

Planning and Zoning Board Agenda

March 25, 2025

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: February 25, 2025

Public Comment: For matters not on the agenda

General Communications: None at this time

Administrative Decisions: The following administrative decisions were made by staff for these properties:

- 1505 Oakwood Avenue – Case #25-009-V – Allow vinyl siding on the ground story of a detached single-family residence – Approved January 30, 2025
- 1104 Margret Street – Case #25-011-V – Allow composite siding on the street-facing ground story of a multi-level detached single-family residence – Approved January 30, 2025
- 900 S. Des Plaines River Road – Case #25-017-V – Allow fiber cement board siding on ground story columns of a multi-family residential building – Approved March 20, 2025

Pending Applications:

1. **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)

2. **Address:** 20 W. Golf Road **Case Number:** 25-010-CU

The petitioner is requesting a conditional use to allow a drive-through facility adjacent to residences in the C-3 General Commercial district at 20 W. Golf Road, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 08-13-202-006-0000 and 08-13-202-030-0000

Petitioner: Kisan Patel, 4337 Emerson Avenue, Schiller Park, IL 60176

Owner: John Nasiopoulso, 20 W. Golf Road, Des Plaines, IL 60016

3. **Address:** 200 Howard Avenue

Case Number: 25-012-TA-CU

The petitioner requests: (i) text amendments to the Zoning Ordinance related to assembly uses in manufacturing zoning districts; (ii) a Conditional Use for a proposed assembly use at the subject property; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-30-101-031-0000 and 09-30-101-032-0000

Petitioner: Insight Church, Inc., P.O. Box 188, Tinley Park, IL 60477

Owner: HOH Owner LLC, 837 W. Junior Terrace, Chicago, IL 60613

Adjournment

Next Agenda: Next meeting is Tuesday, April 8, 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 25, 2025
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, February 25, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

CALL TO ORDER

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

PRESENT: Catalano, Bronakowski, Fowler, Szabo, Veremis, and Weaver

ABSENT: None

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

A quorum was present.

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

APPROVAL OF FEBRUARY 11, 2025 PZB MEETING MINUTES

Members Veremis and Bronakowski mentioned duplicative 'Adams' on pages 3 and 16.

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

AYES: Veremis, Fowler, Catalano, Weaver, Bronakowski, and Szabo,

NAYS: None

ABSTAIN: None

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

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 to the March 25, 2025 PZB agenda.

Member Fowler asked staff about the number of continuances a petitioner or applicant can request. Chairman Szabo stated, to his knowledge, it is normally not more than two requested.

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

AYES: Catalano, Bronakowski, Fowler, Veremis, Weaver and Szabo.

NAYS: None

ABSTAIN: None

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

2. 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

Proceedings/Discussion:

Chairman Szabo introduced the request and swore in the petitioners Peter Wrzesinski and Norma Diamano and the applicant's representative Katarina Karac of Birchwood Law Group.

Katarina Karac provided a detailed outline of the request for the two businesses at 965 and 975 Rand Road. She discussed the request in detail generally and then discussed their response to the Standards for Conditional Uses and the Standards for the Major Variation for outdoor storage in the required rear yard.

Member Weaver requested the petitioner's representative provide additional information regarding inventory and flow of materials. He asked if the applicant's customers are commercial or residential.

Ms. Karac stated customers are commercial and residential.

Member Weaver asked if the activities of the business could involve larger roofs associated with bigger structures.

Ms. Karac stated her understanding is the commercial customers are generally smaller scale commercial buildings.

Member Weaver described his experience of selecting roof materials in the past, and that the contractor he worked with stated they did not do just in time delivery, but rather the shingle material selected by a customer needed to be inventory. A roofing business should handle the storage of this inventory for both small and large projects.

Ms. Karac stated there are special orders placed for particular projects, and not every type of shingle is available within the inventory of this business at all times.

Mr. Wrzesinski stated that materials can come from many different suppliers within Des Plaines. Member Weaver asks the petitioner to clarify where the ordered material is sent to.

Mr. Wrzesinski states orders are placed with manufacturers or other supplies that are stored on the site, but most material is shipped directly to job sites. The business orders material to store in inventory on the site to ensure there is sufficient material for project, in event that extra material is needed for a job. In addition, bulk orders are made from manufacturers and stored on site.

Chairman Szabo asked about any extra material stored on the site after a job.

Mr. Wrzesinski states any materials leftover from a project are brought back to this site for storage.

Member Fowler asked about the frequency of delivery to the location at 965-975 Rand Road.

Mr. Wrzesinski stated that about five deliveries are made to subject site per month, not daily. Once an order is made, it is shipped during regular business hours.

Chairman Szabo asked about the storage of the back and the site plan. Does product go through the building and to the back of the site?

Mr. Wrzesinski stated this is correct, the material goes through the building or through a gate on the east side of the outdoor storage yard. It would not create a hazard with the storage on the site or the overall operations.

Member Veremis asked how long outdoor storage has been occurring in the rear of the property.

Mr. Wrzesinski asked the City if this business could operate at this site before purchasing it and shipped materials from their other operation in Wisconsin. Product has been stored in the rear area of the property for almost two years. Material is not stored constantly in the rear area; it comes and goes with the various projects.

Member Veremis asked staff if there have been complaints by the adjacent residents about the storage on this site.

Senior Planner Stytz stated there have been complaints from neighbors about seeing the materials and vehicles from their properties.

Member Veremis asked if a fence could be constructed.

Mr. Wrzesinski stated he is open to installing a fence at whatever height the city will allow.

Catalano asked if current storage in rear yard zoning code compliant.

Senior Planner Stytz stated the rear yard storage is currently not compliant with the current zoning ordinance regarding outdoor display of finished products. Storage of these materials is not allowed in any required yards, including the rear yard.

Member Veremis stated she would like the petitioner to discuss why the alternatives presented by staff would not be possible, after the staff report is read into the record by Senior Planner Stytz.

Senior Planner Jonathan Stytz outlined staff report and analysis.

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. 43rd 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 commercial¹. 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 1950s² 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 1960s³, 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

¹ Ordinance Z-35-68

² "3 Rm Apartment Brand New", *Arlington Heights Herald*, November 5, 1959 pg. 123

³ "Bruno's Lawn Mower", *Arlington Heights Herald*, May 7, 1964, pg. 160

major variation related to the permitted outdoor location for the display and storage of finished products.

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">• One-story building (vacant)• Surface parking area
975 Rand Rd	09-08-301- 007-0000	34,113 SF (0.78 acres)	<ul style="list-style-type: none">• Two-story building (Four residential apartments) [front]• Two-story building (Two trade contractor uses [rear])• Surface parking area

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"> • 3 Restrooms • 160 SF Lobby • 145 SF Mechanical area 	<ul style="list-style-type: none"> • 4 offices totaling 2,070 SF • 194 SF Kitchenette 	<ul style="list-style-type: none"> • Shop Area totaling 3,537 SF • No shop area devoted to Landscaping by AD
Second	<ul style="list-style-type: none"> • 3 Restrooms • 127 SF Lobby • 127 SF Storage area • 39 SF Mechanical area 	<ul style="list-style-type: none"> • No space devoted to Landscaping by AD 	<ul style="list-style-type: none"> • 5 offices totaling 2,050 SF • 1,204 SF Mezzanine area

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.

Required Off-Street Parking				
Use	Required Parking	Designated Spaces (for each use)		Parking Space Surplus / Deficit
		965 Rand Road	975 Rand Road	
Trade Contractor (Advanced Roofing)	0 spaces (No minimum parking standard required)	0 spaces (Advanced Roofing only)	7 spaces (Advanced Roofing only)	7 spaces (Advanced Roofing only)
Trade	0 spaces	3 spaces (shared between trade contractor)	7 spaces (shared between trade contractor)	10 spaces (shared between trade contractor uses)

Contractor (Landscaping by AD)	(No minimum parking standard required)	uses) 5 spaces (Landscaping by AD only)	uses) 0 spaces (Landscaping by AD only)	5 spaces (Landscaping by AD only)
Multifamily Residential (Apartment Building)	8 spaces (Two spaces for each residential unit)	0 spaces	8 spaces	0 spaces
Office (Pet Clinic)	7 spaces (One space for 250 SF of floor area)	8 spaces	0 spaces	1 space
Total Off-Street Parking Spaces Required		7 spaces	8 spaces	15 spaces (one accessible)
Total Off-Street Parking Spaces Provided		16 (zero accessible)	22 (incl. one accessible)	38 standard*; one accessible

**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)
Rear*	South	25 FT (abutting residential)

****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 ⁴	225 SF each
Minimum Setback Required from Side and Rear Property Lines	5 FT for a structure 720 SF or less; 10 FT 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.

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,

⁴ 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.

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.

Member Bronakowski asked for additional information regarding complaints made from neighbors and general public that was included within the staff report.

Senior Planner Stytz outlined the nature of the complaints made by residents regarding the outdoor storage being visible, odor from landscape debris, and noise from the vehicles operating on the site.

Member Bronakowski asked if there are specific hours of operation for this business.

Ms. Karac stated that the landscaping business would operate from 8am to 3pm Saturday and Monday through Friday 7am to 6pm. The roofing business hours will be Monday through Friday 8am to 5pm. Mr. Wrzesinski stated that the employees may arrive earlier or leave later, which usually involves picking up materials and leaving, and not working on the site.

Member Bronakowski asked how many vehicles are usually at the subject property.

Mr. Wrzesinski stated most are vans and some pickup trucks.

Member Bronakowski asked about the maximum staff on-site at peak period operating on a normal day.

Mr. Wrzesinski stated five people in the office, but not every day, from 9am to 3pm. Most other employees are leaving earlier and coming later some days.

Member Bronakowski stated the interest of the board is ensuring these businesses are committed to being good neighbors.

Member Weaver asked the staff for clarification about the conditions of approval and asked whether the eight-foot-tall fence was not included in the conditions of approval because it is an existing requirement elsewhere in the zoning ordinance.

Senior Planner Stytz states that is correct, the fence is mandatory as part of the landscape buffer requirements.

Member Weaver asked if there are any requirements for the material used for the fence.

Senior Planner Stytz stated the fence could be wood, vinyl, or masonry and it would be the property owner's choice to construct the fence of any of these approved materials.

Member Weaver asked for additional information about the proposed fence material and color.

Mr. Wrzesinski stated a solid vinyl fence is proposed and has not decided on a color yet but is open to opinions.

Ms. Karac stated there is a white vinyl six-foot-tall fence on the rear that appears to compliment the property to the south and the business.

Member Veremis asked for clarification on the variation on the display of finished products and whether these materials are on display for customers. Ms. Karac stated customers would likely not be viewing these items. Member Veremis stated it appears to be primarily for storage and the fence may limit the visibility of these items in the yard.

Member Veremis asked about any measures to mitigate noise.

Ms. Karac outlined the buffering and fencing planned for the rear yard between the subject property and the residential uses neighboring to the south which may help mitigate noise and light disturbances.

Ms. Karac stated some of the staff suggested alternatives would be problematic and cause more impact on neighboring residential uses. If the storage was limited on the property, it would result in higher piles of materials that would exceed the eight-foot-tall fence. The alternative would defeat the purpose of the taller fence and it could create a fire hazard and limit maneuverability on the site.

Senior Planner Stytz stated any storage of materials would have to comply with all applicable fire codes.

Member Veremis asked about the location of the storage on the property, per code.

Senior Planner Stytz explains that the required rear yard of the property would be 25 feet from the rear property line and the storage in this area is what necessitates the major variation request.

Member Veremis asked if recommending approval of the request would allow them to store materials against the fence, or if more setback of storage in rear yard could be required by the PZB.

Senior Planner Stytz stated PZB could modify the amount of relief requested by the variation, such as allowing storage in a fraction of the rear yard.

Mr. Wrzesinski stated the storage is not all the way to the fence. The storage is on pallets that are more than 5 feet away from the fence.

Ms. Karac stated moving the storage elsewhere may impact the rear exit from the building and create concerns with the fire code.

Member Veremis asked why the other alternatives are not possible. Is it cost prohibitive?

Ms. Karac stated yes, it is cost prohibitive and would similarly require parking and setback variations.

Member Fowler feels shorter storage would be less of impact for neighboring properties.

Mr. Wrzesinski restated there would be a fence and his interest in maintaining the property and operating as a good neighbor.

Chairman Szabo asked if there was any public comment on this item.

David Andersen of 906 Golf Cul De Sac discussed the unique configuration of lots in their immediate neighborhood. Andersen is adjacent to the subject property 965 Rand Road property. Discussed the proposed fence and the existing conditions. Lastly asked about the indoor storage.

Mr. Wrzesinski explained his inside storage has shelving which he uses for storage.

Chairman Szabo confirmed the locations of Mr. Anderson's and Mr. Wrzesinski's property.

Member Fowler asked if the fence will be replaced by the applicant.

Mr. Andersen answered it would be nice if the business owners would all chip in and replace.

Wrzesinski explained the location of the proposed fence is on his property and he replaced what was damaged in the past.

Ms. Karac clarified that the survey of Mr. Wrzesinski's property shows the property does go further south and will cover some of the landscaping that Mr. Anderson is concerned about.

Chairman Szabo stated that there can be a conversation at a later time and come to an agreement about the landscape buffer and fence between the two properties.

Michelle Anderson of 906 Golf Cul De Sac also stated the view of storage materials from their home and neighbor's home now and concerned about the landscape buffer to soften the view of all the material that is stored outside.

Charmain Szabo asked for further discussion from board members or public and asked for a motion.

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

AYES: Catalano, Bronakowski, Weaver, Fowler, Veremis and Szabo,

NAYS: None

ABSTAIN: None

MOTION CARRIED

ADJOURNMENT

The Planning & Zoning Board meeting on Tuesday, March 11, 2025 will be cancelled. The meeting on Tuesday, March 25, 2025 will occur as scheduled.

Chairman Szabo adjourned the meeting by voice vote at 8:40 p.m.

Sincerely,

Jonathan Mendel, AICP, Assistant Director of CED/Recording Secretary

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



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

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

MEMORANDUM

Date: March 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-FPLAT: Combined Tentative and Final Plat for Two-Lot Subdivision at 2250 Mannheim Road.

The petitioner has revised their application from a tentative plat of subdivision request to a combined tentative and final plat of subdivision request. This change requires the preparation, review, and approval of final engineering plans with supporting documents prior to the PZB meeting. As a result, the applicant has requested to continue the case to the Board's regular meeting on Tuesday, May 13, 2025 to revise their application, prepare the appropriate documents, and receive final engineering approval for the combined Tentative and Final Plat of subdivision request. Please see the applicant's formal request, which is attached.

From: [Nicole Culp](#)
To: [Jonathan Stytz](#); [Jason Skock](#)
Cc: [Eben, Brooke](#); [Tinoco, Melissa \(TURNER & TOWNSEND ENERGY\)](#)
Subject: RE: Meeting w BP 2250 Mannheim Road
Date: Friday, March 21, 2025 12:41:34 PM
Attachments: [image002.png](#)
[image001.png](#)
[image005.png](#)
[image006.png](#)

Good morning, Jonathan.

We have not yet completed the full design package and will need to request continuance to the May hearing.

That said, could you please confirm the deadline for full submittal is April 7th?

Nicole Culp

Senior Program Manager

D 909.781.2635 | **M** 909.418.4205 | **E** nculp@core-states.com

4240 East Jurupa Street Suite 402, Ontario, CA 91761

core-states.com



From: Jonathan Stytz <jstytz@desplainesil.gov>
Sent: Friday, March 21, 2025 8:36 AM
To: Jason Skock <jskock@core-states.com>
Cc: Eben, Brooke <brooke.eben@bp.com>; Tinoco, Melissa (TURNER & TOWNSEND ENERGY) <melissa.tinoco@bp.com>; Nicole Culp <nculp@core-states.com>
Subject: RE: Meeting w BP 2250 Mannheim Road
Importance: High

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

Good morning Jason,

I wanted to follow-up with you and your staff regarding my email below to confirm the date that you wish to continue your subdivision case to for 2250 Mannheim Road. I will

need an email confirming the requested continuance date by 1 pm today to finalize the PZB packet for the March 25, 2025 PZB meeting.

Please review my responses below and provide this to me via email at your earliest convenience. 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

Please note that my email address has changed. My new email address is 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](#).”

MEMORANDUM

Date: March 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: Consideration of a Conditional Use for a Drive-Through Facility at 20 W. Golf Road

Issue: The petitioner requests a conditional use for a drive-through facility in the C-3 General Commercial district adjacent to residential uses.

Petitioner: Kisan Patel, 4337 Emerson Avenue, Schiller Park, IL 60176

Owner: John Nasiopoulos, 20 W. Golf Road, Des Plaines, IL 60016

Case Number: #25-010-CU

PINs: 08-13-202-006-0000; 08-13-202-030-0000

Ward Number: #4, Alderman Dick Sayad

Existing Zoning: C-3, General Commercial

Existing Land Uses: Restaurant with drive-through facility (commercial)

Surrounding Zoning: North: R-1, Single Family Residential District
South: C-3, General Commercial District
East: C-3, General Commercial District
West: R1, Single Family Residential District (Village of Mount Prospect)

Surrounding Land Uses: North: Single Family Residences (residential)
South: Pharmacy (commercial)
East: Convenience Mart Fueling Station (commercial)
West: Single Family Residences (residential)

Street Classification: Golf 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: The subject property at 20 W. Golf Road was annexed into the City in 1927 as undeveloped farmland. It was originally developed into a retail store but was later converted into a Class A restaurant use. In 2000, a former restaurant use, Jay's Beef, requested a conditional use to convert the Class A restaurant into a Class B restaurant, which was approved by City Council on April 3, 2000 by Ordinance Z-3-00, but did not include an allowance for a drive-through facility. In 2002, a separate conditional use was requested by Jay's Beef to allow a drive-through facility on a property abutting residential, which was approved by City Council on March 18, 202 by Ordinance Z-4-02 with certain conditions and restrictions. In 2009, the current Class B restaurant use, Johnny's Place, began operation and has been operating on the subject property since then.

CONDITIONAL USE

Request Description:

Overview

The subject property consists of two separate parcels under common ownership, which are both zoned C-3 and addressed 20 W. Golf Road. The 8,592-square-foot subject property is developed with a single-tenant commercial building, paved off-street parking areas accessed by two curb cuts off Golf Road, a pole sign, and single-lane accessory drive-through facility as illustrated on the attached Plat of Survey.

Pursuant to Section 12-7-3.K, a drive-through facility—as defined below—is only allowed as an accessory use to a principal use (e.g., a restaurant) and cannot be established and operated as the principal use of the property.

DRIVE-THROUGH FACILITY: An accessory facility, structure or portion thereof that is designed, intended or used for transacting business with customers located in motor vehicles. "Drive-through facility" shall not include an automobile filling station or any use that is otherwise listed specifically in a zoning district as a permitted or a conditional use.

The proposal includes the renovation of the existing single-tenant restaurant building into a two-unit commercial building: the west side to be occupied by a quick service coffee shop, Scooter's Coffee, with a drive-through facility and the east side to be occupied by a future commercial tenant as described in the attached Project Narrative. Pursuant to Section 12-13-3 of the Zoning Ordinance, a coffee shop is identified as a specialty food store—as defined below—which is a permitted use in the C-3 district:

SPECIALTY FOOD STORE: A building or portion thereof where the direct retail sale of prepared food items, either for immediate consumption on premises or to carry out, are available. "Specialty food" items include ice cream and frozen yogurt stores, bakery and bagel shops, coffee and tea shops, confectionery and candy shops, and other stores selling similar items. "Specialty food store" shall not include any use that is otherwise listed specifically in a zoning district as a permitted or conditional use.

Contrarily, the existing drive-through facility on the subject property required a conditional use—which was obtained in 2002 as illustrated in the attached Ordinance Z-4-02—in order to be installed and utilized on the subject property which is adjacent to residential uses to the north and west.

Proposed Changes to Drive-Through Operation Hours

As noted in the attached Project Narrative, Scooter’s Coffee would be open from 5 am to 9 pm Sunday through Monday and intends to utilize the drive-through facility during this time. However, Ordinance Z-4-02 limits the hours of operation for the drive-through facility from 10 am to 10 pm Monday through Sunday and requires an amendment to the conditional use in order to extend the drive-through facility operation hours beyond these previously approved times. As a result, the petitioner must obtain a conditional use to allow the drive-through facility as proposed.

Floor Plan and Elevations

The attached Architectural Plans include a floor plan of the 2,435-square-foot commercial building, showing the split of the building between the proposed Scooter’s Coffee and the future commercial tenant. Scooter’s Coffee intends to occupy 1,182 square feet or 48.5 percent of the building, a majority of the floor plan designated for kitchen and drive-through serving areas. However, an approximate 120-square-foot area off the vestibule is designated for a point-of-sale and small seating area. The proposed improvements to the east tenant space are not shown as no user has yet been identified. However, when a future tenant is identified, a separate building permit will be required to specify the improvements to this space.

Related to the building elevations, the proposal includes aesthetic updates through painting and the installation of (i) awnings, (ii) accent finishing systems (EIFS) on the upper level of the building’s elevations, and (iii) glazing on the south building elevation as noted on the Proposed Exterior Material Elevations sheet in the attached Architectural Plans. The proposed changes to the front, street-facing building elevation require the proposal to comply with the Building Design Standards in Section 12-3-11 of the Zoning Ordinance, which is summarized in the table below for the subject property.

Item	Standard	Proposed
Transparency (street-facing elevations)	Minimum 75 percent transparency for restaurants, retail stores, and service uses from 2 ft to 9 ft above sidewalk	77 percent
Blank Wall Limitations	No rectangular area greater than 30 percent of a story's facade may be windowless No part of a story's facade may be windowless for a horizontal distance greater than 15 feet.	26 percent of façade windowless 4'-1½" horizontal distance windowless
Exterior Building Materials	Permitted ground story materials are face brick, stucco, metal, and concrete masonry units ¹	Concrete masonry units, metal, accent EIFS

¹ Finishing systems (EIFS) may be used as a permitted ground story material as an accent material. Such material shall only be used when installed at least eight feet (8') above the finished first floor.

Access and Circulation

There are currently two curb cuts from Golf Road for the subject property, the westernmost curb cut with full-access and the easternmost curb cut as a limited right-in-right-out access given the raised median on Golf Road and left turn lane for northbound Mount Prospect Road. Given concerns associated with the easternmost curb cut's proximity to the neighboring convenience mart fueling station entrance and limited access onto and from Golf Road, staff suggested and the petitioner agreed to remove the easternmost curb cut and replace it with a turf, parking, and landscaped area. The remaining westernmost curb cut will be 26 feet wide, which complies with the minimum 22-foot-wide requirement in Section 12-9-6 of the Zoning Ordinance for two-way travel aisles.

Related to site circulation, adjustments have been made to the parking area drive aisles, drive-through facility lane, and drive aisles to ensure compliance with Section 12-9-6. The front parking area drive aisles exceed 22 feet wide providing motorists sufficient space to park and leave the subject property without traveling around the building. The drive-through facility lane is 12 feet wide to provide sufficient space for drive-through queuing and circulation for Scooter's Coffee. In addition, a separate one-way travel lane around the building is provided to allow garbage trucks access to the existing dumpster enclosure at the northeast corner of the property as well as an escape lane for motorists in the drive-through facility lane. While there are some conceivable chokepoints in front of the building at both the entrance and exit of the drive-through facility due to site constraints, the proposal has maximized the space available to allow for adequate clearances.

