



# Planning and Zoning Board Agenda February 25, 2025 Room 102 – 7:00 P.M.

## Call to Order and Roll Call

- Approval of Minutes:** February 11, 2025
- Public Comment:** For matters not on the agenda
- General Communications:** None at this time
- Administrative Decisions:** None at this time

## Pending Applications:

- 1. **Addresses:** 965 & 975 Rand Road **Case Number:** 25-003-CU-V

The petitioners request the following: (i) conditional uses for two trade contractor uses; (ii) a major variation to allow the display and storage of finished products in the required rear yard; and (iii) any other variations, waivers, and zoning relief as may be necessary.

- PINs:** 09-08-301-006-0000 & 09-08-301-007-0000
- Petitioners:** Peter Wrzesinski, 975 Rand Road, Des Plaines, IL 60016, and Norma Diamano, 1733 N. 43rd Avenue, Stone Park, IL 60165
- Owners:** 965 Rand Road LLC, 975 Rand Road, Des Plaines, IL 60016 and 975 Rand Road LLC, 975 Rand Road, Des Plaines, IL 60016

- 2. **Address:** 2250 Mannheim Road **Case Number:** 25-005-TPLAT

The petitioner is requesting a Tentative Plat of Subdivision to split an existing lot into two lots of record and any other variations, waivers, and zoning relief as may be necessary. **Continuance Requested.**

- PIN:** 09-29-403-005-0000
- Petitioner:** BP Pulse (Representative: Jason Skock, 5199 Locust Post Lane, Columbus, OH 43230)
- Owner:** Hertz (Representative: Joshua Blum, 8501 Williams Road, Estero, FL 33928)

## Adjournment

**Next Agenda:** March 11, 2025 meeting has been cancelled. Next meeting is Tuesday, March 25, 2025.

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**  
**February 11, 2025**  
**MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, February 11, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

**GENERAL COMMUNICATIONS**

Assistant Director Jonathan Mendel discussed the current Active Transportation Study process and public input. Discussed at end of meeting.

**ADMINISTRATIVE DECISIONS**

- None at this time.

**CALL TO ORDER**

Chairman Szabo called the meeting to order at 7:00 p.m. and roll call was established.

PRESENT: Bronakowski, Fowler, Szabo, Veremis, Weaver

ABSENT: Catalano

ALSO PRESENT: Jonathan Mendel, AICP, Assistant CED Director  
Jonathan Stytz, AICP, Senior Planner

A quorum was present.

**APPROVAL OF JANUARY 28, 2025 PZB MEETING MINUTES**

A motion was made by Board Member Fowler, seconded by Member Veremis, to approve the meeting minutes.

AYES: Weaver, Bronakowski, Fowler, Szabo, Veremis

NAYS: None

ABSTAIN: None

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

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**PENDING APPLICATIONS**

1. **Addresses:** 2250 Mannheim Road      **Case Number:** 25-005-TPLAT

The petitioner is requesting a Tentative Plat of Subdivision to split an existing lot into two lots of record and any other variations, waivers, and zoning relief as may be necessary. **Continuance Requested.**

**PIN:** 09-29-403-005-0000

**Petitioner:** BP Pulse (Representative: Jason Skock, 5199 Locust Post Lane, Columbus, OH 43230)

**Owner:** Hertz (Representative: Joshua Blum, 8501 Williams Road, Estero, FL 33928)

**Proceedings/Discussion:**

Chairman Szabo introduced the case and mentioned that the applicant is requesting a continuance.

Chairman Szabo asked staff the reason for the continuance request.

Senior Planner Stytz responded that the applicant is requesting additional time to speak with Hertz regarding some adjustments to the proposed subdivision, specifically lot boundaries and size for the proposed BP Pulse lot to meet the minimum lot area requirements for a convenience mart fueling and charging station use.

Chairman Szabo asked staff if a continuation to the February 25, 2025 PZB meeting will be enough time for the applicant.

Senior Planner Stytz responded that the applicant said they should have a decision in time for the February 25, 2025 PZB meeting.

Chairman Szabo asked if staff is okay with the requested continuance.

Senior Planner Stytz responded, yes.

Member Bronakowski motioned and Member Veremis seconded to continue the request to the February 25, 2025 PZB meeting date.

**AYES:** Bronakowski, Fowler, Szabo, Veremis, Weaver

**NAYS:** None

**ABSTAIN:** None

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

2. **Address:** 600 E. Algonquin Road      **Case Number:** 25-006-CU-V

The petitioner is requesting: (i) a conditional use to allow an electronic message board (EMB) in the C-1 Neighborhood Shopping District; (ii) a major variation to allow an EMB to be setback less than 250 feet from a residential dwelling in the R-1 Single Family, R-2 Two Family, and R-3 Townhouse Residential districts at 634 Debra Drive; and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-19-214-031-0000

**Petitioner:** Clean Up–Give Back (Representative: Ms. Adams Adam, 600 E. Algonquin Road, Des Plaines, IL 60016)

**Owner:** Clean Up–Give Back (Representative: Ms. Adams Adam, 600 E. Algonquin Road, Des Plaines, IL 60016)

**Proceedings/Discussion:**

Chairman Szabo introduced the case on the agenda and swore in petitioner Ms. Adams Adam of 612 S. Fifth Ave, Des Plaines, IL 60016, and David Ritchie of 612 S. Fifth Ave, Des Plaines, IL 60016.

Ms. Adams Adam and David Ritchie outlined their requested proposal and their organization’s operations and activities. David explains this sign/message board would help in advertising, changes in schedule, and get recognition from the community from people that have not heard of Clean Up- Give Back.

Ms. Adams stated their mission is to create a cleaner environment through community engagement and inclusion. Currently they do engage the Des Plaines community in many ways. There are about 100 clean-ups a year which take place all over the Chicagoland area.

Ms. Adams spoke about the upcoming dates of “clean-ups” in the area. As of now, they collect a lot of pliable plastic and last year they collected over 21,000 lbs. of this plastic to keep that out of the landfills. She went into a bit more detail about their services.

Chairman Szabo asked if any board members had any questions.

Member Fowler asked for a definition of ‘pliable plastic’.

Ms. Adams explained that it is plastic that when you press your thumb into it, it is flexible like grocery bags, bread bags, bagel bags, plastic water bottles, etc. Pliable plastic also cannot go in recycle bins.

Member Weaver asked how the message board would scroll messages on their proposed sign and how many messages would be rotated at one time.

Ms. Adams stated she doesn't want to be a busy sign but there would be messages about the clean-up and recycling services. Mr. Ritchie stated that it would be more of a location, time, and date on the sign and to see more info on their website.

Member Weaver further asked about the detail of how messages would be displayed on their proposed message board.

Mr. Ritchie is the subject, time, and place will all fit on one screen.

Member Veremis described that the applicant is adjacent to residential properties and if they have had an interaction with them related to the EMB request.

Ms. Adams answered that she has a very good relationship with the residents in the area. The message board will face Wolf Road and Algonquin Road on an angle so neighbors would not be affected by the message board. They will not be able to see the board due to positioning unless they come out of their homes to look at it.

Chairman Szabo asked about times of day the message board will be on and displaying.

Ms. Adams answered that it would be expected to run 24 hours and would be toned down so it is not so bright in the nighttime. David Ritchie further elaborated there are day and night sensors in the message board that would be adjusted according to day and night.

Chairman Szabo asked for staff presentation.

Senior Planner Jonathan Stytz presented the staff report and analysis.

**Issue:** The petitioner requests the following: (i) a conditional use to allow an electronic message board (EMB) sign in the C-1 Neighborhood Shopping district; and (ii) a major variation to permit an EMB sign to be located less than 250 feet from a residential dwelling in the R-1 Single Family Residential, R-2 Two Family Residential, and R-3 Townhouse Residential districts.

**Petitioner:** Clean Up – Give Back (Representative: Ms. Adams Adam, 600 E. Algonquin Road, Des Plaines, IL 60016)

**Owner:** Clean Up – Give Back (Representative: Ms. Adams Adam, 600 E. Algonquin Road, Des Plaines, IL 60016)

**Case Number:** #25-006-CU-V

**PIN:** 09-19-214-031-0000

**Ward Number:** #3, Alderman Sean Oskerka

**Existing Zoning:** C-1, Neighborhood Shopping District

**Existing Land Use:** Office (commercial)

- Surrounding Zoning:** North: R-1, Single Family Residential District  
South: C-3, General Commercial / R-1, Single Family Residential Districts  
East: R-1, Single Family Residential District  
West: C-3, General Commercial District
- Surrounding Land Uses:** North: Single Family Residences (residential)  
South: Vacant lot; Assembly Use (commercial)  
East: Single Family Residences (residential)  
West: Auto Service Repair (commercial)
- Street Classification:** Wolf Road is classified as a minor arterial road under Illinois Department of Transportation (IDOT) jurisdiction and Algonquin Road is a major collector road, this portion under City of Des Plaines' jurisdiction.
- Comprehensive Plan:** Institutional is the designated use for the property.
- Property/Zoning History:** The subject property was annexed into the City in 1927 as a vacant piece of land. The property was developed around 1972 with an office building and small parking area off the existing alley on the property's east side<sup>1</sup>. The property was owned by the City of Des Plaines and utilized for a food pantry until 2022 when it was sold to the non-profit organization Clean Up – Give Back. The property has been utilized by the non-profit organization since then.

### CONDITIONAL USE

- Request Summary:** *Overview*  
The petitioner requests installing an Electronic Message Board (EMB) sign, as defined below, in a new monument sign on the subject property to advertise cleanup events, recycling reminders, community programs, and other environmental initiatives for the non-profit organization.

**SIGN, ELECTRONIC MESSAGE BOARD:** A sign whose informational content can be changed or altered by manual or electric, electromechanical or electronic means (Section 12-13-3 of the Zoning Ordinance).

Pursuant to Section 12-11-5.G of the Zoning Ordinance, EMB's are permitted only when they are incorporated within a new or existing monument sign or pole sign and must adhere to the regulations for the pole or monument sign type. This section also restricts the types of digital signs—as identified in the table below and defined in

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<sup>1</sup> Historic Aerials. <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved January 31, 2025.

Section 12-13-3 of the Zoning Ordinance—to only permit video display digital signs.

Digital Sign Types	Definition
ANIMATED SIGN	A sign, or display, manifesting either kinetic or illusionary motion occasioned by natural, manual, mechanical, electrical or other means. <b><i>This sign type is prohibited.</i></b>
FLASHING SIGN	An illuminated sign exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as, or less than, the duration of the period of darkness (off phase), and which the intensity of illumination varies from zero (off) to one hundred percent (100%) (on during the programmed cycle). <b><i>This sign type is prohibited.</i></b>
VIDEO DISPLAY SIGN	A sign or display that utilizes full motion video technology or other electronic means to create the illusion of movement. <b><i>This sign type is allowed.</i></b>

*EMB-Equipped Sign Regulations*

An EMB-equipped sign is regulated in Sections 12-11-5.G and 12-11-6.B of the Zoning Ordinance by location, quantity, size, and operation to minimize any adverse effects on surrounding developments.

- **Location:** EMB signs are only allowed in certain zoning districts either as permitted uses (green) or conditional uses (yellow) as identified in the table and must be setback a minimum of 250 feet from a residence in the R-1 Single Family, R-2 Two Family, and R-3 Townhouse Residential districts<sup>2</sup>. Other zoning districts (red) do not allow EMB signs at all due to the intended uses of those zoning districts and the close proximity of this type of sign with residences on sites in these districts resulting in a direct and adverse effect on residences. The subject property is located in the C-1 district, which only allows an EMB sign through a conditional use permit and City Council approval.

<sup>2</sup> LED illumination of numerical pricing of gasoline station signs and properties in the I-1 Institutional district are exempt.

Zoning District	Allowance
<b>C-1 Neighborhood Shopping</b>	<b>Only allowed through conditional use permit</b>
C-2 Limited Office Commercial	Only allowed through conditional use permit
C-3 General Commercial	Allowed as a permitted use
C-4 Regional Shopping	Allowed as a permitted use
C-5 Central Business	Only allowed through conditional use permit
C-6 Casino	Only allowed through a localized alternative sign regulation (LASR)
<b>C-7 High Density Campus</b>	<b>Not Allowed</b>
M-1 Limited Manufacturing	Allowed as a permitted use
M-2 General Manufacturing	Allowed as a permitted use
M-3 Special Manufacturing	Allowed as a permitted use
I-1 Institutional	Allowed as a permitted use
R-1 Single Family Residential	Allowed as a permitted use only when located on school property or city-owned property
<b>R-2 Two Family Residential</b>	<b>Not Allowed</b>
<b>R-3 Townhouse Residential</b>	<b>Not Allowed</b>
<b>R-4 Central Core Residential</b>	<b>Not Allowed</b>
<b>MH-1 Mobile Home District</b>	<b>Not Allowed</b>

- **Quantity:** Only one EMB sign is permitted per property even in the case of business parks, retail centers, and multi-lot uses<sup>3</sup>.
- **Size:** EMB signs can only cover up to 50 percent of the total sign area<sup>4</sup>.
- **Operation:** EMB signs must be specific to the business in which the sign was intended, cannot make any sounds, and must be equipped with light dimming device or timer to reduce light intensity based on time of day.

*EMB Sign Proposal*

The petitioner proposes installing a single-sided monument EMB sign facing the southwest at the Algonquin Road/Wolf Road intersection at an angle as illustrated in the attached Site Plan. The attached Landscape Plan illustrates the anticipated location of the proposed EMB sign from the public walkway at the street intersection, nearest property lines, and existing building. The table

<sup>3</sup> Excluding EMB signs embedded within electric vehicle (EV) charging ports and drive-through menu board signs.

<sup>4</sup> Excluding EMB signs embedded within EV charging ports and drive-through menu board signs, which have specific regulations.

below analyzes how the proposed EMB monument sign aligns with Sections 12-11-5.B and 12-11-6.B of the Zoning Ordinance. The EMB sign will be located less than 250 feet from residential dwellings, requiring a major variation as detailed below.

EMB Monument Sign		
Standard	Requirement	Proposed
Minimum Setback from property lines	5 FT	West: 25 FT South: 15 FT
Minimum EMB setback from residences in the R-1, R-2, and R-3 districts	250 feet	North: <b>56 FT*</b> East: <b>134 FT*</b>
Maximum Height	5 FT	5 FT
Maximum Total Sign Area	75 SF	44 SF
Maximum EMB Area	50% of total sign area	49.14% of total sign area
Maximum Quantity	One	One

*\*A major variation is required for the EMB setback.*

### Major Variation

#### **Request Summary:**

##### *Overview*

As noted above, the proposed EMB monument sign will be setback only 56 feet and 134 feet from R-1-zoned residences to the north and east, respectively, which is less than minimum EMB setback of 250 feet required. This proposal results in a major variation request for a 194-foot- or 78-percent-reduction in the setback from a R-1-zoned residence to the north and a 116-foot- or 54-percent-reduction in the setback from a R-1-zoned residence to the east. Given the close proximity of the EMB to residences, the PZB should consider in detail the adverse effects of this sign type and whether it is feasible in this location.

##### *Consideration of Alternatives*

There are alternatives available that do not require the conditional use and variation application requested:

- Static Monument Sign with Manual Changeable Copy: Allows the display of messages with individual letters and symbols without the additional cost, maintenance, and expertise associated with EMB's and adverse effects on surrounding properties.
- Temporary Signs: To supplement an existing ground sign, a temporary sign can be installed up to four times a year for 60 days at a time to advertise for a special event or initiative.

*Consideration of EMB Pros and Cons*

EMB's, or digital signs, are newer technology with increased flexibility and customization. However, there are also disadvantages with digital signs. The table below compiles research findings<sup>5,6,7</sup> on the pros and cons of EMBs.

