	South	39 SF
“Riddell”	Interstate Highway Wall	North	75 SF
Total Area			200 SF
Less Sign Area of Interstate Highway Sign			(75 SF)
Total Existing Sign Area for Building			125 SF

*Requested Variations*

The petitioner is proposing to install a new 112-square-foot wall sign on the east elevation of the building for one of the existing businesses in the building. The proposal would increase the number of wall signs to four and the total sign area to 237 square feet, which both require major variations as noted in the table below. While these are both major variation requests that require City Council approval, the PZB shall review each request and make a recommendation to City Council based on its findings.

Requested Variations	
Requirement	Proposal
The total number of wall signs permitted for an office building is three.	Allow <b>four</b> wall signs including the following: <ul style="list-style-type: none"> <li>a. 1700 (West elevation) – <i>existing</i></li> <li>b. 1700 (South elevation) – <i>existing</i></li> <li>c. 1700 Higgins Center (South elevation) – <i>existing</i></li> <li>d. Orthodontic Experts (East elevation) – <b><i>proposed</i></b></li> </ul>
The total sign area for the entire building (all elevations) cannot exceed 200 SF for an office building.	Allow <b>237 SF</b> of wall sign area inclusive of the four existing and proposed wall signs: <ul style="list-style-type: none"> <li>a. 1700 (West elevation) – 43 SF</li> <li>b. 1700 (South elevation) – 43 SF</li> <li>c. 1700 Higgins Center (South elevation) – 39 SF</li> <li>d. Orthodontic Experts (East elevation) – 112 SF</li> </ul>

The applicant has located the proposed “Orthodontic Experts” sign on the façade in an area that faces the adjacent property to the east and therefore this sign is not considered a second tollway sign (which would be prohibited).

**Variation Findings of Fact:** The PZB should identify findings from the evidence and testimony provided to determine whether the variation requests meet the standards set forth in Section 12-3-6.H of the Zoning Ordinance. The applicant’s rationale for how the proposed standard and major variations would or would not satisfy the standards is provided in the attached petitioner responses to standards. The Board may use the provided petitioner responses as written as its rationale or 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.

Staff Comments: Similar to billboard signs, commercial office tenants find large advantages to the advertising benefit of wall signage adjacent to a tollway right-of-way. The property owner is able to secure tenants more readily than locations that are not adjacent to the tollway when tollway-facing wall signage is permissible.

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.

Staff Comments: The existing building has significant surface area in relation to the proposed combined sign area and is situated in a high-profile location adjacent to the I-90 Tollway. The building footprint addresses the Tollway right-of-way on parts of two elevations, where only one tollway wall sign is permissible by right.

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.

Staff Comments: The current owners of the property are not the original developers of the site and are attempting to accommodate a request of a potential tenant by the granting of the variation on a façade that does not currently feature any signage.

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.

Staff Comments: The applicant asserts that they may be denied substantial rights if they were required to modify or remove existing signage to allow new signage upon an elevation that presently does not include wall signage.

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.

Staff Comments: The applicant asserts that other commercial office building owners in similar circumstances would benefit similarly from relaxed regulations which might aid in attracting major tenants.

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.

Staff Comments: New wall signage on an existing building with wall signage on each of the other facades would not be likely to significantly exceed the intent or purpose or disrupt the sign ordinances or comprehensive plan of the City.

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.

Staff Comments: The applicant has explored several iterations of proposed signage designs, locations, areas, etc. before arriving at the current proposal which reduces the quantity of variations needed. The primary remedy would involve the removal of signage upon other elevations which serve to inform other site visitors to the location of the property and other tenants in the building.

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.

Staff Comments: The applicant has revised their proposal to minimize the quantity and extent of the variations requested including the location of the signage on the building and a reduction in the sign area of the proposed sign.

**Staff Recommendation:**

Staff recommends the PZB evaluate the applicant’s application, evidence, materials, and any testimony and consider any additional evidence or testimony from the public to determine whether the applicant has demonstrated compliance with the zoning variation standards. Additional considerations include the following:

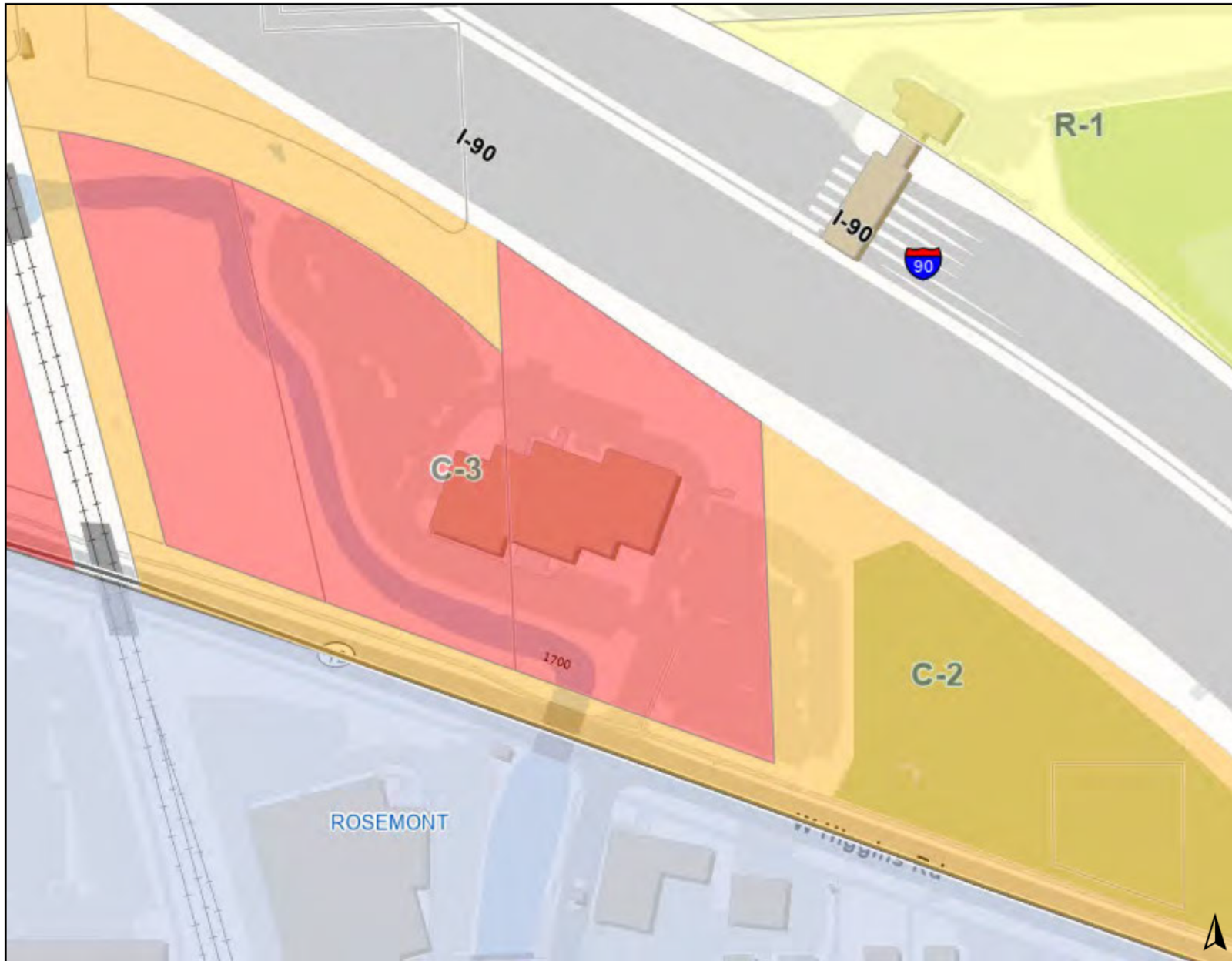
- a. The existing wall signage facing Higgins Road includes redundant content. However, one sign appears to be intended to motorists within Higgins Road while the other sign appears to denote the location of the main building entrance to visitors within the parking lot.
- b. The content of the new proposed wall sign is comprised of a lengthy business entity name which results in additional sign area than a business name with a shorter name.
- c. In relation to the scale of the building and the area of each building elevation, proposed signage would collectively comprise a small percentage of the total façade area.
- d. Each of the proposed signs would comply with the maximum sign area for an individual wall sign.
- e. The new wall sign would feature face-lit illumination and would be visible from both the I-90 Jane Addams Memorial Tollway and existing residences east of Seminole Park, although these residences will be more than 1,000 feet away.
- f. The PZB should consider whether the signs are appropriately sized within the available sign band upon the building.

**PZB Procedure and Recommended Conditions:**

Under Section 12-3-6.G.2 (Procedure for Review and Decision for Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve with modifications, or deny the above-mentioned requests at 1700 W. Higgins Road. The City Council has final authority over these requests. The PZB should take a motion pursuant to Section 12-3-6.H of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the requests for variations. There are no proposed staff conditions of approval.

**Attachments:**





- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Petitioner’s Responses to Standards
- Attachment 5: Plat of Survey
- Attachment 6: Project Narrative
- Attachment 7: Proposed Sign Plan

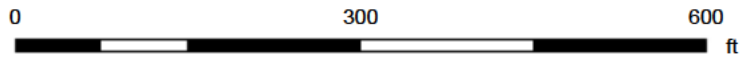


### Legend

Zoning and Development

#### Zoning

-  C-2: Limited Office Commercial
-  C-3: General Commercial
-  M-H: Mobile Home
-  R-1: Single Family Residential



Print Date: 7/5/2024

### 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.



1700 W. Higgins Road – Public Notice Sign



1700 W. Higgins Road – Entry Sign



Attachment 2 1700 W. Higgins Road – South Wall Sign



1700 W. Higgins Road – West Wall Sign



1700 W. Higgins Road – Existing Billboard Sign #1



1700 W. Higgins Road – Existing North Tollway Wall Sign



Attachment 2 1700 W. Higgins Road – Existing Billboard Sign #2



1700 W. Higgins Road – Existing Ground Sign Page 9 of 22



1700 HIGGINS CENTRE





Ford BlueCruise  
with Ford  
OUTFRONT

1700

# north elevation





1700

west elevation



1700 HIGGINS CENTRE

**south elevation**



east elevation

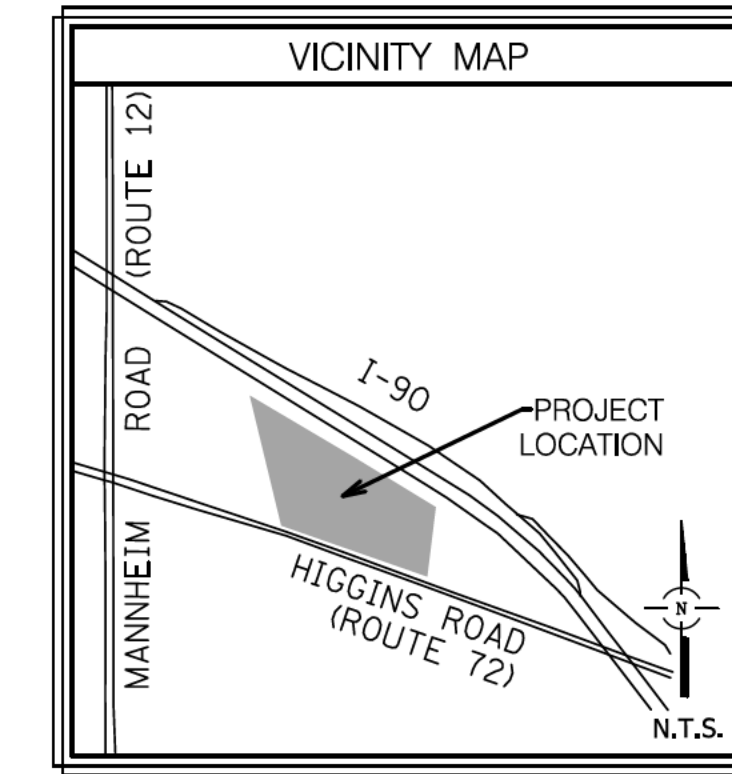
## STANDARDS FOR VARIATIONS

**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 neighborhood.

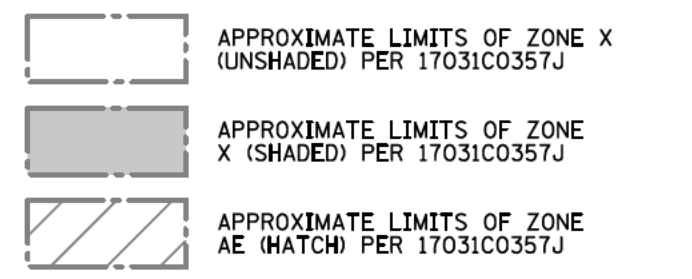
1. **Hardship:** No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.
2. **Unique Physical Condition:** The subject lot is exceptional 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.
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.
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.

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.
  
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.
  
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.
  
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.