Drive-Through Queuing Spaces

Section 12-9-4 of the Zoning Ordinance governs the number of queuing spaces required for the existing drive-through facility to ensure there is ample space for the queuing of motorists utilizing the drive-through facility, especially during peak business hours. Every drive-through facility must provide a minimum of six stacking spaces plus one stacking space per waiting area provided which do not interfere with the ingress and egress of the off-street parking provided on site. The Proposed Architectural Site Plan and Details sheet in the attached Architectural Plans illustrates that 11 stacking spaces are provided from the entrance to the drive-through lane to the pick-up window without any direct interfere with the off-street parking spaces noted below. In addition, the attached Preliminary Traffic Statement identifies that the drive-through configuration is sufficient for the anticipated queuing volumes.

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. While the east tenant space use has not been defined, a parking calculation for the proposed specialty food store—requiring a minimum of one off-street parking space for every 200 feet of gross floor area—was conducted. Given the small customer area in the front of the proposed specialty food store, only two off-street parking spaces, including one accessible space, would be required. However, the Proposed Architectural Site Plan and Details sheet in the attached Architectural Plans illustrates a total of 16 off-street parking spaces, including one accessible space, in compliance with this regulation.

Landscaping and Screening

The subject property is currently void of landscaping improvements. However, the proposal includes the installation of the following landscape improvements throughout the subject property to make it more compliant with the regulations in Chapter 10 “Landscaping and Screening” of the Zoning Ordinance:

- Addition of perimeter parking lot landscaping areas for the entire front off-street parking lot;
- Addition of interior parking lot landscaping areas up in front of the building and at the end of all off-street parking rows;
- Landscape buffer areas along the full west and north property lines with fencing and arborvitae plantings to provide ample screening between the subject property and the adjacent residences; and
- Replacement of gravel groundcover with wood mulch and natural turf.

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: A drive-through facility operated on a property adjacent to residential requires a conditional use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

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

Comment: The Comprehensive Plan designates this property as commercial and strives to promote new commercial businesses in Des Plaines. This property is positioned along the Golf Road corridor and surrounded by a mixture of residential and commercial development. The proposal for the new commercial building with two tenant spaces at the subject property—even with the drive-through facility—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 existing drive-through facility is positioned and designed in a similar fashion to other drive-through facilities in the C-3 district and is generally harmonious with the existing commercial development in the immediate vicinity including the existing drive-through facility currently utilized by the pharmacy across the street from the subject property. While the proposal intends to slightly widen the drive-through lane to 12 feet in order to provide sufficient space for queuing vehicles, the overall design and location of the drive-through facility itself will not change.

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

Comment: The existing drive-through facility has been in operation on the subject property since 2002 and during its current hours of operation from 10 am to 10 pm has generally not had more hazardous or disturbing effects on neighboring uses than a typical drive-through facility. However, the proposed change in hours of operation of this drive-through facility to permit its operation as early as 5 am may subject residents located directly north and west of the subject property to the general adverse effects attributed to drive-through facilities at early hours in the day, seven days a week.

- 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 drive-through facility on this site is adequately served by essential public facilities and services. While the proposal removes one of the existing curb cuts from Golf Road, 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 drive-through facility has not created a burden on public facilities and has not been detrimental to the economic well-being of the community. There is no indication that the expansion of the drive-through facility hours of operation will have negative economic impact on the community as a whole or create the need for additional City services provided that appropriate screening improvements are installed and the drive-through facility is operated according to all requirements in the C-3 district and the environmental performance standards in Section 12-12 of the Zoning Ordinance.

- 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 operation of a drive-through facility by nature is attributed to activities that generate traffic, noise, smoke fumes, glare, and odors from vehicles occupying this space for pick-up of items from the establishment. Related to traffic, the proposal removes the east curb cut nearest the drive-through facility to reduce the number of vehicular interactions on and off the site while also increasing the stacking capacity of the drive-through facility, both of which help address concerns related to traffic backups and circulation issues on site. Related to light and glare, the proposal includes the installation of a new eight-foot-tall fence along the rear (north) property line and installation of 57 arborvitae plantings along the rear (north) and side (west) property lines to further screen the residences from the drive-through facility, which in part help address the light and glare concerns associated with drive-through facilities.

Furthermore, the attached Project Narrative identifies that the total time a motorist spends in the drive-through lane from entry to exit is around 60-90 seconds, mentioning that this helps reduce the noise concerns for residents. That said, the noise generated from the drive-through speaker, light generated from site lighting, and odor generated from vehicles queuing in the drive-through lane are still viable concerns with this request given the proposed extension of hours of operation for the drive-through facility. As such, staff have added conditions related to the drive-through facility hours of operation, speaker system volume, and lighting plan to reduce adverse impacts on the neighboring residential 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 removes the existing east curb cut on the subject property to reduce interferences with traffic on surrounding public thoroughfares and circulation on the subject property. However, with the drive-through facility, painted arrows will be necessary to clearly define the direction of travel throughout the subject property to ensure that sufficient access and circulation are maintained for all uses. That said, staff have added a condition requiring the installation of painted arrows on all drive aisles throughout 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, including the accessory drive-through facility.

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

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

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the aforementioned request. Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

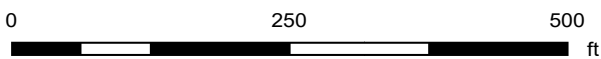
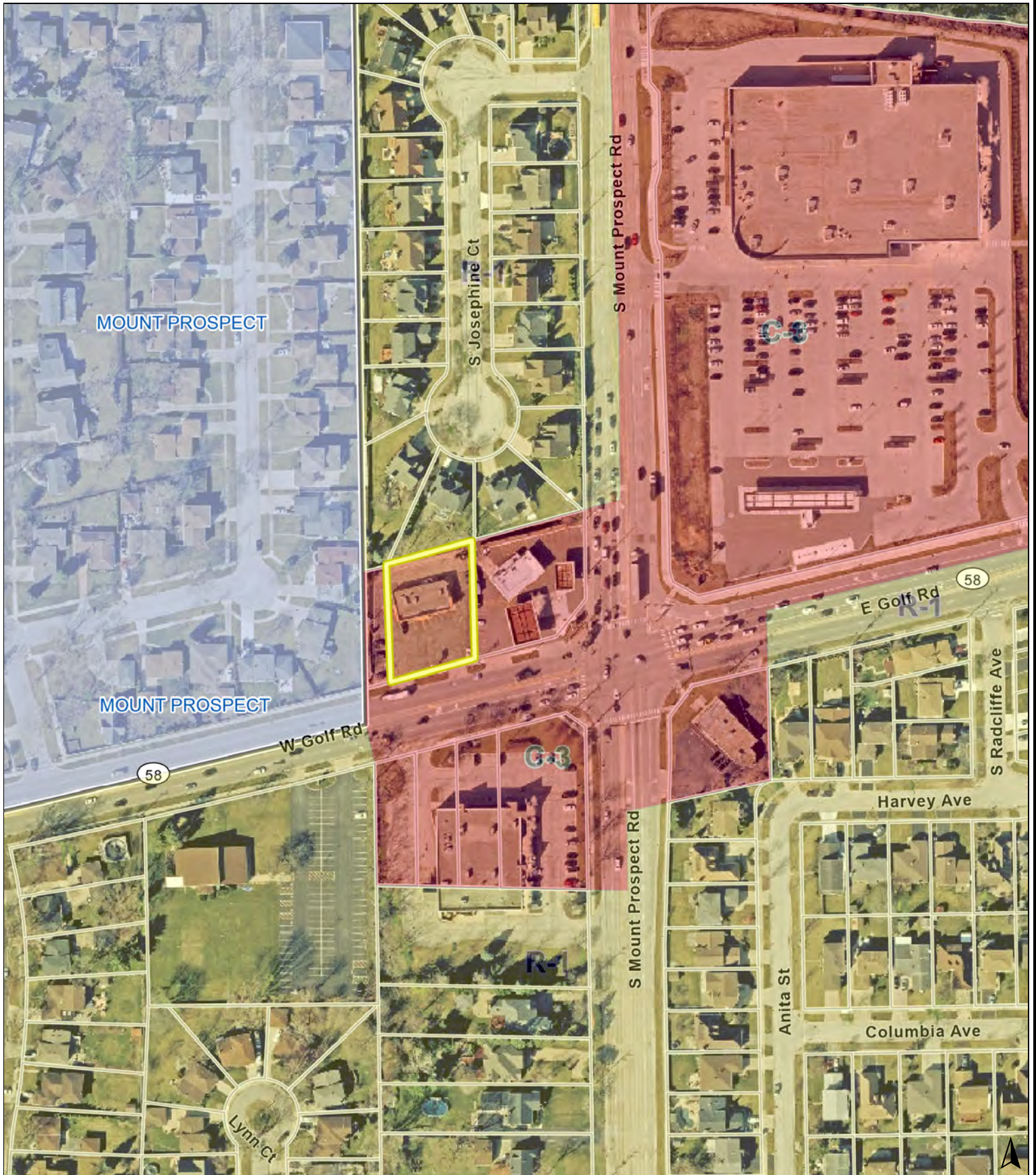
Conditions of Approval:

1. The petitioner agrees to maintain the same or fewer hours of operation for the drive-through facility lane as the coffee shop, not to exceed 5 am to 9 pm, seven days a week. The petitioner agrees to seek an amended conditional use if the hours of operation for the drive-through facility are proposed to be extended beyond these limits.
2. The petitioner must restripe the parking areas of the subject properties in conformance with the Proposed Architectural Site Plan and Details sheet and add painted directional arrows throughout the subject property. Ample off-street parking spaces for both uses shall be provided on site at all times.
3. At time of building permit, the petitioner must provide a photometric plan identifying the location of all existing and proposed exterior lighting fixtures and foot-candle measurements for the entire site in conformance with Section 12-12-10 of the Zoning Ordinance. Foot-candle measurements shall also be provided for a minimum of two rows outside the property boundaries.
4. A sound meter must be installed near the drive-through facility speaker and utilized at all times to ensure the speaker is not audible outside the boundaries of the subject property.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Excerpt of Interior and Exterior Property Photos²
- Attachment 4: Plat of Survey
- Attachment 5: Ordinance Z-4-02
- Attachment 6: Petitioner's Responses to Standards
- Attachment 7: Project Narrative
- Attachment 8: Architectural Plans
- Attachment 9: Preliminary Traffic Impact Statement

² Full copies available upon request to the Community and Economic Development department.



Print Date: 3/20/2025

Notes

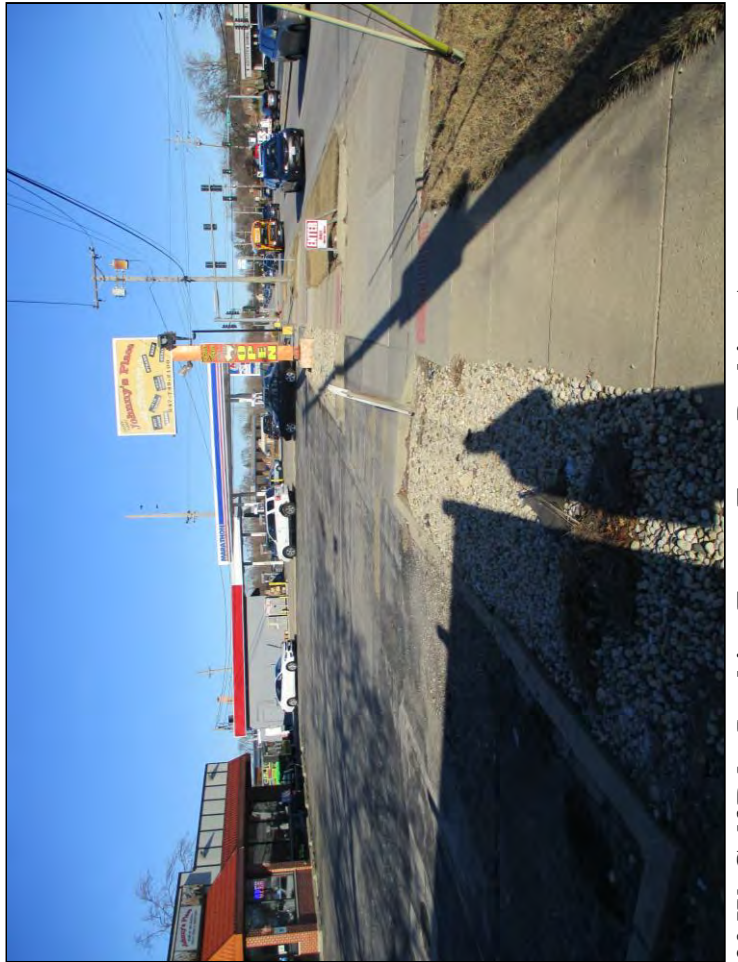
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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.



20 W. Golf Rd – Public Notice Sign



20 W. Golf Rd – Front of Building & Front Parking Area



20 W. Golf Rd – Looking East at Front Parking Area



20 W. Golf Rd – Looking Northeast at Front of Building



20 W. Golf Rd— Looking North at Drive-Through Entrance



20 W. Golf Rd— View of Existing Menu Board & Speaker



20 W. Golf Rd – Facing West at Rear of Building & Drive-Through



20 W. Golf Rd – View of Drive-Through Window & Exit

















CELSIUS























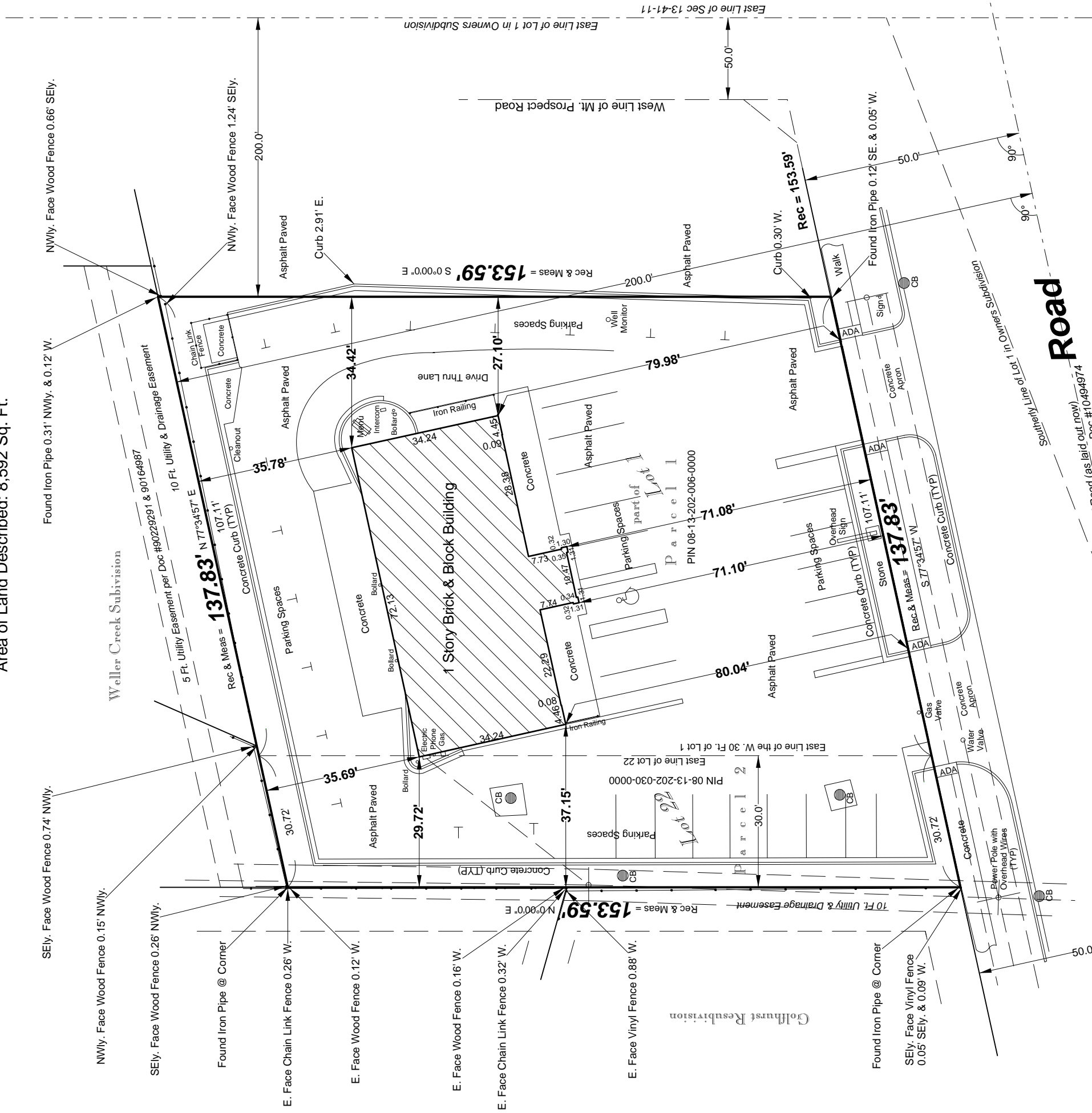
Plat of Survey by Central Survey PLLC

Legal Description

PARCEL 1: That part of Lot 1 lying Southerly of a line 200 feet Northwesterly of measured at right angles to the center line of Golf Road, Northerly of a line 50 feet Northwesterly of measured at right angles to the center of Golf Road, West of a line 200 feet West of, measured at right angles to the East line of said Lot and East of a line 30 feet East of, measured at right angles to the West line of said Lot 1 in Owner's Subdivision in Section 13, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Lot 2 in Weller Creek Subdivision, being a Resubdivision of part of Lot 1 in Owner's Subdivision of Section 13, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 20 W. Golf Road, Des Plaines, Illinois
 Area of Land Described: 8,592 Sq. Ft.



Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were staked per customer.
 *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 25 Feet.
 Ordered By: William J. Mantas
 Order Number: 20

Surveyor's Notes:
 *No observed evidence of earth moving work, building construction or additions.
 *No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 *No observed evidence of changes in the street right of way lines, recent street or sidewalk construction or repairs.
 *Property is located within Unshaded Flood Zone "X" (area of minimal flood hazard) per FEMA Map No. 17031 C 0216 J dated August 19, 2008.
 *This survey is based on commitment by Fidelity National Title Insurance Company commitment number 2439577, dated October 30, 2024.
 *All plottable Schedule B item numbers that pertain have been plotted hereon.

State of Illinois)
 County of Cook) S.S.

This is to certify to OM R&D, LLC; Huntington National Bank; Saturn Title Company and John E. Nasiopoulos that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8, 9, 14, 16 and 19 of Table "A" thereof. The field work was completed on December 5, 2024.



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

Dated this 5th day of December 2024
 John M. Henriksen
 Professional Design Firm Land Surveying LLC (#184.005417)

CITY OF DES PLAINES

ORDINANCE Z - 4 - 02

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 7.3-1 OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW FOR THE OPERATION OF A DRIVE-THRU FACILITY AT A CLASS B RESTAURANT AT 20 W. GOLF ROAD, DES PLAINES, ILLINOIS (CASE #02-01CU)

WHEREAS, application was made by JOHN FORTUNA to the City of Des Plaines Department of Community Development, for authorization by the City Council of a Conditional Use Permit in accordance with Section 7.3-1 of the City of Des Plaines Zoning Ordinance, to allow for the operation of a drive-thru facility at a Class B restaurant, at the location commonly known as 20 W. Golf Road; and

WHEREAS, the existing zoning is C-3, General Commercial; and

WHEREAS, on April 3, 2000, the Des Plaines City Council approved Conditional Use Ordinance Z-3-00 allowing for a Class B restaurant at the subject property; and

WHEREAS, within fifteen (15) days of the receipt thereof, said application was referred by the Department of Community Development to the Zoning Board of Appeals of the City of Des Plaines, and within ninety (90) days from the date of said application a hearing was held by said the Zoning Board of Appeals on January 29, 2002, to consider the Conditional Use Permit so proposed by the applicant; and

WHEREAS, said hearing of the Zoning Board of Appeals was held pursuant to notice published as required by law, wherein competent testimony and evidence was given with respect to how said applicant intended to meet the provisions of the Zoning Ordinance, and said Zoning Board of Appeals filed written reports of such testimony and evidence and their recommendations thereon to the City Council on January 29, 2002; and

WHEREAS, said applicant made certain commitments to the Zoning Board of Appeals with respect to the requested Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for a Conditional Use Permit subject to certain terms and conditions; and

WHEREAS, the City Council has studied the respective written reports of the Zoning Board of Appeals, together with the applicable standards set forth in the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Des Plaines, Cook County Illinois, in the exercise of its Home Rule powers, as follows:

SECTION 1: That the recitals set forth herein above are incorporated herein by reference as a portion of the factual basis for this transaction.

SECTION 2: That Petitioner, John Fortuna, is granted a Conditional Use Permit to allow for a drive-thru at a Class B restaurant at said address.

SECTION 3: That the property which is the subject of this Ordinance is legally described as:

That part of Lot 1 lying Southerly of a line 200.0 feet Northwesterly of, measured at right angles to the Center line of Golf Road, Northerly of a line 50.0 feet Northwesterly of, measured at right angles to the Center line of Golf Road, West of a line 200.0 feet West of, measured at right angles to the East line of said Lot and East of a line 30 feet East of, measured at right angles to the West line of said Lot 1, in Owner's Subdivision in Section 13, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois COMMONLY KNOWN AS 20 WEST GOLF ROAD.

SECTION 4: That granting of the Conditional Use Permit for the subject property is granted upon the conditions set forth below. Upon failure of the applicant to act upon this authorization within twelve (12) months of the date of this Ordinance, the granting of the Conditional Use Permit for the subject property shall be automatically revoked; provided, however, that upon request in writing of the applicant prior to the expiration of the twelve (12) month period, the City Council may at any time, or from time to time by resolution duly adopted at any meeting of the City Council, extend said period of time. The fully executed Conditional Use Ordinance must be presented to the City Clerk's office no later than 60 days after approval of said Ordinance.

- Petitioner agrees to maintain the same or fewer hours of operation for the drive-thru service lane as for the restaurant building. Current hours of operation are 10:00 a.m. to 10:00 p.m., 7 days a week. Property owner agrees to seek an amended conditional use should he decide to extend the drive-thru service lane hours of operation beyond these limits.
- Petitioner agrees to provide a speaker system for the drive-thru service lane that is not audible outside the boundaries of the restaurant property.
- Petitioner agrees to submit a lighting plan for the drive-thru service lane, and agrees that the lighting provided shall be designed so as to avoid casting a glare onto neighboring properties.
- Petitioner agrees to have lane striping and left and right arrows painted on both the entry and exit lanes to the site. The purpose of the left arrow on the entry lane shall be to direct cars to the parking lot, while the right arrow shall direct cars towards the drive-thru service lane. The purpose of the left and right arrows on the exit lane shall be to separate cars making left and right turns onto Golf Road.
- Petitioner agrees that any driveway modifications made with the Golf Road right-of-way must receive permit approval from IDOT.
- Petitioner agrees that he shall have installed all landscaping shown on the site plan submitted with this application no later than 30 days following the completion of the proposed drive-thru service lane.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED this 18 day of March, 2002.