<b>Item</b>	<b>Pros</b>	<b>Cons</b>
Cost	<ul style="list-style-type: none"> <li>• Cost-effective overtime</li> <li>• Typical high return on investment</li> </ul>	<ul style="list-style-type: none"> <li>• Higher initial costs, including purchase of software and physical devices to operate</li> <li>• Ongoing repair and maintenance costs</li> <li>• Potential costs associated if third party is necessary to operate/maintain the sign</li> </ul>
Environment	<ul style="list-style-type: none"> <li>• Easy update and change of advertising</li> <li>• Uses LED screens with automatic brightness control to minimize light emission.</li> </ul>	<ul style="list-style-type: none"> <li>• Higher energy use and increased carbon footprint</li> <li>• Shorter lifespan (displays need to be updated frequently)</li> <li>• Waste (replacement/updating of displays adds physical waste to environment)</li> <li>• Ambient light can impact the visibility of an EMB reducing its effectiveness</li> <li>• Potential to increase light pollution and create an adverse effect on human health and nocturnal animal species.</li> </ul>
Expertise	<ul style="list-style-type: none"> <li>• Offers new tools for brand advertising</li> </ul>	<ul style="list-style-type: none"> <li>• Requires expertise to develop marketing and operate/maintain the digital sign software; third party may be required to set-up and/or operate sign</li> </ul>
Display	<ul style="list-style-type: none"> <li>• Unlimited space for multiple display types</li> <li>• Can update display quickly and easily</li> <li>• Software manages display for user to control and scheduling</li> </ul>	<ul style="list-style-type: none"> <li>• Displays without clear designs can reduce the effectiveness of EMBs</li> <li>• Wrong location or screen type could impact the display and visibility of sign</li> <li>• Delays or interruptions in scheduling software can impact the display of the sign</li> </ul>
Impact on Public	<ul style="list-style-type: none"> <li>• Attracts attention and can create engaging experience with public</li> </ul>	<ul style="list-style-type: none"> <li>• Can create safety concerns with distracted motorists</li> </ul>

<sup>5</sup> Travis, L. (2024, October 14). *Static vs digital signage: The truth that marketers lie about.*  
<https://www.frontsigns.com/blog/static-vs-digital-signage/>

<sup>6</sup> Cirrus. (2024, March 29). *Traditional static vs digital signs: Pros and cons.* Cirrus LED Digital Signage Solutions.  
<https://www.cirrusled.com/blog/static-vs-digital-signage>

<sup>7</sup> ScreenCloud. (2024, April 13). *Static vs digital signage: The pros and cons.*  
<https://screencloud.com/digitaltransformation/static-signage-vs-digital-signage>

*Other Considerations*

In its review of this request, the PZB may also consider the following:

- 2019 Comprehensive Plan: This plan provides general goals and strategies for the implementation of gateway and wayfinding signs throughout the City, especially in the downtown area and specific significant street corridors, to promote uniform identity and reduce visual clutter through sign regulation. *It does not, however, promote or seek to increase the installation and use of EMBs or other signs that could visually clutter along corridors for private property.* As a result, the proposal would not align with a specific goal or strategy of the City’s 2019 Comprehensive Plan.
- City’s Zoning Ordinance: Chapter 11 of the Zoning Ordinance provides comprehensive regulations of signs in the City to:
  - *Preserve noncommercial character of residential neighborhoods;*
  - Provide *reasonable yet appropriate conditions* for identifying businesses and services rendered in commercial, institutional and industrial areas;
  - *Reduce traffic hazards by restricting signs and lights which exceed a viewer's capacity to receive information, or which increases the potential for accidents created by signage which distracts or obstructs a viewer's vision;* and
  - *Protecting the health, safety and general welfare* of the residents of the City.
- Future Site Users: While the EMB is proposed for utilization by a non-profit organization at this time, the PZB may consider if this type of sign would be feasible or appropriate for a future user in the C-1 district. The table below identifies the allowed uses in the C-1 district for the subject property, which would be able to utilize the EMB if the current user were to leave.

C-1 Neighborhood Shopping District Uses	
Permitted Uses	Conditional Uses
<ul style="list-style-type: none"> <li>• Convenience Retail Store</li> <li>• Libraries, Public</li> <li>• Parks</li> <li>• Pharmacies/Drugstores</li> <li>• Retail Goods Establishment</li> <li>• Retail Service Establishment</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Day Service Center</li> <li>• Animal Clinic</li> <li>• Bed and Breakfast</li> <li>• Childcare Center without Accessory Dwelling Unit</li> <li>• Childcare Center with Accessory</li> </ul>

<ul style="list-style-type: none"><li>• Specialty Food Store</li><li>• Studios, Artist, Dance, and Music</li></ul>	<ul style="list-style-type: none"><li>• Dwelling Unit</li><li>• Funeral Homes</li><li>• Libraries, Private</li><li>• Offices</li><li>• Residential Care Homes, Small</li><li>• Taverns and Lounges</li></ul>
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**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’s Responses to Standards. As its rationale for its determination, the Board may use the responses provided as written, modify, or adopt its own.

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

*Comment:* An EMB is a special sign component only permitted in a new or existing pole or monument sign. EMBs require a conditional use as specified in Section 12-11-5.G of the Zoning Ordinance for properties in the C-1 Neighborhood Shopping 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. However, the proposed private EMB sign may not align with the general goals and strategies for commercial properties in the city. Moreover, the subject C-1-zoned property is positioned along a predominately residential portion of the Wolf Road corridor and is near residential uses, which may not be appropriate for an EMB sign.

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

*Comment:* The proposed EMB sign may not be harmonious and appropriate with the existing character of general vicinity given that it is a predominately residential corridor and all but one of the businesses in this area contain static signs without any EMB component. The single business use with a EMB monument sign is located at 1215 Wolf Road, but the EMB in this sign is substantially smaller and the sign is setback further from residential than the EMB monument sign proposed on the subject property. As a result, this existing EMB may not be a representation of the existing or intended character of general vicinity nor is it an equal comparison in size and location to the EMB proposed on the subject property.

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

*Comment:* EMBs by their nature are designed to attract attention with lights and movement and, therefore, could be considered inherently disturbing to neighboring uses. Moreover, the light and imagery emitted from these signs could be distracting to motorists potentially creating hazardous conditions. In the case of the subject property, the proposed one-sided EMB sign will face

southwest at the Algonquin Road/Wolf Road intersection, which could result in hazardous conditions at this intersection and disturbing effects on the commercial uses located directly west and south of the subject property. Nonetheless, the PZB should decide if the proposed EMB is appropriate for the subject 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 subject property is currently served adequately by essential public facilities and services. Given the proposed EMB will be served by the existing electrical service feeding the current building, there are no concerns from staff to the adequacy of existing public facilities and services or the need for additional public facilities and services with the proposed EMB on 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:* While there is no indication the proposed EMB will create excessive additional requirements at public expense for public facilities and services, PZB and City Council should consider whether the EMB monument sign is feasible for the subject property given its size and proximity to residential development. It is fair to say that a ground sign in the proper size, location, and design could improve the value of the subject property, which may not negatively impact neighboring properties per say. However, it neither improves nor is it detrimental to the economic well-being of the city. Nonetheless, the PZB and City Council shall decide.

**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 EMB itself does not produce any traffic, smoke fumes, or odors by design. However, the potential emittance of noise and glare are common adverse effects from digital signs that could impact neighboring properties and motorists. Section 12-11-6.B of the Zoning Ordinance specifically prohibits sounds of any kind to be emitted from EMBs, effectively addressing the noise concern.

Related to glare, Section 12-11-5.G prohibits the use of flashing and animated signs as defined above to partially address the glare concern. However, the light emittance from the sign can still cause glare either from natural or ambient light sources, which could negatively affect motorists, pedestrians, and neighboring properties alike, especially during evening hours.

**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 subject property contains a single access point from Algonquin Road via a public alley that will not change with the installation of the proposed EMB monument sign.

**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 as the building and site are already developed. Furthermore, the proposal does include additional landscaping improvements around the sign base that will help soften the EMB monument sign base from the neighboring properties.

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

*Comment:* Aside from the major variation for EMB separation from residential dwellings in the R-1 Single Family, R-2 Two Family, and R-3 Townhouse Residential districts, this proposal is anticipated to meet all other requirements of the Zoning Ordinance for the C-1 Neighborhood Shopping District. Moreover, EMBs are governed under specific standards in Sections 12-11-5.G and 12-11-6.B, which the petitioner is required to comply with for the life of the conditional use and operation of the EMB-equipped monument sign.

**Standards for Variation:** The following is a discussion of standards for variations from Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards as 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. 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:* Staff do not see a hardship or practical difficulty preventing the petitioner from advertising their use on the subject property. A regular monument sign, with or without a manual changeable copy, is permitted without the requirement of a conditional use permit and 250-foot separation distance from residential dwellings. The petitioner's pursuit of a digital sign with the inability to comply with the additional standards required for such sign type is ill-advised and could be defined as a perceived inconvenience as opposed to a hardship or practical difficulty. As the request may not constitute a defined hardship or practical difficulty, approving the variation for an EMB in such close proximity to residential dwellings could defeat the intention of the separation requirement for EMBs and create unnecessary adverse effects to nearby residences.

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

*Comment:* The subject property is rectangular in shape measuring 123 feet in depth and 67 feet in width, or 8,362 square feet in area. However, this is not uncommon for properties in the C-1 district many of which with similar lot dimensions, shape, and areas. As such, the lot size and shape are

not considered an exceptional or unique attribute of the subject property by comparison. In addition, site visits of the subject property have concluded there are no exceptional topographical or extraordinary features on the subject property that would have impact on the subject property size or location in close proximity to residential dwellings. Lastly, many commercially zoned properties throughout the city are located in close proximity to residential areas similar to the subject property, so the proximity of the subject property to residences is also not exceptional or unique when compared to other commercially zoned properties. Thus, the variation request appears to be more of a personal preference and convenience of the property owner instead of an exceptional or unique physical condition of the subject property.

**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:* While the location, dimensions, and size are not the result of a known action by the current owner or their predecessors, the property was purchased with these attributes. As such, it can be concluded that the variation request is not the inability of the petitioner to meet the EMB sign requirements due to a defined unique physical attribute of the subject property, but rather by the petitioner's proposal for a sign type that may not be appropriate for the subject property based on the intention of the C-1 zoning district. Nonetheless, see the attached Petitioner's Responses to Standards.

**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:* Staff have concluded that carrying out the strict letter of this code for EMBs does not deprive the property owner of substantial rights. First, having the ability to install an EMB sign is not, in and of itself, a right granted to property owners. In fact, the Zoning Ordinance specifically limits the size and location of EMB-equipped signs to limit their use to properties able to meet the additional requirements and minimize adverse effects on neighboring properties, especially residences. This is why only a select few zoning districts permit EMBs by right whereas many zoning districts either prohibit EMBs altogether or require additional approvals, as in the case of the subject C-1-zoned property. Nonetheless, *all properties* within Des Plaines that are eligible for EMB-equipped signs *are governed by the same location, size, and operational requirements, regardless of their size, shape, and development.* Enforcing these regulations, especially for a specific sign component such as an EMB, does not deny property owners the opportunity to install and utilize signs on the subject property but requires said signs to conform with all requirements. Therefore, enforcing the applicable requirements for EMB-equipped signs would not prevent the property owner from installing a monument sign, but rather prevent the use of an EMB component in the monument sign.

**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 for an EMB-equipped sign in such close proximity to residences could provide a special privilege for the property owner not available to other property owners in the city regardless of the design and orientation of the sign. While other properties may have existing non-conformities in relation to EMB-equipped signs that were established through earlier regulations—and have repaired/maintained said non-conforming signs regularly—this does not compare to the proposal on the subject property for a new non-conformity created in direct violation of the current codes. EMB-equipped signs are listed as a conditional use for properties in the C-1 district to evaluate EMB proposals on a case-by-case basis upon applying all applicable sign standards. In those evaluations, the determining body looked to see if the petitioner exhausted alternative sign options that do not require a variation. In this case, there are different alternative sign options to advertise the current use on the subject property that negate the need for the conditional use and variation requests. Approval of the variation request for an EMB-equipped sign when there are arguably better and more appropriate sign alternatives available for the subject property trends on providing a special privilege for this current user. The PZB and City Council should consider whether a setback variation of this amount for an EMB-equipped sign would be appropriate on the subject property even if it were to be utilized by a different use.

**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 installation of an EMB-equipped sign neither aligns with the general and specific purposes of the Zoning Ordinance nor the purpose and intent of the Comprehensive Plan. The 2019 Comprehensive Plan does not mention EMB-equipped signs in any capacity and the Zoning Ordinance establishes specific regulations for any monument or pole sign equipped with an EMB. Section 12-7-3.D of the Zoning Ordinance defines the purpose of the C-1 district “to accommodate convenience businesses in locations close to residential neighborhoods” and limits uses in the C-1 district to 7,500 square feet to reduce adverse effects on residences. As a result, an EMB-equipped sign is not necessarily appropriate in this case, especially when located as close as 56 feet from residences as is the case for the subject property.

**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:* The *Consideration of Alternatives* section above and Section 12-11-6.B of the Zoning Ordinance identify viable alternatives to the proposed conditional use and variation being requested by the petitioner. While staff have discussed these options with the petitioner, out of convenience the petitioner has requested approval of the EMB-equipped sign proposed. Given the multiple alternatives available to the petitioner, the PZB may wish to ask why certain alternative designs are not feasible.

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

*Comment:* The variation request is not, in staff’s opinion, the minimum measure of relief to address the petitioner’s concerns. Instead, the installation of a monument sign with a manual changeable

copy would better utilize the available sign area permitted and meet the applicable city ordinances all while minimizing adverse effects on surrounding properties.

**PZB Procedure and Recommended Conditions:** Under Sections 12-3-4 (Procedure for Review and Decision of Conditional Uses) and 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the requests for a conditional use and major variation.

Consideration of the requests should be based on a review of the information presented by the applicant and the findings made above, as specified in Sections 12-3-4 (Standards for Conditional Uses) and 12-3-6.H (Standards for Variation) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

**Conditions of Approval:**

1. The entire monument sign, excluding the digital sign portion and associated electrical components, shall be constructed of 100 percent masonry materials. The sign base must extend the entire width of the sign and also be constructed of masonry materials.
2. A minimum three-foot-wide landscape bed is required to be installed and maintained around the entire sign base. The landscape bed shall be improved with evergreen bushes not less than three feet in height on the rear and sides of the sign and shorter shrubs and perennials in front of the sign.
3. At time of the building permit process, the monument sign plans may be modified as necessary to comply with all local and state requirements, provided the total sign area, including the digital sign area, is not increased in size.

Member Weaver asked whether the EMBs in the City have lead or mercury in them.

Assistant Director Mendel stated he doesn't know for sure, but confident they do not contain those elements and are primarily LED.

David Ritchie named their sign company: Doyle Signs

Member Bronakowski asked about other alternatives considered.

Ms. Adams stated the value of the EMB messaging fits with their activity needs. She outlined the services they provide to the Des Plaines community and adjacent municipalities. The EMB is intended to provide service to the community for effectively free.

Chairman Szabo commented about why an EMB is needed but noted that the petitioner has provided an adequate explanation for the need.

Member Weaver agreed with Chairman Szabo and stated the applicant should make sure to have high resolution sign design to provide clarity to possibly complex messaging.

Ms. Adams reiterated the intent and importance of the message board.

Member Veremis asked if photos can be added to the message board.

Mr. Ritchie answered, yes.

Chairman Szabo asked if new owners were to come in some day, would they need to re-apply for conditional use.

Senior Planner Stytz confirmed they would not have to.

Chairman Szabo asked for public comment. No one from the public spoke.

Member Veremis motioned and Member Fowler seconded to recommend approval of the conditional use and major variation request as presented including the staff conditions as written.

AYES: Bronakowski, Weaver, Fowler, Szabo, Veremis

NAYS: None

ABSTAIN: None

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

**ADJOURNMENT**

The Planning & Zoning Board meeting on Tuesday, February 25, 2025 is scheduled.

Chairman Szabo adjourned the meeting by voice vote at 7:53 p.m.

Sincerely,  
Jonathan Mendel, AICP, Assistant Director of CED/Recording Secretary  
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners

MEMORANDUM

Date: February 20, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development  
Jeff Rogers, AICP, Director of Community and Economic Development JR

Subject: Conditional Uses for Two Trade Contractor Uses and Major Variation for the Display and Storage of Finished Products at 965 & 975 Rand Road

**Issue:** The petitioners request conditional uses for two trade contractor uses on the subject properties and a major variation to allow the display and storage of finished products in the rear yard of 975 Rand Road.

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

**Owners:** 965 Rand Road LLC, 965 Rand Road, Des Plaines, IL 60016 and 975 Rand  
Road LLC, 975 Rand Road, Des Plaines, IL 60016

**Case Number:** #25-003-CU-V

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

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

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

**Existing Land Uses:** *965 Rand Road:* Vacant building and trade contractor parking (commercial);  
*975 Rand Road:* Two Trade Contractors (commercial) and 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 designates this site as commercial.

**Property/Zoning History:** *Overview and Previous Uses*  
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 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 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 requirements of Section 12-5-5 are met.

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.

*Complaints and Code Enforcement*

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.

*Previous Entitlements Requested*

The petitioners' original 2024 application—separate conditional uses for two trade contractor uses in the C-3 General Commercial district—was heard at the June 11, 2024 PZB meeting and recommended for approval with the five staff conditions. However, when the case was heard at the July 15, 2024 City Council meeting, various concerns were raised related to screening of roofing materials on site and the condition of the pet clinic building at 965 Rand Road. The petitioners worked with staff to revise the Site and Landscape Plan accordingly to address Council's concerns. The case was deferred multiple times by Council and was later withdrawn by the petitioners, who were interested in pursuing a major variation related to the permitted outdoor location for the display and storage of finished products.

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

<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

## CONDITIONAL USES

**Request Description:**

*Overview*

The subject properties consist of two separate parcels—both located in the C-3 district—which are under common ownership and are summarized 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>

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, request conditional uses for two existing trade contractor businesses: one for Advanced Roofing and the other for Landscaping by AD INC.

Currently, both uses operate out of the southernmost building located on 975 Rand Road. However, the Landscaping by AD INC business is interested in utilizing the property at 965 Rand Road for parking and storage of its vehicles. See the attached Project Narrative for Landscaping by AD for more details related to the operations of each business.