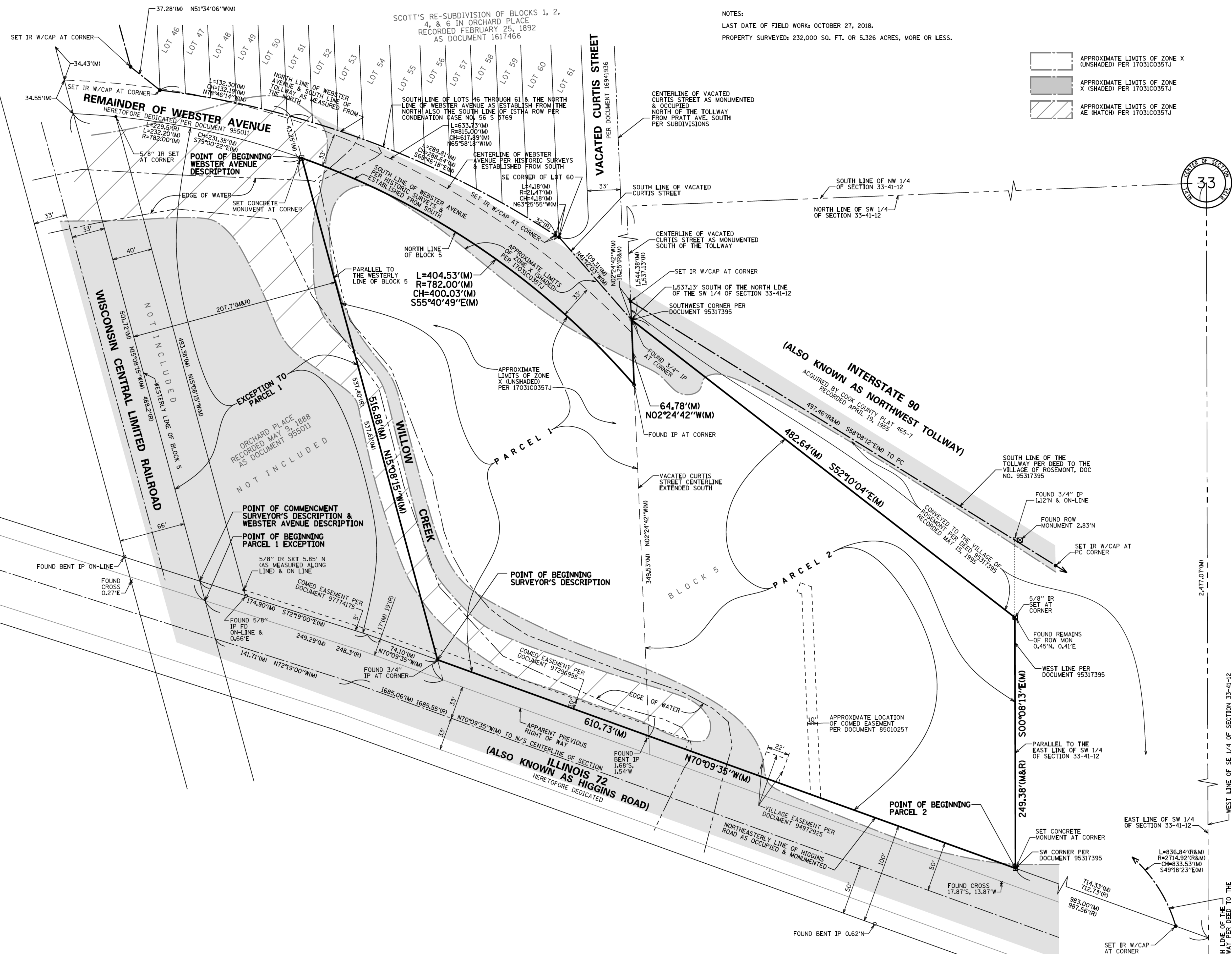
# PLAT OF SURVEY



NOTES:  
 LAST DATE OF FIELD WORK: OCTOBER 27, 2018.  
 PROPERTY SURVEYED: 232,000 SQ. FT. OR 5.326 ACRES, MORE OR LESS.



LEGEND	
⊙	RIGHT-OF-WAY MONUMENT
⊙	DISC
⊙	IRON / STEEL ROD (IR)
⊙	IRON PIPE (IP)
⊙	CUT CROSS
⊙	FR. W/ GAL. NAIL
⊙	PAVING SPIKE



PROPERTY DESCRIPTION (PER TITLE COMMITMENT NUMBER/FILE NO.): NCS-931718-MKEH  
 PARCEL 1:  
 BLOCK 5 IN ORCHARD PLACE (BY SCOTT), BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT FROM BLOCK 5 THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF HIGGINS ROAD, 248.6 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID BLOCK 5, 57.4 FEET, MORE OR LESS TO THE NORTH LINE OF SAID BLOCK 5; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 229.5 FEET, MORE OR LESS TO THE WESTERLY LINE OF SAID BLOCK 5; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 488.2 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, DESCRIBED AS FOLLOWS:  
 COMMENCING ON THE NORTHERLY LINE OF SAID HIGGINS ROAD, 987.56 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 248.38 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF CURTIS STREET, SAID POINT BEING 1537.13 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH ALONG THE CENTER LINE OF CURTIS STREET, AND SAID STREET EXTENDED SOUTH TO THE NORTHERLY LINE OF HIGGINS ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID HIGGINS ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYORS DESCRIPTION OF PARCELS 1 AND 2  
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE 66 FOOT WIDE WISCONSIN CENTRAL LIMITED RAILROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE HIGGINS ROAD, AS MONUMENTED AND OCCUPIED, AND AS SHOWN ON A PLAT OF SURVEY OF PROPERTY TO BE ACQUIRED BY PURCHASE OR CONDEMNATION FOR HIGHWAY PURPOSES BY THE COUNTY OF COOK FOR NORTHWEST EXPRESSWAY FROM MANNHEIM RD. TO RUBY STREET, PLAT #465-7, SEC. 26-1819, TRAVERSE #18, BOOK #188, DATED SEPTEMBER 23, 1952, LAST REVISED 6-24-53, AND SIGNED BY WILLIAM J. MORTIMER, SUPERINTENDENT OF HIGHWAYS IN AND FOR THE COUNTY OF COOK ON DECEMBER 18, 1959, CURRENT DOT DRAWING FILE# 13335.PDF, SAID POINT BEING ON THE WEST LINE OF BLOCK 5 IN ORCHARD PLACE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1988 AS DOCUMENT NUMBER 955011;

THENCE SOUTH 72 DEGREES 19 MINUTES 00 SECONDS EAST, BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 1200L, NAD83 2011 ADJUSTMENT, ALONG THE NORTHERLY LINE OF SAID HIGGINS ROAD, 174.90 FEET TO A BEND POINT THENCE SOUTH TO DEGREES 09 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE OF HIGGINS ROAD 174.10 FEET TO A 3/4" IRON PIPE FOUND, SAID POINT BEING ON A LINE LYING 207.7 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF WISCONSIN CENTRAL LIMITED RAILROAD, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE NORTH 15 DEGREES 08 MINUTES 15 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE 516.88 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WEBSTER AVENUE PER SAID ORCHARD PLACE, AS OCCUPIED, ALSO BEING A POINT ON THE NORTH LINE OF SAID BLOCK 5; THENCE SOUTHEASTERLY 404.53 FEET ALONG THE LAST DESCRIBED LINE, BEING A CURVE TO THE RIGHT, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 782.00 FEET (AS SHOWN ON SCOTT'S RE-SUBDIVISION, RECORDED FEBRUARY 25, 1892 AS DOCUMENT NUMBER 1617466) WHOSE CHORD BEARS SOUTH 55 DEGREES 40 MINUTES 49 SECONDS EAST 400.03 FEET TO A 3/4" IRON PIPE FOUND ON THE CENTERLINE OF CURTIS AVENUE AS MONUMENTED; THENCE NORTH 02 DEGREES 24 MINUTES 42 SECONDS WEST ALONG SAID CENTERLINE AS MONUMENTED 64.78 FEET TO A 3/4" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF PROPERTY CONVEYED TO THE VILLAGE OF ROSEMONT BY THE COUNTY OF COOK PER QUIT CLAIM DEED RECORDED MAY 15, 1995 AS DOCUMENT 95317395; THENCE SOUTH 52 DEGREES 10 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF THE LAST DESCRIBED PROPERTY CONVEYED TO THE VILLAGE OF ROSEMONT, 482.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP AT CORNER OF THE LAST DESCRIBED PROPERTY CONVEYED TO THE VILLAGE OF ROSEMONT; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS EAST ALONG A WESTERLY LINE OF THE LAST DESCRIBED PROPERTY CONVEYED TO THE VILLAGE OF ROSEMONT, SAID LINE BEING PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 249.38 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF THE LAST DESCRIBED PROPERTY CONVEYED TO THE VILLAGE OF ROSEMONT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE HIGGINS ROAD AS MONUMENTED AND OCCUPIED, WHICH POINT IS 983.00 FEET NORTHWESTERLY OF SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, AS MEASURED, 987.56 FEET RECORD PER QUIT CLAIM DEED RECORDED MAY 15, 1995 AS DOCUMENT 95317395; THENCE NORTH TO DEGREES 09 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE OF HIGGINS ROAD AS MONUMENTED AND OCCUPIED 610.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES:  
 NO DOCUMENTS WERE PROVIDED FOR THE DEDICATION OR CONVEYANCE OF HIGGINS ROAD, A REQUEST WAS MADE TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE CITY OF DES PLAINES, AND THE TITLE COMPANY WITH NO SUCCESS, THE RIGHT OF WAY OF HIGGINS ROAD IS SHOWN BASED ON PREVIOUS SURVEYS, AS OCCUPIED AND TAX MAPS.

NOTES:  
 THE CENTERLINE AND RIGHT OF WAY LINES OF HIGGINS ROAD ARE SHOWN PER:  
 PLAT OF SURVEY OF PROPERTY TO BE ACQUIRED BY PURCHASE OR CONDEMNATION FOR HIGHWAY PURPOSES BY THE COUNTY OF COOK FOR NORTHWEST EXPRESSWAY FROM MANNHEIM RD. TO RUBY STREET, PLAT # 465-7, SEC. 26-1819, TRAVERSE #18 BOOK #188, DATED SEPTEMBER 23, 1952, LAST REVISED 6-24-53, AND SIGNED BY WILLIAM J. MORTIMER, SUPERINTENDENT OF HIGHWAYS IN AND FOR THE COUNTY OF COOK ON DECEMBER 18, 1959, CURRENT DOT FILE# 13335.PDF  
 AN AMBIGUITY EXISTS WITH THE WIDTH AND LOCATION OF WEBSTER AVENUE, THE SOUTH LINE OF WEBSTER AVENUE IS SHOWN HEREON FROM HISTORIC SURVEYS, MONUMENTS AND OCCUPATION, THE NORTH LINE OF WEBSTER AVENUE IS SHOWN HEREON FROM THE EXISTING SUBDIVISION TO THE NORTH OF THE TOLLWAY AS MONUMENTED AND OCCUPIED, THE RECORD WIDTH OF WEBSTER AVENUE IS 66 FEET WIDE, IN REALITY, BASED ON MONUMENTATION FOUND AND OCCUPATION THE MEASURED WIDTH IS MUCH LESS, THIS SURVEYOR CAN NOT RESOLVE OR EXPLAIN HOW THIS AMBIGUITY HAS OCCURRED OVER THE LAST 133 YEARS.

STATE OF ILLINOIS ) SS  
 COUNTY OF COOK )  
 WE, SPACCO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.  
 ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.  
 NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 GIVEN UNDER OUR HAND AND SEAL THIS 15TH DAY OF JANUARY, 2021 IN ROSEMONT, ILLINOIS.  
  
 C. BRIAN LOUNSBURY, I.P.L.S., No. 035-2841  
 LICENSE EXPIRES: 11-30-2022  
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)  
 COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.


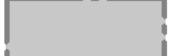



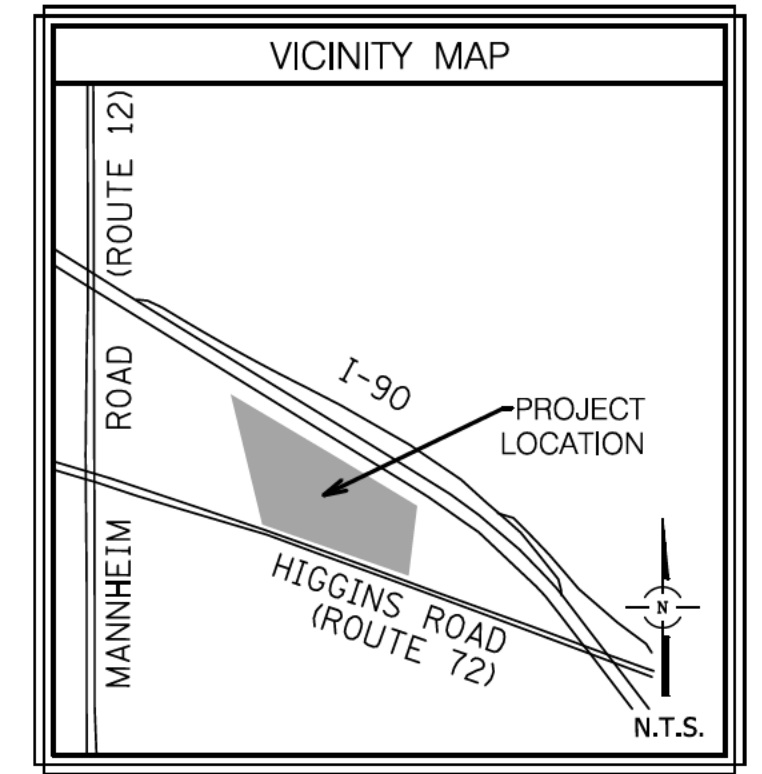
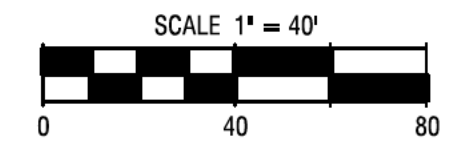
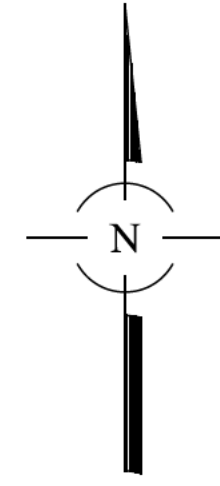
PREPARED FOR & OWNER:  
 ANDREW SALINDERS  
 QUATTRO ASSET MANAGEMENT  
 GPO BOX 4358  
 SYDNEY NSW 2001











































REVISIONS:		CONSULTING ENGINEERS	DATE: 01/15/2021
		SITE DEVELOPMENT ENGINEERS	JOB NO: 8779-02
		LAND SURVEYORS	FILENAME: 8779_02SUR-01
			SHEET 1 OF 2

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 696-4060 Fax: (847) 696-4065

# PLAT OF SURVEY

-  APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17031C0357J
-  APPROXIMATE LIMITS OF ZONE X (SHADED) PER 17031C0357J
-  APPROXIMATE LIMITS OF ZONE AE (HATCH) PER 17031C0357J



LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	CATV
	OVERHEAD WIRES ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	MAILBOX
	SIGN
	UNDERSIZED MANHOLE
	ROCK OR WALL MONUMENT
	DISC
	IRON/STEEL ROD
	IRON PIPE
	CUT CROSS
	PILE/HAND NAIL
	RAILROAD SPIKE
	SOIL BORING
	BACK OF CURB
	BACK OF SIDE CORNER
	BUILDING CORNER
	CORNER
	EDGE OF CONCRETE CORNER
	EDGE OF GRAVEL CORNER
	GUARD RAIL
	LIGHT POLE
	LP
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX
	WALL CORNER
	ASPHALT
	CONCRETE
	GRAVEL

REVISIONS:




**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 01/15/2021  
 JOB NO: 8779.02  
 FILENAME:  
 8779\_02SUR-01  
 SHEET  
 2 OF 2

PREPARED FOR & OWNER:  
 ANDREW SAUNDERS  
 QUATTRO ASSET MANAGEMENT  
 GPO BOX 4358  
 SYDNEY NSW 2001

# MONOCEROS CORPORATION

## PROJECT NARRATIVE

Re: 1700 W. Higgins Road

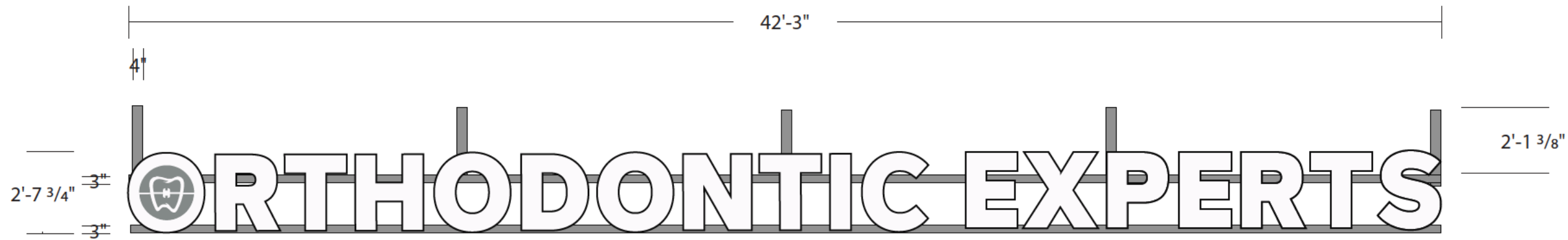
May 22, 2024

The 1700 Higgins multi-tenant office building is a six story grey stone and ribbon window building located on Higgins Road between Mannheim and Devon. The building features an updated lobby, common areas, updated elevators and a new roof. With over 90% current occupancy, due to the updates initiated by ownership, this building has thrived through an exceptionally challenging office market.