APPROVED this 21 day of March, 2002.

VOTE: AYES 8 NAYS 0 ABSENT 0


MAYOR

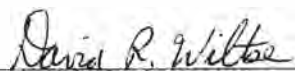
ATTEST:


CITY CLERK

Published in pamphlet form this 21 day of March, 2002


CITY CLERK

Approved as to form:


David R. Wiltse, City Attorney

I, Frank Fortiana, being the owner or other party in interest of the property legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the subject property in accordance with the terms of this Ordinance.

Dated: 3-23-02

Frank Fortiana

(Signature)

d:\ordinances\Cond. Use\20 W. Golf CU amended2002

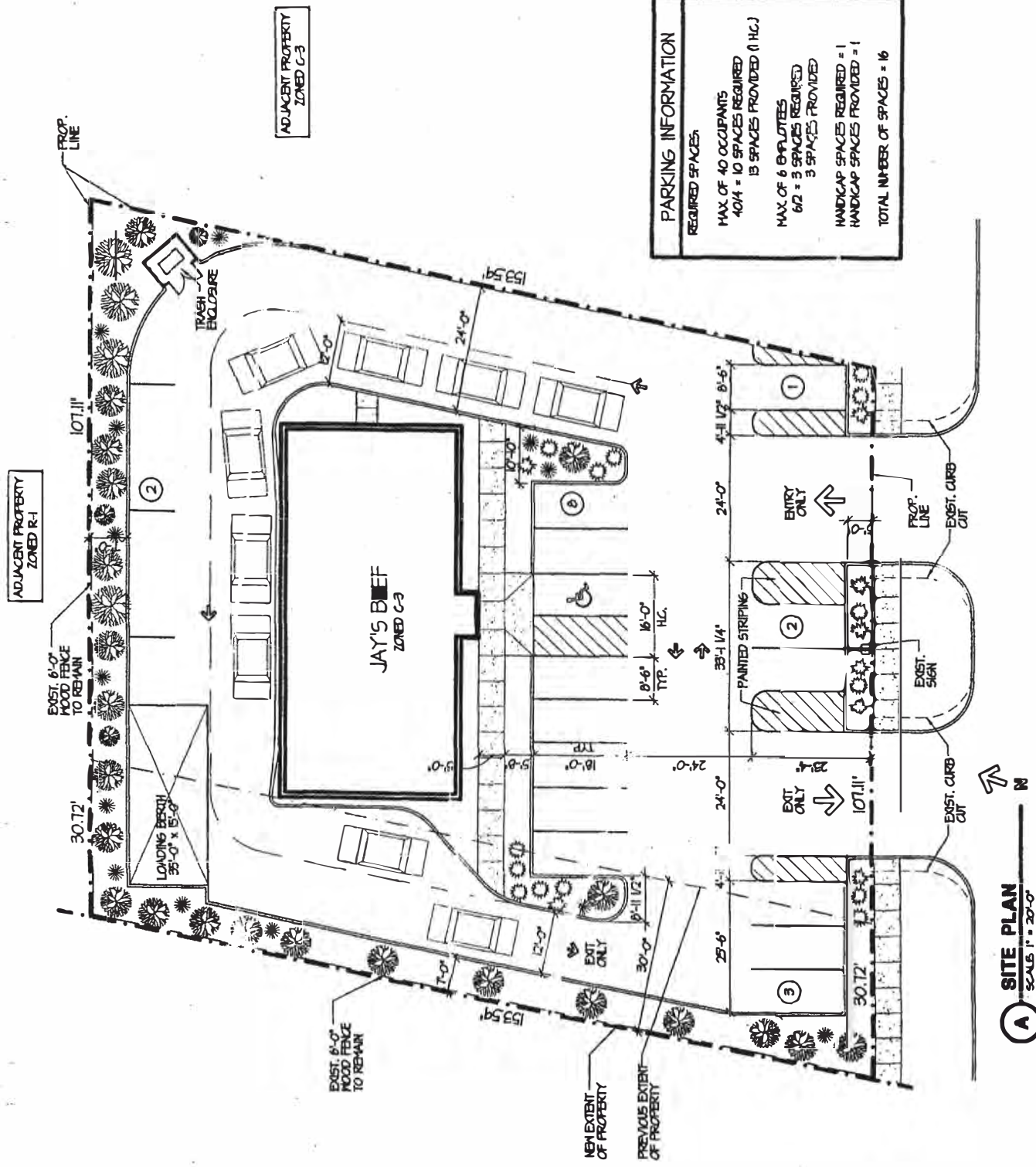
T.S. JAKUBCZYK ARCHITECTURE
 418 N. ELMWOOD
 OAKPARK, IL 60302

JAY'S BEEF
 20 W. GOLF ROAD
 DES PLAINES, IL

PROJECT

DRAWN	Tsj GMH	SHEET NO	ST11
CHECKED	Tsj	PROJ. #	

PARKING INFORMATION	
REQUIRED SPACES:	
MAX. OF 40 OCCUPANTS	19 SPACES PROVIDED (N.H.C.)
40/4 = 10 SPACES REQUIRED	
MAX. OF 6 EMPLOYEES	3 SPACES PROVIDED
6/2 = 3 SPACES REQUIRED	
HANDICAP SPACES REQUIRED = 1	
HANDICAP SPACES PROVIDED = 1	
TOTAL NUMBER OF SPACES = 16	



ADJACENT PROPERTY ZONED R-1

ADJACENT PROPERTY ZONED C-3

A SITE PLAN
 SCALE 1" = 20'-0"



STANDARDS FOR CONDITIONAL USES

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Conditional Use in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that the proposed use is appropriate for the site and will not have a negative impact on surrounding properties and the community. Please answer each item completely and thoroughly (two to three sentences each).

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

The conditional use request for the proposed Scooter's to be located at 20 W. Golf Road is being made to utilize the existing drive-thru on the site, adjacent to a R-1 single-family residential district in Mount Prospect. The Scooter's will be occupying an existing restaurant which falls within Des Plaines C-3 general commercial zoning district.

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

The goal of our request is to attract economic investment into the area, giving back to the city of Des Plaines and helping the surrounding community thrive. Keeping the drive-thru functional on site will bring more people into the area, improving business along Golf Road. Providing space for additional landscaping will give back to the natural environment and will create a safer, more direct way to access the site.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

Keeping the brand image of Scooter's coffee will provide a color palate that will blend into and compliment the surrounding areas. Since the majority of the current site layout will remain the same and the drive-thru is existing, the proposed changes will not look out of place. Landscape will be strategically placed to compliment the site and the surrounding businesses, bringing more life to Golf Road.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses; The proposed Scooter's coffee will be utilizing the sites existing drive-thru, however, with updated hours of operation. The fence running along the property line will be replaced and a row of proposed American Arborvitae along the entire length of the fence will act as an additional form of screening. Both components will act as a buffer, ensuring no headlight glare or noise travels into the neighboring residential areas on the north and west sides of the site.

5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services; There will be no major changes to the layout of the site that restrict any essential public facilities or services from accessing the site. The drive-thru layout will be remaining the same ensuring any larger vehicle such as a fire or garbage truck has no difficulties navigating the site when required.

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

Since the drive-thru is existing, the proposed scope will not involve extensive work, ensuring not to create excessive additional requirements at public expense. Enhancing the overall image of the site will help create a place of attraction, generating additional revenue to the surrounding businesses.

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;

Since the Scooter's brand mainly focuses on serving beverages, it will allow for less time spent in the drive-thru lane with an average time of 60 to 90 seconds. A sound meter will be used along with proposed landscaping around the speaker post to monitor and buffer any noise from surrounding residential areas, especially during early hours of operation. The new fence and proposed American Arborvitae along the property line will act as a second form of protection, assisting with the blockage of headlight glare and any remaining noise.

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

The proposed site design maintains one original access on the west side of the site and removing the other on the east side of the site, allowing for a safer and more efficient way for customers to access the site at any hours of operation. The drive-thru will provide a bypass lane allowing for better site circulation, ensuring the site never becomes too congested with vehicles, even during peak hours. The bypass lane will merge into the drive-thru lane at the end, controlling traffic and creating a safer environment for customers across the site.

9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

Since the proposed drive-thru is existing and incorporating new hours of operation, no natural, scenic, or historical features of major importance will be lost during the renovation. The updated drive-thru equipment will be specific to the Scooter's brand and will bring in new colors to the area, complimenting the surrounding environment.

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

The proposed conditional use complies with all regulations in this specific title and is being proposed to bring more life to Golf Road. Overall, our main objective with this design is to improve the existing conditions by adding a fresh new facade, landscaping, and components to make the site easier to access whether entering or exiting. All of this was done keeping the drive-thru in mind, ensuring there will be no disturbances to neighboring uses in the area.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: jacobm@mrvarch.com

Rev. 1 Date: March 5, 2025

City of Des Plaines, IL Planning & Zoning Department
Des Plaines City Hall
1420 Miner St.
Des Plaines, IL 60016

Scooter's / Tenant Building Project Narrative

Dear Planning & Zoning Department,

The applicant, Parva Patel, is proposing site and building improvements for an existing 2,435 SF free-standing building located at 20 W. Golf Road. The building will be subdivided into two separate tenant spaces. A new 1,182 SF Scooter's Coffee will take place on the west side of the building and will utilize the existing drive-thru window, while a future 1,253 SF office/retail tenant space will be located on the east side. The proposed Scooter's location will operate from 5 am to 9 pm Sunday through Monday. During the hours of 5 am to 12 pm, 5 employees will be present running the store and from 12 pm to 9 pm there will be 2 employees.

The proposed building exterior will utilize the existing brick, CMU, and EIFS siding. A smooth EIFS coating will be used as an accent material 10'-0" above the finished floor over existing CMU walls on the east and west sides of the site. All exterior walls will be painted to match the proposed color scheme. The proposed exterior design takes in consideration of the surrounding environment, ensuring the new business does not look out of place.

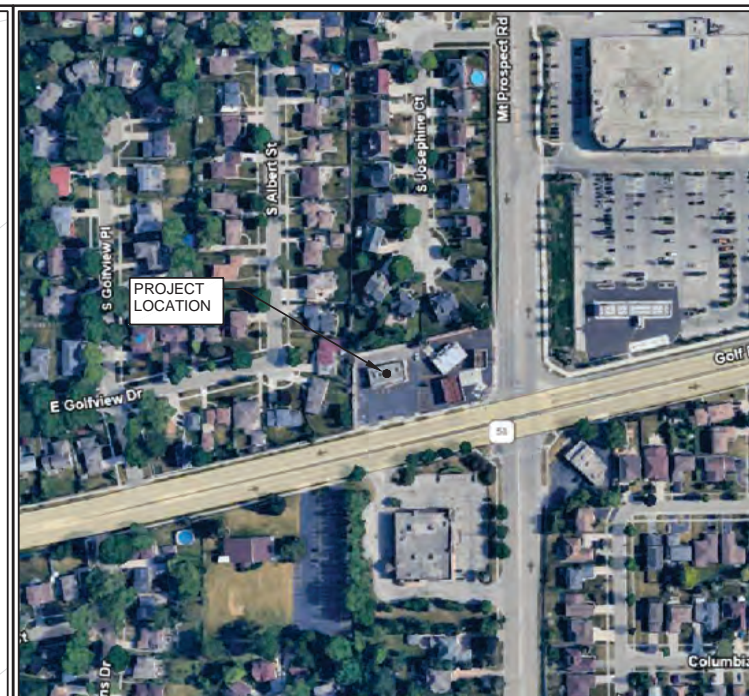
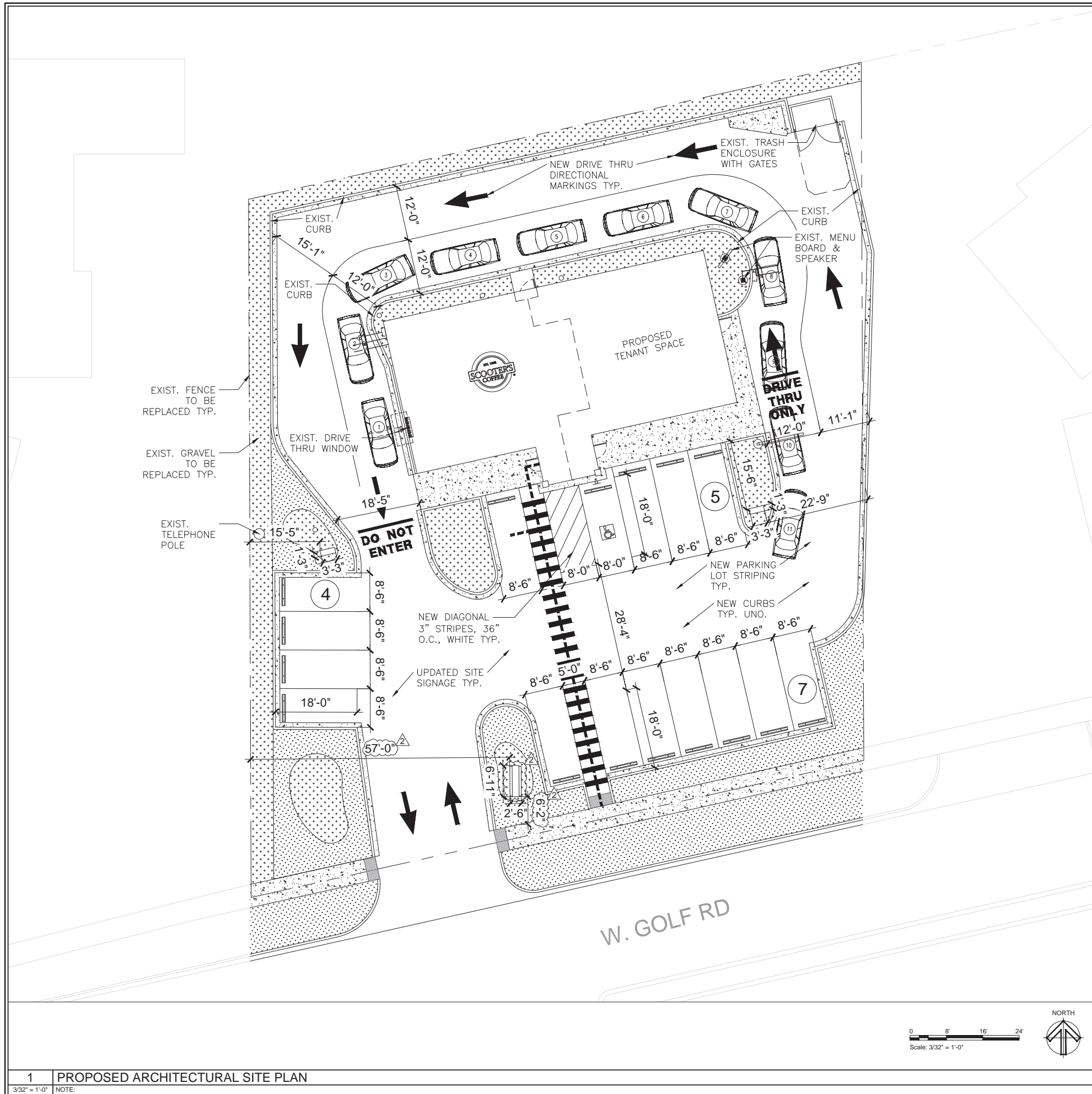
The existing parking lot will be restriped to accommodate 16 parking stalls with new curbs for landscaping. The proposed landscaping on the north and west sides of the site includes a row of American Arborvitaes along the property line, creating a natural form of screening for the neighboring residential area. The existing fence will also be replaced to mitigate any adverse impacts on surrounding residents, with a heavy focus on the pick-up window area. New drive-thru directional markings and signage will be provided. All the existing locations for the typical equipment required for a fully operating drive-thru will remain the same. This includes a menu board, speaker-post, and drive-thru window. A sound meter will be utilized along with the proposed landscaping and new fence to ensure acoustical buffering around the speaker location. A new clearance bar will be added to the site and the existing 11-car drive-thru stack will remain the same. Since the Scooter's brand mainly focuses on beverages, it will allow for an average car time of 60 to 90 seconds after entering the drive-thru lane, creating minimal disturbance to any neighboring buildings.

Please feel free to contact me with any further questions.

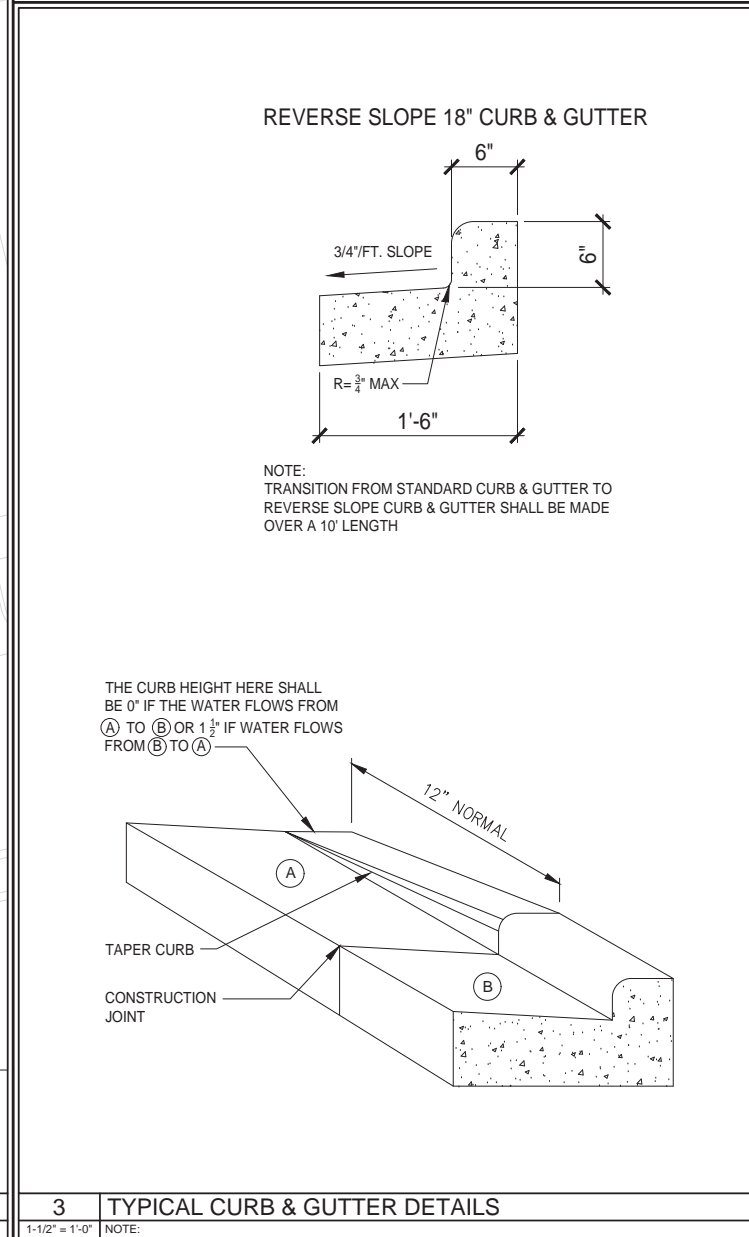
Sincerely,

Jake Mathiasen

MRV Architects, Inc.




2 VICINITY MAP
N.T.S. NOTE:



3 TYPICAL CURB & GUTTER DETAILS
1-1/2" = 1'-0" NOTE:

MUNICIPAL APPROVAL STAMP



SCOOTER'S COFFEE #2759

20 W. GOLF ROAD
DES PLAINES, IL - 60016

MRV
ARCHITECTS, INC.

5105 TOLLVIEW DR., SUITE 301
ROLLING MEADOWS, IL 60008

LICENSE EXPIRES ON: _____
DATE OF SIGNATURE: _____

NO.	ISSUE	DATE	PROJECT NO.
1	PLANNING & ZONING COMMENTS	03-05-2025	24241
2	PLANNING & ZONING COMMENTS	03-17-2025	24241

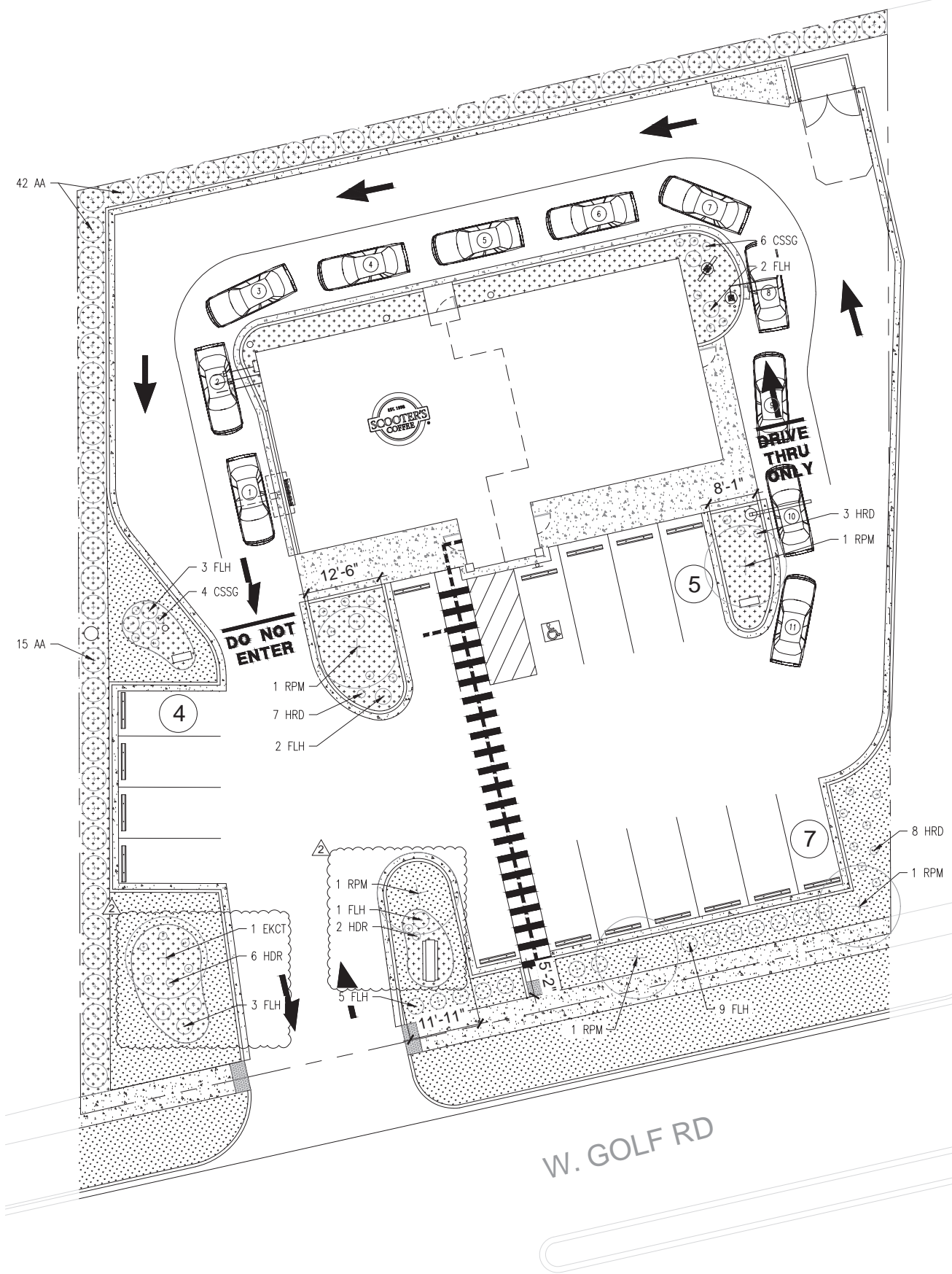
REVISIONS

Project Number: 24241

PROPOSED ARCHITECTURAL SITE PLAN & DETAILS

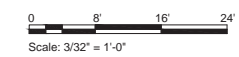
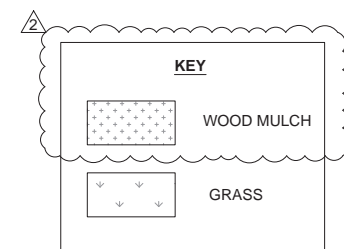
A-1.0