*Floor Plan and Elevations*

The conditional use requests are related to the existing trade contractor businesses operating in the southernmost 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 on the following page. While there are no proposed changes to the existing building itself, there are proposed changes to the site, especially regarding 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 Interior and Exterior Property Photos for more information related to the existing building design and exterior property characteristics.

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 to 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 to 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>

*Access and Circulation*

There is currently one two-way travel access point from Rand Road for each of the subject properties, which will both be maintained as part of this proposal without any changes. 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. While the specific width of these curb cuts was not identified on the original Site and Landscape Plan, the petitioners, in collaboration with staff, have revised the Site and Landscape Plan to show the widths of both curb cuts. The 965 Rand Road curb cut meets this requirement with the removal of a single parking space. However, the 975 Rand Road curb cut is less than 22 feet in width requiring either: (i) a slight widening of this curb cut and drive aisle to allow for adequate two-way travel; or (ii) a change in the access of this curb cut to one-way travel. Given the multiple uses located on the 975 Rand Road property, the drive aisle should ideally be widened to provide another full access point on the subject properties. To this end, staff have added a condition that the 975 Rand Road curb cut and driveway shall either be widened to 22 feet in width in accordance with Section 12-9-6 of the Zoning Ordinance to accommodate two-travel or shall be designated as a one-way with clear indication of the vehicular circulation throughout the entire property.

*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 and Landscape Plan, 16 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 38 off-street parking spaces between both properties. The table below summarizes the allocation of all available parking spaces shown on the attached Site and Landscape 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 (for each use)</b>		<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>0 spaces</b> <i>(Advanced Roofing only)</i>	<b>7 spaces</b> <i>(Advanced Roofing only)</i>	<b>7 spaces</b> <i>(Advanced Roofing only)</i>
<b>Trade Contractor</b> (Landscaping by AD)	<b>0 spaces</b> <i>(No minimum parking standard required)</i>	<b>3 spaces</b> <i>(shared between trade contractor uses)</i>	<b>7 spaces</b> <i>(shared between trade contractor uses)</i>	<b>10 spaces</b> <i>(shared between trade contractor uses)</i>
<b>Multifamily Residential</b> (Apartment Building)	<b>8 spaces</b> <i>(Two spaces for each residential unit)</i>	<b>0 spaces</b>	<b>8 spaces</b>	<b>0 spaces</b>
<b>Office</b> (Pet Clinic)	<b>7 spaces</b> <i>(One space for 250 SF of floor area)</i>	<b>8 spaces</b>	<b>0 spaces</b>	<b>1 space</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>16 (zero accessible)</b>	<b>22 (incl. one accessible)</b>	<b>38 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 sufficient supply of parking spaces between the subject properties. In addition, the revised Site and Landscape Plan allocates the appropriate number of off-street parking spaces for each use as required by Section 12-9-7 of the Zoning Ordinance. To ensure these spaces remain available for the specific uses intended, staff have added a condition requiring the petitioner to add permanent, standard parking signs identifying the use in which the individual spaces are allocated and enforce the use of parking spaces on the subject properties at all times.

### *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, the replacement of the storage containers with an approved accessory structure, and the removal of 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. Please note that the petitioner representing the Advanced Roofing trade contractor use is proposing to display and store finished products in the required rear yard in violation of Section 12-7-3.F.5.d(1) of the Zoning Ordinance, requiring a separate major variation request, which is discussed in the *Major Variation* section below.

### *Landscaping and Screening*

The existing site contains some natural vegetation along its south boundary and minimal landscape improvements along the site's frontage. 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 abut the residential district. Since the original application, the petitioners have installed some landscape buffers along the front of the site on each property as shown in light green on the attached Site and Landscape Plan. However, staff have added a condition requiring all landscaping improvements to be installed in accordance with Chapter 10 Landscaping and Screening of the Zoning Ordinance.

## MAJOR VARIATION

### **Request Description:**

#### *Overview*

As discussed in the *Outdoor Display and Storage of Products* section above, trade contractor uses in the C-3 district have the ability to display and store finished products outside provided they comply with the regulations listed. The petitioner representing the Advanced Roofing trade contractor use has noted that they will comply with all requirements listed with the exception of the first regulation—prohibiting the display and storage of finished products in a required yard—resulting in a separate major variation request.

#### *Required Yards*

The Zoning Ordinance defines and regulates required yards for each zoning district throughout the City, specific requirements varying based on the zoning district. A yard is defined in Section 12-13-3 of the Zoning Ordinance as:

“An open space on a zoning lot which is unoccupied and unobstructed from its lowest level to the sky. A "yard" extends along a lot line and at right angles to such lot line to a depth or width specified in the yard regulations for the zoning district in which such zoning lot is located.”

In the C-3 district, there are front, side, and rear yards which are regulated as indicated in the table below for the subject properties.

Yard Type	Direction	Required Yard (C-3 District)
Front	North	5 FT (abutting street)
Side #1	East	5 FT (abutting residential)
Side #2	West	0 FT (abutting commercial)
<b><i>Rear*</i></b>	<b><i>South</i></b>	<b><i>25 FT (abutting residential)</i></b>

***\*Major Variation requested to allow display and storage of finished products within this yard.***

The rear of the subject properties directly abuts an R-1 Single Family Residential district so the rear yard setback for the subject properties matches the required 25-foot rear yard setback for the R-1 district. As noted on the attached ALTA/NSPS Land Title Survey, the existing two-story commercial building at the rear of the subject properties is currently setback 23 to 24 feet, which given the required 25-foot-rear-yard, would prohibit the display and storage of finished products for the entire paved area located behind the existing commercial building. As such, the petitioner requests a major variation to allow this rear yard area to be utilized for the display and storage of finished products related to the Advanced Roofing business.

In its review of this request, the PZB and City Council may consider:

1. The rationale behind the prohibition of this type of use in the rear yard, especially when abutting residential uses, to minimize the adverse effects on neighboring properties;
2. The installation of an eight-foot-tall solid fence along this rear property line and the displayed and stored products limited to eight feet in height, therefore addressing some of the concerns; and
3. The installation of additional landscaping along this area may be necessary to further reduce impacts on neighboring properties.

*Consideration of Alternatives*

There are alternatives to the requested variation that would allow the Advanced Roofing business the ability to display and store finished products at 975 Rand Road while reducing adverse effects on neighboring residents:

1. Reconfigure Existing Outdoor Storage Area: A simpler and more cost-effective alternative is to redesign and shape the current outdoor storage area to fit within the buildable area of the lot while still providing room for customer viewing and retrieval of finished products for jobs. Even with the required screening requirements, this option could save some cost to the petitioner while still aligning with the location and screening requirements for outdoor display and storage of finished products.
2. Construct Up To Two Accessory Structures: Pursuant to Section 12-8-1.C of the Zoning Ordinance, each property is permitted up to two accessory structures, which can consist of either: (i) a single detached garage structure and one other accessory structure (e.g., sheds, gazebos, and pergolas); or (ii) two accessory structures without a detached garage as illustrated in the table. These structures would be allowed in the rear yard and could be utilized to address the petitioner’s storage needs.

Structure Type	Detached Garage	Other Accessory Structures (e.g., shed)
Maximum Quantity Permitted	One	Two
Locations Allowed	Rear Yard or Buildable Area	Rear Yard or Buildable Area
Maximum Area Permitted	960 SF <sup>4</sup>	225 SF each
Minimum Setback Required from Side and Rear Property Lines	<b>5 FT</b> for a structure 720 SF or less; <b>10 FT</b> for a structure greater than 720 SF	5 FT

3. Construct a Building Addition: An addition to the existing commercial building could house the finished products for both display to customers and storage for jobs. While more costly this would negate the need for the requested variation.

**Standards for Conditional Use:** 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. For its rationale, the Board may use the responses provided as written, modify them, 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 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.

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<sup>4</sup> The subject property is a non-residentially zoned lot and exceeds 20,000 square feet in area, so the maximum area for a detached garage structure is 960 square feet provided it is setback a minimum of ten feet from the side and rear property lines.

**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 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 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 can negatively impact surrounding properties by means of noise, odors, visual effects, and the like. In addition to landscaping screening, both businesses will need to manage the parking and storage of vehicles, equipment, and products to comply with all C-3 district requirements and to minimize any potential adverse effects on neighboring properties.

- 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 and Landscape 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 must 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 the other uses on the subject property.

- 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 similar uses.

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

*Comment:* Aside from the requested variation, this proposal with the aforementioned adjustments will meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

**Standards for Variation:** Major 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 satisfy the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the responses provided as written, modify them, 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:* Staff do not see a hardship or practical difficulty preventing the petitioner from complying with the finished product display and storage requirements. The petitioner states that prohibiting the use of the rear yard area for storage would hinder normal business operations given that the materials stored outside are essential for commercial use. However, Advanced Roofing currently utilizes the single, two-story shop area in the commercial building—which comprises a majority of the first and second floors—and a large portion of the outdoor space directly east of the commercial building. The subject property at 975 Rand Road and its current development, including a large commercial building, arguably provides ample space for product storage within the buildable area (i.e., outside of any required yards). As the request does not constitute a defined hardship, approving the variation could undermine the display and storage requirements for finished products for all trade contractor uses in the C-3 district.

- 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:* Staff conclude that there is no unique physical condition on the subject property that warrants the requested variation. This property is of similar size and shape as the interior lots surrounding it. While the proposal does include some considerations to address screening and location in relation to the public streets and residential developments, it does not represent the ideal design to allow the storage of products closer to residences than the required 25-foot-setback, even with the proposed installation of an eight-foot-tall solid fence along the south property line that abuts residences. In addition, there are alternative areas for the outdoor storage of products that are compliant with the Zoning Ordinance. Thus, the variation requests could be considered a personal preference and convenience of the property owner instead of a definable physical condition. Nonetheless, see the attached Petitioner's Responses to Standards.

- 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:* While the subject property's location and size may not be a result of any action or inaction of the property owner, the subject property was purchased with the understanding of these attributes and conditions. Additionally, the subject property was originally developed with the multiple buildings and paved parking and storage areas, which was permitted for buildings constructed prior to 1998. However, the current nonconforming outdoor storage situation on the subject property has been exasperated by the petitioners, arguably increasing the adverse effects on neighboring properties and might be considered a self-created condition. As such, the proposal may not adequately utilize the available space on the subject properties or appropriately design the proposed improvements to avoid the need for a variation. Nonetheless, see the attached Petitioner's Responses to Standards.

- 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:* Staff have concluded that carrying out the strict letter of this code for the display and storage of outdoor finished products does not deprive the property owner of substantial rights. First, while some property owners may have larger lots or additional spaces for outdoor product storage, having the ability to display and store finished products is not, in and of itself, a right granted to property owners. In fact, the outdoor display and storage allowance is specific to only trade contractor uses, and only those trade contractor uses located within the C-3 district.

All C-3-zoned properties with trade contractor uses are governed by the same outdoor display and storage requirements in Section 12-7-3.F.5.d of the Zoning Ordinance regardless of size, shape, and development. Enforcing these regulations does not deny trade contractors from displaying and storing finished products outside on the subject property but requires said outdoor display and storage areas to conform with the location and screening requirements applicable to all properties that are permitted to display and store finished products outside. The argument that the requested variation shall be approved solely because other commercial properties have existing non-conforming storage near or abutting property lines is dubious, as property nonconformities are common enough that property owners in Des Plaines must work with what they have, so to speak. That said, enforcing these requirements would not deprive the property owner of any substantial rights enjoyed by other trade contractors in the C-3 district.

- 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, in fact, provide a special privilege for the property owner not available to other trade contractor uses in the C-3 district. While other trade contractor uses on C-3-zoned properties may have existing non-conformities in relation to storage location and screening that were established through earlier regulations—and have repaired said non-conformities regularly—this does not compare to the proposal on the subject property for new non-conformities created in direct violation of the current codes.

The aforementioned consideration for the location and screening of outside display and storage of finished products indicates to staff that variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. In those evaluations, the determining body (e.g. PZB and/or City Council) usually looked to see if the applicant exhausted design options that do not require a variation. In this case, it seems there are different design options and positions for the outdoor display and storage area on this site, given the ample space in the commercial building and east paved area, both within the buildable area. Granting a variation for this design, when other viable options are available, could be too lenient and tread into the territory of allowing a special privilege.

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

*Comment:* The project would allow re-investment on an established commercial lot, which the Zoning Ordinance and Comprehensive Plan want to encourage. However, the proposal to store products in the rear yard directly next to residential development is largely for the benefit of the property owner. For one, the existing commercial building and the paved area directly east of it are both large enough to accommodate a considerable storage area for products—all while inside the buildable area of the subject property. There is also no correlation with the allowance of outdoor storage in required yards and any goals and objectives 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.**

*Comment:* There are alternatives to the proposed variation being requested as noted in the *Consideration of Alternatives* section above. To address the storage concern identified by the petitioner, one of the alternatives listed or a combination of alternatives could be implemented to maximize the storage capacity on the subject property.

For example, the existing open outdoor storage area to the east of the commercial building could be reconfigured or redesigned to fit within the lot's buildable area negating the need for the requested variation. However, if needed, the building a detached garage, shed, or both accessory structures in the required rear yard for additional storage of finished products could remove the need for the requested variation. While adding some additional cost, the accessory structure alternatives would adequately supplement the existing open outdoor storage area for additional storage capacity and minimize adverse effects on surrounding properties. Given the alternatives available to the petitioner, the PZB may wish to ask why certain alternative designs are not feasible.

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

*Comment:* The variation request may not be the minimum measure of relief to address the petitioner's concerns. The petitioner could redesign the outdoor display and storage areas to better utilize the available property and to meet the location and screening requirements.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) and Section 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the aforementioned requests.

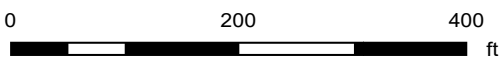
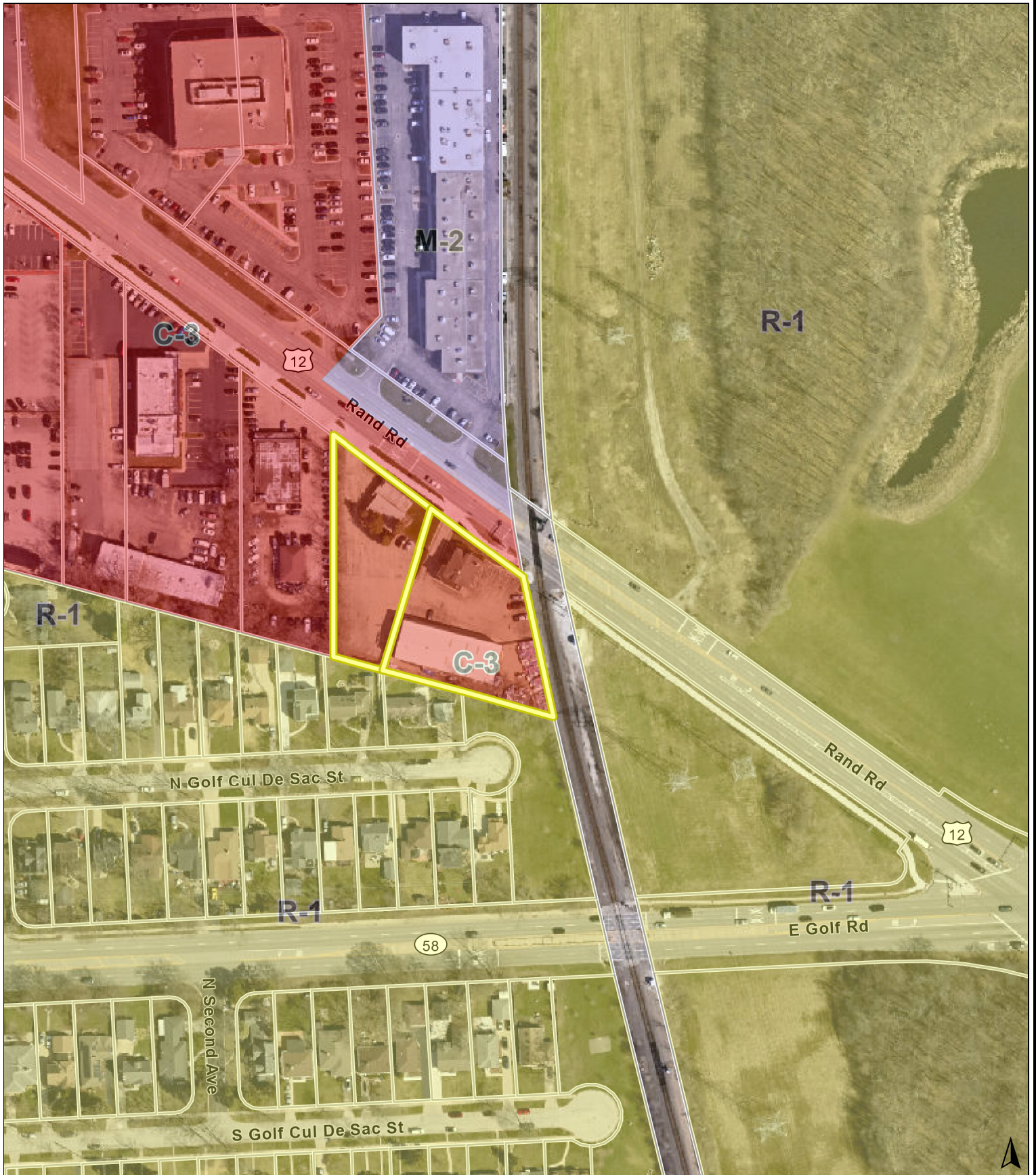
Consideration of the requests should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) and Section 12-3-6.H (Standards for Variation) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the requests, staff recommends the following conditions.