The building currently features three address signs, two identifying "1700", one entry sign identifying "1700 Higgins Centre" and one tenant sign for "Riddell". A new tenant has moved into the building and has initiated signage plans for building mounted illuminated signage to identify "Orthodontic Experts" with their logo.

Building Address "1700" - 2ea (existing)	75 square feet
Entry Sign "1700 Higgins Centre" (existing)	39 square feet
Tenant Sign "Riddell" (existing)	75 square feet
Proposed Tenant Sign "Orthodontic Experts"	111 square feet
Total Proposed Signage SF	300 square feet

A major variation is being requested to increase the allowable building mounted signage to 300 total square feet. A major variation is being requested to increase the allowable number of building signs from 3 signs to 5 signs.



Total area: 109.35 Sq. Ft.

- ONE (1) SET OF PLEX FACE CHANNEL LETTERS / LED ILLUMINATED / WITH PLEX FACES WITH VINYL GRAPHIC ON 'O' CHARACTER / MOUNTED TO STRINGER SUPPORTS WITH OVER THE WALL TUBE SUPPORT STRUCTURE

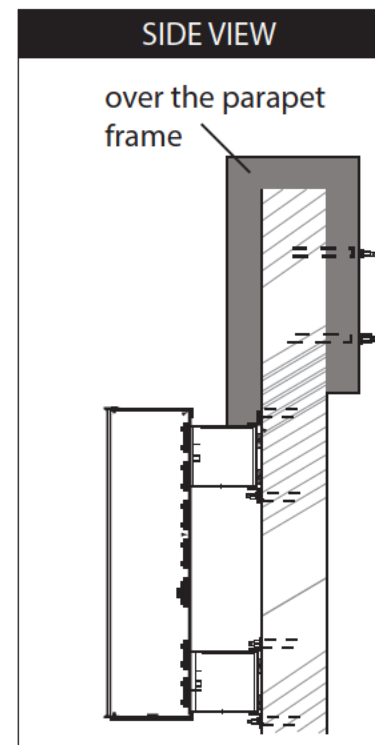
**COPY** = WHITE PLEX

**LOGO** = WHITE PLEX WITH GRAY VINYL TO MATCH BUILDING FASCIA (EXACT TBD) ON 'O' CHARACTER ONLY

**RETURNS** = BLACK

**TRIMCAP** = 1" WHITE

**STRINGERS/SUPPORTS** = TBD (TO MATCH FASCIA)



REFERENCE

SCALE: 1/4" = 1'



PROJECT: ORTHODONTIC EXPERTS  
1700 W Higgins Rd  
Des Plaines, IL

REP: DJ Hovis 219-384-6759

DATE: 6-5-2024

DRAWING: DJ-0238-1  
REFERENCE:

PROJECT #: 240080

REVISIONS:

1. Resize to max. code, remove channel logo and add gray vinyl to 'O' character 6-5-24 JB

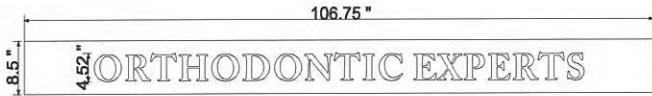
CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.



**A** MONUMENT SIGN REFACE (DF)

TOTAL SQ FT: 6.3 SQ FT	3/16" LEXAN BLACK GLOSS VINYL COLOR TBD W/ LANDLORD
---------------------------	---



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \\COM4\integrity sign2\ORTHODONTIC EXPERTS	
Address:	
Date: 10/24/2022	Job Name: ORTHODONTIC EXPERTS HIGGINS RD, IL
Drawn By: HC	Salesperson:
Approved By: <i>Art Egan</i>	Date: 10-27-22

**INTEGRITY SIGN**  
 18770-A S. 88th Ave. Mokena, IL 60448  
 708-478-2700 office / 708-478-5074 fax

**MEMORANDUM**

**Date:** July 5, 2024  
**To:** Planning and Zoning Board (PZB)  
**From:** Samantha Redman, Senior Planner *SR*  
**Cc:** Jeff Rogers, AICP, Director of Community and Economic Development *JR*  
**Subject:** Conditional Use for Institutionally Zoned Assembly Use at 1177 Howard Avenue

---

**Issue:** The petitioner is requesting a conditional use permit to operate an institutionally zoned assembly use (banquet facility) in the I-1 Zoning District.

**PIN:** 09-29-301-005-0000

**Petitioner:** Des Plaines Park District, 2222 Birch Street, Des Plaines, IL 60018

**Owner:** Des Plaines Park District, 2222 Birch Street, Des Plaines, IL 60018

**Case Number:** #24-031-CU

**Ward Number:** #5, Alderman Carla Brookman

**Existing Zoning:** I-1, Institutional

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

**Surrounding Land Uses:** North: Single Family Detached Residences  
South: Park  
East: Park and Single Family Detached Residences  
West: Park

**Street Classification:** Howard Avenue is classified as a local road.

**Comprehensive Plan :** The Comprehensive Plan illustrates this site as Institutional.

**Property/Zoning History:** This property is currently zoned I-1, Institutional. In 2012, the property was rezoned from R-1, Single Family Residential to I-1, Institutional. This property

contained the Good Shepherd Lutheran Church, constructed in between 1959 and 1960 and operated in this location for several decades. The property was purchased by the Des Plaines Park District (Park District) in 2021. The Foxtail on the Lake restaurant is located within the former church building. The building was adaptively reused for the restaurant in 2022 and the area proposed for the banquet facility/event space is located in the lower level. The Lakeview Center office area is also located on the first floor, with several additional offices on the lower level.

In June 2024, a text amendment to the I-1, Institutional Zoning District permitted assembly uses to be located on I-1 zoned properties. However, a conditional use is required for any proposed assembly uses that are not located along arterial roadways. Howard Avenue is a local road, therefore requiring a conditional use to operate this banquet facility/event space.

**Project Description:**

The petitioner is requesting a conditional use to allow for an assembly use (banquet facility/event space) to be operated by the Park District. No proposed expansions or exterior alterations are proposed for the building. All proposed uses will be located inside the building. Refer to Floor Plan attachment.

***Proposed Uses of Building and Hours of Operation***

The below table provides an outline of approximate days and times of programming in the building. As stated in the Petitioner’s Narrative and Response to Standards, the specific programming will vary depending on demand, available resources, seasonality, or other factors. Some activities may occur simultaneously on the site.

Use	Types of Activities	Hours of Operation	Spaces Utilized
Assembly uses <sup>1</sup>	Event space for parties, banquets, conferences, etc.	Every day, 8am to 11pm	Shoreline Room and other ground floor facilities
Restaurant	Class A Restaurant (i.e. sit-down restaurant)	Monday: Closed Tuesday-Friday: 11:00AM to 10:30PM Saturday-Sunday: 10:00AM to 10:30PM	Restaurant area (main floor)
Office	Park District administrative activities	M-F 8:00 AM to 5:00PM	Office area in building

The petitioner’s narrative states that park district personnel will be on site for banquets and all staff will be Bassett trained and certified for any serving of alcohol. A liquor license is requested simultaneously with this conditional use, to be reviewed under a separate city process pursuant to Section 4-4-3 of the Municipal Code.

The Park District has also communicated to City staff an interest in using a portion of the east parking lot for events, such as a farmer’s market. During the public hearing, the Board may request from the petitioner additional testimony on the proposed operations at this facility.

***Occupancy***

Prior to any occupancy of the building for an assembly use, a permit is required with a minimum of a life safety plan for review by the Building Department and the Fire Prevention Division to determine compliance with building and fire code. The fire occupancy load cannot be exceeded at any time in the building, requiring the petitioner to ensure any activities are scheduled in a way that does not violate any fire codes.

Any time the type of occupancy of a building or portion of a building is changed (i.e. from office space to event space), an analysis of code compliance must be completed by City staff. Suggested conditions of approval further affirm this requirement and any other requirements related to building or fire code and specifies what must occur prior to the assembly use operations. Note even if the suggested conditions of approval are removed, the property will still need to undergo this permit and inspection process. The space may also require architectural modifications in order to be compliant with all applicable codes and regulations.

***Off-Street Parking***

Pursuant to Section 12-9-7, commercially zoned assembly uses for community centers are required to provide one space for every 200 square feet of gross activity area. The existing restaurant requires 1 space for every 100 square feet of net floor area, or 1 space for every 4 seats, whichever is greater, plus 1 space for every 3 employees. The office spaces currently used in the building require 1 space for every 250 square feet of gross floor area.

The definition of “floor area” in Section 12-13-3 allows certain spaces such as restrooms, mechanical rooms, hallways, and a percentage of storage areas to be excluded. The table below reflects the floor area of the building per this definition.

<b>Use</b>	<b>Floor Area or Seats/Employees<sup>1</sup></b>	<b>Required parking<sup>2</sup></b>
Assembly use	3647 square feet	18 spaces
Restaurant	354 seats 20 employees	95 spaces
Office	Upper area: 1555 sq ft Lower area: 2041 sq ft	14 spaces
	<b>Total Required</b>	<b>128 spaces</b>
	<b>Total Existing</b>	<b>123 spaces</b>
	<b>Total Proposed<sup>3</sup></b>	<b>147 spaces</b>

<sup>1</sup> Excludes floor area for mechanical rooms, restrooms, and storage areas

<sup>2</sup> Spaces rounded up to next whole number

<sup>3</sup> Estimated amount. Parking count may change at time of final permit.

Five additional spaces are necessary to meet the required off-street parking amount. In addition to the existing 123 spaces available on the property, a proposed parking area is proposed to be located in the grassy area in the center of the property (refer to Parking Lot Expansion Plan attachment). The area can accommodate an estimated 24 parking spaces. A suggested condition of approval states a minimum of five additional parking spaces must be provided on the property, either in the proposed parking expansion area or elsewhere.

At this time, the proposed parking lot expansion has not received a building permit. Prior to issuance of building permit, the plan will be required to meet all zoning ordinance requirements or approval of the following zoning variations:

- a. Parking is not permitted in the required front or side yards of the property. A minimum 50-foot setback from Howard Avenue is required (to remain outside of the required front yard);
- b. Parking stall striping;
- c. Parking stall width (8.5 feet) and depth (18.0 feet);
- d. Drive aisle width (22 feet);
- e. 5% of the total parking area as landscaping in islands with a minimum area of 100 square feet per island;
- f. A minimum of one shade tree per 100 square feet of required landscape area; and
- g. Curb and gutter around the perimeter.

Standards for Variation are provided at the end of this report to facilitate any discussion of variations with the Board about the parking lot expansion. However, no application for a variation has been submitted at this time. Pursuant to Section 12-3-1, any complete application will be provided to the Planning and Zoning Board in a timely manner, ensuring proper staff review from all relevant departments and noticing requirements are met.

A suggested condition of approval states that all parking for uses on this property must be located within the property line, meaning on-street parking and parking in adjacent parking areas unaffiliated with the uses in this building are prohibited.

### ***Traffic***

Traffic on the property will be related to the restaurant, offices and proposed assembly use. The amount of traffic will be generally determined by the available off-street parking spaces, with potential for increased traffic if there are a significant number of taxi or rideshare trips. A loading zone exists in the front of the building, providing a location for loading/unloading for the restaurant or proposed event space activities on the property and taxi/ride-sharing, allowing any vehicles to pull onto the property rather than queuing on Howard Avenue. Refer to Site Plan attachment. Additionally, a portion of the property is proposed to be paved for a valet parking area associated with the restaurant, increasing the available parking for the restaurant by approximately 24 spaces. Refer to Parking Expansion Plan attachment.

Although a traffic study is typically associated with a conditional use permit for

assembly uses, one was not provided for this application due to the small size of the assembly operations. The Board may request additional information about parking and traffic management. If the Board deems it necessary to provide assurances about traffic, a condition of approval may be added that requires a traffic study to be reviewed by the Community and Economic Development Department prior to allowing the assembly use operations.

#### ***Noise and Other Nuisance***

The property and all associated uses will be required to meet all environmental performance standards surrounding noise, odor, light, or other potentially disruptive elements pursuant to Chapter 12 of the Zoning Ordinance. To further control for noise associated with the assembly use, a suggested condition of approval limits amplified sound to inside the building, limiting disruptive activities on the patio of the proposed facility. Any garbage or debris associated with the property is required to be contained within the dumpster enclosure; a condition of approval further enforces this requirement.