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PLANT LIST

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
FLH	25	FIRE LIGHT HYDRANGEA	HYDRANGEA PANICULATA 'FIRE LIGHT'	30"
HRD	26	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	#1
CSSG	10	CHEYENNE SKY SWITCH GRASS	PANICUM VIRGATUM 'CHEYENNE SKY'	#1
EKCT	1	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5"
RPM	5	REDPOINTE MAPLE	ACER RUBRUM 'REDPOINTE'	2.5"
AA	57	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	2.5"



MUNICIPAL APPROVAL STAMP



CLIENT
SCOOTER'S COFFEE #2759

PROJECT
20 W. GOLF ROAD
DES PLAINES, IL - 60016



LICENSE EXPIRES ON: _____
DATE OF SIGNATURE: _____

DRAWN	CHECKED	DATE	PROJECT No
		02-05-25	24241

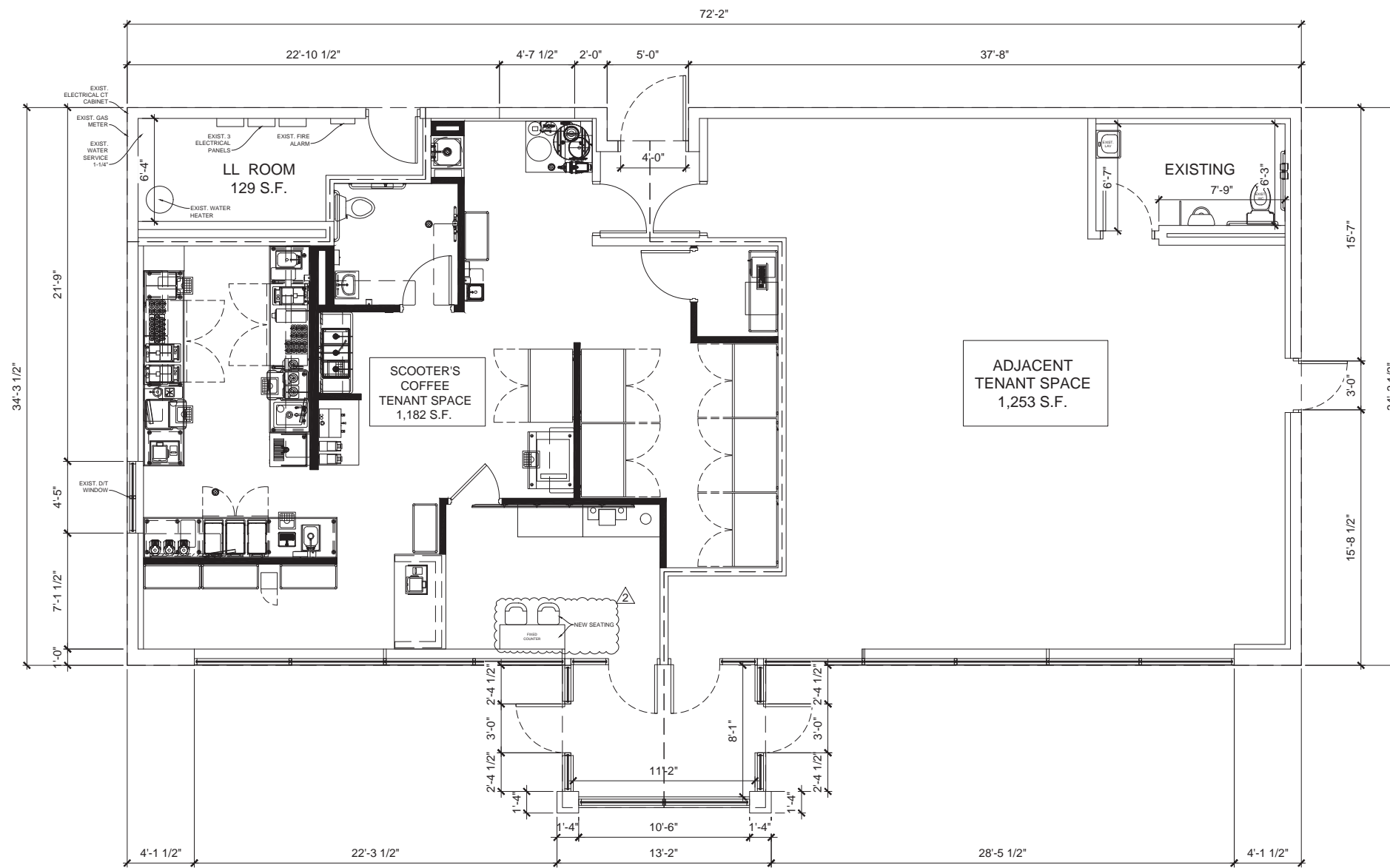
Project Number	Issue	Date	PLANNING & ZONING COMMENTS
24241	1	03-05-2025	
	2	03-17-2025	

SHEET TITLE & NUMBER

PROPOSED
LANDSCAPE PLAN

A-1.1

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PROJECT SCOOTER'S COFFEE #2759

CLIENT 20 W. GOLF ROAD
DES PLAINES, IL - 60016

MRV

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 201
ROLLING MEADOWS, IL 60008

LICENSE EXPIRES ON: _____
DATE OF SIGNATURE: _____

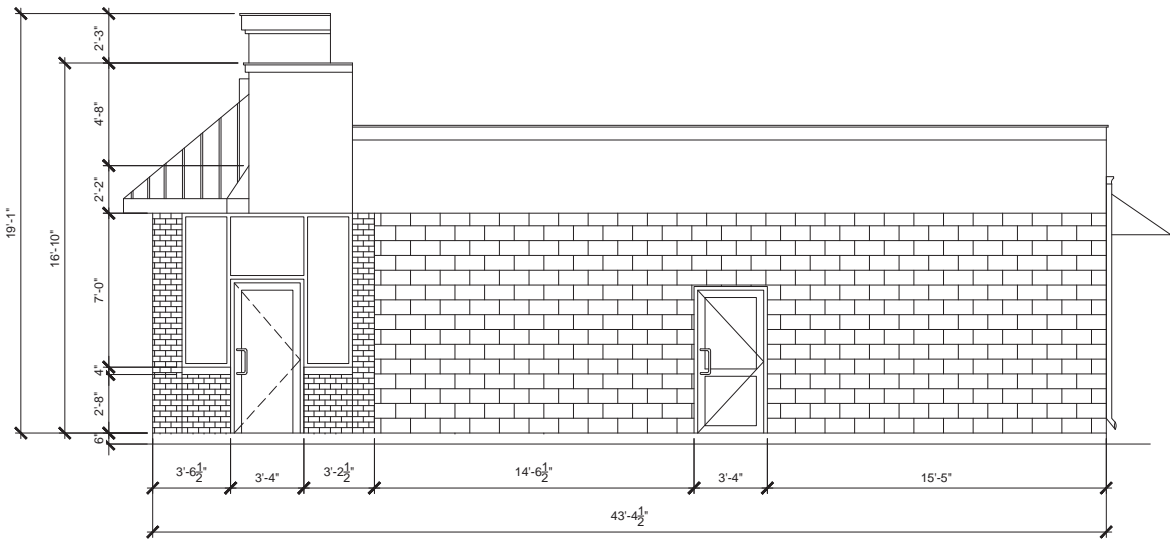
DRAWN	CHECKED	DATE	PROJECT No
		02-05-25	24241

REVISIONS			
No.	Issue	Date	Project Number
1	PLANNING & ZONING COMMENTS	03-05-2025	24241
2	PLANNING & ZONING COMMENTS	03-17-2025	

SHEET TITLE & NUMBER

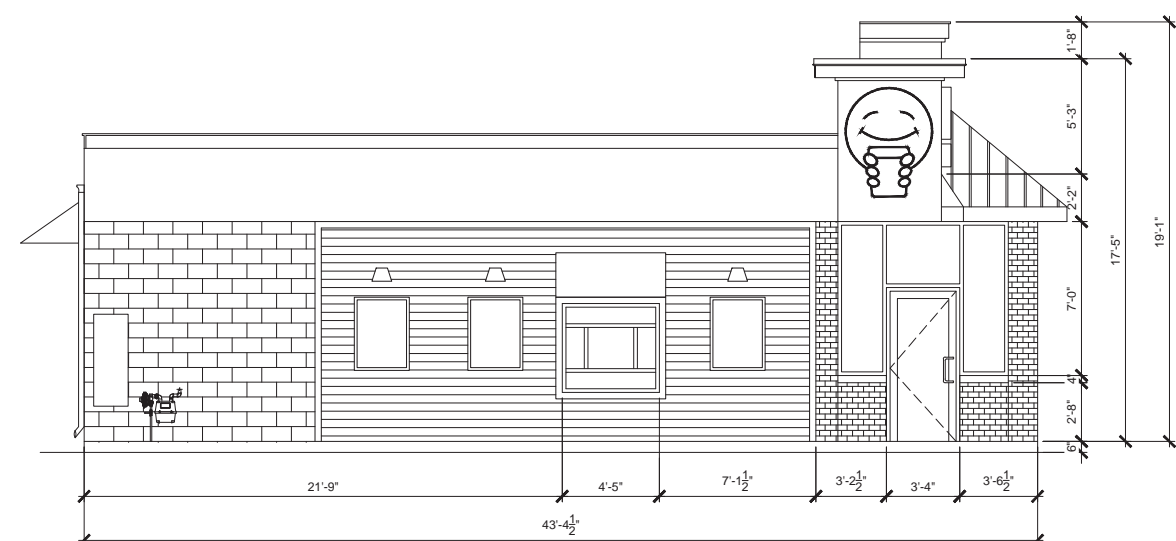
PROPOSED FLOOR PLAN

A-2.0



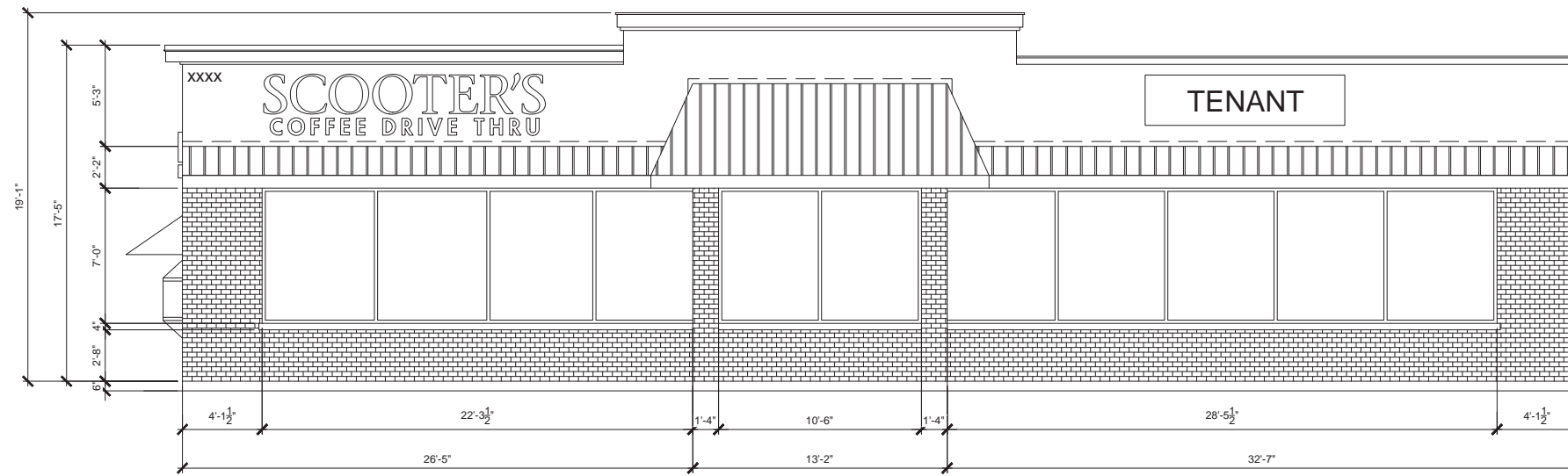
1 PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1'-0" NOTE:



2 PROPOSED WEST EXTERIOR ELEVATION

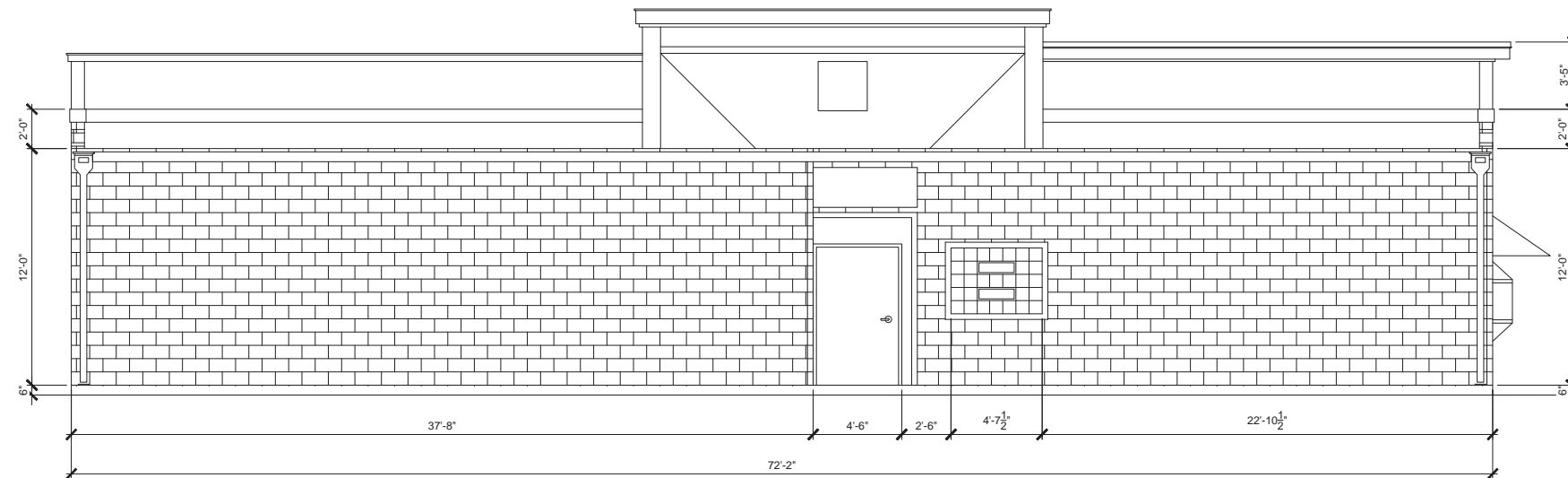
1/4" = 1'-0" NOTE:



STREET FACING GLAZING CALCULATION:
 MIN. REQUIRED GLAZING AREA = 75% OF THE STREET FACING ELEVATION MUST BE TRANSPARENT.
 FRONT FACE (SOUTH ELEVATION) = 72.167 LF
 MIN. REQUIRED GLAZING AREA = 54.125 LF (72.167 LF x 0.75)
 TOTAL STREET FACING GLAZING:
 - SCOOTER'S = 22.29 LF
 - VESTIBULE = 10.50 LF
 - TENANT SPACE = 28.46 LF
 TOTAL GLAZING = 61.25 LF (61.25 LF/72.167 LF = 85%)

3 PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1'-0" NOTE:



4 PROPOSED NORTH EXTERIOR ELEVATION

1/4" = 1'-0" NOTE:

MUNICIPAL APPROVAL STAMP



SCOOTER'S COFFEE #2759

20 W. GOLF ROAD
DES PLAINES, IL - 60016

CLIENT

MRV

ARCHITECTS, INC.

5105 TOLLVIEW DR., SUITE 301
ROLLING MEADOWS, IL 60008

LICENSE EXPIRES ON: _____
DATE OF SIGNATURE: _____

DRAWN	CHECKED	DATE	PROJECT No
		02-05-25	24241

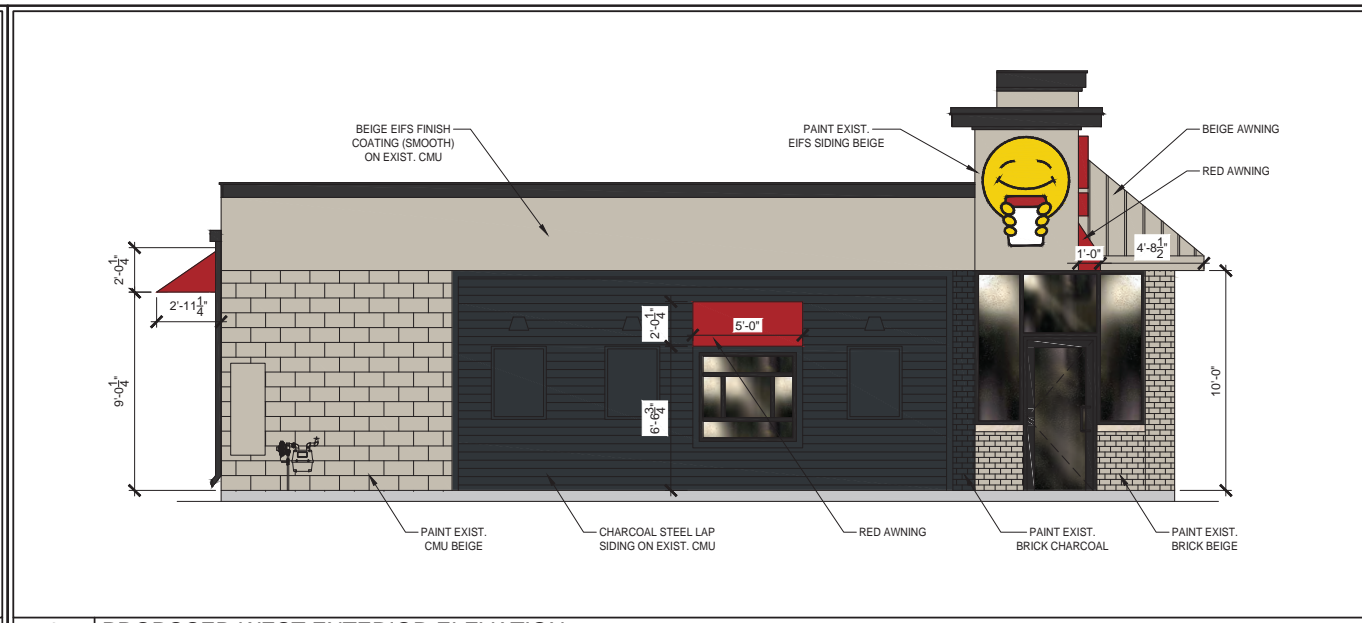
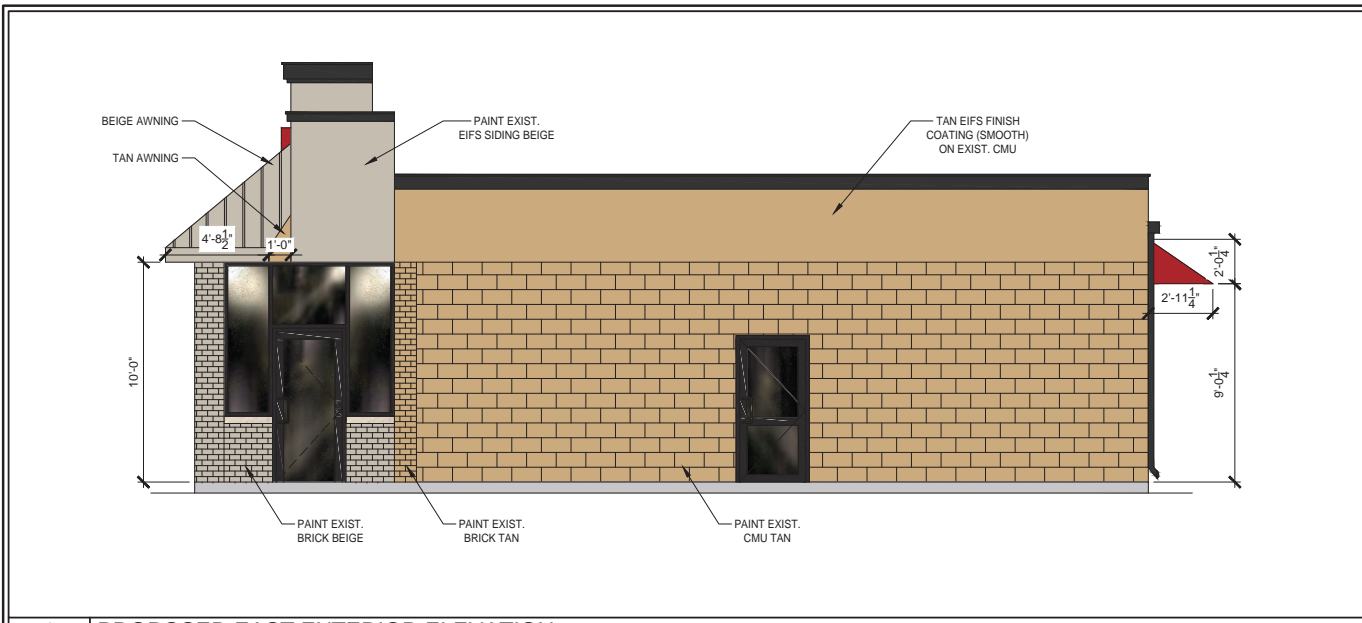
REVISIONS		Project Number: 24241
No.	Issue	Date
1	PLANNING & ZONING COMMENTS	03-05-2025
2	PLANNING & ZONING COMMENTS	03-17-2025

SHEET TITLE & NUMBER

PROPOSED EXTERIOR ELEVATIONS

A-3.0

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1 PROPOSED EAST EXTERIOR ELEVATION
1/4" = 1'-0" NOTE:

2 PROPOSED WEST EXTERIOR ELEVATION
1/4" = 1'-0" NOTE:




3 PROPOSED SOUTH EXTERIOR ELEVATION
1/4" = 1'-0" NOTE:




4 PROPOSED NORTH EXTERIOR ELEVATION
1/4" = 1'-0" NOTE:

MUNICIPAL APPROVAL STAMP



CLIENT: **SCOOTER'S COFFEE #2759**
 PROJECT: 20 W. GOLF ROAD
 DES PLAINES, IL - 60016

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 301
 ROLLING MEADOWS, IL 60008