**Conditions of Approval:**

1. Prior to business registration for the landscaping company, the curb cut and driveway at 975 Rand Road must either be widened to 22 feet in width in accordance with Section 12-9-6 of the Zoning Ordinance to accommodate two-travel or must be designated as a one-way with clear indication of the vehicular circulation throughout the entire property.
2. The petitioner must restripe the parking areas of the subject properties in conformance with the Site and Landscape Plan. Standard parking signs must be installed identifying the use for which the spaces are allocated and enforcing the use of parking spaces on the subject properties at all times.
3. 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, with the exception of storage and display in the required rear yard of the property at 975 Rand Road. Any products, materials, and items not classified as prefabricated or finished products must be stored inside the principal building or in an approved accessory structure.
4. All shipping containers must be removed from the property prior to business registration. Any accessory structures must receive a building permit.
5. Prior to business registration for the landscaping company, all landscaping improvements must be installed in compliance with Chapter 10 Landscaping and Screening of the Zoning Ordinance. This plan shall detail the location, design, and height of the required enclosure for dumpsters stored outside.
6. 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.

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Interior and Exterior Property Photos
- Attachment 4: ALTA/NSPS Land Title Survey
- Attachment 5: Petitioner's Responses to Standards
- Attachment 6: Project Narrative for Advanced Roofing and Landscaping by AD
- Attachment 7: Site and Landscape Plan
- Attachment 8: Floor Plan



Print Date: 6/7/2024

Notes

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



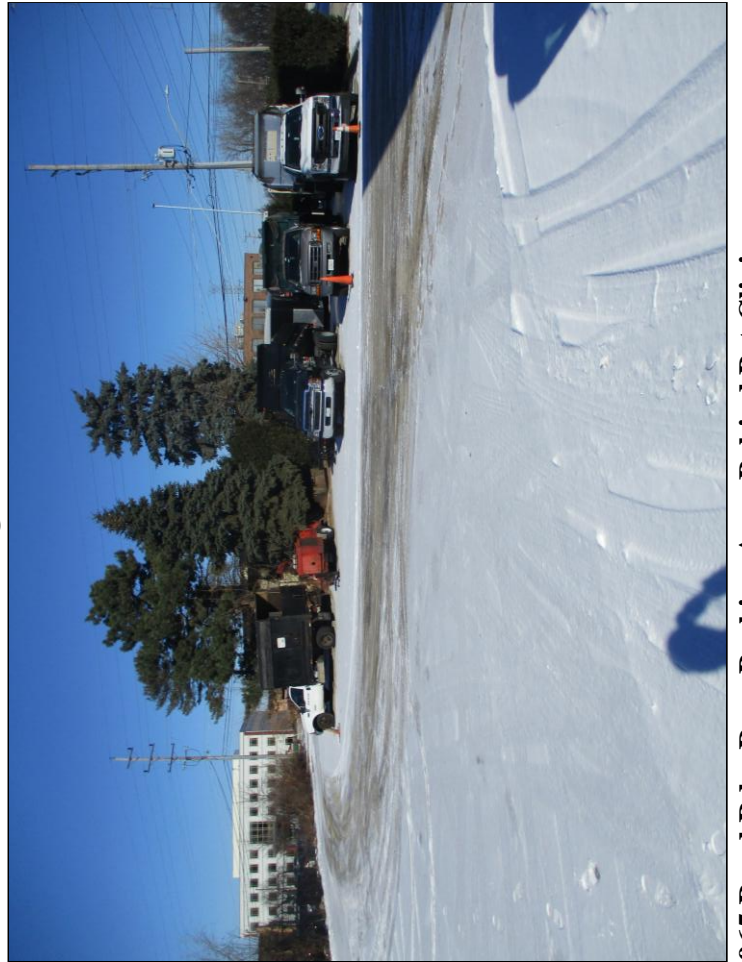
965 Rand Rd – Front of Pet Clinic Building Along Rand Rd



965 Rand Rd – Existing Landscape Trade Contractor Area



965 Rand Rd – Public Notice Sign



965 Rand Rd – Rear Parking Area Behind Pet Clinic



975 Rand Rd – Front of Apartment Building Along Rand Rd



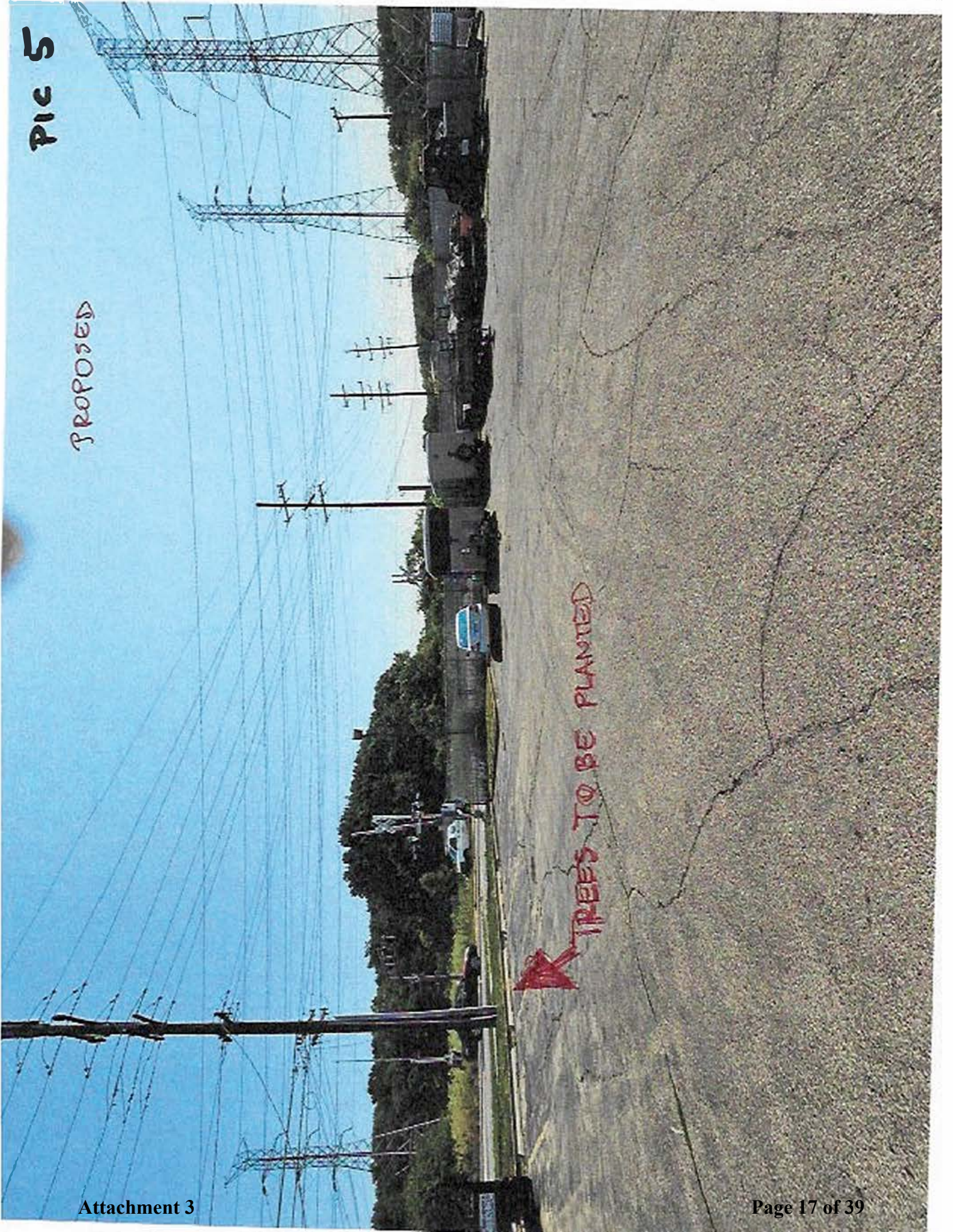
975 Rand Rd – Front of Advanced Roofing Building