#### **Standards for Conditional Use**

The following is a discussion of standards for zoning amendments from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments may or may not satisfy the standards is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

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

*Comment:* An institutionally zoned assembly use along a non-arterial roadway requires a conditional use permit in the I-1 Zoning District.

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

*Comment:* The 2019 Comprehensive Plan illustrates this area to be used for institutional uses. In 2019, the long-standing use on this property was a church, which was an institutional use, prior to being converted into restaurant. The property is owned by the Des Plaines Park District, a public entity. The Comprehensive Plan states that institutional uses are intended to "provide services to Des Plaines residents and the surrounding area. Institutional land uses include schools, libraries, community organizations, places of worship, and public facilities." This objective is met by increasing the amount of available recreational facilities and encouraging revenue generation for the Park District.

**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:* No alterations to the building are proposed with this application, with the exception of any necessary to meet building code for the new use, thus there will be no changes to appearance that would affect the character of the neighborhood.

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

*Comment:* All activities will occur inside the existing building. Conditions of approval are intended to ensure minimal disruption in the neighborhood. Parking will be accommodated by the existing spaces provided on site, with additional parking proposed with the paving of a portion of the property.

- 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 existing building has been adequately served by essential public facilities and services. Staff has no concerns that the proposed use will not be adequately served with essential public facilities and services in the future.

- 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 use would neither create a burden on public facilities, nor would it be a detriment to the economic well-being of the community. This facility would generate additional revenue for the Park District to foster the district's goals.

- 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:* All activities are proposed to occur inside the building. Any uses must be in compliance with the Environmental Performance Standards in Chapter 12 of the Zoning Ordinance. Noise level for any activities on the site will be regulated by Section 6-2-7 of the Police Regulations in the City's municipal code. Refer to Traffic section of this report.

- 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:* Vehicular access will continue to be provided along Howard Avenue, from the existing parking lot. A loading area exists for any loading/unloading or taxi/ride-sharing associated with the assembly use. If traffic concerns exist, the Board may request a traffic or parking study be submitted for review to determine if additional traffic control measures should be taken.

- 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 within an existing building and thus would not result in the loss or damage of natural, scenic, or historic features. No new development is proposed for this site.

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

*Comment:* The proposed uses comply with all applicable requirements as stated in the Zoning Ordinance.

### **Standards for Variation**

Although a variation is not requested for the parking area at this time, to facilitate any discussion with the petitioner, the below standards apply for variations. Although a request for a variation can be considered simultaneously with a conditional use, an application requesting relief was not submitted. Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance, included below.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

**PZB Procedure and Recommended Conditions:** Pursuant to Sections 12-3-4(E) of the Zoning Ordinance, the PZB may vote to *recommend* approval, approval with modifications, or disapproval of the conditional use. A continuance may also be requested. The City Council has final authority over both requests. However, should the PZB recommend approval of the conditional use, staff suggests the following conditions for the conditional use request.

**Conditions of Approval:**

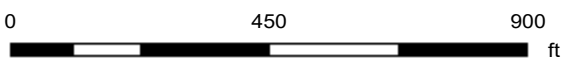
1. Five additional parking spaces must be added to the property. Any proposed new parking areas or re-striping of existing areas must receive a building permit.
2. Sufficient parking for all operating uses must be provided on this property, pursuant to Section 12-9-7 of the Zoning Ordinance. In the circumstance a portion of the parking lot is used for an event or other activity, the assembly use facilities may not be used or rented until a minimum of 128 spaces are available. Alternative parking management plans can be approved by the Director of Community and Economic Development.
3. Prior to any operations associated with the assembly use, a permit must be submitted and approved, including a life safety plan, and all inspections passed by the Community and Economic Development Department and the Fire Prevention Division.
4. The maximum number of people in any space shall not exceed the maximum occupancy load prescribed by the Fire Department. Every room or space that is an assembly occupancy shall have the occupant load of that room or space posted in a conspicuous place, near the main exit.
5. No activities involving amplified sound are permitted on the patio or any exterior area of the building associated with this assembly use.
6. Any expansion of this use shall require the Petitioner to obtain an amendment to the Conditional Use Permit.
7. No alcohol shall be served during any event unless approved pursuant to Chapter 4 – Liquor Control of the Municipal Code.
8. All parking for this property must be located within the property line. No parking associated with the uses on this property may be located along a public street or adjacent parking areas associated with Lake Park.
9. Hours of operation for the assembly use are limited to 7:00 AM to 11:00 PM, daily.
10. All refuse associated with the uses on this property must be contained within a dumpster enclosure that meets requirements of Section 12-10-11 of the Zoning Ordinance.

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Project Narrative
- Attachment 4: Petitioner’s Responses to Standards
- Attachment 5: Plat of Survey
- Attachment 6: Site Plan (from 2022 Restaurant Renovation Permit)
- Attachment 7: Floor Plans (from 2022 Restaurant Renovation Permit)
- Attachment 8: Proposed Parking Lot Expansion Plan



- Legend**
- Subject Site
  - Zoning
  - I-1: Institutional
  - M-3: Special Manufacturing
  - R-1: Single Family Residential



Print Date: 7/3/2024

**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.



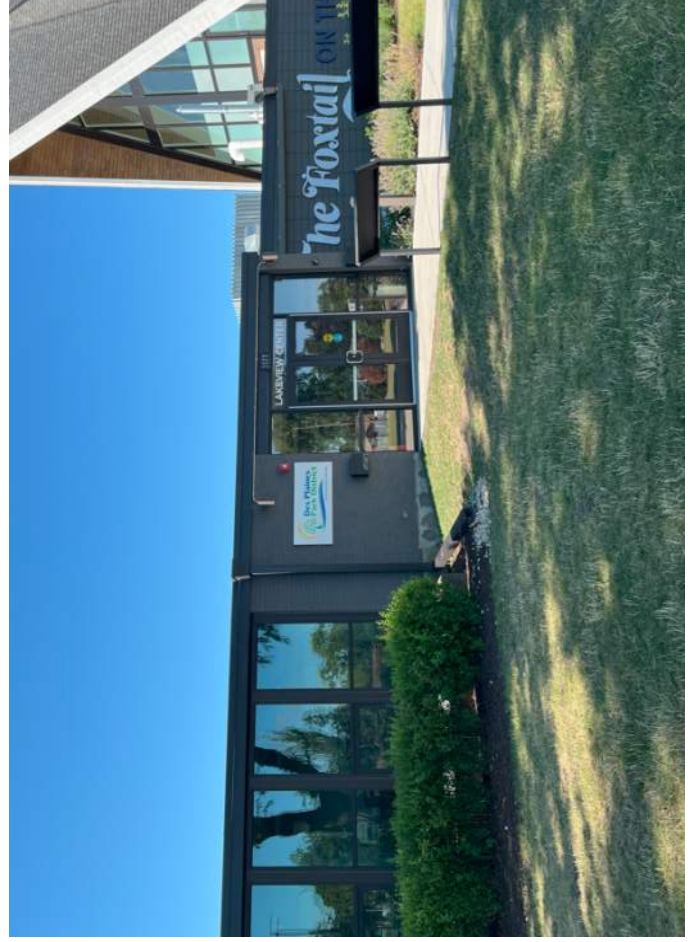
1177 Howard Ave – Public Notice Sign



View of proposed parking lot expansion area



Patio of proposed banquet facility/event space



View of Lakeview Center (offices for Park District)



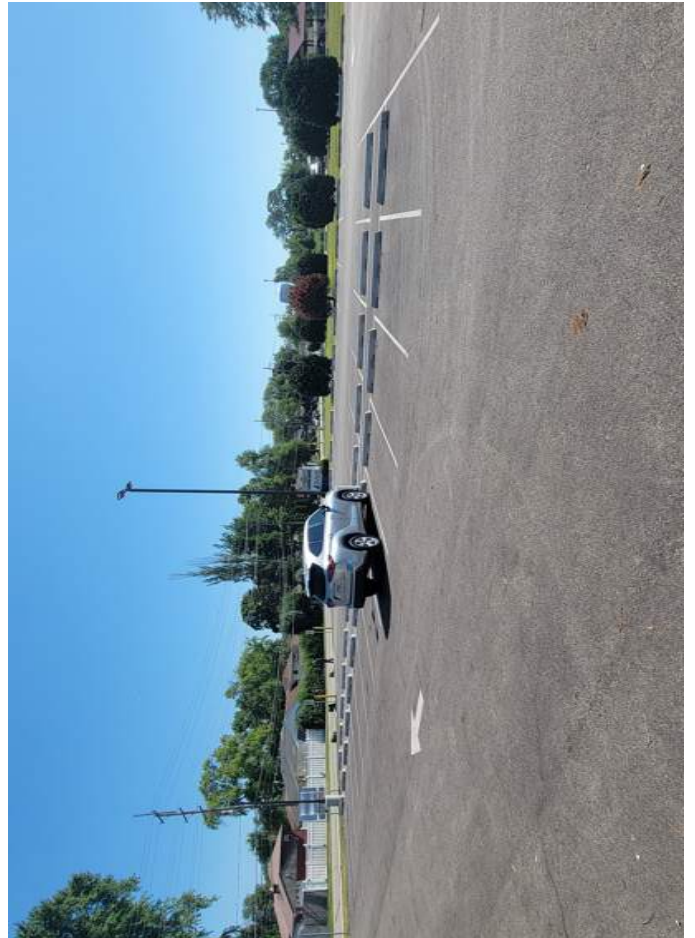
View of portion of existing parking and loading zone



View of dumpster enclosure



View of church, signs, and proposed area of parking lot expansion



View of portion of existing parking



June 20th, 2024

TO: City of Des Plaines

FROM: Brian Panek, Superintendent of Revenue Facilities  
Don Miletic, Executive Director

SUBJECT: **Lakeview Shoreline Room Proposed Banquet Use**

The Des Plaines Park District is proposing using the Shoreline Room (basement of Lake View Center) located at 1177 Howard Avenue, Des Plaines, IL 60018 as a space for rentals and banquets. Banquets would include catering and the selling of alcoholic beverages by Bassett trained personnel.

**Hours of Operation:** 8am-11pm daily

**Total Capacity of Shoreline Room at Lakeview Center:** 100 people

Total Parking Spaces: Currently 135 parking spots

Rentals will be booked through the park district, similarly to all our other facility rentals through our reservation software. Staff will be on site at all times of any rental at Lake View Center. We anticipate employing 10-20 staff members for the banquet and bartending operations. Rentals will have the option of a multiple of food/drink options. Food options will promote Des Plaines Businesses. Beer, wine, and a small selection of mixed cocktails will be served. No shots/shooters will be served. All staff will be Bassett trained and certified.



## 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;

With the recently approved text amendment (Ordinance Z-12-24), assembly uses are a conditional use in the I-1 Zoning district when the property is not adjacent to an arterial roadway.

2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;

The land use for this property in the Comprehensive Plan is "Institutional" surrounding by "Open Space". Between the 2019 Comprehensive Plan and today, the Park District acquired the property with Foxtail on Lake and seeks to open this event space in the lower level of the restaurant. The event space would serve to, "promote recreational facilities to boost the local economy" by creating an event space within a park owned property and adjacent to an existing park. The proposed project also supports Policy 7.12 to "Continue to implement the Des Plaines Park District's Strategic Plan." The Des Plaines Park District's Strategic Plan includes objectives supporting additional programming within park district owned properties.

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 event space will be located within the existing restaurant, owned by the Des Plaines Park District, and no additional expansion of the building is proposed. The area intended to use for the event space already exists and will not result in any changes to the appearance or character of the building.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses;

The space is within an operating restaurant. The proposed use of the property as an event space will not be dissimilar to the current restaurant use and adjacent park space on this property and is not anticipate to result in any disturbance to the neighborhood.

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;

The space is within an operating restaurant. The proposed use of the property as an event space will not be dissimilar to the current restaurant use and adjacent park space.

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 space is within an operating restaurant. The proposed use of the property as an event space will not be dissimilar to the current restaurant use and adjacent park space on this property and is not anticipate to result in additional strain to public facilities or resources.

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 conditional use is required because this property is along a local street rather than arterial street. The amount of traffic generated by the event space will be mitigated by coordinating reservations to ensure adequate parking is available for the event space and restaurant uses. Noise generated by the site will be consistent with the existing restaurant use and park use surrounding the property. This property was formerly a church (also an assembly use) which likely generated similar traffic to the restaurant and the proposed event space.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

No additional access points or changes to the design of the property are proposed. This use is within an existing building.

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

Although the building with the existing restaurant and proposed banquet space could be considered a historic feature, this proposed use will not affect the historical integrity of the building. No architectural or site design changes are proposed.

10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested

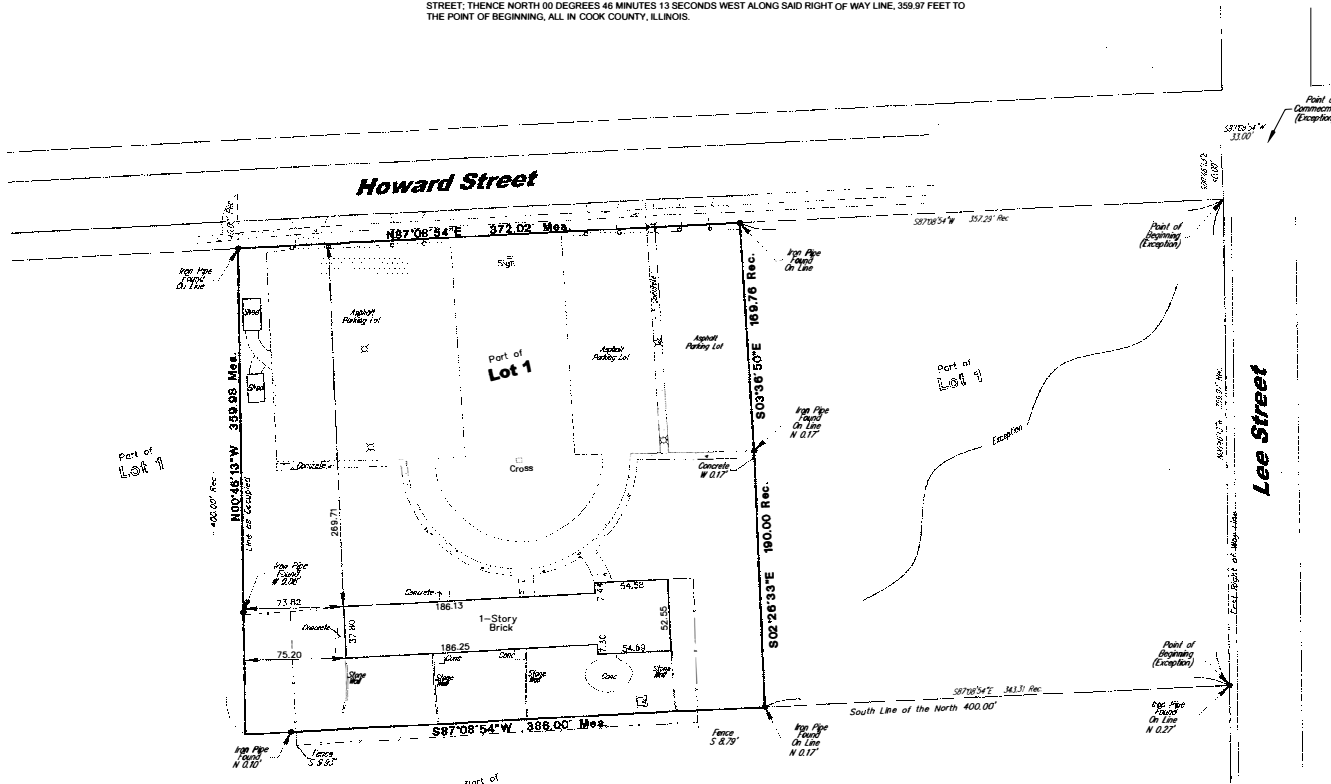
Yes, all other regulations are met with the conditional use requested.