LICENSE EXPIRES ON: _____
 DATE OF SIGNATURE: _____

DRAWN	CHECKED	DATE	PROJECT No
		02-05-25	24241

Project Number	Issue	Date
24241	PLANNING & ZONING COMMENTS	03-05-2025
	PLANNING & ZONING COMMENTS	03-17-2025

PROPOSED EXTERIOR MATERIAL ELEVATIONS

A-4.0

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MEMORANDUM TO: Mr. Parva Patel
OM R&D LLC

FROM: Michael Werthmann, PE, PTOE
Principal

DATE: March 21, 2025

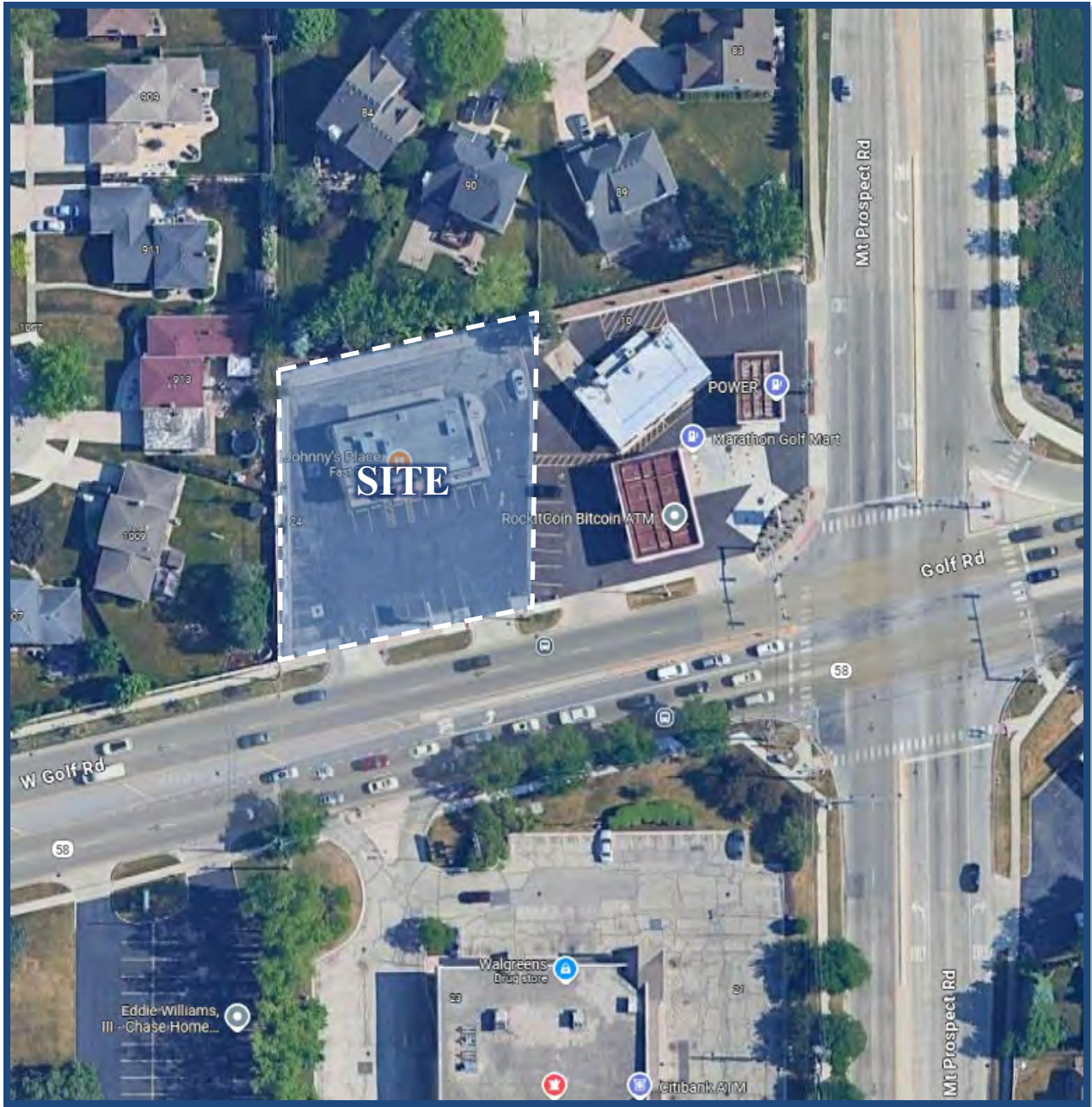
SUBJECT: Preliminary Traffic Impact Statement
Proposed Scooter's Coffee
Des Plaines, Illinois

This memorandum summarizes the results of a preliminary traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in connection with a proposed commercial development to be located in Des Plaines, Illinois. The site, which currently contains Johnny's Place restaurant with drive-through facility, is located on the north side of Golf Road just west of Mount Prospect Road. As proposed, the existing building will be redeveloped to provide a 1,182 square-foot coffee store with drive-through facility, a 1,253 square-foot office space, and 16 parking spaces. Access to the development will be provided via one access drive on the north side of Golf Road. **Figure 1** shows the location of the site and a copy of the site plan is located in the Appendix.

The purpose of this evaluation is to estimate the trip generation of the proposed development and evaluate its on-site circulation and drive-through utilization.

Proposed Site Plan

As proposed, the existing building will be redeveloped to provide a 1,182 square-foot coffee store with drive-through facility, 1,253 square-foot office space, and 16 parking spaces. Access to the development will be provided via one access drive located on the north side of Golf Road at the west end of the site and will replace the west access drive serving the existing restaurant. This access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. It should be noted that the Golf Road east access drive serving the existing restaurant will be eliminated, which will provide better access control along Golf Road.



Aerial View of Site

Figure 1

Similar to the drive-through facility serving the existing restaurant, the proposed coffee store drive-through lane will extend along the east, north, and west sides of the building with the order board located on the northeast side of the building and the pick-up window located on the west side of the building. In addition, a bypass lane will extend along approximately the entire length of the drive-through facility. A stop sign and stop line will be located at the exit of the drive-through facility requiring drive-through traffic to stop before entering the parking lot/circulation system. In addition, a “Do Not Enter” sign should be posted at the exit of the drive-through lane facing south.

Trip Generation Estimates

The number of peak hour and daily trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Coffee/Donut Shop with Drive-Through Window” (ITE Land-Use Code 937) and the “General Office Building” (ITE Land-Use Code 710)” rates were utilized.

Surveys conducted by ITE have shown that a significant number of trips made to coffee shops are diverted from the existing traffic on the area roads. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. For coffee shops, the surveys indicate that, on average, 89 percent of the peak hour trips generated by a coffee shop are diverted from existing traffic on the adjacent roadways. However, in order to provide a conservative (worst-case) analysis, a pass-by reduction of only 70 percent was applied to the site-generated traffic volumes.

Table 1 summarizes the trips projected to be generated by the proposed development during the peak hours.

Table 1
TRIP GENERATION ESTIMATES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window (1,182 S.F.)	53	50	103	23	24	47
	<i>70% Pass-By Reduction</i>	-35	-35	-70	-16	-16	-32
822	Office (1,253 S.F.)	<u>3</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>4</u>
	Total New Trips	21	16	37	8	11	19

Access Review

Access to the development will be provided via one access drive located on the north side of Golf Road at the west end of the site and will replace the west access drive serving the existing restaurant. This access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. Left-turn movements to this access drive will continue to be accommodated via the existing Golf Road median and the taper serving the Golf Road eastbound left-turn lane at its intersection with Mount Prospect Road. It should be noted that the Golf Road east access drive serving the existing restaurant will be eliminated, which will provide better access control along Golf Road. Given the lower traffic volumes to be generated by the development, the single access drive should be sufficient to accommodate the proposed development traffic and will provide efficient and orderly access to and from the development.

On-Site Circulation and Drive-Through Facility Stacking

The coffee store is proposed to include a drive-through facility that will extend along the east, north, and west sides of the building with the order board located on the northeast side of the building and the pick-up window located on the west side of the building. In addition, a bypass lane will extend along approximately the entire length of the drive-through facility. Vehicles will enter the drive-through facility at the southeast corner of the building and exit via the southwest corner of the building.

A review of the site plan and drive-through stacking exhibit indicates that approximately six vehicles can stack between the pick-up window and the order board and approximately four six vehicles can stack between the order board and the parking lot. As such, a total of 10 vehicles can be stacked within the drive-through facility. Further, an additional one to two vehicles can be stacked within the drive aisle of the development.

Previous drive-through surveys conducted by KLOA, Inc. at coffee stores indicate the following:

- During the weekday morning peak period (6:00 A.M. to 9:00 A.M.), the surveyed coffee stores had an average queue of six vehicles and a maximum queue of 11 vehicles.
- During the weekday midday peak period (11:30 A.M. to 1:30 P.M.), the surveyed coffee stores had an average queue of three vehicles and a maximum queue of six vehicles.
- During the weekday evening peak period (4:00 P.M. to 6:00 P.M.), the surveyed coffee stores had an average queue of one vehicle and a maximum queue of four vehicles.

The above information indicates that coffee stores with drive-through facilities have an average queue of approximately six vehicles and a maximum queue of 11 vehicles experienced during the weekday morning peak period. As such, with stacking of approximately 10 - 11 vehicles, the proposed stacking for the drive-through facility will be sufficient to meet the average and peak queue and will not impact the flow of traffic along Golf Road.

In order to provide efficient and orderly internal traffic flow, the following is recommended:

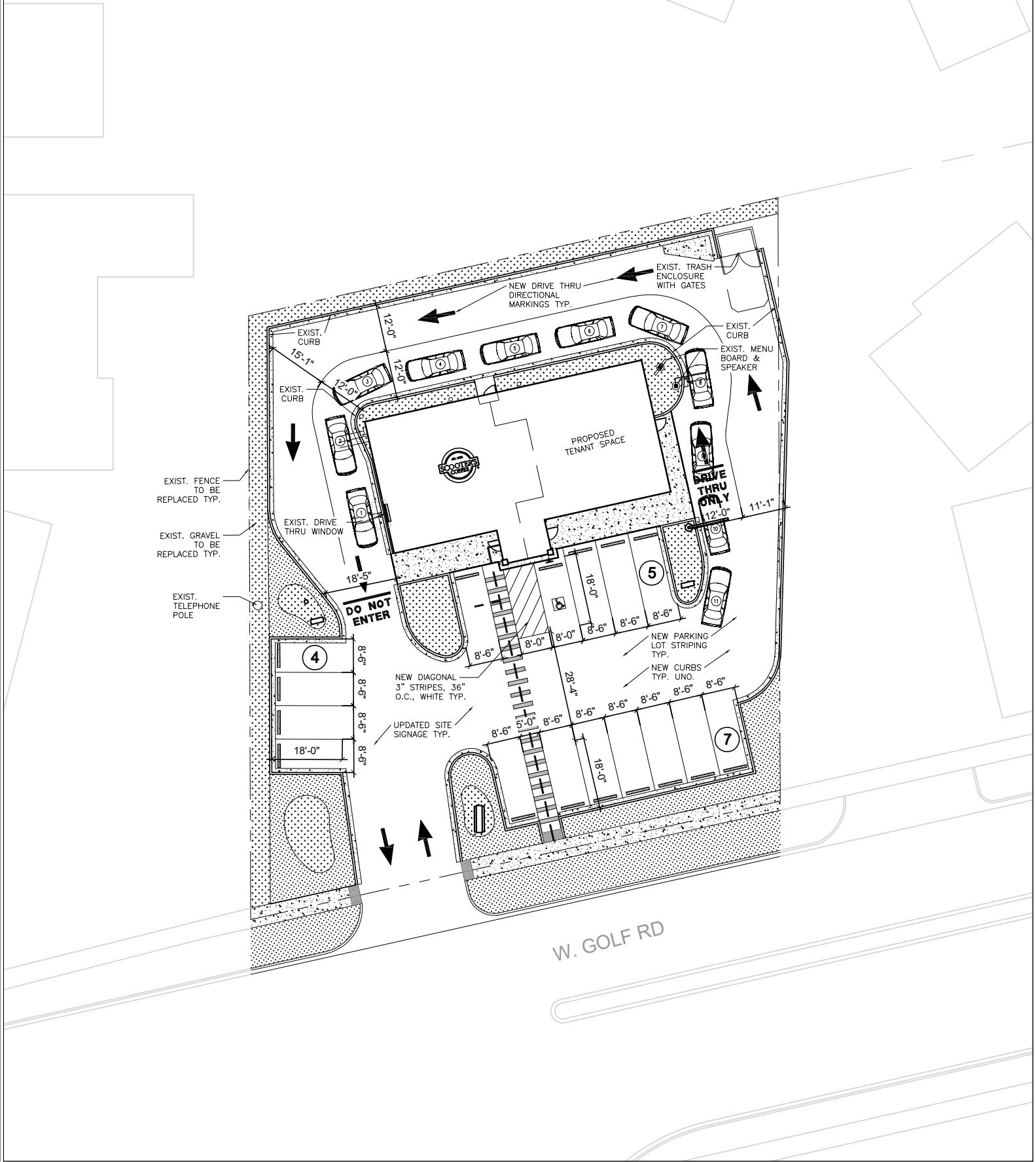
- Wayfinding signs directing traffic to the drive-through lane should be provided within the site, primarily near the southeast corner of the site, directing traffic to the entrance of the drive-through lane.
- A “Do Not Enter” sign facing east should be posted at the exit of the drive-through lane.
- A stop sign facing north and a stop bar should be posted at the exit of the drive-through lane.

Conclusion

Based on the proposed plan and the preceding evaluation, the following is concluded:

- The trips estimated to be generated by the proposed development will be reduced due to the pass-by trips.
- The single access drives proposed to serve the development should be sufficient to accommodate the development traffic and will provide orderly and efficient access to and from the development.
- The Golf Road east access drive serving the existing restaurant will be eliminated, which will provide for better access control along Golf Road.
- The drive-through lane will provide adequate stacking to accommodate the projected average and peak demand of the drive-through operations.

Appendix



1 PROPOSED SITE PLAN

1/32" = 1'-0"

NOTE: Attachment 9





**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: March 20, 2025

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner *SR*

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

Subject: Consideration of a Text Amendment for Assembly Uses and Manufacturing Uses and a Conditional Use for Assembly Use at 200 East Howard Avenue, Suite 202

Issue: Consider Zoning Ordinance amendments to: (i) define “Manufacturing Zoned Assembly Uses” in Section 12-13-3; (ii) amend the use matrix in Section 12-7-5.A.6 to allow “Manufacturing Zoned Assembly Use”; and consider a Conditional Use for a Manufacturing Zoned Assembly Use at 200 Howard Ave., Suite 202.

Petitioner: Insight Church, Inc., P.O. Box 188, Tinley Park, IL 60477

Owner: HOH Owner LLC, 837 W. Junior Terrace, Chicago, IL 60613

Case Number: 25-012-TA-CU

PINs: 09-30-101-031-0000; 09-30-101-032-0000

Ward: #5, Alderman Carla Brookman

Existing Zoning: M-2, General Manufacturing District

Existing Land Use: Multi-tenant manufacturing building

Surrounding Zoning: North: M-2, General Manufacturing District
South: M-2, General Manufacturing District
East: M-2, General Manufacturing District
West: M-2, General Manufacturing District

Surrounding Land Use: North: Manufacturing building
South: Manufacturing building and railroad

East: Railroad
 West: Manufacturing building

Street Classification: Howard Avenue is classified as a local road and is under the jurisdiction of the City of Des Plaines.

Comprehensive Plan: “Industrial” is the use illustrated in the Comprehensive Plan.

Project Overview: The petitioner, Insight Church, LLC, is the prospective lessee of Suite 202 of 200 Howard Ave. This tenant space is within a multi-tenant building which has historically included primarily office spaces and small warehouses. Insight Church is interested in operating a religious assembly use facility within Suite 202 of this building. No proposed expansions or exterior alterations are proposed for the building. All proposed uses will be located inside the building. Refer to the “Floor Plan” attachment.

Overview of Requests To allow this use in this location, the applicant requests the following:

1. Text amendment to the zoning ordinance defining Manufacturing Zoned Assembly Uses;
2. Text amendment to the zoning ordinance allowing Manufacturing Zoned Assembly Uses within the M-2 district; and
3. Conditional use for a Manufacturing Zoned Assembly Use, if required by proposed text amendment allowing this use in the M-2 district.

Text Amendment Request Currently, City Code identifies assembly uses within the Institutional zoning district as well as several residential and commercial districts, either permitted by right or as a conditional use.

Refer to Existing Assembly Use map for locations where an assembly use may currently locate. The table below summarizes requirements for assembly uses within each zoning district:

Zoning	Permitted or Conditional Use	Count of Parcels
R-1	Conditional use, if on sites of 1 acre or more with frontage on a collector or arterial street	87 parcels
R-2	Conditional use, if on sites of 1 acre or more with frontage on a collector or arterial street	0 parcels
R-3		1,494 parcels
R-4		779 parcels
C-3		800 parcels
C-5		120 parcels
I-1	Permitted by right if along an arterial roadway; Conditional use if not located along an arterial roadway	67 parcels
C-1, C-2, C-4, C-6, C-7,	Not permissible	N/A

M-1, M-2. M-3		
---------------------	--	--

Proposed Text Amendments

Definition

In 2018, the Zoning Ordinance was amended to establish regulations surrounding assembly uses within residentially and commercially zoned properties. In 2024, an additional definition for institutionally zoned assembly uses was added to the zoning ordinance. Included below are the three current definitions.

- **COMMERCIAL ZONED ASSEMBLY USES:** A use that is primarily for the purpose of the assembly of people, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: commercial theater, banquet halls, nightclubs, church, synagogue, temple, meeting house, mosque, or other place of worship.
- **RESIDENTIALLY ZONED ASSEMBLY USES:** A use that is primarily for the purpose of the assembly of people for a non-commercial purpose, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: community center, membership organizations, church, synagogue, temple, meeting house, mosque, or other place of worship.
- **INSTITUTIONALLY ZONED ASSEMBLY USES:** A use that is primarily for the purpose of the assembly of people, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: commercial theaters, banquet halls, event spaces, churches, synagogues, temples, meeting houses, mosque, or other place of worship. Institutional Zoned Assembly Uses do not include nightclubs. Such uses must adhere to the off street parking requirements under "assembly uses".

The petitioner proposes a similar definition to the above, but clarifies the use should have a “non-commercial” purpose. The applicant’s draft definition is as follows:

MANUFACTURING ZONED ASSEMBLY USE: A use that is primarily for the purpose of the assembly of people for a non-commercial purpose, which can contain a combination of uses that take place in both principal and accessory structures. A Manufacturing Zoned Assembly Use may include: community center, membership organizations, church, synagogue, temple, meeting house, mosque, or other place of worship. Such uses shall adhere to the off-street parking requirements under "assembly uses".

Within the Response to Standards for Amendment attachment, the petitioner discusses the rationale for their definition specifying the assembly being for a

“non-commercial purpose”. The Board may request additional details or evidence regarding the applicant’s claim of non-commercial assembly uses benefitting adjacent employers.

Use Matrix

The purpose stated for manufacturing districts within the Zoning Ordinance is “to protect the stability of manufacturing activities in the City and to encourage the development of new manufacturing activities by providing adequate and appropriate space within the City.” Any erosion of this purpose with the introduction of non-compatible or less economically productive uses should be considered carefully. The M-2 zoning district has a wider range of uses permitted by right or with a conditional use than the other manufacturing districts and is generally intended for higher intensity uses such as warehouses, heavy manufacturing, and distribution facilities.

The applicant proposes the following text amendments to the use matrix:

Section 12-7-6: Manufacturing Districts Regulations

	M-1	M-2	M-3

<u>Manufacturing Zoned Assembly Uses</u>		<u>C^{8,9}</u>	

- 8. Any manufacturing zoned assembly use must have an entrance that faces or is located within 150 feet of a public right-of-way.**
- 9. No manufacturing zoned assembly use shall be located within 1,320 feet of an R-1, R-2, R-3, or R-4 District; 1,760 feet of the Touhy Avenue public right-of-way; or 5,280 feet of the C-5 or C-6 District.**

Refer to Text Amendment Buffer Map to understand the locations where these uses may be located with a conditional use. Rationale for the buffers and the distance are provided within the Petitioner’s Response to Standards for Amendment

Examples from Other Communities

Within their narrative, the petitioner has provided a summary of zoning ordinances from six surrounding municipalities, showing that various assembly uses are permitted in industrial or manufacturing districts with a special or conditional use. While this comparison highlights how other communities accommodate such uses, these municipalities lack the proximity to O’Hare Airport and Interstate 90 making Des Plaines’ manufacturing-zoned properties particularly valuable for import/export operations and for improving employee commutes, expanding the potential workforce, and making these businesses more attractive to prospective employees.

Conditional Use

Proposed Uses of Building and Hours of Operation

Refer to the Petitioner’s Narrative for an overview of the proposed activities at the site. Insight Church intends to primarily use the property for religious services with accessory classroom and rehearsal spaces for related activities.

Off-Street Parking

Pursuant to Section 12-9-7, commercially zoned assembly uses for worship facilities without affixed seating are required to provide one off-street parking space for every 60 square feet of gross activity area. The office spaces currently used in the building require 1 space for every 250 square feet of gross floor area.

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

Use	Floor Area or Seats/Employees¹	Required parking²
Assembly use	3,851 sq ft	65 spaces
Office	1,072 sq ft	5 spaces
	Total Required Spaces	70 spaces
	Total Existing Spaces	339 spaces (shared)
¹ Excludes floor area for mechanical rooms, restrooms, and storage areas		
² Spaces rounded up to next whole number		

Parking will not be separately dedicated for this use versus other tenant spaces. A total of 331 standard spaces and 8 accessible spaces are provided for shared use by all tenants of this facility. Staff completed an analysis of all existing uses on the property and determined, with this proposed assembly use, the total minimum required parking for all uses on the property is 295 spaces, therefore sufficient required parking is provided on the property per Section 12-9-7. Further, per City Code required parking spaces for each use are assumed to be available 24/7, and therefore additional capacity for parking during peak periods could be accommodated since every business will likely not be open simultaneously.

Traffic

Although a traffic impact study is typically associated with a conditional use permit for assembly uses, a waiver was requested by the applicant and granted by the Zoning Administrator based on the limited traffic generated by this use compared to the overall volume of traffic traveling in and around this site, and staff’s familiarity with the building, tenant mix, and site operations stemming from recent code enforcement actions. Refer to the Traffic Waiver Request attachment. If needed, the Board may request additional information regarding parking, traffic management, projected trip generation, etc.

In 2024, a Zoning Certificate was approved for the overall property to allow businesses within several tenant spaces to park larger trucks and vehicles on the property in designated locations. Refer to the 2024 Zoning Certificate Parking Plan attachment. A site plan, approved by the Community and Economic Development Department and the Fire Prevention Division, includes a compliant fire lane surrounding the building. This plan regulates the parking and vehicle storage operations throughout the property. If the PZB identifies a reasonable nexus between the proposed use and the site plan, they may recommend amendments to the currently approved plan.