975 Rand Rd – View of Advanced Roofing Building from Rand Rd



975 Rand Rd – Rear Parking Area Between Buildings



PIC 5

PROPOSED

TREES TO BE PLANTED

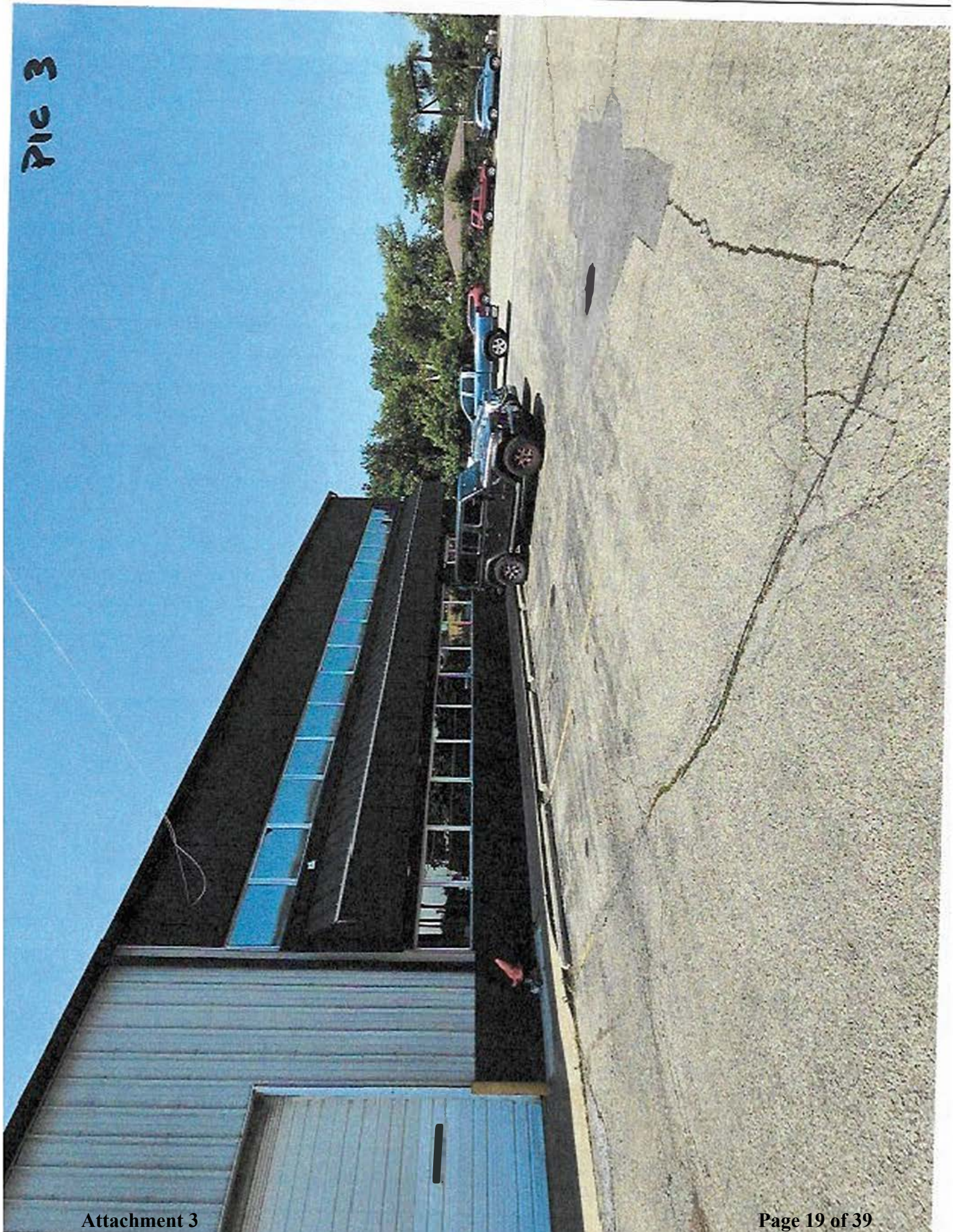
PIC 4

PROPOSED



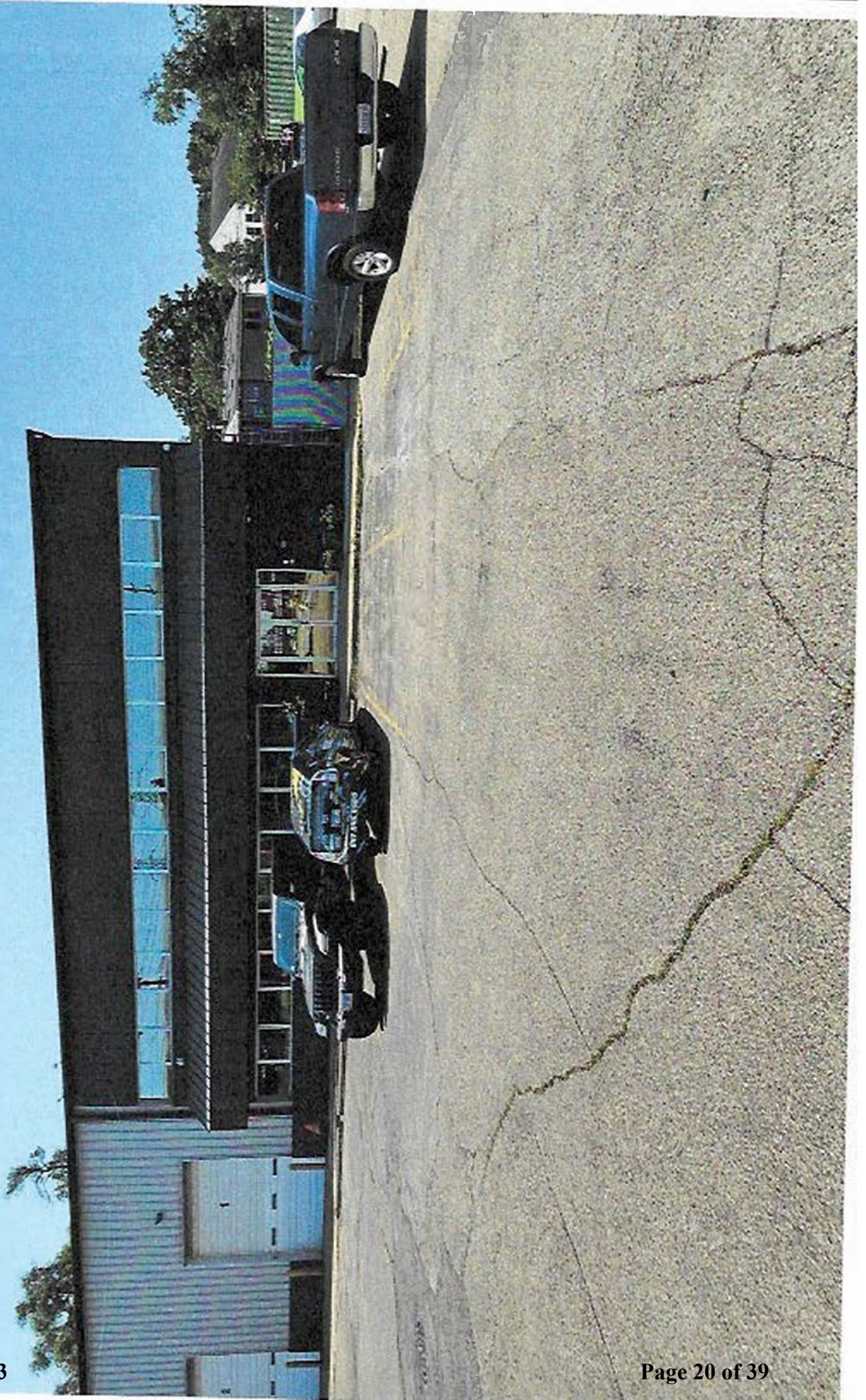
trees

PIC 3



**PIC 2**

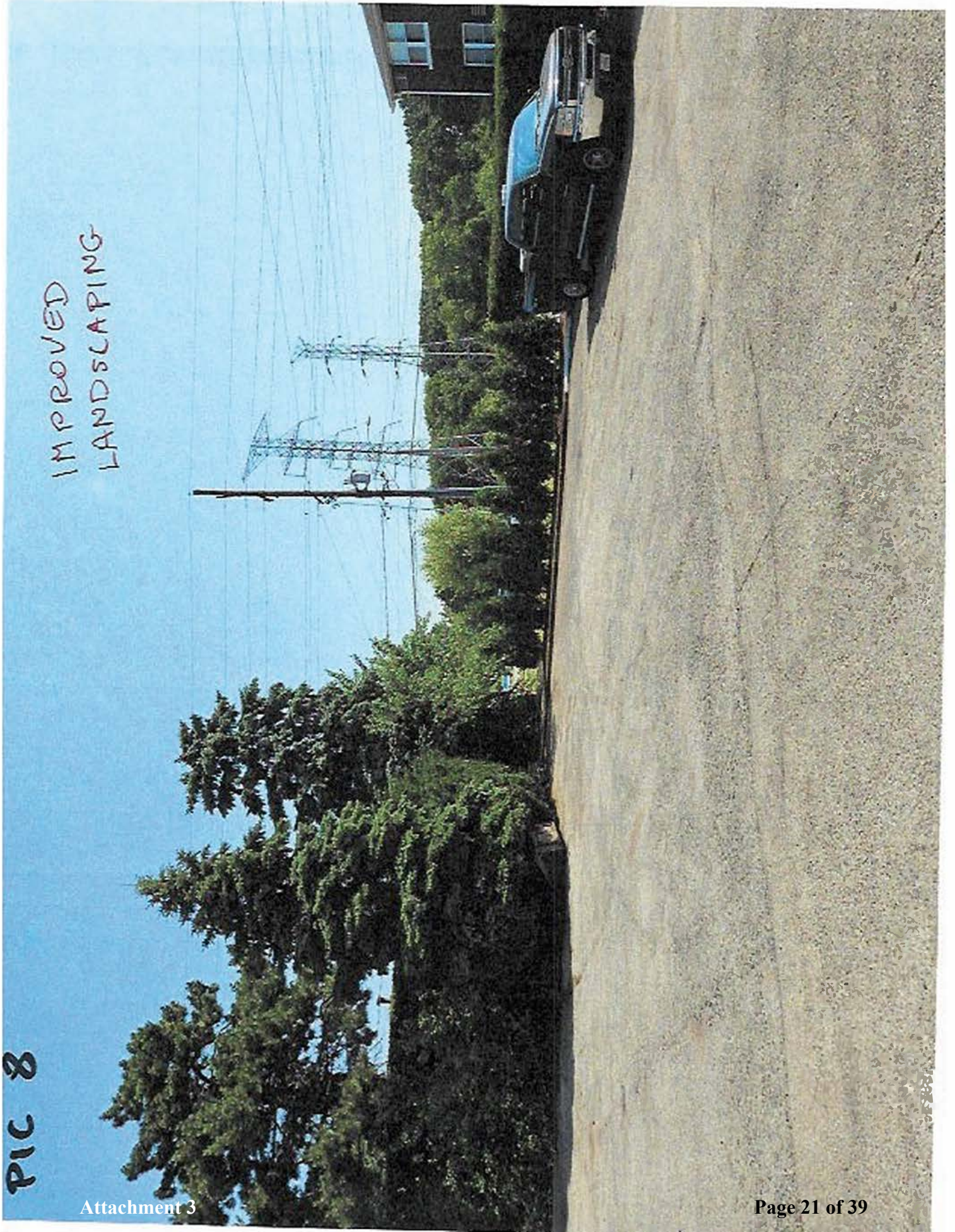
**Attachment 3**



**Page 20 of 39**

PIC 8

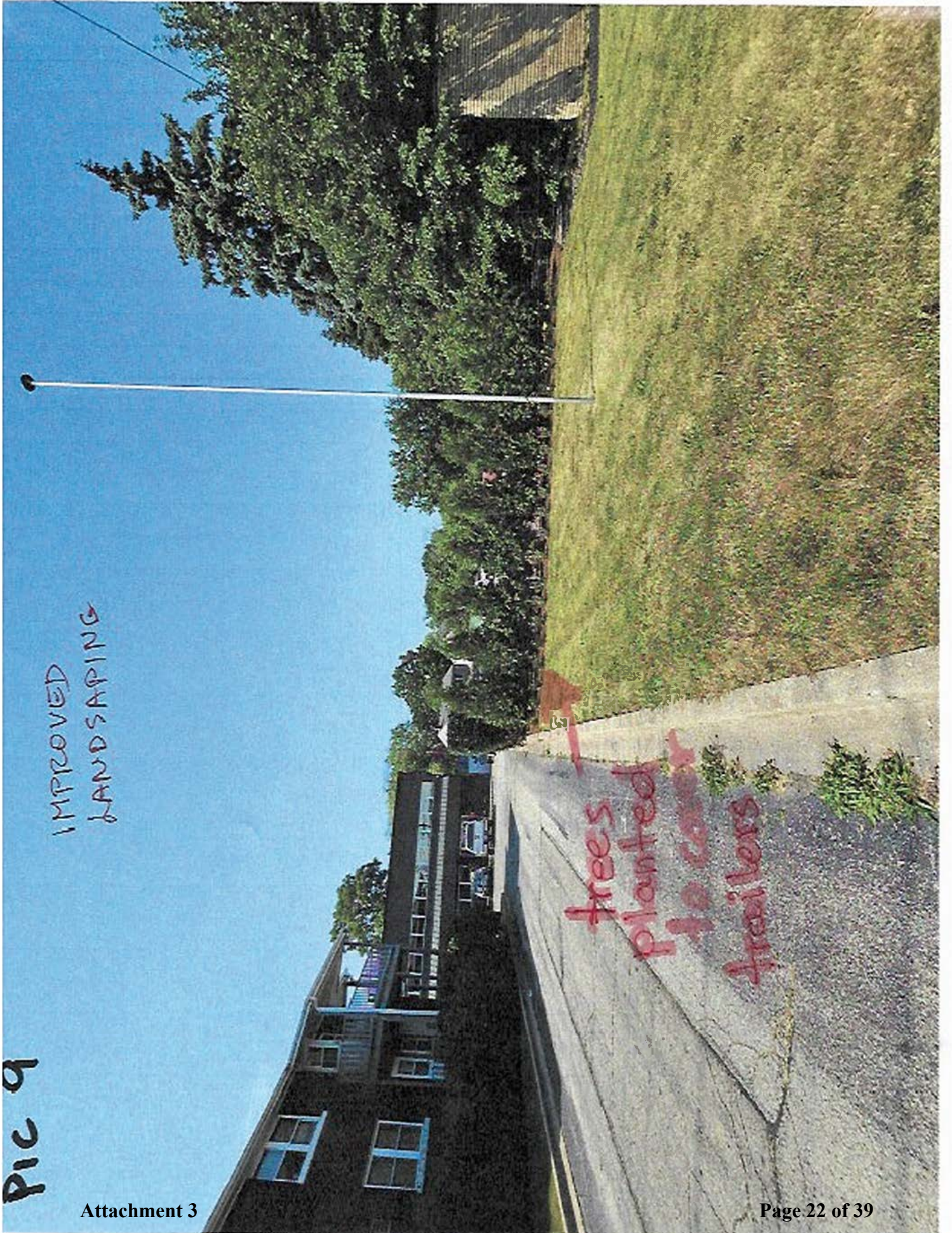
IMPROVED  
LANDSCAPING



Pic 9

IMPROVED  
LANDSCAPING

trees  
planted  
to cover  
trailers

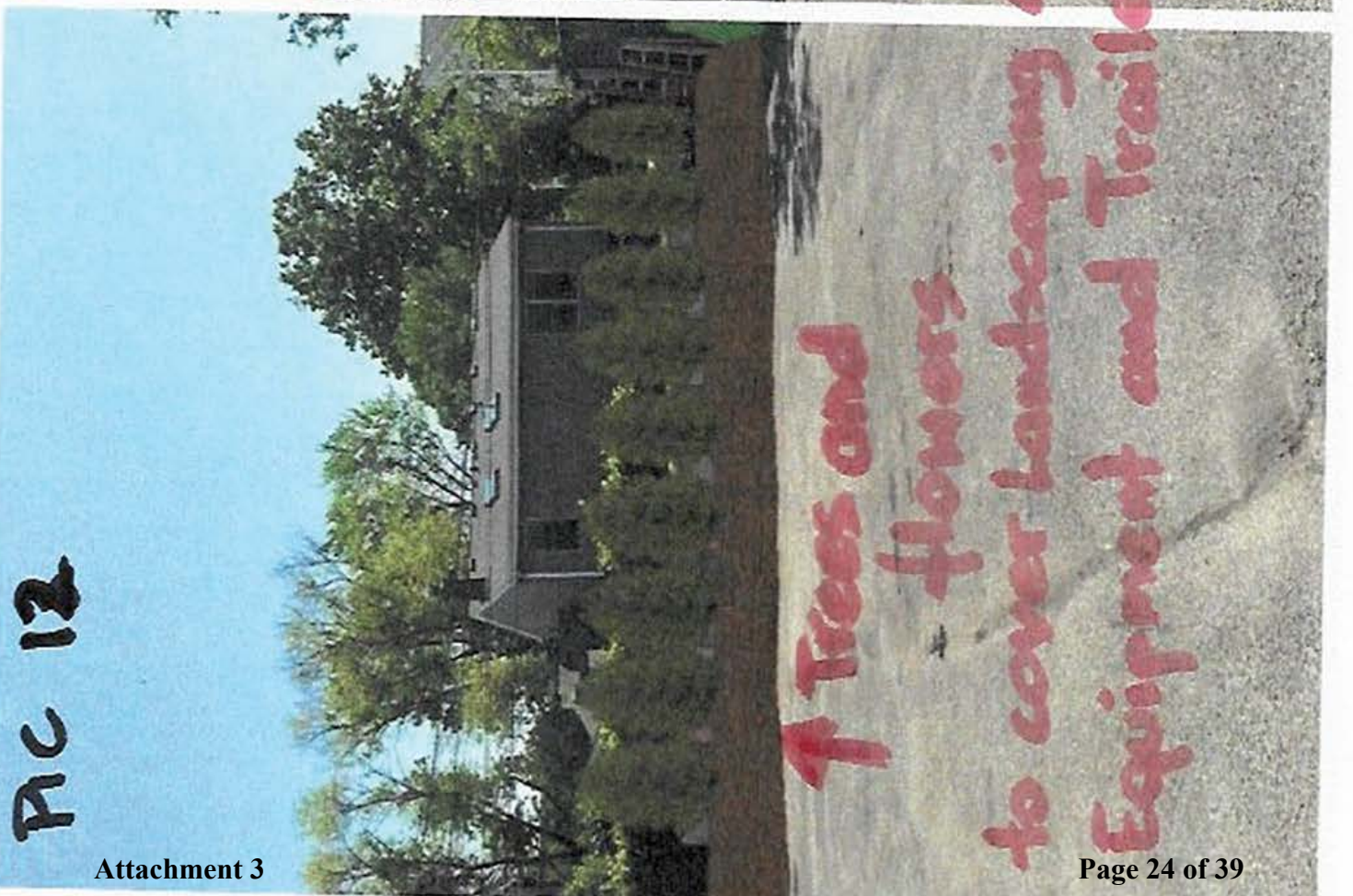
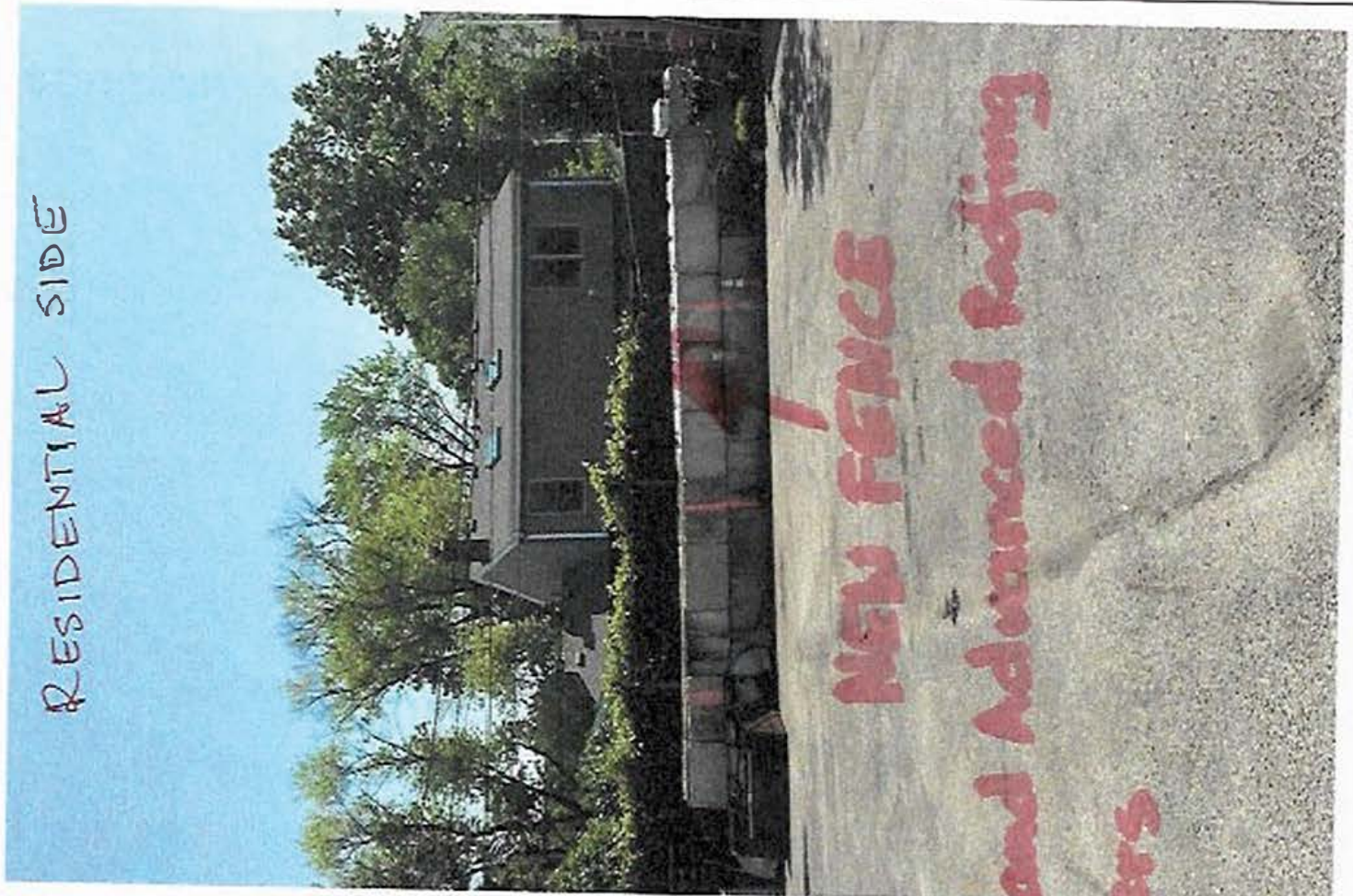