# PLAT OF SURVEY

THE NORTH 400 FEET OF THE EAST 762.30 FEET OF LOT 1 IN DIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED AREA:  
 COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF LEE STREET AND HOWARD STREET THENCE SOUTH 87 DEGREES 08 MINUTES 54 SECONDS WEST ALONG SAID CENTER LINE OF HOWARD STREET, 33.00 FEET TO A POINT ON SAID WESTERLY LINE OF LEE STREET EXTENDED NORTHERLY; THENCE SOUTH 00 DEGREES 46 MINUTES 13 SECONDS EAST, 40.00 FEET TO A POINT ON SAID NORTHERLY LINE OF HOWARD STREET SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 08 MINUTES 54 SECONDS WEST, 357.29 FEET; THENCE SOUTH 03 DEGREES 36 MINUTES 50 SECONDS EAST, 169.76 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 33 SECONDS EAST, 190.00 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 54 SECONDS EAST, 343.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LEE STREET; THENCE NORTH 00 DEGREES 46 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 359.97 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



- LEGEND**
- ELECTRIC TRANSFORMER
  - LIGHT POLE
  - BOLLARD
  - Set 1/2" Iron Pipe
  - Found Iron Pipe
  - X Found Cross

- Surveyor Notes:**
1. Field Work Completed on 4-18-2012
  2. Prepared for L&E-Hensen
  3. Site Address: 1177 Howard St., Des Plaines, IL
  4. Pin No.: 09-29-301-003
  5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encroachments was made as part of this survey.
  6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
  7. This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.

State of Illinois (SS)  
 County of Cook (S)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of survey. Given under my hand and seal this 26th day of April, A.D. 2012 in Peoria, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

ILLINOIS Professional Land Surveyor Number 3323  
 License Expiration Date 11-30-12

This professional service conforms to the current Illinois minimum standards for the practice of land surveying.



Drawn/Revision	MPS	Date	4-20-12

**LSI Land Surveying Services, Inc.**

574 W. Colfax Street | Peoria, Illinois 61607  
 Ph: (847)991-7700 | Fax: (847)991-7707  
 Professional Design Firm License No. 184-003632

Field Work Completed: 4-18-12	Scale: 1" = 60'	Date: 4-20-12
Site Address: 1177 Howard St. Des Plaines, Illinois		

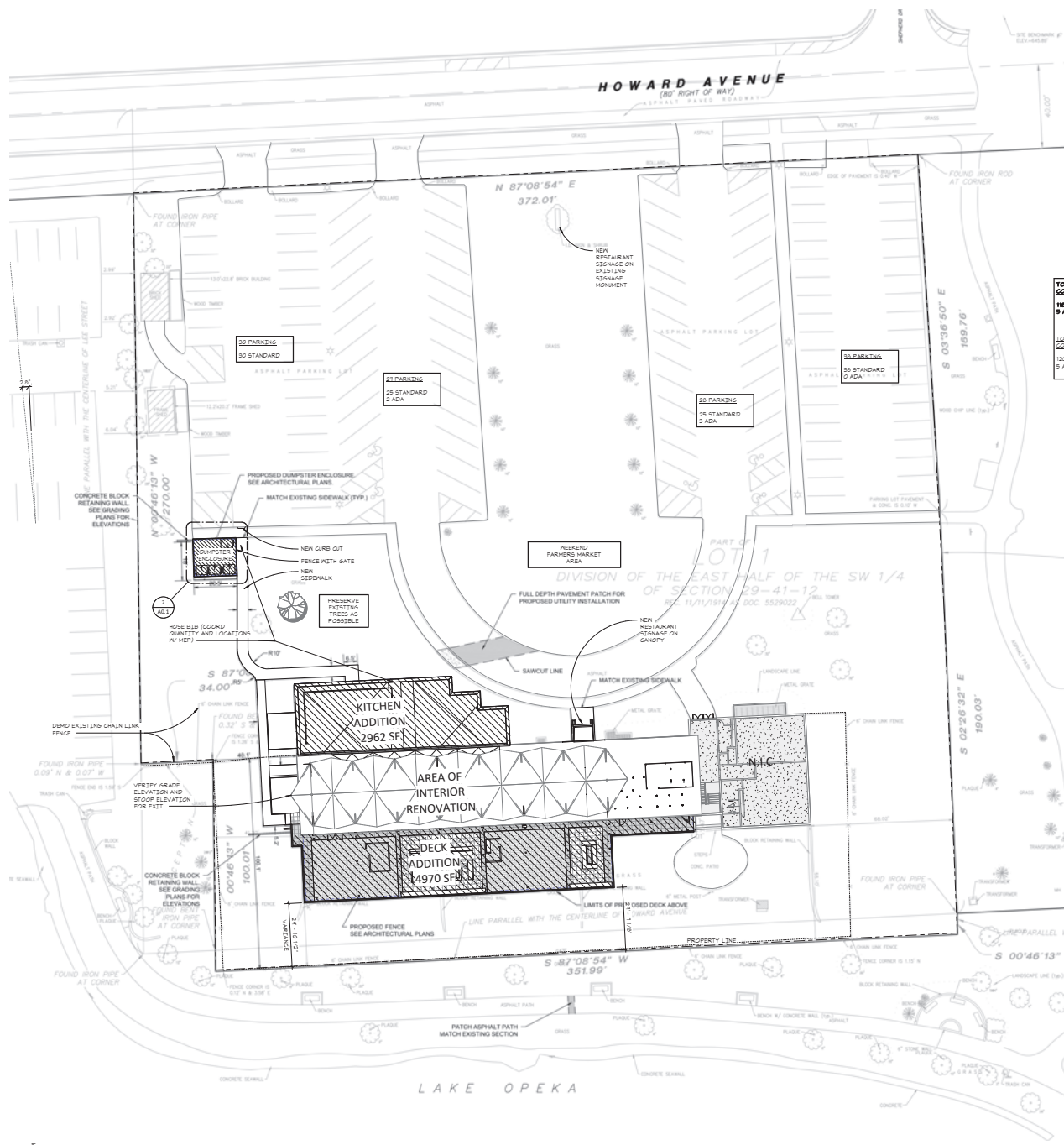
Job Number LS120120
Sheet Number SURVEY

Sheet Name PLAT OF SURVEY
------------------------------

EXHIBIT B



*Robert A. Esch*  
Professional Engineer  
08/04/2022  
Date  
Expire on 11/30/2022



**NOTES**  
1. SEE CIVIL DRAWINGS FOR SITE INFO

**TOTAL SITE PARKING SPOTS (PROPOSED)**  
18 STANDARD  
9 ADA

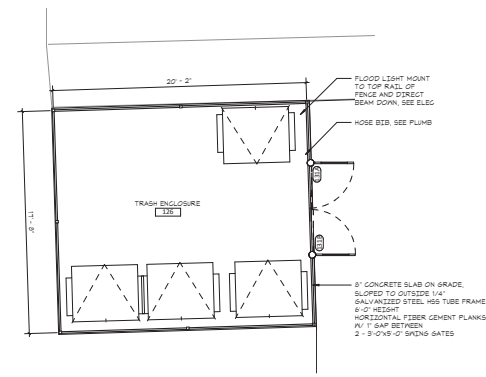
**TOTAL SITE PARKING SPOTS (REQUIRED)**  
120 STANDARD  
9 ADA

**TOTAL REQUIRED PARKING:**  
**RESTAURANT (GLASS A1)**  
1 space for every 100 square feet of net floor area, or 1 space for every 4 seats, whichever is greater, plus 1 space for every 3 employees  
• 200 total seats: 200/4 = 50 parking spots  
• 20 employees: 20/3 = 7 parking spots  
• total = 57 parking spots

**PARK DISTRICT (COMMUNITY OR RECREATION BUILDINGS)**  
1 space for every 200 square feet of gross activity area  
• 100K of upper level + 150K of lower level = 250K  
• 100K/200 = 50 parking spots

**REQUIRED PARKING SPOTS:**  
• 20 employees = 30 (Park District) + 10  
• 120 TOTAL (18 STANDARD + 9 ADA)

**PROVIDED PARKING SPOTS:**  
• 120 TOTAL (18 STANDARD + 9 ADA)



2. SITE - DUMPSTER ENCLOSURE  
1/4" = 1'-0"

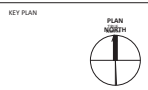
**PERMIT/PRICING  
ADDENDUM  
08/04/2022**