Noise and Other Nuisance

The property and all associated uses will be required to meet all environmental performance standards surrounding noise, odor, light, or other potentially disruptive elements pursuant to Title 12, Chapter 12 of the City Code. A condition of approval states a special event license is required for any special events located outside of the building. This condition of approval is suggested to provide certainty of safe circulation patterns around the building due to the frequent large truck traffic on the property related to businesses within other tenant spaces.

Standards for Text Amendments:

The following is a discussion of standards for zoning amendments from Section 12-3-7.E. of City Code. Rationale for how the proposed amendments would satisfy the standards is provided. The PZB may use the statements below as its rationale or adopt its own.

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

The Petitioner's Response to Standards for Amendment provides a summary of their justification for this amendment.

Staff Comments: Review of the comprehensive plan by staff did not provide any additional evidence or policy to support this type of use within manufacturing districts. Rather, the comprehensive plan encourages the growth of industry by maintaining manufacturing areas zoning districts and re-development of properties as necessary to evolve to new industrial needs.

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

The Petitioner's Response to Standards for Amendment provides their response to this standard.

Staff Comments: Staff encourages the Board to consider the overall intensity of uses possible within the M-2 zoning district. The M-2 Zoning District Use Matrix attachment provides an overview of the types of uses permitted in this zoning district. In addition, the M-2 district is the only zoning which permits heavy manufacturing, which is generally considered the highest intensity use within the city in terms of potential impact. Refer to the definition below from Section 12-13-3:

MANUFACTURING, HEAVY: The assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise

do not constitute "light manufacturing". Heavy manufacturing generally includes processing and fabrication of large or bulky products made from extracted or raw materials or products involving flammable or explosive materials and processes that require extensive floor areas or land area for the fabrication and/or incidental storage of the products. "Heavy manufacturing" shall not include any use that is otherwise listed specifically in a zoning district as a permitted or conditional use.

The Board may find it suitable to ask for additional information from the petitioner regarding why assembly uses would be compatible in a zoning district with the potential for the above activities permitted by right. In addition, by its nature, the traffic generated by uses within manufacturing districts is a greater volume and the vehicles a larger size than other zoning districts. The proposed amendment requiring assembly uses to be in close proximity to a street, in order to limit conflict points on large industrial properties, may provide some compatibility assurances.

3. Whether the proposed amendments are appropriate considering the adequacy of public facilities and services available;

The Petitioner’s Response to Standards for Amendment provides their response to this standard.

Staff Comments: This amendment proposes manufacturing zoned assembly uses as a conditional use, which would allow for determining adequacy of public facilities and services on a case-by-case basis, including assessing whether the existing transportation network and proximity to emergency services would be adequate for this type of use.

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

The Petitioner’s Response to Standards for Amendment provides their response to this standard.

Staff Comments: To evaluate potential adverse effect on property values in both the M-2 District and throughout the City, Staff completed an analysis of major employers within the city and the zoning classifications of their properties to better understand the overall inventory of manufacturing properties and their impact on the local economy. Below is a table summarizing the total jobs of major employers, classified as employers with 25 or more employees, and the associated zoning district for these businesses.

Zoning	Total Employees ¹	Total Sales ¹	Estimated Property Taxes ²	Estimated City Share of Property Taxes ³
C-2	447	\$147,307,000	\$3,747,751.50	\$386,018.40
C-3	3,293	\$448,297,000	\$7,652,366.25	\$788,193.72
C-4	309	\$47,728,000	\$1,432,080.50	\$147,504.29
C-5	1,073	\$132,305,000	\$325,438.06	\$33,520.12
C-6	1,500	\$194,317,000	\$9,293,831.10	\$957,264.60
I-1	1,625	\$68,125,000	\$199,440.34	\$20,542.36
M-1	47	\$203,685,000	\$60,133.86	\$6,193.79
M-2	7,001	\$5,521,113,000	\$19,908,165.32	\$2,050,541.03
M-3	1,201	\$385,373,000	\$2,838,664.27	\$292,382.42
R-1	1,216	\$24,979,000	\$40,866.23	\$4,209.22

¹ Data obtained through Data Axle Reference Solutions, retrieved March 2025

² Total assessed value data obtained through Cook County Assessor, retrieved February 2025 and adjusted with Cook County Equalized Assessed Value formula. Estimated tax bill does not take into account any applicable tax exemptions that may reduce the total amount.

³ Based on current 10.3% property tax collected by Des Plaines

Major employers within the M-2 zoning district have the highest number of jobs, largest local sales volume, and the properties have the highest estimated property taxes compared to other zoning districts.

The petitioner's proposed text amendment significantly limits where manufacturing zoned assembly uses may be considered as a conditional use, reducing—but not eliminating—the risk of eroding valuable M-2 zoned properties. Assembly uses typically do not generate local sales revenue and, if occupied by a tax-exempt entity, could remove the property from the tax base entirely. Given these potential impacts, the Board is encouraged to request additional evidence from the petitioner demonstrating that the benefits of the amendment outweigh its risks. Assembly uses are allowed as a permitted or conditional use on over 3,600 other properties within the city.

5. Whether the proposed amendments reflect responsible standards for development and growth.

The Petitioner's Response to Standards for Amendment provides their response to this standard.

Staff Comments: As outlined in the standards above, this type of use differs from what is typically permitted in manufacturing districts and raises compatibility concerns. To uphold responsible development standards, the proposed amendment designates assembly uses as conditional, allowing case-by-case evaluation and City Council approval, with conditions to address potential issues. However, as noted in Standard 4, converting manufacturing parcels to less economically productive uses may hinder industrial growth, conflicting with responsible growth principles.

Standards for Conditional Use

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

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: With the approval of the proposed text amendment, this would be a conditional use in this zoning district.

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: As discussed in the amendment standards above, staff did not identify anything explicit within the comprehensive plan which supports non-industrial uses within manufacturing districts.

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:

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: Staff has suggested a condition of approval to mitigate concerns with this use to ensure compatibility on the property for any outdoor events.

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: Staff did not identify any specific concerns regarding this use in this location impacting neighbors.

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:

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: Staff believes the proposed use will be adequately served with essential public facilities and services in the future.

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: The proposed use is not anticipated to create a burden on public facilities. However, this use in this location may encourage a higher amount of automobile traffic compared to an assembly use in a residential neighborhood, as it is not easily walkable from a residential area and may have fewer attendees using alternative means of transportation to arrive at services.

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

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

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:

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: Vehicular access will continue to be provided from the existing full-access curb cut to Howard Avenue. Traffic within the property will continue to be guided by the site plan approved in 2024. Howard Avenue is designed with a cross-section designed to accommodate typical industrial vehicle trip volumes.

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

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

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

The Petitioner's Response to Standards for Conditional Use provides their response to this standard.

Staff Comments: If the text amendment is approved, no zoning relief is necessary for this conditional use and it is compliant with other zoning ordinance requirements.

PZB Procedure and Recommended Conditions:

Text Amendment

Section 12-3-7.C.3 of the Zoning Ordinance, the PZB has the authority to *recommend* the City Council approve, approve with modifications, or deny the above-mentioned amendments. A continuance may also be requested. City Council has final authority on the proposal.

Conditional Use

Pursuant to Sections 12-3-4(E) of the Zoning Ordinance, the PZB may vote to *recommend* the City Council approve, approve with conditions, or deny the conditional use. A continuance may also be requested. The City Council has final authority over both requests.

However, should the PZB recommend approval of the text amendment and the conditional use, staff suggests the following conditions for the conditional use request.

Condition of Approval:

1. A special event license must be obtained from the Community and Economic Development Department for activities located outside of the tenant space.

Attachments:

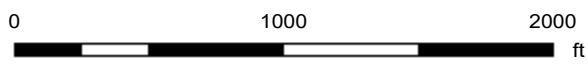
- Attachment 1: Location Map & Site Photos
- Attachment 2: Petitioner's Project Narrative
- Attachment 3: Proposed Text Amendments
- Attachment 4: Petitioner's Responses to Standards for Text Amendment

- Attachment 5: Manufacturing District Use Matrix
- Attachment 6: Existing Assembly Use Compatible Zoning Map
- Attachment 7: Manufacturing Zoning District Map
- Attachment 8: Proposed Text Amendment Buffer Map
- Attachment 9: Petitioner's Responses to Standards for Conditional Use
- Attachment 10: 2024 Zoning Certificate Parking Plan
- Attachment 11: Plat of Survey
- Attachment 12: Floor Plan
- Attachment 13: Traffic Study Waiver Request to Zoning Administrator



Legend

Notes



Print Date: 3/21/2025

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.



200 Howard Ave – Public Notice Sign



200 Howard Ave unit – Front of Building & Front Parking Area



200 Howard Ave unit – Looking southwest



200 Howard Ave main driveway – Looking north across Howard Ave

**Insight Church, Inc.
200 East Howard Avenue**

Conditional Use Project Narrative

Revised March 11, 2025

Insight Church, Inc. (“**Insight**”) is a not-for-profit religious organization that proposes to relocate the operations and programs of its existing Skokie-based congregation (the “**Church**”) to the Subject Property located at 200 East Howard Avenue in Des Plaines (the “**Subject Property**”).

Proposed Text Amendment and Conditional Use Permit

The Subject Property is improved with eight single-story commercial buildings that are collectively referred to as the “Howard O’Hare Business Center.” The Subject Property is used for office, logistics, warehouse/storage, and other commercial/retail uses (with several vacant spaces). Insight proposes to establish the Church in a vacant space in the southernmost building on the Subject Property (the “**Existing Building**”).

The Subject Property is zoned as part of the M-2 General Manufacturing District (the “**M-2 District**”). Pursuant to Section 12-7-4.G of the Des Plaines Zoning Ordinance (the “**Zoning Ordinance**”), assembly uses, including churches, are not permitted in the M-2 District.

Insight is the “**Applicant**” for the following:

- I. A text amendment to the Zoning Ordinance (the “**Proposed Amendment**”) to:
 - 1) Create and define “Manufacturing Zoned Assembly Use” as a type of non-commercial assembly use (including churches); and
 - 2) Allow Manufacturing Zoned Assembly Uses in the M-2 District subject to (i) approval of a conditional use permit and (ii) the following restrictions:
 - a) No Manufacturing Zoned Assembly Uses permitted within 1,320 feet of an R-1, R-2, R-3, or R-4 District;
 - b) No Manufacturing Zoned Assembly Uses permitted within 1,760 feet of Touhy Avenue (i.e., a standard proxy for distance from O’Hare Airport);
 - c) No Manufacturing Zoned Assembly Uses permitted within 5,280 feet of the C-5 Central Business District or C-6 Casino District; and
 - d) Any Manufacturing Zoned Assembly Use must have an entrance that faces or is located within 150 feet of a public right-of-way.
- II. A conditional use permit to allow the Church on the Subject Property (the “**Proposed Conditional Use**”).

Proposed Amendment – Municipal Comparison

The Proposed Amendment would be consistent with the zoning ordinances of several neighboring municipalities with respect to allowing assembly-related uses in general, and religious assemblies in particular, in manufacturing and industrial zones. The table below provides examples of

municipalities near Des Plaines that allow religious and/or assembly uses in manufacturing, industrial, or similar zoning districts.

Religious and Assembly Uses in Manufacturing/Industrial Zones		
Municipality	Zoning Ordinance Provision(s)	Treatment of Assembly and Religious Uses in Manufacturing/Industrial Zones
Rolling Meadows	122-331 – Table 5.13	Religious institutions are a special use in all zoning districts, including the M-1 Business Park District and M-2 Manufacturing District. Assembly/meeting halls are special uses in the M-1 and M-2 Districts.
Schaumburg	154.187(C)(5) 154.188(C)(6)	Auditoriums, clubs, lodges, and fraternal organizations, and community and recreational centers are special uses in the M-P Planned Manufacturing District and the M-1 Manufacturing District.
Elk Grove Village	Table 7-2	Religious institutions are a special use in every zoning district, including the I-1 Restricted Industrial District and I-2 General Industrial District. Other assembly-related uses allowed in the I-1 and I-2 Districts include lodges and meeting malls (special use) and business or trade schools (conditional use).
Mount Prospect	14.604 – Table 2	Stadiums, auditoriums, and arenas are a conditional use in the I-1 Limited Industrial District.
Northbrook	7-102.D 7-105.A	Religious institutions are a permitted use or conditional use (depending on floor area) in the ICS Industrial and Commercial Services District. Other assembly-related uses that are permitted or conditional uses in the ICS District include dance hall, amusement and recreation services, membership organizations; and live entertainment accessory to permitted eating places.
Park Ridge	7.2 – Table 2 8.3 – Table 4	Place of worship is a special use in all commercial districts. The City does not have specifically industrial or manufacturing zoning districts. Other assembly-related uses allowed in all commercial districts include indoor entertainment facility (permitted use), outdoor entertainment facility (special use), and live entertainment (permitted use).

Church Mission, Programming, and Operations

Insight was founded in 2012 as a faith community of multi-ethnic, multi-generational followers of Jesus Christ committed to serving God and loving people. Insight's stated vision includes "to see all people experience the joy and blessing of a right relationship with God, through his son Jesus Christ." Insight Church emphasizes family and diversity by encouraging its members to worship together as families and embrace other cultures and ethnic groups.

Insight's Skokie-based congregation is a modest group of 60 congregants (50 adults and 10 children), a five-member band, and two full-time staff. As set forth in the below "Summary of Church Operations, Programs, and Traffic," the Church's current on-site activities in Skokie, and proposed activities at the Subject Property, consist of:

- 1) General office administration during regular business hours by the Church's two staffers, each of whom travels to the Church via personal vehicle;
- 2) One weekly band practice session, on Thursday evenings, for the Church's five band members who typically travel via a total of three personal vehicles;
- 3) One monthly group prayer, on a Friday evening, typically attended by about 13 congregants and two staff traveling via a total of eight personal vehicles; and
- 4) One weekly Sunday service, typically attended by the full staff, band, and about 44 congregants traveling via a total of 27 personal vehicles.

The Church's automobile activity and parking demand are predominantly generated by personal vehicles because its staff, band, and congregants generally travel by personally-owned cars rather than rideshares or alternative modes of transportation. The Church does not generate commercial delivery/loading activity.

Summary of Church Operations, Programs, and Traffic					
Program	Days / Frequency	Start / Arrival	End / Departure	Typical # Attendees	Typical # Personal Vehicles
Office Hours	Monday-Friday Weekly	9:00 a.m.	5:00 p.m.	<u>2 total attendees:</u> 2 staff	<u>2 total cars:</u> 2 one-passenger cars
Band/Choir Practice	Thursdays Weekly	7:00 p.m.	9:00 p.m.	<u>5 total attendees:</u> 5 band members	<u>3 total cars:</u> 1 one-passenger car 2 two-passenger cars
Friday Prayer Evening	Fridays Monthly	7:00 p.m.	9:00 p.m.	<u>15 total attendees:</u> 2 staff 13 congregants	<u>8 total cars:</u> 4 one-passenger cars 1 two-passenger car 3 three-plus-passenger cars
Sunday Service	Sundays Weekly	10:00 a.m.	12:00 p.m.	<u>51 total attendees:</u> 2 staff 5 band members 44 congregants	<u>27 total cars:</u> 17 one-passenger cars 3 two-passenger cars 7 three-plus-passenger cars

Proposed Work at the Subject Property

As illustrated on the Floor and Demolition Plans included with this application, Insight proposes to reactivate a vacant, approximately 7,346-square-foot space in the Existing Building. Insight will conduct a limited interior demolition and buildout to create the necessary interior spaces for the Church and repurpose certain existing spaces. The Church will include an assembly space, expanded restrooms, administrative offices, and an area for Sunday school. The buildout will not

impact the footprint, envelope, size, or exterior design of the Existing Building or accessory parking areas. The Church will use on-site parking spaces located immediately south and east of the Existing Building. The property owner will ensure that sufficient parking is available for the Church's anticipated peak parking demand (27 vehicles during the Sunday morning service) and its required parking under the Zoning Ordinance (70 spaces).

Insight Church, Inc.

Proposed Text Amendment to Des Plaines Zoning Ordinance

Revised March 11, 2025

Article and Section references are to the *Des Plaines Zoning Ordinance of 1998*.
Proposed amendatory language is in **red**.

Section 12-13-3: DEFINITION OF TERMS

...

MANUFACTURING ZONED ASSEMBLY USE: A use that is primarily for the purpose of the assembly of people for a non-commercial purpose, which can contain a combination of uses that take place in both principal and accessory structures. A Manufacturing Zoned Assembly Use may include: community center, membership organizations, church, synagogue, temple, meeting house, mosque, or other place of worship. Such uses shall adhere to the off street parking requirements under "assembly uses".

Section 12-7-4.H: MANUFACTURING USE MATRIX

TABLE 5

MANUFACTURING DISTRICTS USE MATRIX

P = Permitted use

C = Conditional use permit required

Uses	M-1	M-2	M-3
...			
<u>Manufacturing Zoned Assembly Use</u>		<u>C^{8, 9}</u>	
...			

Notes:

...

- 8. Any manufacturing zoned assembly use must have an entrance that faces or is located within 150 feet of a public right-of-way.**
- 9. No manufacturing zoned assembly use shall be located within 1,320 feet of an R-1, R-2, R-3, or R-4 District; 1,760 feet of the Touhy Avenue public right-of-way; or 5,280 feet of the C-5 or C-6 District.**

**Insight Church, Inc.
200 East Howard Avenue**

Responses to Text Amendment Approval Standards

Revised March 11, 2025

Proposed Text Amendment Context/Narrative

Insight Church, Inc. (“**Insight**”) is a not-for-profit religious institution that proposes to relocate the operations and programs of its existing, 60-member Skokie congregation (the “**Church**”) to a vacant space in an existing single-story commercial building at (the “**Existing Building**”) at 200 East Howard Avenue (the “**Subject Property**” or “**Howard O’Hare Business Center**”). The Subject Property is zoned as part of the M-2 General Manufacturing District (the “M-2 District”). Pursuant to Section 12-7-4.G of the Des Plaines Zoning Ordinance (the “**Zoning Ordinance**”), assembly uses (including churches) are not permitted in the M-2 District.

Insight proposes an amendment to the Zoning Ordinance (the “**Proposed Amendment**”) to:

- 1) Create and define “Manufacturing Zoned Assembly Use” as a type of non-commercial assembly use (including churches); and
- 2) Allow Manufacturing Zoned Assembly Uses in the M-2 District subject to (i) approval of a conditional use permit and (ii) the following restrictions:
 - a) No Manufacturing Zoned Assembly Uses permitted within 1,320 feet of an R-1, R-2, R-3, or R-4 District;
 - b) No Manufacturing Zoned Assembly Uses permitted within 1,760 feet of Touhy Avenue (i.e., a standard proxy for distance from O’Hare Airport);
 - c) No Manufacturing Zoned Assembly Uses permitted within 5,280 feet of the C-5 Central Business District or C-6 Casino District; and
 - d) Any Manufacturing Zoned Assembly Use must have an entrance that faces or is located within 150 feet of a public right-of-way.

As further described below, each proposed buffer or proximity restriction is tailored to balance the benefits of allowing Manufacturing Zoned Assembly Uses in certain areas with the protection of industrial, commercial, or residential users or areas Manufacturing Zoned Assembly Uses might locate near.

The Proposed Amendment would be consistent with the zoning ordinances of several neighboring municipalities with respect to allowing assembly-related uses in general, and religious assemblies in particular, in manufacturing and industrial zones. The table below provides examples of municipalities near Des Plaines that allow religious and/or assembly uses in manufacturing, industrial, or similar zoning districts.

Religious and Assembly Uses in Manufacturing/Industrial Zones		
Municipality	Zoning Ordinance Provision(s)	Treatment of Assembly and Religious Uses in Manufacturing/Industrial Zones
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Elk Grove Village	Table 7-2	Religious institutions are a special use in every zoning district, including the I-1 Restricted Industrial District and I-2 General Industrial District. Other assembly-related uses allowed in the I-1 and I-2 Districts include lodges and meeting malls (special use) and business or trade schools (conditional use).
Mount Prospect	14.604 – Table 2	Stadiums, auditoriums, and arenas are a conditional use in the I-1 Limited Industrial District.
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Park Ridge	7.2 – Table 2 8.3 – Table 4	Place of worship is a special use in all commercial districts. The City does not have specifically industrial or manufacturing zoning districts. Other assembly-related uses allowed in all commercial districts include indoor entertainment facility (permitted use), outdoor entertainment facility (special use), and live entertainment (permitted use).

Responses to Approval Standards

Des Plaines Zoning Ordinance of 1998

Section 12-3-7.E – Standards for Amendments

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

Applicant Response: The Proposed Amendment is consistent with and promotes the goals, objectives, and policies of the Des Plaines Comprehensive Plan (the “**Comprehensive Plan**”) including those related to economic development and diversity and inclusion.

Economic Development

Chapter 3 of the Comprehensive Plan provides several recommendations related to economic development in industrial areas. Section 3.10 explains that some local manufacturing businesses find it “difficult to tap into the local workforce when filling open positions” and suggests the City of Des Plaines (the “**City**”) “play a key role in strengthening the connection to the local workforce by facilitating relationships between area businesses and education providers.” Non-commercial assemblies, such as religious organizations, often facilitate employment and education programs that help connect employers with prospective employees in their surrounding communities. Religious organizations often serve as informational conduits between their congregants and local employers and educators. The Proposed Amendment would help strengthen connections between manufacturing employers and the local workforce by expanding access to sites in the City in which such organizations can establish themselves and facilitate such connections.

Section 3.11 notes that “Des Plaines has several industrial areas that were established in the 1960s and 1970s and many of the buildings within those areas are reaching the end of their useful life” and “future investment in industrial areas will likely be focused on redeveloping and maximizing the value of underutilized sites.” The Howard O’Hare Business Center is an example of a development in an industrial area with underutilized and vacant space. The leased portions of the center are utilized, viable, and do not require redevelopment. Some of the center’s unleased office space is less attractive to industrial and office users but highly attractive assembly users like Insight Church. Allowing assembly uses in such spaces would promote low vacancy in the City’s industrial areas and allow the type of targeted investment described in Section 3.11 through occupancy and upgrades by allowed assembly uses.

Section 3.11 further lists industrial design guidelines that the City could adopt, including “locating office functions at the front of [properties] with manufacturing and warehousing...at the rear”; “site access and circulation design that reduces curb cuts on primary roadways”; and “conservation-based green building and site development practices.” The Proposed Amendment could promote each of those guidelines. For example, were Insight Church authorized to lease the southeasternmost building in the Howard O’Hare Business Center, it would reactivate an office space consistent with the design principles of locating non-industrial functions at the front of industrial developments and minimizing curb cuts. The Howard O’Hare Business Center features existing curb cuts on Howard Avenue that would be more than sufficient for Insight Church. Furthermore, Insight Church would support the long-term economic vitality of the center as a whole, reducing the likelihood that the center would need to undergo costly redevelopment in the future.