PIC 10

IMPROVED  
LANDSCAPING



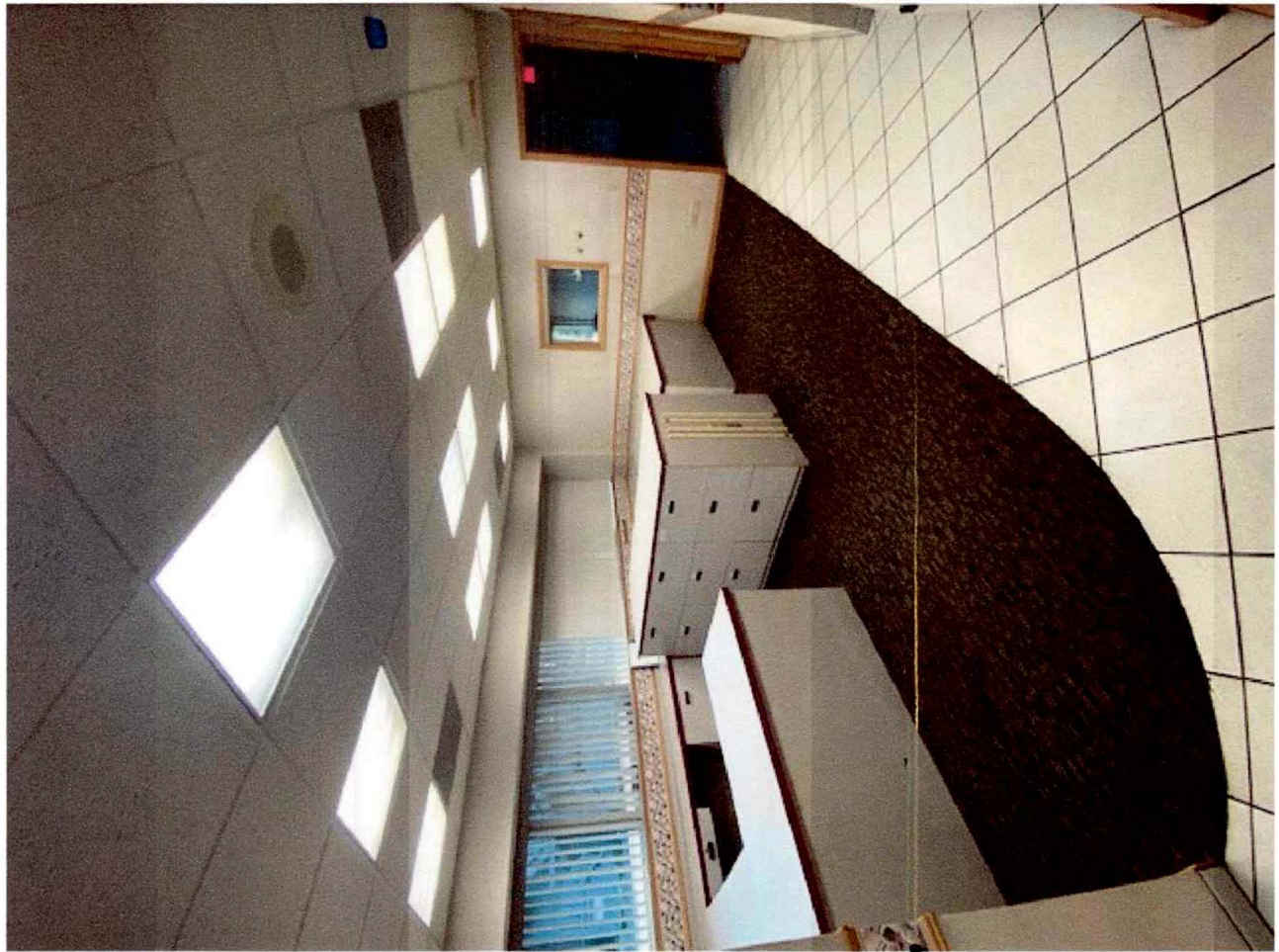
PC 12

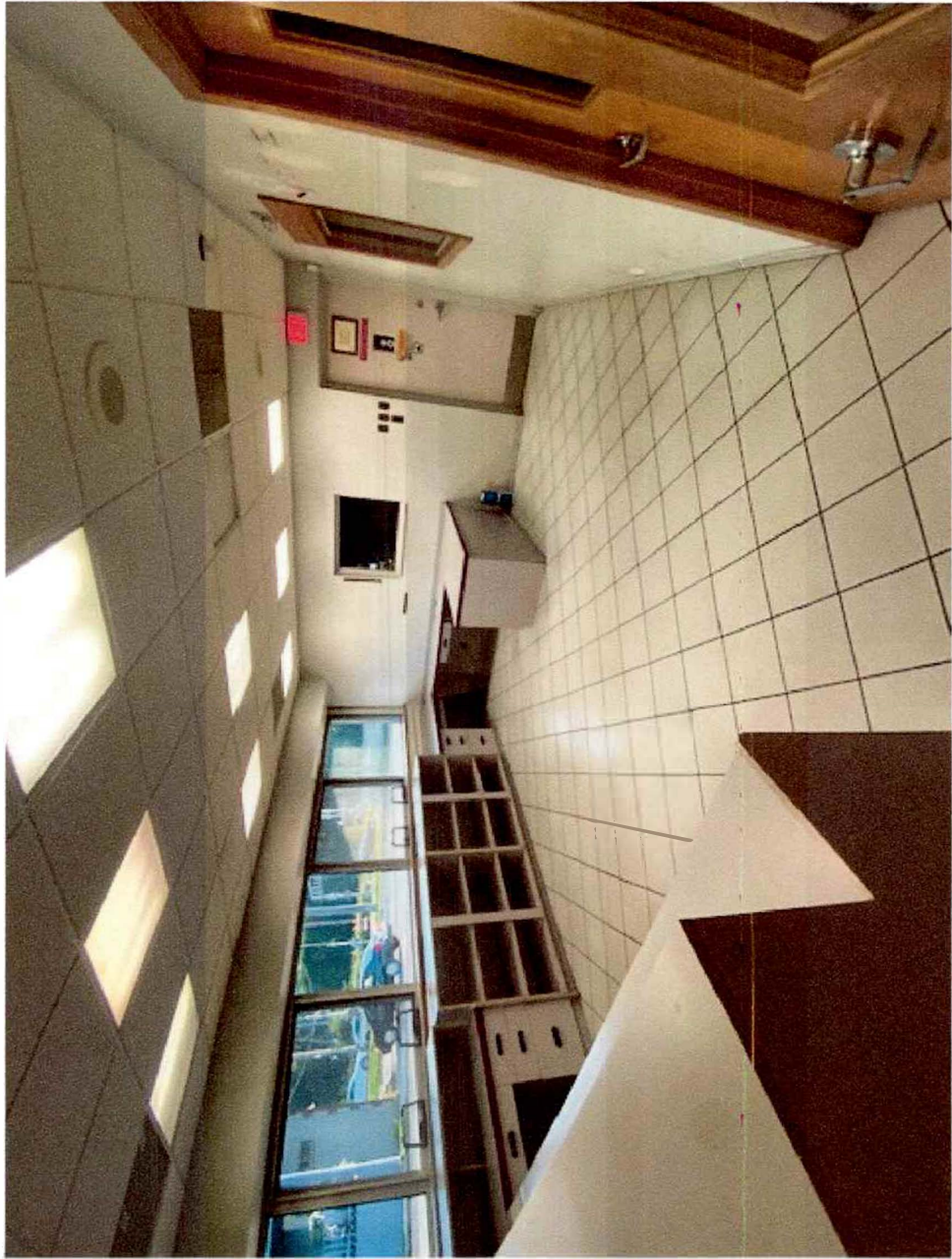












11614 ALGONQUIN RD.  
HUNTLEY, IL. 60142

ORDER NO. 22-0179

Scale - 1 inch = 30 feet

PHONE: (847) 458-1710  
FAX: (847) 458-1712

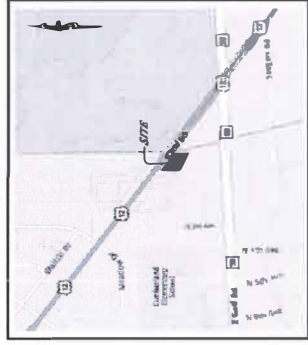
TOPOGRAPHIC-ALTA-MCSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

# Jens K. Doe

Professional Land Surveyors, P.C.

## ALTANSPS LAND TITLE SURVEY

VICINITY MAP



PARCEL 1: THAT PART OF LOT 1, IN OWNERS DIVISION OF THAT PART OF THE SOUTH 25.67 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD AND THE WEST OF THE WEST LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT ST. MARIE RAILROAD WHICH LIES EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD, WHICH IS 300 FEET NORTHEASTERLY, AS MEASURED ALONG THE SOUTHWEST LINE OF SAID RAND ROAD) OF THE EAST LINE OF SAID LOT 1, AND RUNNING THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF SAID LOT 1 AND WHICH LIES WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 130 FEET NORTHEASTERLY (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID RAND ROAD) OF THE EAST LINE OF SAID LOT 1 AND RUNNING; THENCE SOUTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, WHICH IS 225.65 FEET NORTHEASTERLY OF THE SOUTHEASTLY CORNER OF SAID LOT 1, EXCEPT THAT PART WHICH LIES NORTHEASTERLY OF A LINE WHICH IS 50.00 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES AND PARALLEL TO, A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, DISTANT 171.8 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, WHICH MAKES AN ANGLE OF 53 DEGREES 52 MINUTES, MEASURED FROM SOUTH TO EAST FROM SAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 4 DISTANCE OF 88.0 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 34.37150 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 101.50 FEET TO A POINT OF TANGENCY, THENCE SOUTHEASTERLY IN A STRAIGHT LINE A DISTANCE OF 84.1 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 8, DISTANT 212.4 FEET EAST OF THE SOUTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 965 RAND RD., DES PLAINES, ILLINOIS.

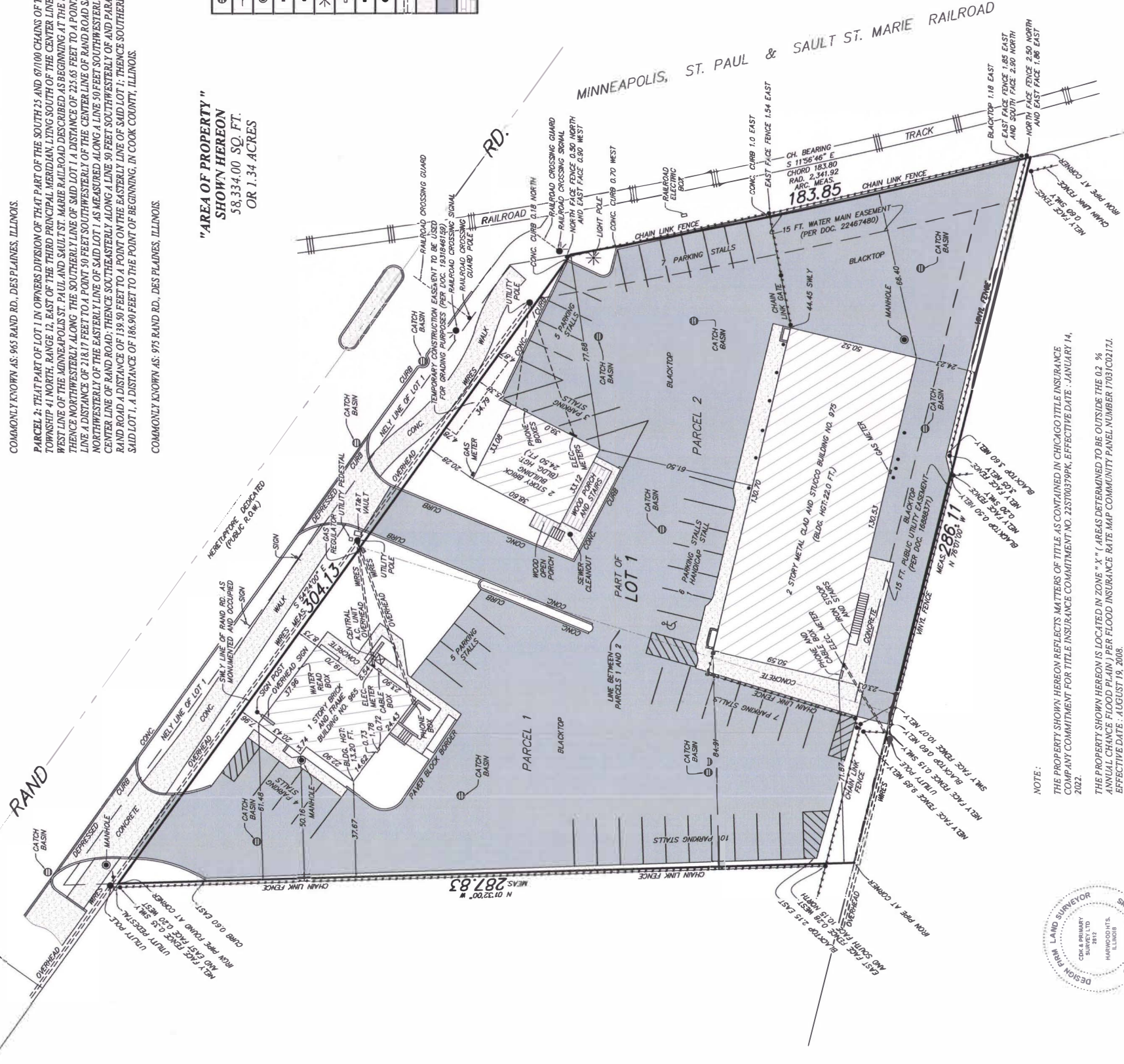
PARCEL 2: THAT PART OF LOT 1, IN OWNERS DIVISION OF THAT PART OF THE SOUTH 25 AND 67/100 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD AND WEST OF THE WEST LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT ST. MARIE RAILROAD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 225.65 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE A DISTANCE OF 218.17 FEET TO A POINT 50 FEET SOUTHWESTERLY OF THE CENTER LINE OF RAND ROAD SAID POINT BEING 139.90 FEET NORTHEASTERLY OF THE EASTERLY LINE OF SAID LOT 1, AS MEASURED ALONG A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID LOT 1, A DISTANCE OF 139.90 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOT 1, A DISTANCE OF 186.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 975 RAND RD., DES PLAINES, ILLINOIS.

"AREA OF PROPERTY"  
SHOWN HEREON  
58,334.00 SQ. FT.  
OR 1.34 ACRES

LEGEND

⊖	CATCH BASIN
→	SEWER
⊙	MANHOLE
⊞	GAS METER
⊞	FENCE POST
*	LIGHT POLE
□	CABLE BOX
■	ELECTRIC METER
●	UTILITY POLE
—	OVERHEAD WIRES
—	CONCRETE
—	BLACKTOP
—	WOOD



NOTE:  
THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 225700379PK, EFFECTIVE DATE: JANUARY 14, 2021.  
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C02171, EFFECTIVE DATE: AUGUST 19, 2008.  
TOTAL NUMBER OF STRIPED PARKING STALLS SHOWN HEREON = 48 (WHICH INCLUDES 1 HANDICAP STALL)  
THERE IS VISIBLE EVIDENCE OF SIDE WALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON.  
THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.  
THE PROPERTY SHOWN HEREON IS ZONED C-3 (GENERAL COMMERCIAL DISTRICT) PER THE VILLAGE OF DES PLAINES ZONING RECORDS.  
THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE PROPERTY SHOWN HEREON.  
AREA OF EXTERIOR FOOTPRINT OF BUILDING NO. 965 SHOWN HEREON IS +- 1,721.20 SQ. FT.  
AREA OF EXTERIOR FOOTPRINT OF BUILDING NO. 975 SHOWN HEREON IS +- 6,603.20 SQ. FT.  
AREA OF EXTERIOR FOOTPRINT OF THE 2 STORY BRICK BUILDING SHOWN HEREON IS +- 1,284.60 SQ. FT.



NOTE:  
The legal description voided on this plan is a copy of the land survey order placed by the owner on the date shown on the title block. For building restrictions refer to your Abstract, Deed or Covenants.  
Compare distances between points before building and report any discrepancy to this office immediately.  
Dimensions shown hereon are not to be assumed or scaled.  
Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date: March 26, 2022.  
ORDERED BY:  
ANSANI & ANSANI

STATE OF ILLINOIS  
COUNTY OF COOK

JENS K. DOE PROFESSIONAL LAND SURVEYORS P.C. DOES HEREBY CERTIFY TO: 965 RAND RD. LLC, 975 RAND RD. LLC; AND CHICAGO TITLE INSURANCE COMPANY, INC. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA MAPS AND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7 (a, b, c), 8, 9, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2022.

DATED THIS 13TH DAY OF APRIL, 2022.

PRELIMINARY COPY  
(FOR REVIEW ONLY)

KEYVIN DUFFY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 32281  
MY LICENSE EXPIRES 11-30-22

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To: Jonathan Stytz  
Senior Planner  
Community and Economic Development  
City of Des Plaines  
1420 Miner Street  
Des Plaines, IL 60016

Date: 02/14/2025

Re: 965 & 975 Rand Road, Des Plaines, IL

### RESPONSES TO STANDARDS FOR CONDITIONAL USES

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

**Response:** Advanced Roofing and Landscaping by AD are classified as trade contractor uses, which require a Conditional Use in the C-3 General Commercial District, as outlined in Section 12-7-3.K of the Des Plaines Zoning Ordinance.

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

**Response:** The Comprehensive Plan designates the property as commercial, emphasizing the importance of fostering business retention and expansion along commercial corridors like Rand Road. The Plan supports the continued operation of diverse service-based businesses, including trade contractors, to ensure economic growth and local job creation. Advanced Roofing and Landscaping by AD contribute to this objective by providing essential trade services and ensuring long-term property usability. The retention of Advanced Roofing and Landscaping by AD are consistent with the Comprehensive Plan's vision for sustainable business development in the City of Des Plaines.

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

**Response:** The subject property has been utilized for trade contractor uses in the past, and the proposed businesses are in line with the existing commercial character of the area. The site is surrounded by a mix of commercial, manufacturing, and residential properties. Planned site improvements include installing an 8-foot solid fence to screen outdoor storage and enhancing landscaping to minimize visibility and impact on the surrounding area. These measures will improve the appearance of the site and preserve the intended character of the area.

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

**Response:** Both businesses conduct majority of their operations off-site. On-site activity is limited to administrative tasks, equipment staging, and vehicle storage. To mitigate potential disturbances, all storage of finished products and equipment will be properly screened within the rear yard. Additionally, Advanced Roofing will not store raw materials, reducing concerns related to dust, debris, or environmental hazards. Landscaping by AD will also ensure that no mulch, soil, or landscaping waste is stored on-site, further minimizing potential disturbances to adjacent properties. The installation of an 8-foot solid fence and additional landscaping buffers will help contain any noise and visual impact.

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:

**Response:** The property is already served by existing public infrastructure, including roads, water, sewer, police, fire protection, and refuse disposal. There is no undue burden on public services as a result of the proposed uses.

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:

**Response:** The proposed Conditional Uses will support the well-being of the community by providing employment, generating tax revenue, and preventing commercial vacancies in the City of Des Plaines. The businesses do not require any additional City-funded infrastructure or services. The implementation of screening and site maintenance requirements will enhance property value while ensuring compliance with C-3 zoning regulations.

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:

**Response:** For both businesses, employee vehicles and work trucks depart early in the morning and return at the end of the working day, meaning there is no constant flow of traffic to and from the site. No excessive noise, emissions, or odors are generated on-site, as all major work takes place at external job locations. Landscaping by AD will ensure proper disposal of its landscaping waste so that it's not stored at the premises. For Advanced Roofing, the storage of finished products will be properly screened, ensuring that there is no unsightly view of the materials or equipment.