ORIGINAL ISSUE:  
08/04/22

**REVISIONS:**

No.	Description	Date
1	PERMIT COMMENTS	9/23/22
2	PERMIT COMMENTS #2	10/21/22

221312  
PROJECT NUMBER  
ESG ESG  
DRAWN BY CHECKED BY



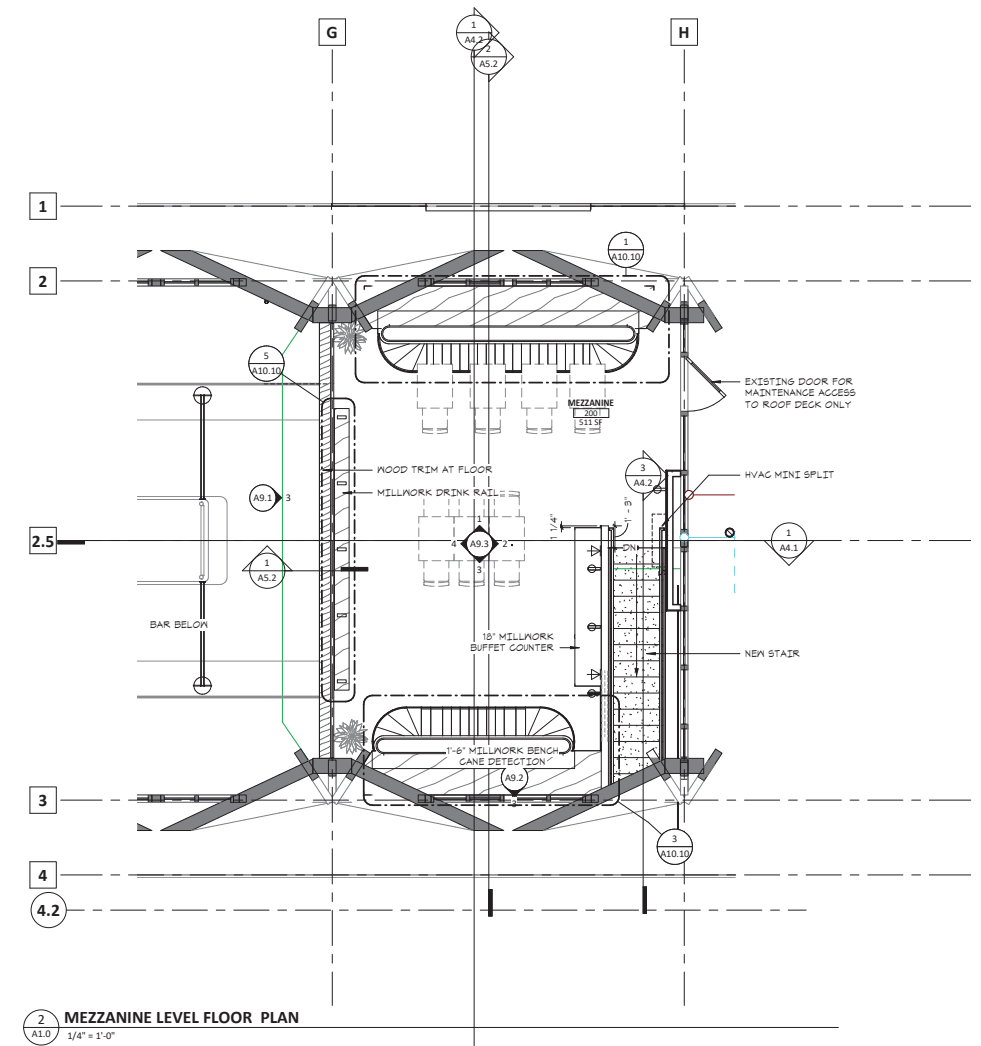
FOXTAIL ON THE LAKE

ARCHITECTURAL SITE PLAN  
**A0.1**

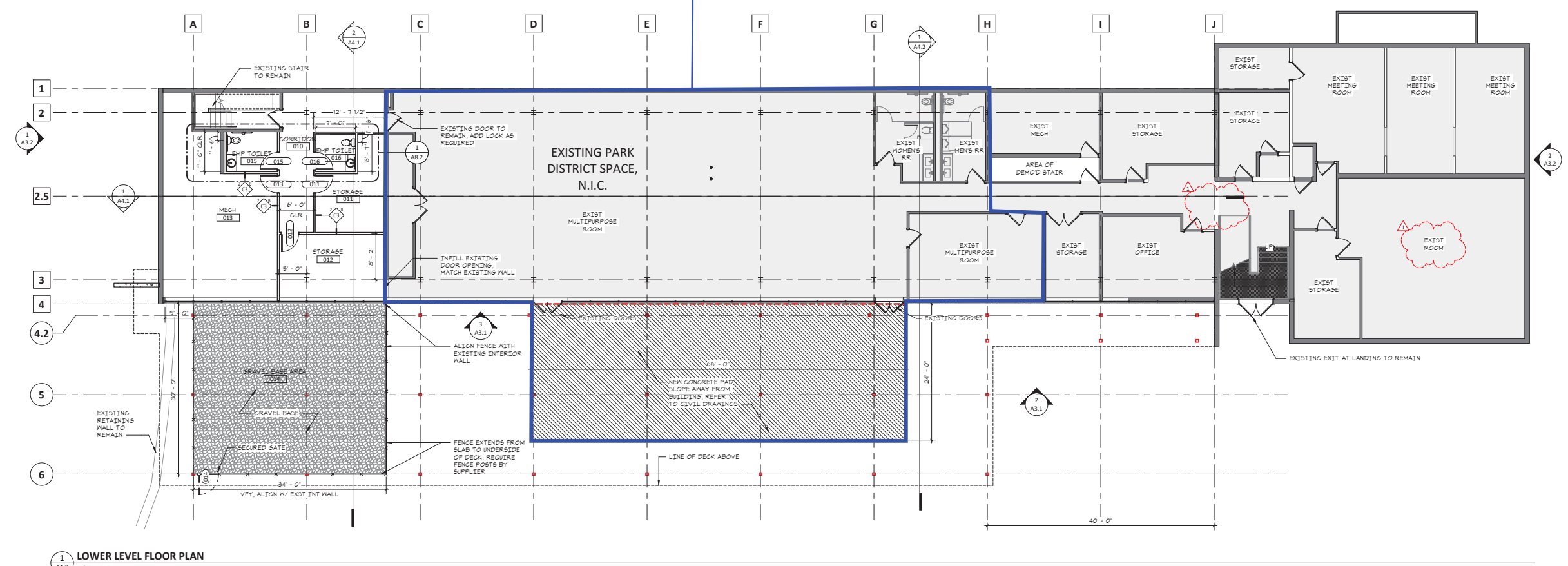
1. ARCHITECTURAL SITE PLAN  
1" = 32'-0"



Brandon A. Gruenewald  
Professional Engineer  
08/04/2022  
Date  
Expires on 11/30/2022



Proposed Assembly Use (Banquet Facility/Event Space) Area



PERMIT/PRICING  
ADDENDUM  
08/04/2022

ORIGINAL ISSUE:  
08/04/22

REVISIONS:

No.	Description	Date
1	PERMIT COMMENTS	9/23/22

221312  
PROJECT NUMBER

ESG DRAWN BY  
ESG CHECKED BY

KEY PLAN

FOXTAIL ON THE LAKE  
LOWER LEVEL & MEZZANINE  
FLOOR PLAN

# BUILDING CODE ANALYSIS

**Project Summary:**  
The project is the conversion of an existing church and office building at 1177 Howard Avenue in Des Plaines, IL into a restaurant. The existing building is Type IV heavy timber construction with Type A-3 and B Occupancies. The project will include the addition of a commercial kitchen and a new deck for outdoor dining. As part of this renovation, we are proposing a change in the construction type from Type IV to Type V-B. We are also proposing an Occupancy change from A-3 to A-2 use. The portion of the building that is B Occupancy will not change. The ground level is assumed to be the Code-defined first story above grade plane (flush with floor level on the North side of the building and east side of the truck access). The lower level is a walk-out basement that is currently occupied by office uses, and will include some storage and mechanical space for the restaurant (flush with floor level on the South side of the building). New construction will be a mix of combustible and non-combustible materials, however all new partitions will be constructed of steel studs. The entire building shall be retrofitted to have an automatic sprinkler system compliant with NFPA 13. Accessibility has been improved with the addition of fully accessible new restrooms, and accessible height dining. An accessible route has been provided to the new deck from the building interior.

This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

**Applicable codes and regulations:**

- 2015 International Building Code
- 2015 International Fire Code
- 2015 International Mechanical Code
- 2014 National Electrical Code
- Des Plaines Amendments - Title 10
- 2014 Illinois Plumbing Code
- 2014 Illinois Accessibility Code
- 2018 International Energy Conservation Code
- 2000 NFPA 101
- 2018 International Existing Building Code

**Building Classification:**

**Occupancy Classification (Chapter 3):**  
Assembly (dining) and related spaces: A-2 (i.e. primary occupancy class)  
Business (office): B

**Construction Type:**

Type V-B construction

**Height and Area:**

Construction Type V-B, Occupancy Class A-2 (more stringent than Class B) Non-separated occupancies.

Lower Level (not included in Building Area): 9,912 sf interior + 1,021 sf covered exterior storage below deck unenclosed  
Main Floor: 11,968 interior (not including 4,970 exterior deck)  
Mezzanine: 544 sf  
Total: 23,455 sf  
Actual Building Area: 13,465 sf

505.2.1 Mezzanines shall not exceed 1/3 of the area of the room in which they are located.  
Main Dining room: 4,000 sf, Actual Mezzanine: 544 sf (1,333 sf max)

506.1.3 Basements need not be included in the total allowable floor area of a building provided the total area of such basements does not exceed the area permitted for a one-story above grade plane building.

**Allowable Height:**

Table 504.3: 60' feet above grade plane (Sprinklered)  
Table 504.4: 2 stories (sprinklered per 903.3.1.1 required)  
Actual Height: 1 story, approximately 28'-6"  
Allowable Area Factor (IBC 506.2): 24,000 sf (S1)  
Actual Total Area for 1 story (IBC 506.2.4): 13,465 sf

**Total Building Area:** (IBC 506.2.3): Mixed Occupancy, Single-Story Building  
Aa = At + (Ns x If)  
Aa = 24,000 + (5,000 x .75)  
Allowable Area: Aa = 28,500 sf  
Actual Area: 13,465 sf (allowed)

Frontage Increase (If) = [(P - 0.25)W/30], (IBC 506.3) where:  
F = building perimeter fronting a minimum 20 foot wide public way or open space  
P = total building perimeter  
W = average width of public way or open space exceeding 20 feet to 30 feet maximum  
If = [(P - 0.25)W/30 + (656/656 - 0.25)] 30/30 = 0.75

**Conformity with Occupancy Requirements (IBC Section 508)**

- 508.2 Accessory Occupancies required to comply with:
  - Occupancy classification 508.2.1.
  - Allowable height and number of stories shall be based on the Main Occupancy Classification. (Table 504.3)
  - Allowable building area shall be based on the Section 506 for the Main Occupancy 508.2.4. (Exception 2 noted for Dwelling Unit Separation per IBC 420.)
  - No separation is required between accessory occupancies and the main occupancy 508.2.4. (Exception 2 noted for Dwelling Unit Separation per IBC 420.)
- 508.3 - Mixed Occupancy with Non-separated Uses will dictate the most restrictive Building Code Requirements Space are used throughout.
- 509.1 Incidental Use Occupancies are required to comply with IBC Section 509 & Table 508.4

**Construction Type Fire Resistive Ratings:**

(IBC Table 601 & 602)

**Construction Type V-B**

Structural Frame	0
Exterior Bearing Walls	0
Interior Bearing Walls	0
Exterior Non-bearing Walls	0
Interior Non-bearing Walls	0
Floor Construction	0
Roof Construction	0

**Maximum Area of Exterior Wall Openings**

(Table 705.8)

0' to 3'	3' to <5'	5' to <10'	10' to <15'	15' to <20'	20'
Unprotected Sprinklered: Not Permitted	15%	25%	45%	75%	No Limit

**Interior Finishes**

(Chapter 8)

Class	Flame Spread Index	Smoke Developed
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450

**Interior Wall and Ceiling Finish Requirements by Occupancy (Table 803.11):**

Occupancy Group	Exit Enclosures and Passageways	Corridors	Rooms and Enclosed Spaces
A-3	B	B	C
B	B	C	C

Note: Requirements based on fully sprinklered building.

**Means of Egress and Occupant Load**

(Chapter 10)

Occupant Load (Table 1004.5)	
Assembly (unconcentrated)	15 sf of net per person
Business	100 sf gross per person
Accessibility Storage, Mechanical	300 sf gross per person

Egress Width - (Table 1005.1 (with sprinkler system))  
Stairway width: .3 inches / occupant  
Other egress components: .2 inches / occupant  
See code / existing plans for additional information.

**1009.3.2 Stairways**

1009.3.3 Exception 2. Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

**1020.4 Dead ends.**

When more than one exit or exit access doorway is required, the exit access shall be arranged such that dead end corridors do not exceed 20'.  
Exception 2. In occupancies in Groups B, E, F, I, M, R-1, R-2, R-4, S, and U, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of the dead-end corridors shall not exceed 50'.

**Interior Environment**

(Chapter 12)

Ventilation and Lighting (1202, 1203 and 1204)  
Buildings shall be provided with lighting, temperature control or ventilation, either natural or mechanical.

**Accessibility:**

Illinois Accessibility Code

202.4 Alterations Affecting Primary Function Areas  
An accessible path of travel shall be provided and shall not be required to exceed 20% of the project budget.

**203.9 Employee Work Areas:**

Spaces and elements within employee work areas shall be designed and constructed so that people with disabilities can approach, enter, and exit the work area.

**206.2.3 Multi-story Buildings and Facilities:**

Exception #1: An accessible route is not required to the mezzanine or basement space of a one story building if the area is less than 1,000 sf.

**206.2.5 Restaurants, Cafeterias, and Banquet Rooms:**

An accessible route shall be provided to all dining areas.  
Exception #1: An accessible route is not required to a mezzanine area with less than 25% of the total combined area for seating and dining, and where the same decor and services are provided in the accessible area.

**206.2.8 Employee Work Areas:**

Exception #1: Common use circulation paths within employee work areas shall not be required to comply with 402 if they are less than 1,000 sf and defined by permanently installed partitions.

**206.4.1 Public Entrances:**

At least 60% of all entrances shall comply with 404.

**OCCUPANCY TYPE PATTERN LEGEND**

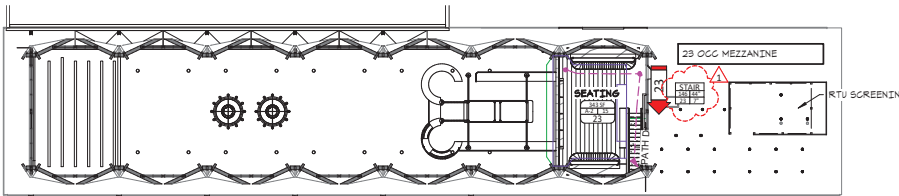
▨ A-2

**TOTAL SF**

- TOTAL KITCHEN ADDITION SQ FT: 2462 SF
- TOTAL AREA OF INTERIOR RENOVATION: 9006 SF
- MEZZANINE: 544 SF
- LEVEL 1: 7046 SF
- LOWER LEVEL: 1416 SF
- TOTAL AREA OF EXTERIOR DECK ADDITION: 4910 SF

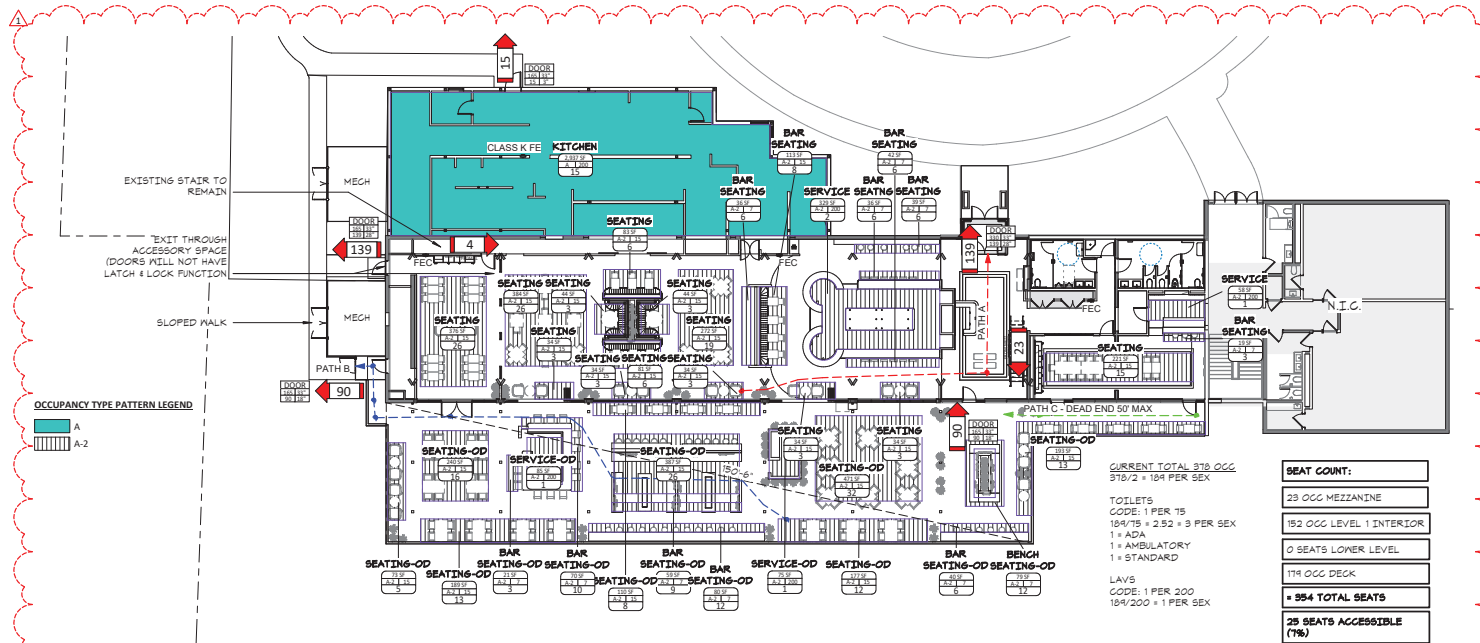
**SEAT COUNTS:**

- LEVEL 1 SEAT COUNT: 146 INDOOR + 191 OUTDOOR DINING + 301
- MEZZANINE SEAT COUNT: 16
- OVERALL SEAT COUNT: 162 INDOOR + 191 OUTDOOR + 319