Section 3.12 of the Comprehensive Plan explains that a street’s “corridor appearance has a significant impact on the community’s image” and identifies Howard Avenue as “the City’s only major roadway that services any significant industrial property.” The Proposed Amendment would improve the appearance of the Howard Avenue corridor and others like it by expanding options to reactivate vacant spaces near commercial corridors with active, non-commercial assembly uses. The reactivation of the vacant Existing Building with Insight Church would be a prime example.

Diversity and Inclusion

Chapter 6 of the Comprehensive Plan concerns the City’s diversity and inclusion efforts. Section 6.1 recommends the City continue to partner with institutions like the Des Plaines Parks District

and Public Library that “have shown a commitment to celebrating the community’s diversity through citywide events.” Many religious organizations, like Insight Church, proudly serve and support diverse groups. The Proposed Amendment would support the recommendation of Section 6.1 by expanding the range of locations in the City where religious organizations like Insight Church could be located and contribute to the community’s inclusionary efforts.

Section 6.2 recommends the City access new volunteers and resources for diversity-related guidance and services through “local faith-based organizations, community organizations, and student groups.” Similarly, Sections 6.3 and 6.4 recommend strategies for enhancing the City’s support of diverse communities, including by “promot[ing] resources to welcome and better integrate newly-arrived immigrant families” and holding outreach meetings in non-governmental buildings such as buildings for public schools, libraries, and “local faith-based institutions.”

Community organizations, including religious assemblies, are often effective supporters, promoters, and facilitators of programs that help integrate and empower immigrant and underserved groups. Immigrant families often seek resources through pre-existing religious affiliations. The Proposed Amendment would support access to resources available through non-commercial assembly users by expanding the areas in which they can locate. More specifically, by expanding those areas to include the M-2 District, the Proposed Amendment could enable non-commercial organizations that support immigrant communities to locate near manufacturing and industrial employers that often provide initial employment opportunities to recent immigrants.

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

Applicant Response: The Proposed Amendment is compatible with the overall conditions and character of development in the M-2 District because it provides for case-by-case review via the conditional use process; allows the adaptive reuse of certain underutilized industrial structures that are well-suited for non-commercial assemblies; allows a type of use that will often complement neighboring manufacturing/industrial uses with different peak hours of operation; and is tailored to exclude assembly uses near certain sensitive areas including residential zones, downtown, the Rivers Casino, and O’Hare Airport.

First and foremost, by allowing Manufacturing Zoned Assembly Uses only pursuant to conditional use approval, the Proposed Amendment provides City staff, the Planning & Zoning Board (“**PZB**”), and the City Council the opportunity to review the compatibility of any proposed assembly use with its immediate vicinity and approve, deny, or attach conditions on a case-by-case basis.

Second, Manufacturing Zoned Assembly Uses will enhance the marketability of existing underutilized developments in the M-2 District that may be obsolete for modern office, manufacturing, or industrial operations, but remain viable for adaptive reuse as potential assembly spaces. The M-2 District includes several decades-old industrial developments that lack features necessary for modern manufacturing and industrial uses, but offer many features desirable for other uses, including open floor plates, high ceilings, ample parking, and proximity to major roads and highways. For example, the Howard O’Hare Business Center includes both fully-utilized industrial spaces and some vacant offices that may be difficult to lease amidst declining demand for suburban office space. The Proposed Amendment would enhance the marketability of such

underutilized spaces in the M-2 District by allowing their adaptive reuse by assembly users who often seek the type of open floor plates, high ceilings, and ample parking and transportation access that legacy industrial properties provide. Legacy developments with both viable manufacturing/industrial space and vacant office space could continue to thrive as a whole through the adaptive reuse of underutilized spaces that are well-suited to assemblies.

Third, Manufacturing Zoned Assembly Uses would often be compatible with and complement surrounding industrial uses in terms of hours of activity. For example, Insight Church only hosts congregants on Friday evenings and Sunday mornings, when most commercial/industrial uses in the Howard O'Hare Business Center and immediate vicinity are idle. A use like Insight Church allows a property owner to fill vacant or underutilized space without generating automobile activity or parking demand during the typical business hours of industrial tenants or neighbors.

Finally, the Proposed Amendment is tailored to be particularly sensitive to certain areas where assembly uses might disrupt residences, or compete for space in particularly high-impact industrial areas. Under the Proposed Amendment, Manufacturing Zoned Assembly Uses would not be permitted within 1,320 feet from a residential district (i.e., one-quarter of a mile); 1,760 feet from the Touhy Avenue right-of-way (i.e., one-third of a mile); or 5,280 feet from the C-5 Central Business District or C-6 Casino District (i.e., one mile).

Each proximity restriction is tailored to balance the benefits of allowing Manufacturing Zoned Assembly Uses in certain areas with the protection of industrial, commercial, or residential users or areas Manufacturing Zoned Assembly Uses might locate near. Specifically, the quarter-mile residential district buffer is the smallest proximity restriction because it is intended to balance allowing Manufacturing Zoned Assembly Uses (i.e., non-commercial assembly uses) within a reasonable distance of residential areas where members of the assembly may reside, while prohibiting such uses at locations that could potentially disturb any immediately proximate residences. Touhy Avenue is used as a consistent, easily measurable proxy for proximity to O'Hare International Airport. The third-mile Touhy buffer is intended to balance protecting industrial uses that rely on immediate proximity to O'Hare Airport from competition with assembly uses for space, while allowing assembly uses that might benefit from *general* proximity to O'Hare, the Interstate 90, and residential districts on the south side of Des Plaines that the assembly uses might serve. The one-mile Central Business and Casino District buffers are intended to unambiguously protect industrial uses that serve and rely on proximity to the City's own downtown and casino areas from competition with assembly uses for space, and to encourage assembly users to locate within the downtown and casino districts if they intend to serve visitors to those areas.

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

Applicant Response: For several reasons, the Proposed Amendment is appropriate considering the adequacy of public facilities and services available to any property in which a Manufacturing Zoned Assembly Use is proposed.

Through the conditional use requirement, the Proposed Amendment requires case-by-case review and thereby allows the City to impose approval conditions for any Manufacturing Zoned Assembly Use. For example, the City Council could deny a conditional use permit for an assembly

at a location that entirely lacks sufficient parking, access, or utilities, or it could impose approval conditions to ensure the sufficiency of facilities and services.

Manufacturing Zoned Assembly Uses would be subject to the standard parking requirements under the Zoning Ordinance, including the minimum parking ratio for assemblies. See Section 12-9-7. Any proposed assembly would be required to have sufficient parking. Additionally, as further discussed above, Manufacturing Zoned Assembly Uses would often generate automobile activity and parking demand on days and at times that are different than, and therefore compatible with, the peak business hours of manufacturing/industrial operations.

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

Applicant Response: The Proposed Amendment will not adversely effect, but rather is intended to benefit, properties in the M-2 District.

The Proposed Amendment does not allow assembly uses in portions of the M-2 District that are nearest O'Hare Airport, the Rivers Casino, downtown, or a residential district in Des Plaines. The airport, casino, and downtown proximity restrictions effectively prevent assembly users from competing with industrial users for space in areas that rely on industrial services and/or contain assembly venues of their own. The residential proximity restriction balances allowing assemblies to be located somewhat near residential areas they may serve, but not so close as to negatively impact residential properties in an immediate vicinity.

Many properties in the remaining areas of the M-2 District could benefit through marketability to assembly users, particularly legacy industrial or mixed use properties with vacant space. For example, the Howard O'Hare Business Center includes both fully-utilized industrial spaces and some vacant office space. Insight Church offers the owner of the center the opportunity to fill a vacant space with a use that will operate at times that complement existing industrial and commercial tenants. In turn, the center offers Insight Church the opportunity to locate its church in a space that requires limited interior buildout, is conveniently located near major thoroughfares, and offers substantial on-site parking.

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

Applicant Response: The Proposed Amendment reflects and promotes responsible development and growth. It provides for a tailored expansion of the areas in which assembly uses can be permitted, on a case-by-case basis. Further, it expands the marketability of properties in those areas to an additional class of potential tenants/users, while excluding sensitive residential areas and certain key commercial areas.

Under the Proposed Amendment, Manufacturing Zoned Assembly Uses will only be permitted in a subset of the M-2 District, only in locations near and/or oriented toward a public street, and only after conditional use review and approval. Ultimately, each proposed assembly would have to satisfy the conditional use approval standards, including those related to compatibility with surrounding structures and uses, availability of public facilities, and any potential traffic, noise, or emission impacts. No manufacturing-zoned assembly use would be approved without complying

with the public notice, review, hearing, and approval requirements. Neighbors, City staff, and members of the PZB and City Council would have an opportunity to express their views regarding any proposed assembly.

Furthermore, as also noted in the Project Narrative submitted herewith, the Proposed Amendment would be consistent with the zoning ordinances of several neighboring municipalities with respect to allowing assembly-related uses in general, and religious assemblies in particular, in manufacturing and industrial zones. The table below provides examples of municipalities near Des Plaines that allow religious and/or assembly uses in manufacturing, industrial, or similar zoning districts.

Religious and Assembly Uses in Manufacturing/Industrial Zones		
Municipality	Zoning Ordinance Provision(s)	Treatment of Assembly and Religious Uses in Manufacturing/Industrial Zones
Rolling Meadows	122-331 – Table 5.13	Religious institutions are a special use in all zoning districts, including the M-1 Business Park District and M-2 Manufacturing District. Assembly/meeting halls are special uses in the M-1 and M-2 Districts.
Schaumburg	154.187(C)(5) 154.188(C)(6)	Auditoriums, clubs, lodges, and fraternal organizations, and community and recreational centers are special uses in the M-P Planned Manufacturing District and the M-1 Manufacturing District.
Elk Grove Village	Table 7-2	Religious institutions are a special use in every zoning district, including the I-1 Restricted Industrial District and I-2 General Industrial District. Other assembly-related uses allowed in the I-1 and I-2 Districts include lodges and meeting halls (special use) and business or trade schools (conditional use).
Mount Prospect	14.604 – Table 2	Stadiums, auditoriums, and arenas are a conditional use in the I-1 Limited Industrial District.
Northbrook	7-102.D 7-105.A	Religious institutions are a permitted use or conditional use (depending on floor area) in the ICS Industrial and Commercial Services District. Other assembly-related uses that are permitted or conditional uses in the ICS District include dance hall, amusement and recreation services, membership organizations; and live entertainment accessory to permitted eating places.
Park Ridge	7.2 – Table 2 8.3 – Table 4	Place of worship is a special use in all commercial districts. The City does not have specifically industrial or manufacturing zoning districts. Other assembly-related uses allowed in all commercial districts include indoor entertainment facility (permitted use), outdoor entertainment facility (special use), and live entertainment (permitted use).

MANUFACTURING DISTRICTS USE MATRIX

P = Permitted use

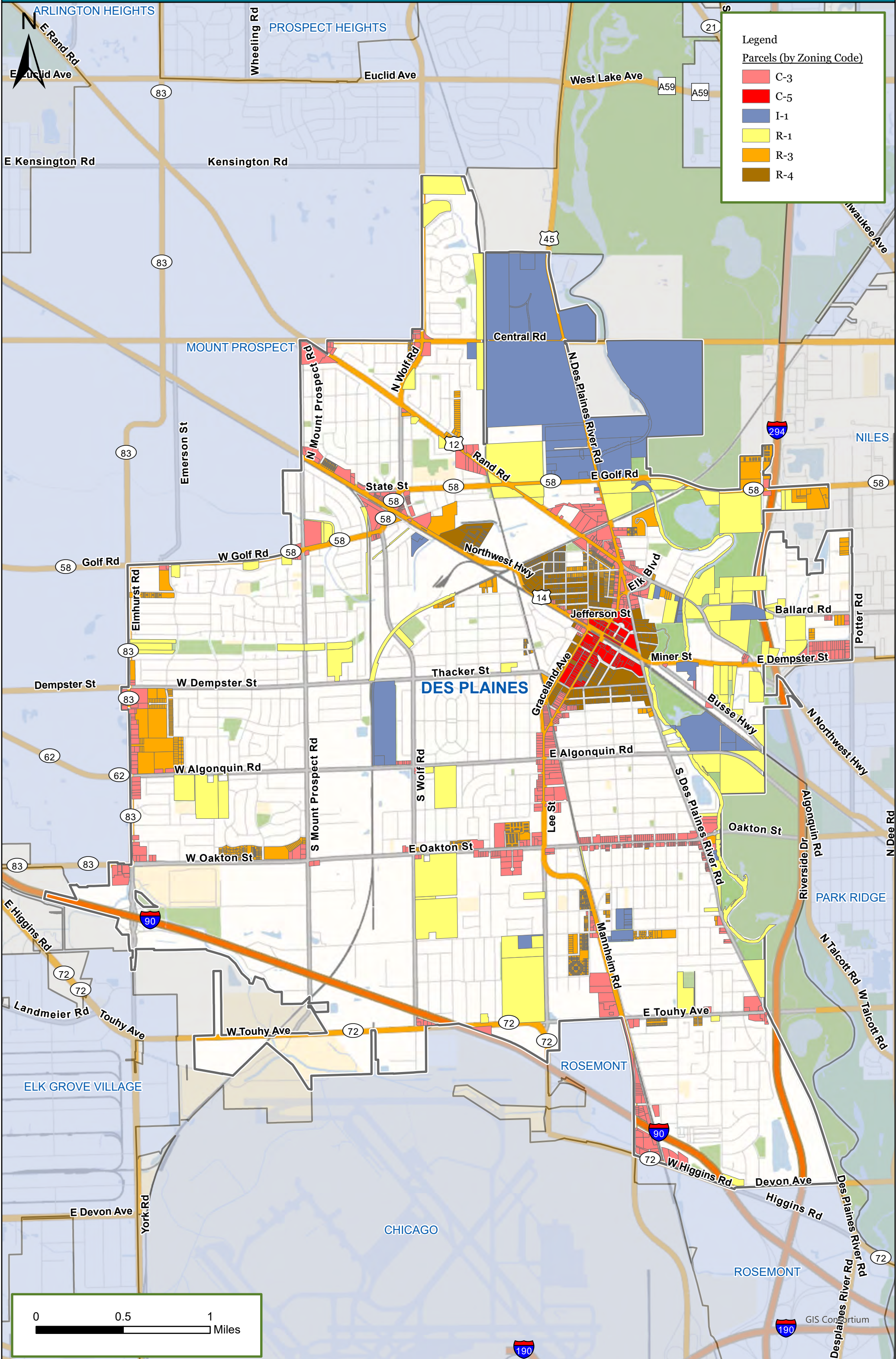
C = Conditional use permit required

Uses	M-1	M-2	M-3
Accessory uses and structures	P	P	P
Animal hospitals		C	
Auto body repair	P	P	
Auto filling station	P	P	
Auto service repair	P	P	
Brewery	C	P	P
Cannabis Cultivation Center		C ^{5,6}	
Cannabis Dispensaries		P ⁵	
Cannabis Craft Grower		C ⁵	
Cannabis Processor		C ⁵	
Cannabis Infuser	C ⁵	C ⁵	
Car wash		C	
Childcare center		C ⁷	
Commercial indoor recreation	C	C	
Commercial motor vehicle sales and leasing	C	C	
Commercial outdoor recreation	C	C	
Commercial shopping center		C	
Commercial storage		P	
Commercial truck parking lot		C	
Contractor's storage yard		C	
Distillery	C	P	P
Distribution facilities		P	P
Domestic pet service	C ^{1,2,3}	C ^{1,2,3}	
Food processing establishment	C	P	
Grocery retail	C	C	
Leasing/rental agents, small equipment	P	P	
Leasing/rental agents, large equipment	C	C	
Leasing agents, vehicles (non-moving)	C	P	
Leasing agents, moving vehicles	P	P	
Livery service		C	
Manufacturing - heavy		P	

Manufacturing - light	P	P	P
Manufacturing service establishments	C	P	
Motor vehicle sales		P	
Offices	P	P	P
Outdoor bulk material facility		C ⁴	
Planned developments	C	C	C
Public utilities	C	P	
Radio transmitting towers, public broadcasting	C	C	C
Recycling center	C	C	
Research, testing and development industries	P	P	P
Restaurants:			
Class A		C	
Class B		P	
Retail goods establishments	C	C	
Schools, commercial	P	C	
Shooting range, indoor		C	
Trade contractors	P	P	
Vehicle towing		C	
Warehouse	C	P	P
Wholesale goods establishments	C	P	

Notes:

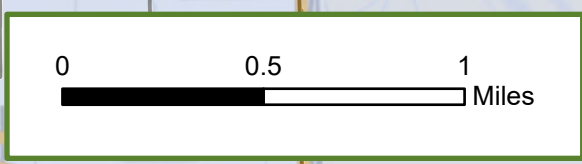
- All domestic pet services shall be at least 300 feet from any residential dwelling.
- Outdoor kennels are not allowed.
- Outdoor runs are allowed.
- Outdoor bulk material storage shall only be allowed on the 1200 and 1300 blocks of East Golf Road. All outdoor storage areas shall be completely screened with either a solid masonry or wood fence and no outdoor materials shall exceed the height of the solid fence.
- No cannabis business establishment shall be located within 500 feet of any pre-existing pre-school, primary school, secondary school, childcare center on a commercial zoning lot, or place of worship. All minimum distance requirements shall be measured from zoning lot line to zoning lot line.
- Any cannabis cultivation center may not be located less than 2,500 feet away from existing public or private pre-schools, elementary or secondary schools, childcare centers, day care homes, group day care homes, part day childcare facilities, or any parcel zoned for residential use. This minimum distance shall be measured from zoning lot line to zoning lot line to the specified uses.
- Only allowed as a secondary principal use and only when the primary principal use has twenty or more personnel employed on site.

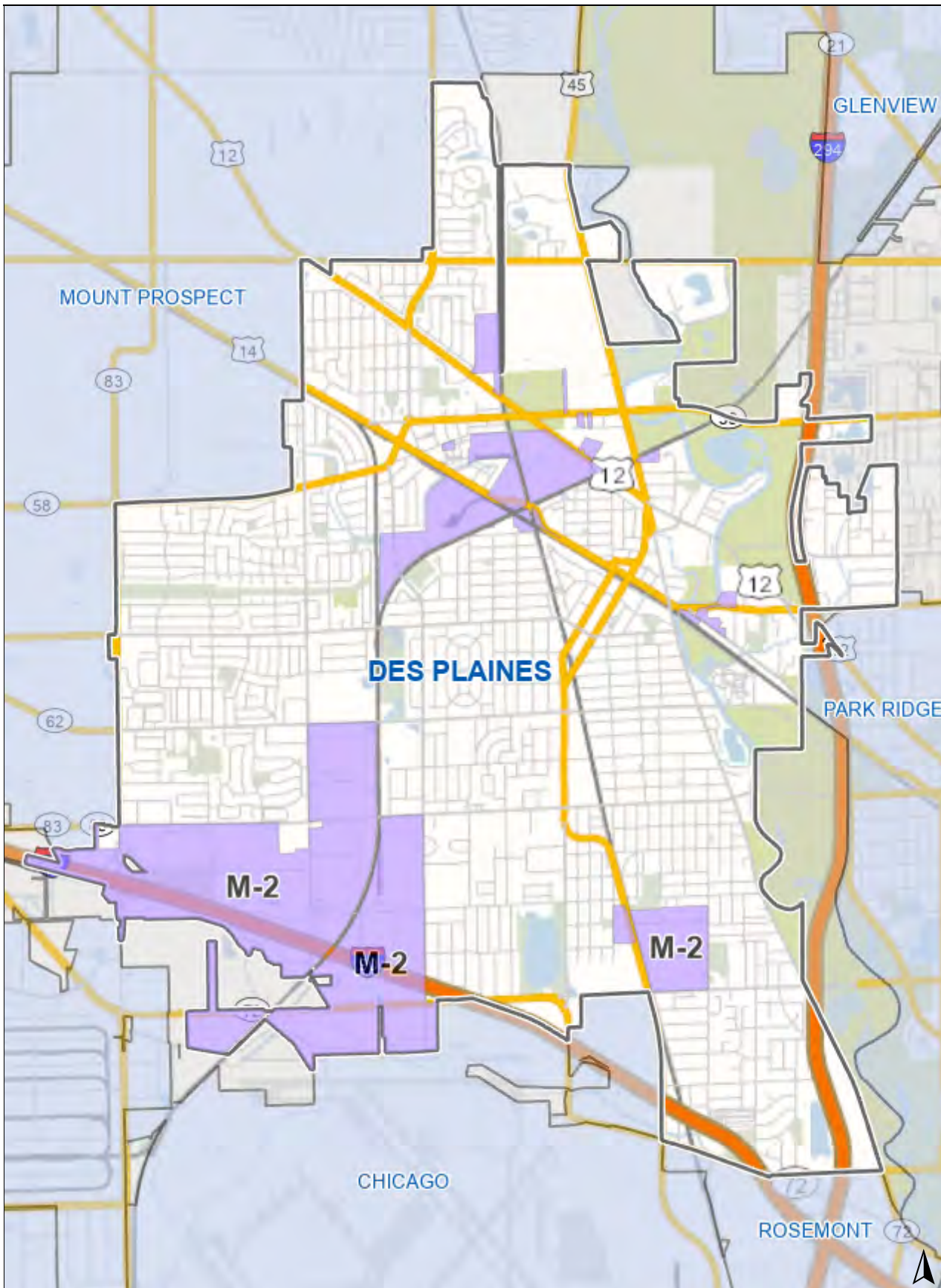


Legend

Parcels (by Zoning Code)

- C-3
- C-5
- I-1
- R-1
- R-3
- R-4





Legend

Zoning and Development

Zoning

- M-2: General Manufacturing



Print Date: 1/16/2025

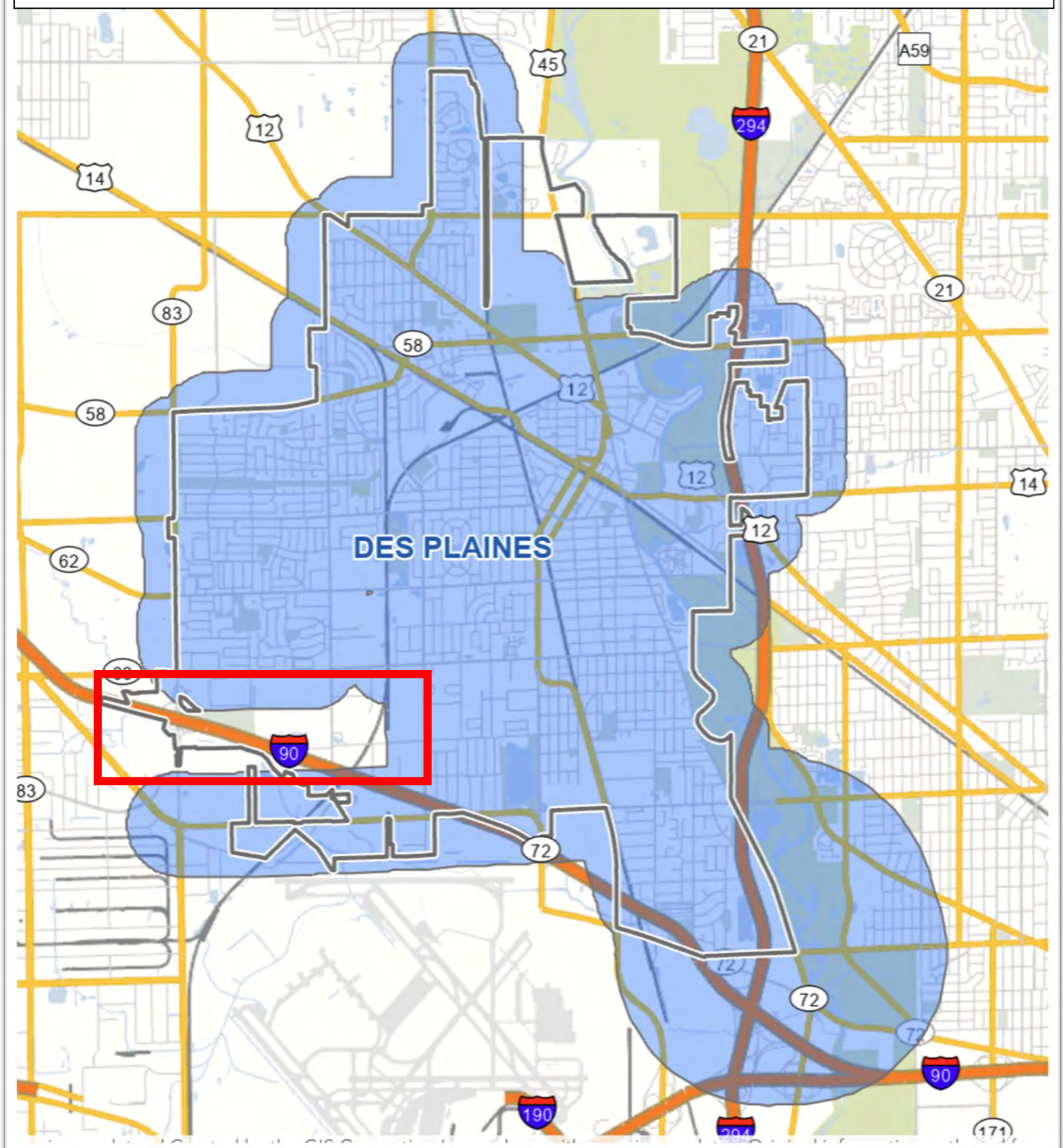
Notes

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.