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:

**Response:** The property utilizes existing curb cuts along Rand Road, which provide adequate access for vehicles. Landscaping by AD and Advanced Roofing's workers depart early on in the day for job sites, with all vehicle movement occurring through 965 Rand Road, ensuring a controlled and predictable traffic pattern. Given that work trucks and trailers leave in the morning and return at the end of the workday, there will be no continuous or excessive traffic that could impact Rand Road's flow of traffic.

9. The proposed Conditional Use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature on the subject property.

**Response:** The property is already developed for commercial use. The proposed businesses do not involve activities that would alter or damage natural or historic features. The site will actually be improved through additional landscaping.

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

**Response:** If the Conditional Uses and the Variation are approved, the businesses will comply with all zoning regulations in the Zoning Ordinance specific to the Conditional Uses requested.

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To: Jonathan Stytz  
Senior Planner  
Community and Economic Development  
City of Des Plaines  
1420 Miner Street  
Des Plaines, IL 60016

Date: 02/14/2025

Re: 965 & 975 Rand Road, Des Plaines, IL

### RESPONSES TO STANDARDS FOR VARIATION

1. The property has unique physical conditions that create a hardship or practical difficulty in complying with Section 12-7-3.F.5.d of the Zoning Ordinance.

**Response:** The irregular shape of the lot along with the unusual mixed-use nature of the site creates hardship for Advanced Roofing to comply with the strict letter of Code regarding outdoor storage. The existing indoor space is insufficient to support the roofing business due to the volume of finished roofing materials that needs to be stored on-site. Roofing materials such as shingles, underlayment, and insulation boards are typically stored in large pallets and must be easily accessible for loading and transport to job sites. The existing indoor storage areas are already at full capacity. Keeping in mind fire safety regulations, maneuverability, and operational necessities, it's important to allow for limited outdoor storage to avoid overburdening the limited indoor area. Additionally, stacking materials too high indoors creates safety hazards for employees. Due to the site serving multiple businesses and also having a residential building, the only viable location for additional outdoor storage of finished product is in the rear yard of 975 Rand Road. This location is not visible from Rand Road, and it is already partially enclosed by fencing, which will be replaced with an 8-foot solid fence for improved screening. Without the requested variation, the business cannot effectively and safely operate at the premises.

2. The hardship is related to the unique physical conditions of the property, not the existing development on the site.

**Response:** Although the subject property is similar in size to other commercial lots, its shape and configuration present unique challenges. The irregular layout and placement of existing buildings restrict storage options. Unlike some commercial properties that have a regularly shaped lot, less buildings or more vacant land for accommodating accessory structures, this property has limited options for indoor storage and for adding accessory structures without eliminating parking spaces or creating maneuverability issues. The rear yard of 975 Rand Road is the only viable location for Advanced Roofing's outdoor storage, given that it is not visible from Rand Road and can be fully screened to minimize impact on the residential uses nearby.

3. The strict application of the Zoning Ordinance would result in practical difficulties or undue hardship that prevents reasonable use of the property.

**Response:** Strict enforcement of Section 12-7-3.F.5.d would significantly hinder Advanced Roofing's business operations by limiting outdoor storage of finished products which is essential for trade contractors. The roofing industry requires bulk material storage to maintain project efficiency, and just-in-time deliveries are not always feasible due to supply chain limitations. Without the ability to store finished products in the rear yard of 975 Rand Road, the business would be forced to rent off-site storage, which would increase operational costs,

create logistical problems and significantly reduce the quality and timeliness of services provided. The requested variation is necessary to allow the business to operate while maintaining compliance with screening and property maintenance requirements.

4. The requested variation is the minimum necessary to allow reasonable use of the property.

**Response:** The proposed outdoor storage area is limited to the rear yard and will be fully screened by an 8-foot solid fence, ensuring that materials are not visible from surrounding properties. The storage will be restricted to finished products only, meaning no raw materials or waste will be stored outdoors. By limiting the request to the minimum space required for efficient operations, this variation strikes a balance between business functionality and compliance with the zoning requirement. The goal is not to expand storage unnecessarily but to allow a level of storage that is essential for a reasonable trade contractor's use.

5. The requested variation does not grant a special privilege beyond what is available to other trade contractor uses in the C-3 district.

**Response:** Trade contractors who have a conditional use and a business license are permitted to store and display finished products outdoors in the C-3 district. *The requested variation is necessary not because the Advanced Roofing is proposing outdoor storage but because it's proposing to do so in the rear yard.* Given the multi-use nature of the lot and buildings as well as other constraints of the site, the most reasonable location for outdoor storage is in the rear yard, out of sight and properly screened.

6. The requested variation aligns with the Comprehensive Plan.

**Response:** The Comprehensive Plan supports business retention, commercial site functionality, and aesthetic enhancements. The proposed outdoor storage area will do the following:

- Preserve the character of the area by keeping storage confined to the rear yard, fully screened from public view, and organized to prevent clutter.
- Improve property's functionality by allowing for efficient material storage and accessibility, reducing the need for off-site storage and ensuring smooth business operations.
- Create an aesthetically pleasing site by ensuring that all outdoor storage remains within a properly enclosed and screened area, with landscaping and fencing improvements enhancing the overall visual appeal.

7. No reasonable alternative exists that would allow full compliance with the Zoning Ordinance without creating undue hardship.

**Response:** Several alternatives were considered but are not feasible due to operational and financial constraints:

- Utilizing only indoor storage is not possible due to space limitations, safety concerns, and the inability to efficiently access materials.
- Off-site storage is not viable as it would cause unreasonable service delays and create inefficiencies in transporting materials to job sites.
- Reducing stored materials is not practical because roofing contractors must maintain a reasonable amount of bulk inventory to meet project demands, and just-in-time deliveries are unreliable due to supply chain delays.

Given these challenges, the requested variation is the only viable solution that allows the business to operate effectively while maintaining compliance with zoning standards.

8. The requested variation is the minimum relief necessary to address the hardship.

**Response:** The variation request has been carefully tailored to provide the minimum relief needed to ensure operational functionality. The storage area is confined to the rear yard, will be fully screened, and will be maintained in an organized manner. The requested adjustment does not exceed what is necessary for reasonable business operations and ensures compliance with the intent of the Zoning Ordinance while allowing the business to properly function.

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February 14, 2025

Jonathan Stytz  
Senior Planner  
City of Des Plaines  
1420 Miner Street  
Des Plaines, IL 60016  
**VIA EMAIL to: [jstytz@desplainesil.gov](mailto:jstytz@desplainesil.gov)**

**Re: Narrative for Conditional Uses and Major Variation – 965 & 975 Rand Road**

Dear Mr. Stytz,

I am writing on behalf of my client, Peter Wrzesinski/Advanced Roofing, and his tenant, Norma Diamano, owner of Landscaping by AD Inc., concerning the properties located at 965 and 975 Rand Road (PINs: 09-08-301-006-0000 and 09-08-301-007-0000). Both parcels lie within the C-3 General Commercial Zoning District and are under common ownership.

The surrounding uses include M-2 (General Manufacturing) and R-1 (Single Family Residential) to the north, which contain a multi-unit building and a public park; R-1 (Single Family Residential) to the south, containing single-family homes; R-1 (Single Family Residential) to the east, which also includes a public park; and C-3 (General Commercial) to the west, featuring an auto body shop.

**I. Advanced Roofing – Conditional Use & Variation**

Advanced Roofing, owned by Peter Wrzesinski, who can be reached at (312) 730-3543 or [adv.roofs@yahoo.com](mailto:adv.roofs@yahoo.com), 975 Rand Road, Des Plaines, IL 60016, operates at 975 Rand Road Des Plaines, IL 60016. For more than 20 years, Advanced Roofing has established a reputation as a highly reliable and competent roof repair and replacement company serving residential and commercial clients in Chicagoland. About two and a half years ago, the properties at 965 and 975 Rand Road were acquired with the intent of serving as the primary office for Advanced Roofing. Currently, Advanced Roofing occupies the second-floor office space of 975 Rand Road (see Floor Plan). Also, Advanced Roofing occupies a shop area totaling +/- 3,537 square feet.

Advanced Roofing is a trade contractor as defined in the City's Zoning Ordinance. Under Section 12-7-3.K of the Des Plaines Zoning Ordinance, a trade contractor use in the C-3 District requires a Conditional Use. Due to a long history of the site being used by trade contractors, Advanced Roofing was not aware that a Conditional Use was required. After being informed by the City's staff, Advanced Roofing submitted a zoning application requesting a Conditional Use in order to continue its operation at the premises.

In addition, Advanced Roofing requests a Major Variation from Section 12-7-3.F.5.d to allow for organized and discreet outdoor storage of finished roofing products in the rear yard of 975 Rand Road. While outdoor storage is allowed for trade contractors who obtain a Conditional Use, it's not permitted in any of the yards. As a result, Advanced Roofing needs the variation for its rear yard outdoor storage. This area will securely house equipment and materials, ensuring they remain out of public view while minimizing any potential noise or visual impact on the surrounding community. Only finished products will be placed in the outdoor storage area. It will not include raw materials. The area will be maintained in a safe and organized manner. Also, customers will not have direct access to the storage area.

To ensure compliance with zoning regulations and to protect the neighboring property owners from any potential adverse impact, Advanced Roofing proposes to install an eight-foot solid fence along the rear and sides of the properties, as shown on the Site Plan. Additional landscaping enhancements are planned in the front of the property, as well as along the east and north sides to serve as a buffer. Landscaping will also be introduced near the southwest corner, adjacent to the residential area, to enhance the appearance of the site and create a clear separation between the residential and commercial uses. All improvements shown on the Site Plan will be installed.

Also, in the future, to ensure compliance with Zoning and Building regulations, the property owner/co-Applicant will instruct prospective tenants to speak with City's Staff prior to signing a lease in order to ensure they are aware of all applicable zoning, building, and business regulations and steps that are necessary prior to occupancy. The property owner/co-Applicant will participate in any application process to the extent necessary in order to assist the tenants with compliance.

## **II. Landscaping by AD Inc. – Conditional Use**

Landscaping by AD Inc. c/o Norma Diamano, who can be reached at 847-696-1398 or landscapingbyad@gmail.com, 1733 N. 43rd Avenue Stone Park, Illinois 60165, is the tenant occupying the first floor of 975 Rand Road. Landscaping by AD Inc. is a small family-owned company with three employees and over 12 years of experience in landscaping maintenance, mulch installation, and the planting of flowers and other greenery. The business currently occupies the first-floor space at 975 Rand Road. It also intends to utilize two existing parking spaces located at 965 Rand Road for parking.

Landscaping by AD is a trade contractor as defined in the City's Zoning Ordinance. Under Section 12-7-3.K of the Des Plaines Zoning Ordinance, a trade contractor use in the C-3 District requires a Conditional Use. As a result, Landscaping by AD seeks a Conditional Use to allow its business to operate at the premises.

Landscaping by AD Inc. operates Monday through Friday from 7:00 AM to 6:00 PM and on Saturdays from 8:00 AM to 3:00 PM. These hours align with the company's busiest periods, as crews depart for job sites in the morning and return at the end of the workday. There is no other traffic related to the business during the rest of the day. There are no deliveries or meetings with customers at the site. All vehicle entry and exit will occur via 965 Rand Road. Since client consultations do not take place on-site, interactions with visitors at the subject properties will be minimal. Additionally, all improvements indicated on the Site Plan will be installed.

No hazardous materials are stored at the property. Also, there is no storage of bulk landscaping materials such as mulch or dirt. Waste generated by the business at job sites is typically transported off-site to Des Plaines Material & Supply on a daily basis (if the waste consists of dirt or mulch or similar material). Other less objectionable waste may be transported on a weekly basis, depending on the amount of the type of material. The hours of operation for Des Plaines Material & Supply are Monday through Friday from 7:00 AM to 4:00 PM and on Saturdays from 7:00 AM to 12:00 PM. If Des Plaines Material & Supply is unavailable, JKS Ventures Inc. will serve as a backup disposal location.

Landscaping by AD is committed to minimizing any harm to the residential neighbors in the area. If the Conditional Use is approved, it will comply with the approved Site Plan and work cooperatively with the property owner and the City to address any concerns should they arise.

## **III. Conclusion**

For the reasons stated above, we request that the City of Des Plaines grant:

- Conditional Use approval for both Advanced Roofing and Landscaping by AD Inc. to operate trade contractor businesses within the C-3 District at 975/965 Rand Road.
- A variation from Section 12-7-3.F.5.d for Advanced Roofing to allow outdoor display and storage of finished roofing products in the rear yard of 975 Rand Road.

Please feel free to contact me directly at 224-955-7095 or [katarina@birchwood.law](mailto:katarina@birchwood.law) should you have any questions or require any additional information.

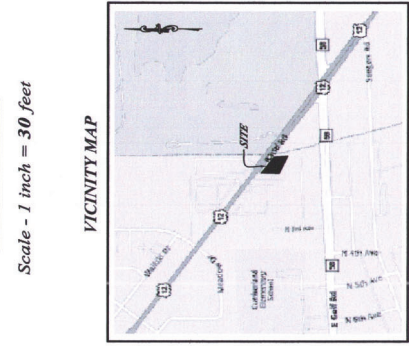
Sincerely,



Katarina S. Karac

PHONE: (847) 458-1710  
FAX: (847) 458-1712

ORDER NO. **22-0179**  
Scale - 1 inch = 30 feet



**Jens N. Doe**  
Professional Land Surveyors, P.C.  
**ALTANSPS LAND TITLE SURVEY**

**PARCEL 1:** THAT PART OF LOT 1 IN OWNERS DIVISION OF THAT PART OF THE SOUTH 25.67 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD AND THE WEST OF THE WEST LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT ST. MARIE RAILROAD WHICH LIES EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD, WHICH IS 300 FEET NORTHEASTERLY, (AS MEASURED ALONG THE SOUTHWEST LINE OF SAID RAND ROAD) OF THE EAST LINE OF SAID LOT 1 AND RUNNING THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF SAID LOT 1 AND WHICH LIES WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 130 FEET NORTHWESTERLY (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID RAND ROAD) OF THE EAST LINE OF SAID LOT 1 AND RUNNING THENCE SOUTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, WHICH IS 225.65 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 1, EXCEPT THAT PART WHICH LIES NORTHEASTERLY OF A LINE WHICH IS 50.00 FEET WESTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 1, AND PARALLEL TO A LINE DESCRIBED AS BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, DISTANT 1771.8 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, WHICH MAKES AN ANGLE OF 53 DEGREES 32 MINUTES, MEASURED FROM SOUTH TO EAST FROM SAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 683.0 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 34,377.50 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 1033.0 FEET TO A POINT OF TANGENCY, THENCE SOUTHEASTERLY IN A STRAIGHT LINE A DISTANCE OF 841.4 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 8, DISTANT 2212.4 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 965 RAND RD., DES PLAINES, ILLINOIS.

**PARCEL 2:** THAT PART OF LOT 1 IN OWNERS DIVISION OF THAT PART OF THE SOUTH 25 AND 67/100 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD AND WEST OF THE WEST LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT ST. MARIE RAILROAD DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 235.65 FEET TO A POINT, THENCE NORTHEASTERLY ALONG A LINE A DISTANCE OF 218.17 FEET TO A POINT 50 FEET SOUTHWESTERLY OF THE CENTER LINE OF RAND ROAD SAID POINT BEING 139.50 FEET NORTHWESTERLY OF THE EASTERLY LINE OF SAID LOT 1, AS MEASURED ALONG A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG A LINE 50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD A DISTANCE OF 186.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 975 RAND RD., DES PLAINES, ILLINOIS.

**LEGEND**

⊖	CATCH BASIN
+	SIGN
○	MANHOLE
□	GAS METER
•	FENCE POST
*	LIGHT POLE
□	CABLE BOX
□	ELECTRIC METER
•	UTILITY POLE
—	OVERHEAD WIRES
—	CONCRETE
—	BLACKTOP
—	WOOD

**"AREA OF PROPERTY" SHOWN HEREON**  
58,334.00 SQ. FT.  
OR 1.34 ACRES

New minimum 5'-0" wide landscape areas.

Remove one parking space to accommodate 22'-0" wide drive aisle.

Remove two parking spaces to accommodate parking area opening for Landscape contractor.

New 8'-0" tall solid wood or vinyl fence.

New minimum 5'-0" wide landscape area.

Five new 60'-0" long by 11'-6" wide truck and trailer parking spaces.