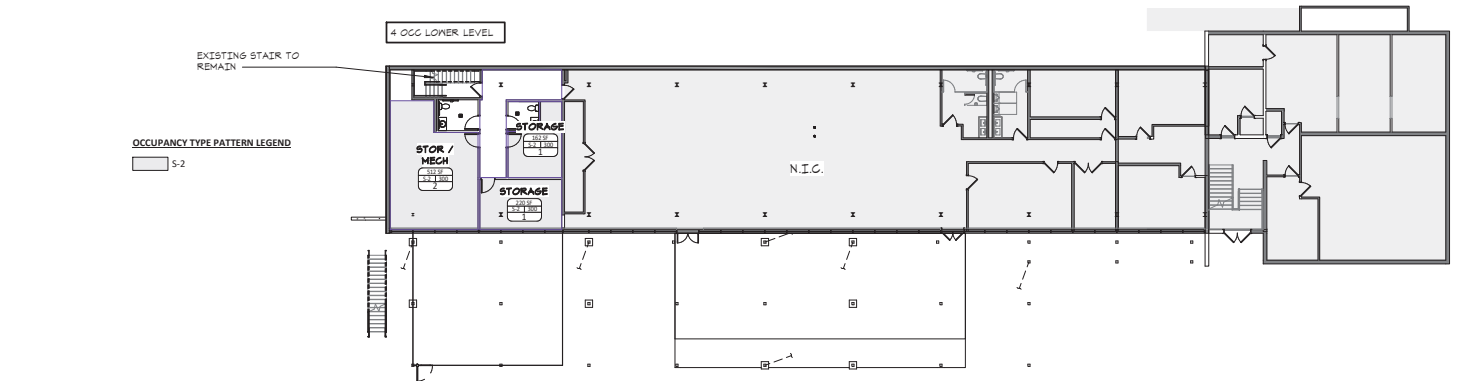
**3 MEZZANINE LEVEL CODE PLAN**

ACL1 1/16" = 1'-0"



**2 FIRST LEVEL CODE PLAN**

ACL1 1/16" = 1'-0"



**1 LOWER LEVEL CODE PLAN**

ACL1 1/16" = 1'-0"

OCCUPANCY LOAD				
NAME	OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
LOWER LEVEL				
STOR / MECH	S-2	512 SF	300	2
STORAGE	S-2	220 SF	300	1
STORAGE	S-2	162 SF	300	1
LEVEL 1				
BAR SEATING	A-2	19 SF	7	3
BAR SEATING	A-2	42 SF	7	6
BAR SEATING	A-2	36 SF	7	6
BAR SEATING	A-2	113 SF	15	8
BAR SEATING	A-2	39 SF	7	6
BAR SEATING-OD	A-2	59 SF	7	9
BAR SEATING-OD	A-2	80 SF	7	12
BAR SEATING-OD	A-2	40 SF	7	6
BAR SEATING-OD	A-2	21 SF	7	3
BAR SEATING-OD	A-2	70 SF	7	10
BAR SEATING	A-2	36 SF	7	6
BENCH SEATING-OD	A-2	79 SF	7	12
KITCHEN	A	2,937 SF	200	15
SEATING	A-2	384 SF	15	26
SEATING	A-2	376 SF	15	26
SEATING	A-2	221 SF	15	15
SEATING	A-2	272 SF	15	19
SEATING	A-2	83 SF	15	6
SEATING	A-2	81 SF	15	6
SEATING	A-2	44 SF	15	3
SEATING	A-2	44 SF	15	3
SEATING	A-2	34 SF	15	3
SEATING	A-2	34 SF	15	3
SEATING	A-2	34 SF	15	3
SEATING	A-2	34 SF	15	3
SEATING-OD	A-2	240 SF	15	16
SEATING-OD	A-2	387 SF	15	26
SEATING-OD	A-2	471 SF	15	32
SEATING-OD	A-2	177 SF	15	12
SEATING-OD	A-2	189 SF	15	13
SEATING-OD	A-2	73 SF	15	5
SEATING-OD	A-2	110 SF	15	8
SEATING-OD	A-2	193 SF	15	13
SERVICE	A-2	329 SF	200	2
SERVICE	A-2	58 SF	200	1
SERVICE-OD	A-2	85 SF	200	1
SERVICE-OD	A-2	75 SF	200	1
				351
MEZZ	A-2	343 SF	15	23
SEATING	A-2			23
Grand total: 42				378

**TRAVEL DISTANCE SCHEDULE**

PATH	LENGTH	TIME
LEVEL 1		
PATH A	83'-2"	18.9 s
PATH B	119'-10"	27.2 s
PATH C - DEAD END 50'	43'-9"	9.9 s
MEZZ		
PATH D	38'-6"	8.8 s

**CODE TAG AND PATTERN LEGEND**

**CODE DOOR & STAIR TAG**

- EXIT CAPACITY (# OF OCCUPANTS)
- EXIT WIDTH PROVIDED (INCHES)
- EXIT WIDTH REQUIRED (INCHES)
- EXIT WIDTH USED (# OF OCCUPANTS)

EGRESS WIDTH CALCULATED PER IBC SECTION 1005 FOR SPRINKLERED BUILDING:

- 0.2 @ STAIRS
- 0.15 @ OTHER EGRESS COMPONENTS

NOTE: DOOR WIDTHS REDUCED TO ACCOMMODATE DOORS IN OPEN POSITION:

- SINGLE DOORS REDUCED BY 3"
- PAIRS OF DOORS (WITHOUT CENTER MULLION) REDUCED BY 4"
- PAIRS OF DOORS (WITH CENTER MULLION) REDUCED BY 6 1/2"

**CODE ROOM TAG**

- AREA
- OCCUPANCY GROUP
- EGRESS WIDTH
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD

**CODE WALL RATING PATTERNS**

- 1 HOUR
- 2 HOUR
- 3 HOUR
- SMOKE



**PERMIT/PRICING ADDENDUM**  
08/04/2022

ORIGINAL ISSUE:  
08/04/22

REVISIONS:  
No. Description Date  
1 PERMIT COMMENTS 9/23/22

221312  
PROJECT NUMBER  
HW TG  
DRAWN BY CHECKED BY  
KEY PLAN

FOXTAIL ON THE LAKE  
ARCHITECTURAL CODE PLANS

**AC1.1**



08/04/2022  
Date  
Expires on 11/30/2022

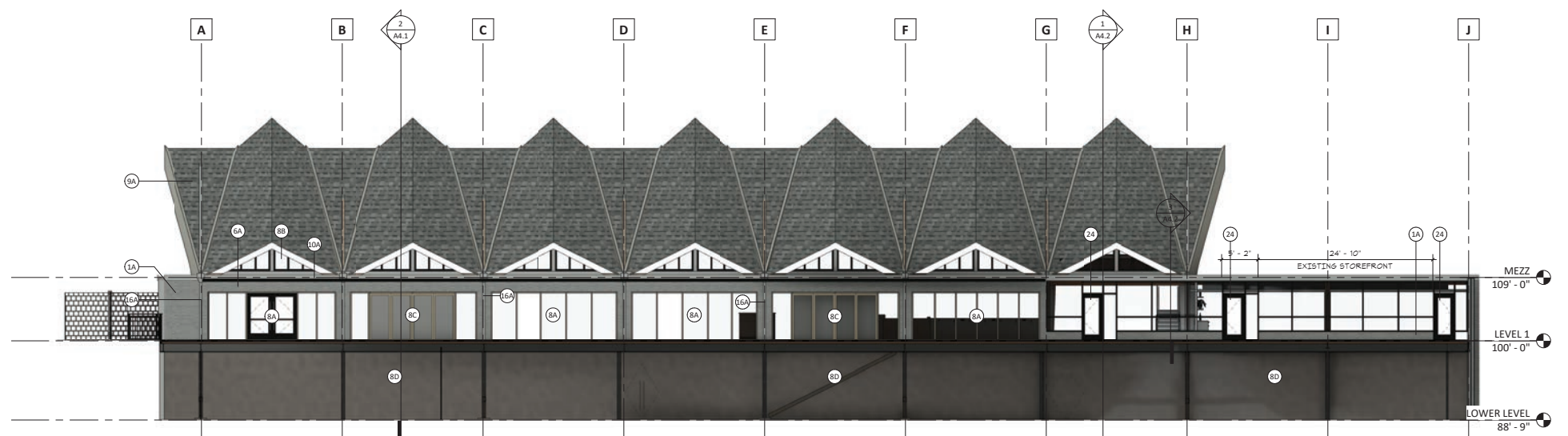
**EXTERIOR MATERIAL KEYNOTES**

1A	EXISTING BRICK - PAINTED WHITE
6A	SIDING/PANELING COLOR #1
8A	ALUMINUM STOREFRONT WINDOW SYSTEM - BLACK ANNOZIDED
8B	EXISTING WINDOWS - UNDER ROOF EAVE
8C	OPERABLE GLASS PANEL WINDOW
8D	LOWER LEVEL WINDOWS BY OTHERS
8E	EXISTING STAINED GLASS WINDOW
9A	EXISTING SHINGLED ROOF
10A	EXISTING METAL CAP FLASHING - REPAINT
10B	METAL CAP FLASHING
15A	HOLLOW METAL DOOR AND FRAME
16A	NEW SCUPPER AND DOWNSPOUT
18	PAINTED METAL PIPE GUARD RAIL - ALT GLASS GUARDRAIL
19	CUSTOM METAL TRELLIS, PAINTED, WITH MOVABLE FABRIC SUN SHADES, LIGHTING, AND ELECTRIC HEATING - ALT PREFABRICATED METAL TRELLIS
21	PATIO DECK, STEEL/WOOD STRUCTURE, PAVER TOP SURFACE
22	CHAIN LINK FENCE
23	CORRUGATED METAL PANEL EQUIPMENT SCREEN
24	INSTALL NEW STOREFRONT DOOR INTO EXISTING STOREFRONT SYSTEM, MATCH FINISH
25	EXTERIOR BUILDING SIGNAGE, PROVIDE POWER

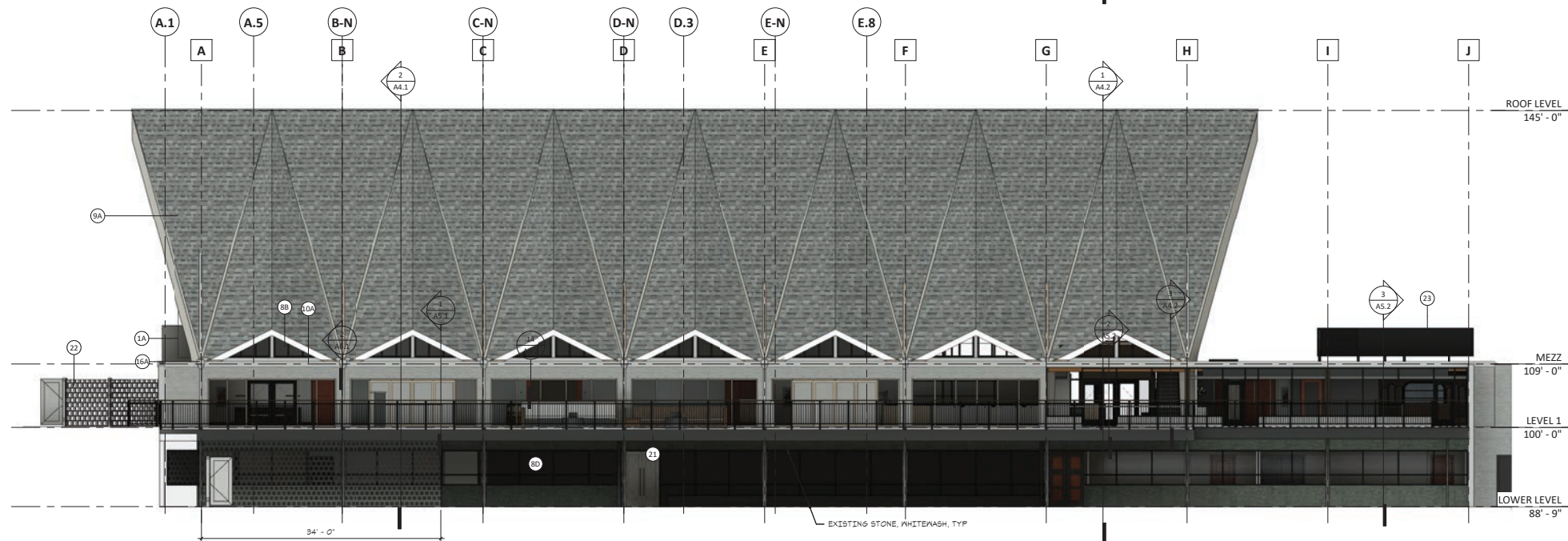
**BASIS OF DESIGN FOR EXTERIOR MATERIALS:**

FIBER CEMENT SIDING:  
NICHINA - NOVENARY AMP 1818  
HORIZONTAL INSTALLATION  
COLOR: SLATE

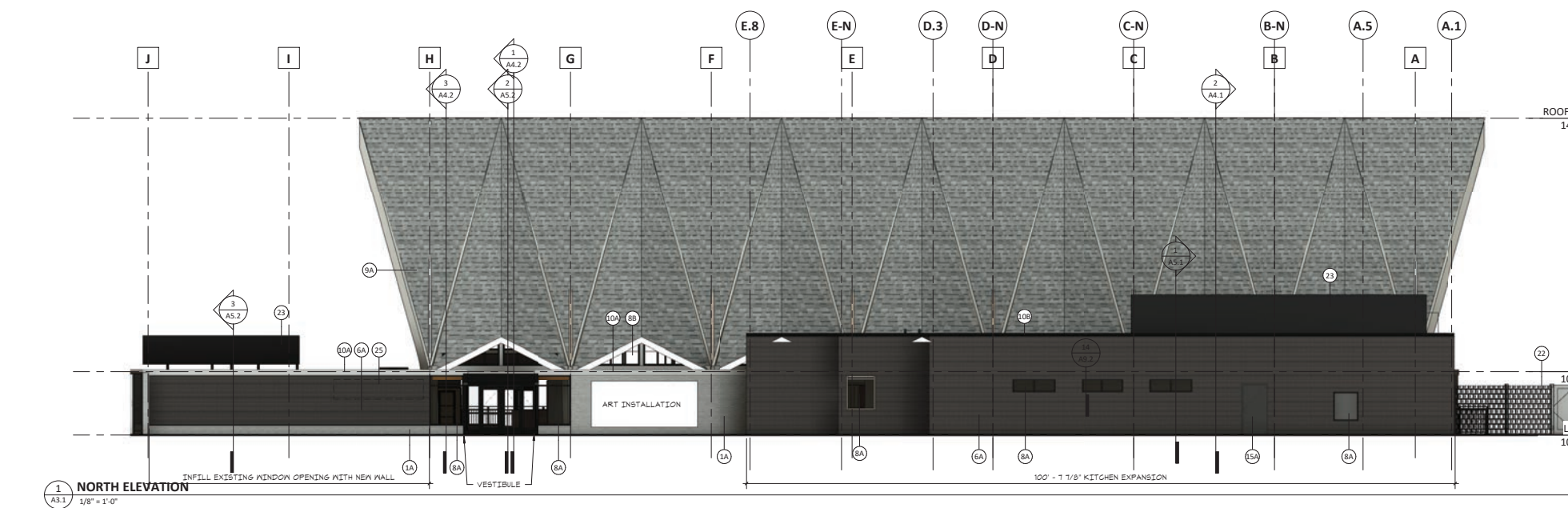
CORRUGATED METAL PANEL:  
FIRESTONE - UNA-GLAD  
VR-CLASSIC OMEGA - 1.5" THICKNESS  
INSTALLED HORIZONTALLY