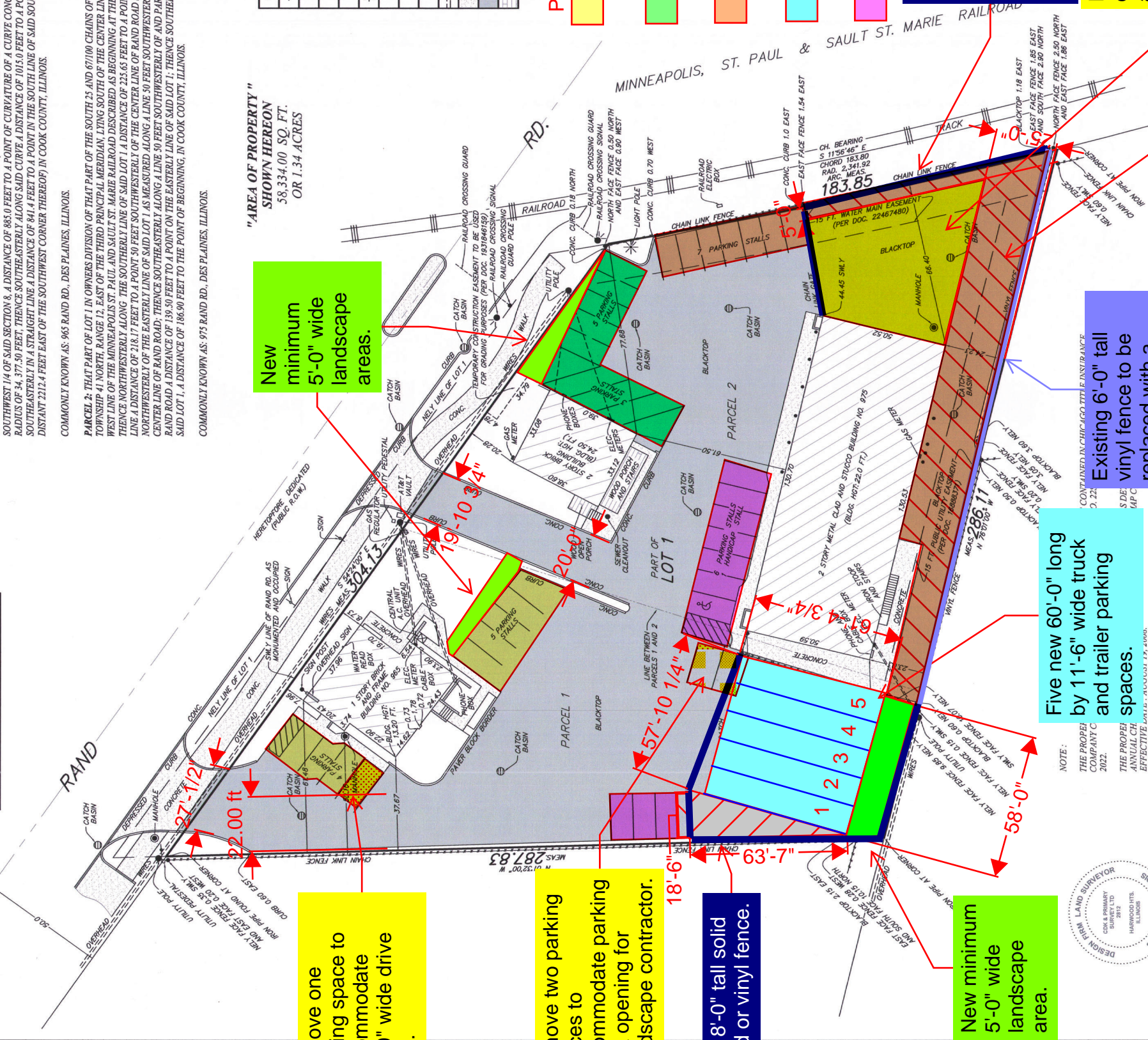
Existing 6'-0" tall vinyl fence to be replaced with a 8'-0" tall solid fence.

- Parking Space Breakdown:**
- Animal Rescue (8 total, 1 accessible)
  - Apartment Building (8 total, none accessible)
  - Advanced Roofing (7 total, none accessible)
  - Landscape by AD (5 total, none accessible)
  - Shared Spaces (10 total, one accessible)

New 8'-0" tall solid wood or vinyl fence (or 8'-0" tall opaque privacy screen fence that must be approved by Council [see photo]).

Permitted outdoor display and storage area of finished products within 8'-0" tall solid fence enclosure.

Proposed finished product display and storage area in rear yard (major variation request).



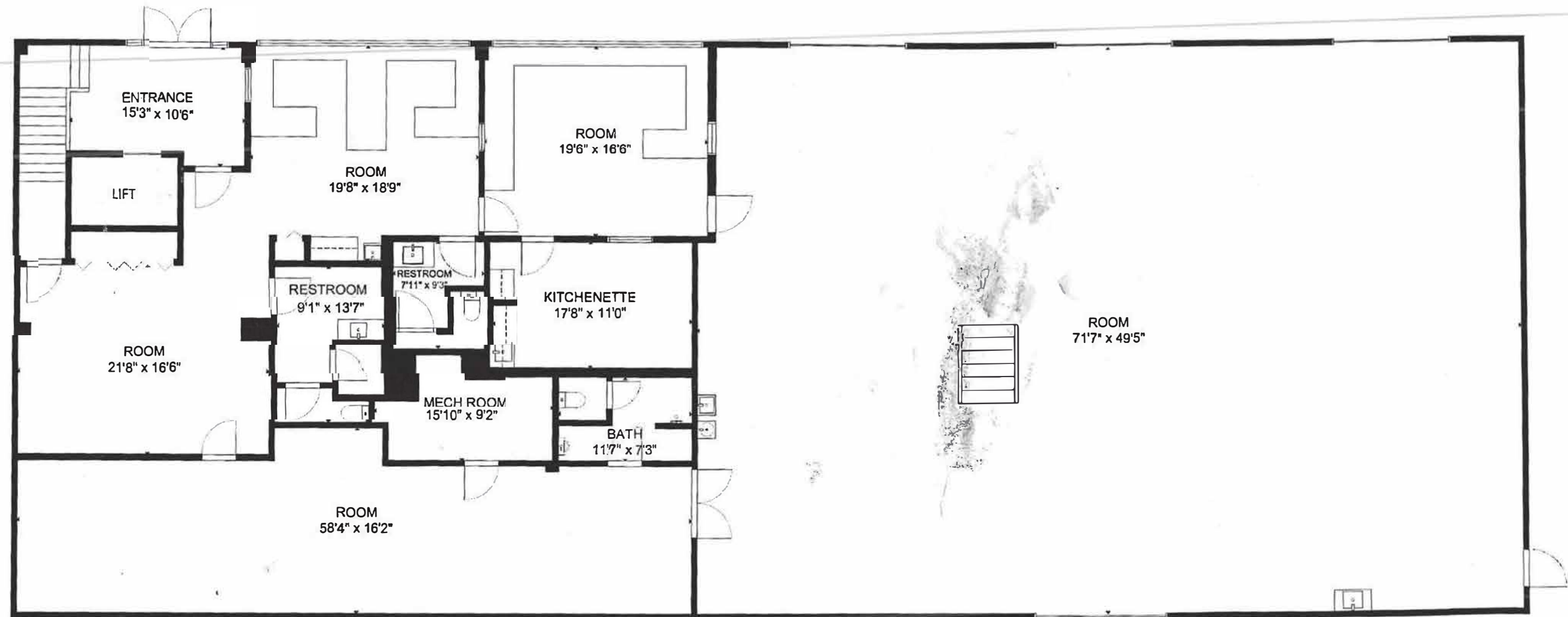
**NOTE:**  
The legal description noted on this plan is a copy of the land survey under which this property is owned. For building restrictions refer to your Abstract, Deed or Contract.  
Compare distances between points before building and report any discrepancy to this office immediately.  
Dimensions shown hereon are not to be assumed or scaled.  
Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date: March 26, 2022.  
ORDERED BY:  
**ANSANT & ANSANI**



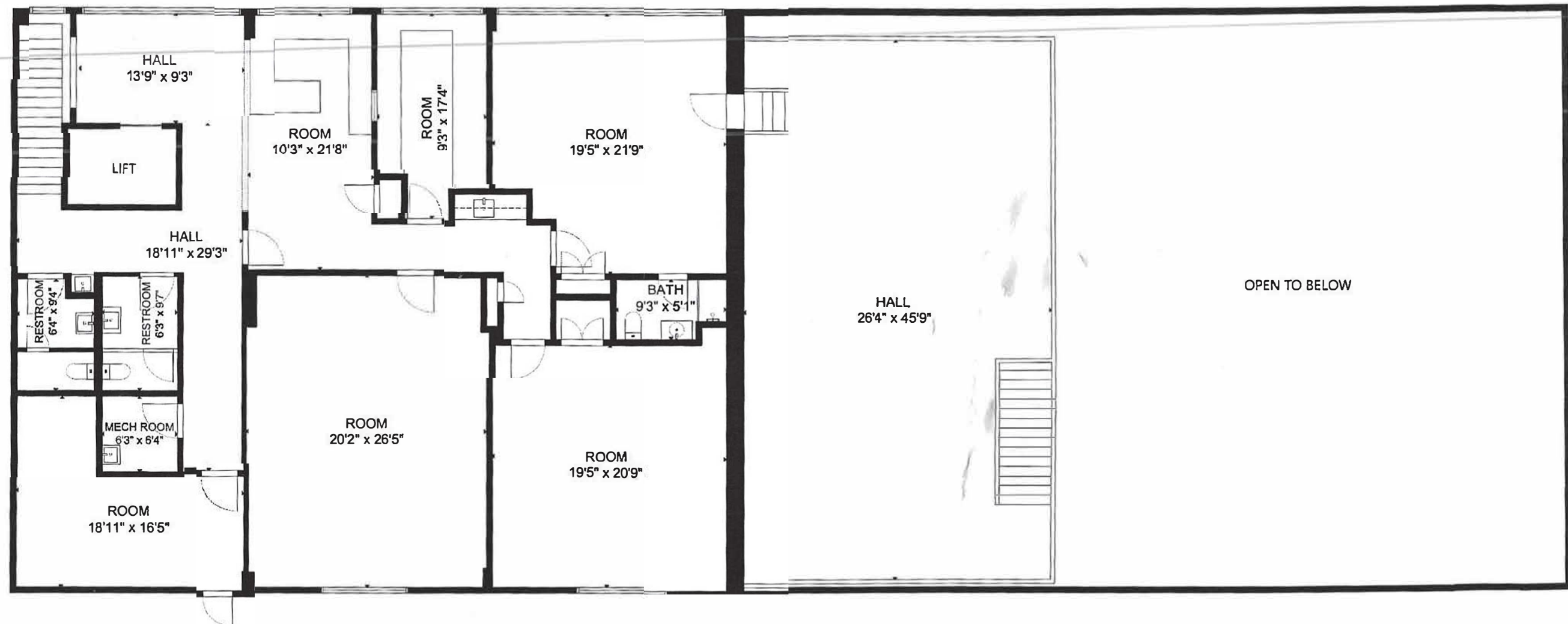
**NOTE:**  
THE PROPERTY COMPANY C 2022.  
THE PROPERTY ANNUAL CH EFFECTIVE 01/01/2022.  
TOTAL NUMBER OF STRIPPED PARKING STALLS SHOWN HEREON = 48 (17 CONTAINED IN CHICAGO TITLE INSURANCE COMPANY C 2022, 22, S.D.E. MAP C).  
THERE IS VISIBLE EVIDENCE OF SIDEWALK OR STREET REPAIRS BEING RIGHT-OF-WAYS SHOWN HEREON.  
THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.  
THE PROPERTY SHOWN HEREON IS ZONED C-3 (GENERAL COMMERCIAL DISTRICT) PER THE VILLAGE OF DES PLAINES ZONING RECORDS.  
THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE PROPERTY SHOWN HEREON.  
AREA OF EXTERIOR FOOTPRINT OF BUILDING NO. 965 SHOWN HEREON IS +/- 1,721.20 SQ. FT.  
AREA OF EXTERIOR FOOTPRINT OF BUILDING NO. 975 SHOWN HEREON IS +/- 6,603.20 SQ. FT.  
AREA OF EXTERIOR FOOTPRINT OF THE 2 STORY BRICK BUILDING SHOWN HEREON IS +/- 1,284.60 SQ. FT.

DESIGNED BY:  
**JENS N. DOE**  
PROFESSIONAL LAND SURVEYOR P.C., DOES HIS LAND SURVEYING AND CHICAGO TITLE INSURANCE COMPANY SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7 (a, b, c), ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7 (a, b, c). THE FIELD WORK WAS COMPLETED ON MARCH 26, 2022.  
DATED THIS 13TH DAY OF APRIL, 2022.  
**PRELIMINARY COPY (FOR REVIEW ONLY)**  
KELVIN DUFFY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228  
MY LICENSE EXPIRES 11-30-22



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 10,591 sq ft  
FLOOR 1: 6,438 sq ft, FLOOR 2: 4,153 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 10,591 sq ft  
 FLOOR 1: 6,438 sq ft, FLOOR 2: 4,153 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5380  
desplaines.org

**MEMORANDUM**

Date: February 21, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

CC: Jeff Rogers, Director of Community and Economic Development JWR

Subject: Request to Continue 25-005-TPLAT: Tentative Plat for Two-Lot Subdivision at 2250 Mannheim Road.

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The petitioner is continuing to work with the property owner to discuss the size of the proposed subdivision based on a minimum lot area zoning requirement for the proposed EV charging lot and has requested to continue the hearing to the Board's regular meeting on Tuesday, March 25, 2025 to complete additional revisions to the proposed plan. I recommend the Board grant this request, which is attached.

**From:** [Nicole Culp](#)  
**To:** [Jonathan Stytz](#)  
**Cc:** [Jason Skock](#)  
**Subject:** RE: Update Related to Subdivision Request at 2250 Mannheim Road for BP Pulse  
**Date:** Friday, February 21, 2025 10:06:57 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Jonathan,

We are requesting continuance to the March 25<sup>th</sup> PBZ Hearing please. We are still working with the client on the revisions needed and will be in touch to confirm path forward.

## Nicole Culp

Senior Program Manager

**D** 909.781.2635 | **M** 909.418.4205 | **E** [nculp@core-states.com](mailto:nculp@core-states.com)

4240 East Jurupa Street Suite 402, Ontario, CA 91761

[core-states.com](http://core-states.com)



---

**From:** Jonathan Stytz <[jstytz@desplainesil.gov](mailto:jstytz@desplainesil.gov)>  
**Sent:** Friday, February 21, 2025 8:02 AM  
**To:** Nicole Culp <[nculp@core-states.com](mailto:nculp@core-states.com)>  
**Cc:** Jason Skock <[jskock@core-states.com](mailto:jskock@core-states.com)>  
**Subject:** RE: Update Related to Subdivision Request at 2250 Mannheim Road for BP Pulse  
**Importance:** High

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Nicole,

I am following up on the continuation request for the subdivision case at 2250 Mannheim Road. I am in the process of finalizing the PZB packet for the 2/25/2025 PZB meeting and will need confirmation on the date to which you wish to continue this case. We have discussed March 25, 2025, but you can continue to a later PZB meeting date (4/8/25 or 4/22/25). Please advise immediately so I can finalize this item for the meeting. Thank you.

Sincerely,

**JONATHAN STYTZ, AICP**

SENIOR PLANNER

City of Des Plaines

1420 Miner Street, Des Plaines, IL 60016

P: 847.391.5392 W: [desplainesil.gov](mailto:desplainesil.gov)

Please note that my email address has changed. My new email address is [jstytz@desplainesil.gov](mailto:jstytz@desplainesil.gov).

*“How are we doing? Our department wants your feedback. Based on your recent experience with us, please take a few moments to complete this [customer satisfaction survey](#).”*

---

**From:** Jonathan Stytz

**Sent:** Thursday, February 20, 2025 1:21 PM

**To:** Nicole Culp <[nculp@core-states.com](mailto:nculp@core-states.com)>

**Cc:** Jason Skock <[jskock@core-states.com](mailto:jskock@core-states.com)>

**Subject:** Update Related to Subdivision Request at 2250 Mannheim Road for BP Pulse

**Importance:** High

Good morning Nicole,

Per our conversation, you mentioned the BP Pulse team is interested in requesting a second continuance for the current case and adjust the case to a combined Tentative and Final Plat of Subdivision request.

Attached is the Plat of Subdivision Guide outlining the steps in the combined Tentative and Final Plat process. As we discussed, the combined Tentative and Final Plat of Subdivision request will help save time in the approval of the subdivision request but will require approval of the final engineering plans and supporting documents prior to the case being heard at PZB.

That said, you will want to identify an appropriate future meeting date to continue this case so that there is ample time for your team to prepare and submit final engineering plans/supporting documents (e.g., engineers estimate of probable cost) and for our Public Works and Engineering department time to review/approve. If your team is able to submit final engineering plans/support documents by February 25, 2025, continuing this case to the March 25, 2025 PZB meeting would provide a month to get final engineering plan/support document approved.

As such, **please provide confirmation in writing on the PZB meeting date in which you are continuing this case to me via email as soon as possible today.** Thank you in advance!

Sincerely,

**JONATHAN STYTZ, AICP**

SENIOR PLANNER

City of Des Plaines

1420 Miner Street, Des Plaines, IL 60016

P: 847.391.5392 W: [desplainesil.gov](http://desplainesil.gov)

Please note that my email address has changed. My new email address is [jstytz@desplainesil.gov](mailto:jstytz@desplainesil.gov).

*“How are we doing? Our department wants your feedback. Based on your recent experience with us, please take a few moments to complete this [customer satisfaction survey](#).”*