3 SOUTH ELEVATION 02  
1/8" = 1'-0"



2 SOUTH ELEVATION 01  
1/8" = 1'-0"



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

**PERMIT/PRICING  
ADDENDUM  
08/04/2022**

ORIGINAL ISSUE:  
08/04/22

REVISIONS:  
No. Description Date  
2 PERMIT COMMENTS R2 10/21/22

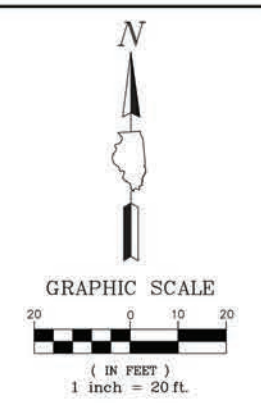
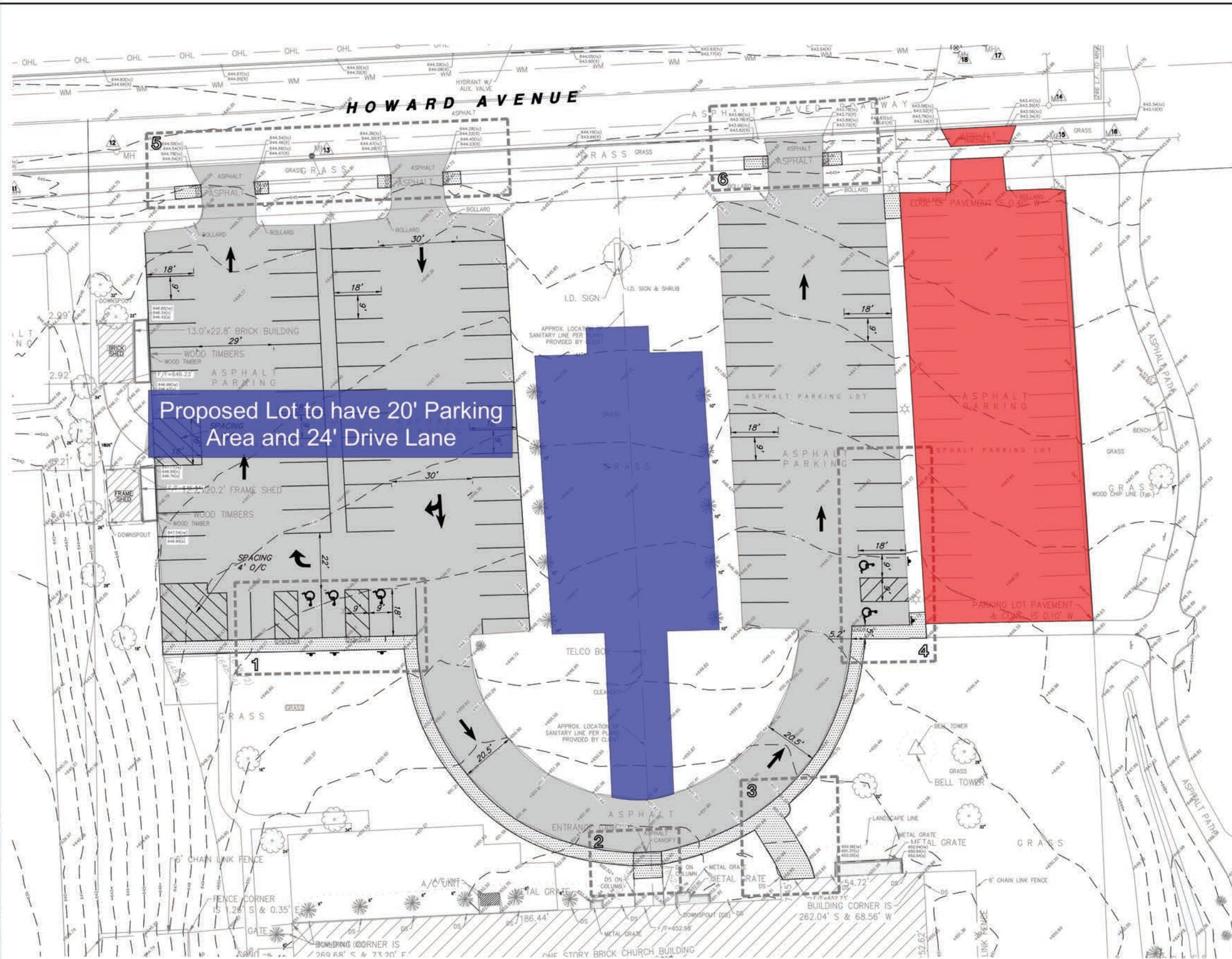
221312  
PROJECT NUMBER

ESG ESG  
DRAWN BY CHECKED BY

KEY PLAN

FOXTAIL ON THE LAKE

EXTERIOR ELEVATIONS  
**A3.1**  
Page 20 of 22



**Proposed Lot to have 20' Parking Area and 24' Drive Lane**

**GEOMETRIC AND PAVING PLAN**

1. PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHWAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
2. INSTALL BITUMINOUS PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTIONS AND GENERAL NOTE SHEET FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
3. ALL PARKING LOT STALL MARKINGS SHALL BE 4" WHITE PAINT AND ALL OTHER PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO SINGLE APPLICATIONS, 16 MILS EACH REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
4. FOR HANDICAPPED STALL MARKINGS, REFER TO HANDICAPPED PARKING STALL AND SIGN DIMENSIONING DETAIL.
5. INSTALL NEW SIGNS AND HANDICAPPED PARKING SIGNS USING 2" GALVANIZED SQUARE TUBE POST AND TELESCOPING POST SLEEVE PER IDOT STANDARD. SEE DETAIL.
6. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SEED AND BLANKET AS NECESSARY TO MEET SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. REFER TO NOTES AND DETAILS THROUGHOUT THE PLAN SET FOR SPECIFIC MATERIAL REQUIREMENTS.
7. INSTALL PARKING LOT AND CONCRETE PAVEMENT AS SHOWN, THE EXISTING STONE BASE SHALL BE REGRADED TO MEET THE 5" ASPHALT DEPTH AND RECOMPACTED AND PROOF ROLLED PRIOR TO REPAVING. ADDITIONAL STONE SHALL BE INSTALLED AS NEEDED TO MEET THE PROPOSED PAVEMENT DETAIL.
8. HOT MIX ASPHALT (HMA) PAVING - AFTER PASSING PROOF ROLL, THE CONTRACTOR SHALL STRING LINE THE PARKING LOT; ANY AREAS THAT DO NOT MEET MINIMUM PAVEMENT CROSS SLOPE (1.0%) WILL BE CORRECTED, RE-COMPACTED AND RE-PROOF ROLLED.
9. THE PARKING LOT SHALL SHEET DRAIN TO THE SOUTH.

**PROPOSED LEGEND**

	4" HMA R&R	10830.0 SQ FT
	New HMA Lot	8495.0 SQ FT

**GHA GEWALT HAMILTON ASSOCIATES, INC.**  
 625 Forest Edge Drive ■ Vernon Hills, IL. 60061  
 TEL 847.478.9700 ■ FAX 847.478.9701

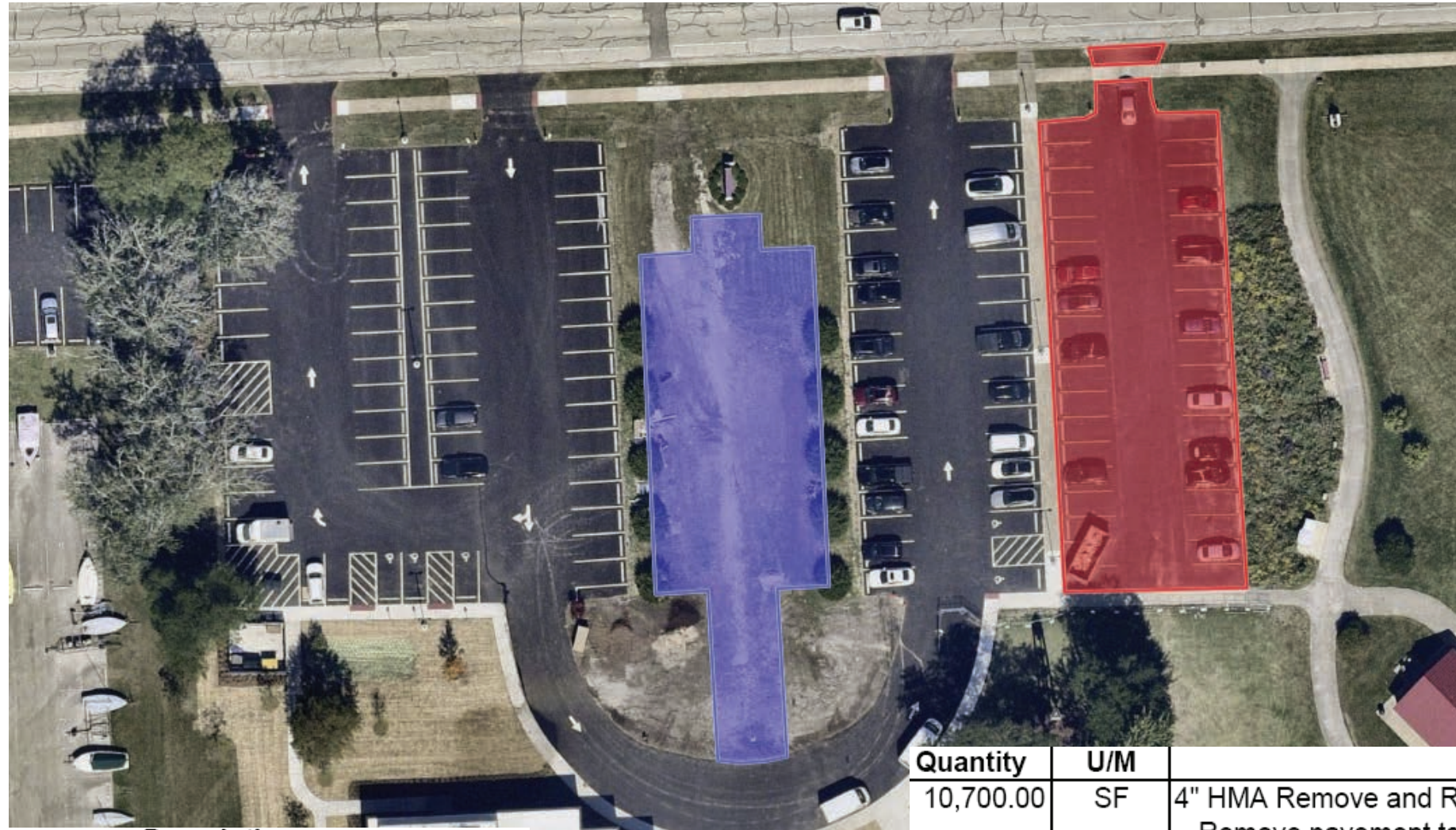
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**PROPOSED PLAN**  
**LAKE VIEW CENTER PARKING LOT IMPROVEMENTS**  
**1177 HOWARD AVE, DES PLAINES, IL 60018**  
**DES PLAINES PARK DISTRICT**

NO.	BY	DATE	REVISION

FILE 5452.010-PR_Restaurant2.dwg	SHEET NUMBER:
DRAWN BY: MD	GHA PROJECT #
DATE: 4-26-23	5452.010
CHECKED BY: SAR	SCALE:
DATE: 4-26-23	1"=20'
	OF 8 SHEETS

# Des Plaines Park District Lakeview Center



Quantity	U/M	Description	Quantity	U/M	Description
8,750.00	SF	<b>Asphalt Parking Lot Install - BLUE</b> - Excavate proposed area to a depth of 12" - Install 8" CA-6 Crushed Concrete Base Course - Install 2" HMA Commercial Binder Course - Install 2" HMA Commercial Surface Course  ** No Pavement Markings to be Installed in New Lot ** ** Tree Removal by Park District in advance of work ** ** Proposal Does Not Include Sales Tax ** ** Tax Exempt Certificate to be supplied prior to work **	10,700.00	SF	<b>4" HMA Remove and Replace - RED</b> - Remove pavement to a depth of 4" - Install 2" HMA Commercial Binder Course - Install 2" HMA Commercial Surface Course
				SF	ALLOWANCE: 8" Aggregate Base Undercut and Replace
			1.00	LS	Pavement Markings per Existing Layout
			38.00	EA	Salvage and Re-Pin Existing Concrete Wheel Stops ** Add \$115/EA if New Wheel Stops are Desired **  ** Proposal Does Not Include Sales Tax ** ** Tax Exempt Certificate to be supplied prior to work **

Rev:	Drawn by:	Client:	Project:
4/2/24 DPParks - Lakeview	Rabine Paving Pat Reilly - Estimator / Engineer	Des Plaines Park District Don Miletic (847) 391-5700 dm@dpparks.org	24-09-IL0079  Lakeview Center 1177 Howard Ave., Des Plaines, IL 60018



 Scale: N/A	Prepared by: <b>RABINE PAVING</b> 900 National Pkwy, Suite 260 Schaumburg, IL 60173 PH: (815) 675-0555 F: (847)-995-1033
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