Text Amendment Buffer Map:

Blue = Proposed buffers for proposed Manufacturing Assembly Uses

Red Box = M-2 zoned areas available for the proposed use



Insight Church, Inc.
200 East Howard Avenue

Responses to Conditional Use Approval Standards

Revised March 11, 2025

*Capitalized terms are defined in the Project Narrative submitted with this application.

Des Plaines Zoning Ordinance of 1998
Section 12-3-4.E – Standards for Conditional Uses

1. Standard: The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

Applicant Response: Approval of the Proposed Conditional Use is contingent upon passage of the Proposed Amendment to Sections 12-13-3 and 12-7-4.H of the Zoning Ordinance. Pursuant to the Proposed Amendment, the Church would be categorized as a Manufacturing Zoned Assembly Use, which would be designated as a conditional use in the M-2 District.

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

Applicant Response: The Proposed Conditional Use aligns with and supports the objectives of the Comprehensive Plan and the Zoning Ordinance, particularly objectives related to economic development, diversity and inclusion, and the compatibility and scale of development in the surrounding community.

Specifically, Chapter 3 of the Comprehensive Plan provides several recommendations related to economic development in industrial areas. Section 3.10 explains that some local manufacturing businesses find it “difficult to tap into the local workforce when filling open positions” and suggests the City “play a key role in strengthening the connection to the local workforce by facilitating relationships between area businesses and education providers.” Religious organizations, like Insight Church, often serve as informational conduits between local congregants, employers, and educators. The Proposed Conditional Use would help strengthen connections between surrounding employers and congregant-members of the surrounding community by, for instance, providing a space where organizations could post employment and education opportunities.

Section 3.11 of the Comprehensive Plan notes that “Des Plaines has several industrial areas that were established in the 1960s and 1970s and many of the buildings within those areas are reaching the end of their useful life” and “future investment in industrial areas will likely be focused on redeveloping and maximizing the value of underutilized sites.” The Subject Property and Existing Building are an example of such underutilized structures/sites, and the Church would be an excellent example of such a tailored investment. The Subject Property is a decades-old commercial development that includes both fully-leased buildings with office, industrial, and retail users, and partially vacant/underutilized buildings like the Existing Building. The Church would reactive a vacant portion of the Existing Building that has proven less marketable to new office or industrial users.

Section 3.12 of the Comprehensive Plan explains that a street’s “corridor appearance has a significant impact on the community’s image.” The Church would improve the appearance of the

Howard Avenue corridor by reactivating a vacant space (located near and visible from the corridor) with an active, community-focused use.

Chapter 6 of the Comprehensive Plan concerns the City's diversity and inclusion efforts. Section 6.1 recommends the City continue to partner with institutions that "have shown a commitment to celebrating the community's diversity through citywide events." Section 6.2 recommends the City access new volunteers and resources for diversity-related guidance and services through "local faith-based organizations, community organizations, and student groups." Insight Church proudly serves a diverse congregation and expressly includes the celebration of diversity in its mission and vision. The Church would be an immediate conduit for reaching diverse members of the community, and could be a long-term partner for diversity and inclusion initiatives.

Pursuant to Section 12-1-3 of the Zoning Ordinance, the purposes of the Zoning Ordinance include to (i) "support the goals, objectives, and policies of the comprehensive plan"; (ii) "encourage compatibility of different uses" (iii) "protect the scale and character of existing development from the encroachment of incompatible development"; and (iv) "protect and enhance the taxable value of land, buildings, and structures." The Proposed Conditional Use supports each of those objectives.

First, as described above, the Proposed Conditional Use is consistent with key objectives in the Comprehensive Plan related to economic development and diversity and inclusion.

Second, the Proposed Conditional Use would allow a use that would be compatible with different surrounding uses, reinforce the scale and character of existing developments, and support the value of the Subject Property. As further described in the Project Narrative, the Church's congregation and programs are modest in size and scale. The Church has a total of 60 congregants (50 adults and 10 children), a five-member band/choir, and two full-time staff. The Church's activities consist of:

- 1) General office administration (Monday-Friday, 9:00 a.m.-5:00 p.m.) for the Church's two staffers, who typically travel via a total of two personal vehicles.
- 2) One weekly band practice session (Thursdays, 7:00 p.m.-9:00 p.m.) for the Church's five-person band, who typically travel via a total of three personal vehicles.
- 3) One monthly group prayer (Fridays, 7:00 p.m.-9:00 p.m.) typically attended by approximately 13 congregants and two staff traveling via a total of eight personal vehicles.
- 4) One weekly Sunday Service (Sundays, 10:00 a.m.-12:00 p.m.) typically attended by approximately 44 congregants, the two staff, and the five band members travelling via a total of 27 personal vehicles.

The limited automobile activity/parking demand generated by the Church is highly compatible with surrounding industrial and office uses because the Church's activities generally occur on nights and weekends when surrounding uses tend to be idle. The posted business hours of immediately neighboring uses include: the American Louver Company at 100 Howard Avenue (Monday-Friday, 8:00 a.m. to 5:00 p.m.), Nova Logistics, Inc. at 232 Howard Avenue (Monday-Friday, 7:00 a.m. to 5:00 p.m.), C.H. Robinson at 333 Howard Avenue (Monday-Friday, 5:30 a.m. to 6:00 p.m.), and Cloud Packaging Equipment at 424 Howard Avenue (Monday-Friday, 8:00 a.m. to 5:00 p.m.).

The Church would reactivate a vacant space in the Existing Building that is clearly visible from Howard Avenue. In doing so, the Church would reduce the vacancy rate and therefore improve the economic viability of the Subject Property. The Church would also reduce the visible vacancy

along the Howard Avenue corridor. The Church would use ample, existing means of site access and parking facilities at the Subject Property and would not make any exterior improvements, thereby preserving the longstanding Existing Building's footprint, bulk, and design. Accordingly, the Church would provide a use that is compatible with surrounding uses, supports the continued viability of a development that contributes to the character of the area, and improves the visual impression of Howard Avenue as a healthy commercial corridor.

3. Standard: The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

Applicant Response: The Existing Building is a single-story commercial structure located in the southernmost portion of an eight-building industrial and commercial development constructed in approximately 1986. The development has contributed to the commercial and industrial aesthetic character of the surrounding area for decades.

The Proposed Conditional Use (the Church) would reactivate a vacancy in the Existing Building that is visible from Howard Avenue, without making any exterior improvements that would alter the building's character or design. As further described above, the Church would operate programs that are modest in size and frequency, and complementary with surrounding uses in terms of alternative hours of activity. Accordingly, the Proposed Conditional Use will be harmonious and appropriate in appearance with the character of the general vicinity.

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

Applicant Response: The Subject Property is surrounded by a mix of industrial/manufacturing, office, and other commercial uses, many of which are idle during the Church's Friday evening and Sunday morning programs. The Church will complement those uses by generating modest automobile activity on days and at times when neighboring uses are typically inactive. The Church's assembly activities will take place in the Existing Building and will not include any operations that might otherwise impact or disturb neighboring uses.

The Church would use ample on-site parking and existing curb cuts/access drives from Howard Avenue, which are located immediately south of the Existing Building. Pursuant to the Parking Plan submitted with this application, the Subject Property includes a total of approximately 339 parking spaces. Spaces immediately surrounding the Existing Building have been designated for use by the Church. The location of the Existing Building near the Subject Property's frontage on Howard Avenue, and the location of the Church parking immediately surrounding the Existing Building, will minimize any traffic interaction or disturbance between church visitors and vehicles related to neighboring uses at the site, and thereby support vehicular and pedestrian safety.

As further described above, the Church's programs would be modest in terms of size and frequency. The Church would contribute three or fewer vehicles to local automobile activity and on-site parking demand at all times, except for during a two-hour monthly prayer (Friday evenings, approximately 15 people and 8 cars) and a two-hour weekly service (Sunday mornings, approximately 51 people and 27 cars).

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

Applicant Response: The Proposed Conditional Use is served by adequate public facilities and services.

The Church will occupy a space the Existing Building with established fixtures, utility connections, and services which are of an industrial/commercial grade sufficient for the Church's modest weekly service and monthly prayer group. The Des Plaines Building Division conducted a preliminary review of the Church's Floor and Demolition Plans and indicated no major concerns.

Church visitors will use existing, ample means of site access and sufficient on-site parking. Site access will be via two existing curb cuts from Howard Avenue. Howard Avenue adequately serves several neighboring industrial and commercial developments along the corridor. The curb cuts for the Subject Property adequately serve the entire Howard O'Hare Business Center and its several commercial and industrial users.

The Church will not generate substantial loading activity or rideshare drop-off activity because it does not require commercial deliveries and its members overwhelming travel by personal vehicle rather than rideshare or transit. The Church will not include any residential, industrial, or commercial operations, or any other activities that could unduly burden streets, services, utilities, or schools.

6. Standard: The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

Applicant Response: The Proposed Conditional Use does not involve any construction or activities that could excessively burden existing public facilities and services.

The Church will reactivate a vacant space in an Existing Building that offers ample existing infrastructure, site access, parking, and utility services for the Church's modest activities.

Furthermore, the Proposed Conditional Use will not be detrimental to the economic welfare of the community. Rather, the Church intends to contribute to the general welfare of the community by supporting the economic viability of the Howard O'Hare Business Center; eliminating visible vacancy along the Howard Avenue corridor; and providing a welcoming, inclusive space for religious fellowship that operates in a manner sensitive to its neighbors in terms of scope and hours of activity.

7. Standard: 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;

Applicant Response: The Proposed Conditional Use does not involve components that would produce excessive traffic, noise, smoke, fumes, glares, or odors to the detriment of any persons, property, or the general welfare. Rather, the Church is intended to promote the general welfare by providing a welcoming space for religious worship and fellowship that operates in a manner compatible with and sensitive to neighboring uses.

With regard to traffic, as further explained above, the Church will generate a modest amount of automobile activity, at times that differ from the typical peak hours of surrounding uses. The Church will contribute three or fewer vehicles to local traffic patterns and on-site parking demand at all times except for a two-hour weekly service on Sunday mornings (generating approximately eight vehicle trips) and a two-hour monthly group prayer on Friday evenings (generating approximately 27 vehicle trips). The Church will use the Subject Property's existing curb cuts/access drives which adequately serve the entire Howard O'Hare Business Center. The Church will not require large/commercial deliveries. The modest automobile activity generated by the Church on Thursday evenings, Friday evenings, and Sunday mornings will occur outside the typical weekday hours of neighboring commercial, industrial, and manufacturing uses.

With regard to noise, the Church's assembly activities will occur entirely within the Existing Building. The Church will not involve any heavy machinery or outdoor activity that might disrupt surrounding uses.

With regard to noise, smoke, fume, and odor, the establishment of the Church will consist of an interior buildout of the Existing Building, rather than any exterior changes or additions that might generate outdoor nuisances. The Church's operations will not include any commercial, industrial, or manufacturing activities, or any other activities involving the discharge of smoke, fume, or odors.

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

Applicant Response: The Church will use the existing curb cuts and access drives to the Subject Property from Howard Avenue without requiring any changes to vehicular access infrastructure that might interfere with traffic. The surrounding segment of Howard Avenue serves several large industrial and commercial developments, including the Howard O'Hare Business Center. The existing means of access to the Subject Property adequately serve the entire eight-building Howard O'Hare Business Center without undue burden or impact on Howard Avenue or other nearby thoroughfares.

9. Standard: The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

Applicant Response: The Church will reactivate a vacant space in the longstanding Existing Building without any exterior changes that might otherwise impact the aesthetic features of the

structure or broader development. The Existing Building will continue contributing to the industrial character of the surrounding built environment.

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

Applicant Response: The Proposed Conditional Use complies with all regulations in the Zoning Ordinance related to the requested conditional use permit, contingent upon passage of the Proposed Amendment.

PARKING INFO (SPACES)

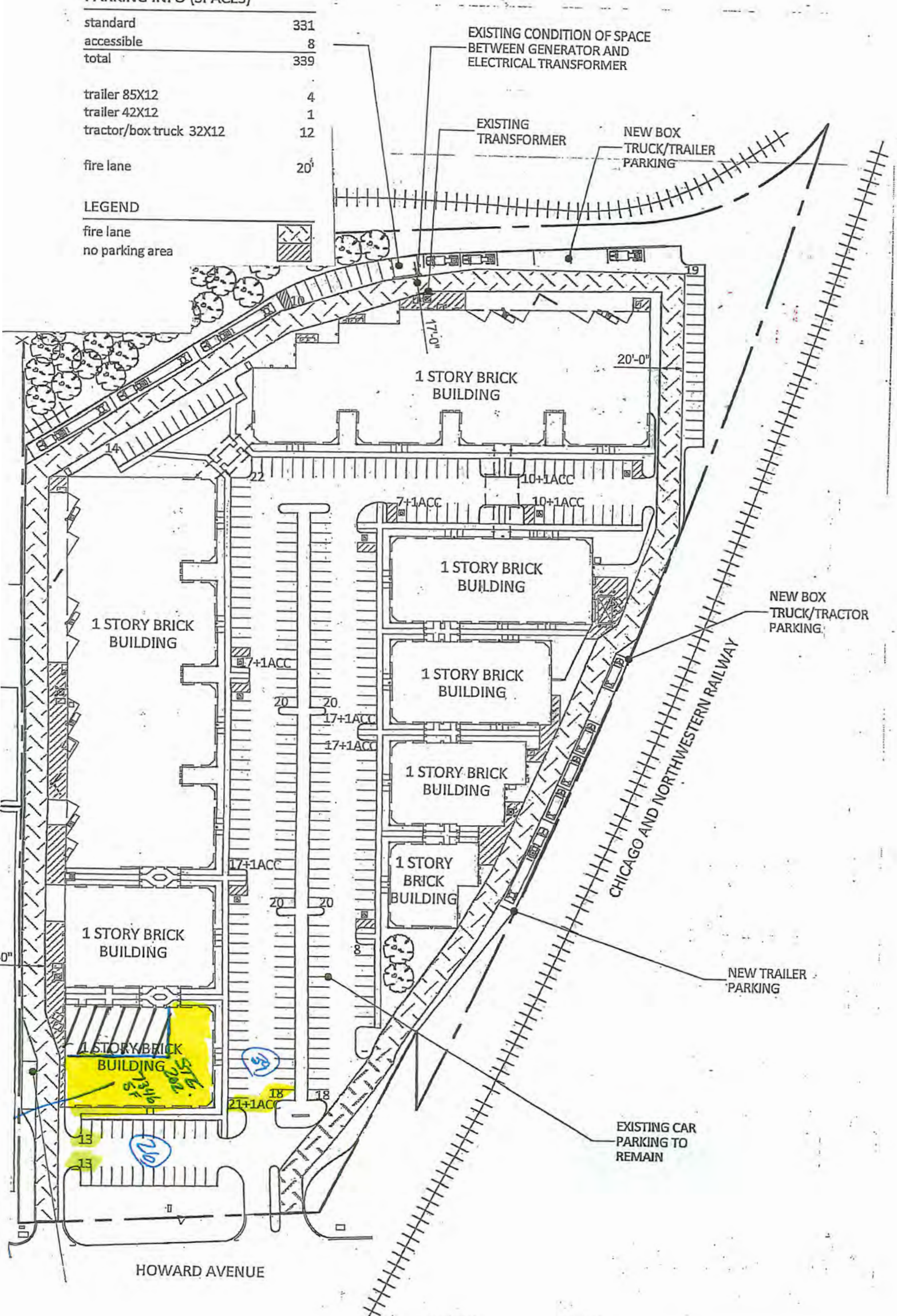
standard	331
accessible	8
total	339

trailer 85X12	4
trailer 42X12	1
tractor/box truck 32X12	12

fire lane 20'

LEGEND

fire lane	
no parking area	



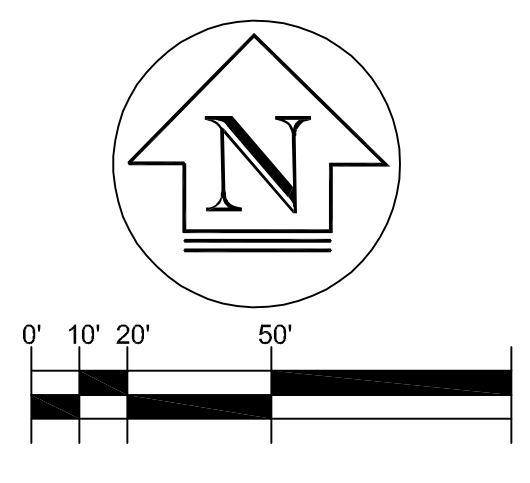
0 50 100
scale: 1" = 100'-0"

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS

LAND TITLE SURVEY



OWNER'S NAME: CHICAGO IND PORTFOLIO OWNER LLC
PIN: 09-30-101-027-0000
ADDRESS: 1794 WINTHROP DRIVE,
DES PLAINES, ILLINOIS, 60018

OWNER'S NAME: 1797 WINTHROP HOLDINGS LLC
PIN: 09-30-100-059-0000
ADDRESS: 1797 WINTHROP DRIVE,
DES PLAINES, ILLINOIS, 60018

(D)R=292.06'
(O)ARC=226.36'
N64°40'55"E
(M)CH=220.78'
(M)R=292.19'
(M)ARC=226.40'

LOT 1

LOT 7

LOT 1

LOT 2

LOT 2

LOT 1
1 STORY BRICK BUILDING
BLDG. AREA = 11,254 S.F.
BLDG. HEIGHT = 19.50 FT.

Proposed Insight Church Building

OWNER'S NAME: MLRP MESSENGER LLC
PIN: 09-30-100-059-0000
ADDRESS: 1141 E. MAIN STREET,
DUDEE, ILLINOIS, 60018

OWNER'S NAME: MLRP MESSENGER LLC
PIN: 09-30-100-059-0000
ADDRESS: 1141 E. MAIN STREET,
DUDEE, ILLINOIS, 60018

OWNER'S NAME: MLRP MESSENGER LLC
PIN: 09-30-100-059-0000
ADDRESS: 1141 E. MAIN STREET,
DUDEE, ILLINOIS, 60018

ORDERED BY: GREEN DOOR CAPITAL INVESTMENTS LLC	03/25/22	UPDATED
SCALE : 1" = 40'	02/10/22	UPDATED
DATE : NOVEMBER 09, 2019	01/14/20	REVISED
FILE No.:	01/13/20	REVISED
2019 - 27161	01/03/20	REVISED PER NEW TITLE COMMITMENT
	DATE	REVISION

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	B-BOX B-BOX
	FH FIRE HYDRANT
	TL TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	EMH ELECTRIC MANHOLE
	GV GAS VALVE
	TREE TREE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	S SIGN
	HANDICAPPED PARKING SPACE
	DEED DATA
	RECORD DATA
	MEASURED DATA

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
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TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

LOCATION MAP



OF
LOTS 1 AND 2 IN THE HOWARD STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1981 AS DOCUMENT 25792995, BEING A RESUBDIVISION OF PART OF LOTS 3, 4, 5 AND 6 OF GEORGE H. GEL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 200 E. HOWARD AVENUE, DES PLAINES, ILLINOIS, 60018

PERMANENT INDEX NUMBERS:
09 - 30 - 101 - 031 - 0000
09 - 30 - 101 - 032 - 0000

TOTAL AREA: 431.759 SQ. FT. OR 9.912 ACRES

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	332
HANDICAPPED	8
TOTAL	340

NOTES:
-THE SUBJECT PROPERTY SHOWN ON THIS PLAT (THE "PROPERTY") IS THE SAME PROPERTY THAT IS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH1219558LD WITH AN EFFECTIVE DATE OF DECEMBER 22, 2021 (THE "TITLE COMMITMENT").

-ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

-THE PROPERTY ABUTS AND HAS LEGAL VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM A PUBLIC ROADWAY KNOWN AS HOWARD AVENUE.

-ALL INTERNAL ROADWAYS ON THE PROPERTY ARE PRIVATE.

-EXCEPT AS SHOWN ON THIS PLAT: (I) THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ANY ADJOINING PROPERTY, EASEMENT AREA, RIGHT OF WAY, SETBACKS OR BOUNDARY LINES; (II) THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJOINING PROPERTY ONTO THE PROPERTY; (III) NONE OF THE PROPERTY IS LOCATED IN ANY AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AND (IV) THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, GAPS OR GORES.

-ALL VEHICULAR AND PEDESTRIAN ACCESS TO THE PROPERTY, ALL PARKING LOTS SERVING THE PROPERTY, AND ALL DRAINAGE AND STORM SEWER SERVICE, SANITARY SEWER SERVICE, WATER SERVICE, AND ELECTRICAL, GAS, TELEVISION, TELEPHONE, INTERNET AND OTHER COMMUNICATION UTILITIES AND SERVICES SERVING THE PROPERTY, ARE EACH EITHER LOCATED ON AND WITHIN THE BOUNDARIES OF THE PROPERTY OR IN VALUABLY CREATED AND EXISTING EASEMENTS OR RIGHTS OR WAY RUNNING IN FAVOR OF THE PROPERTY (OR THE APPLICABLE UTILITY COMPANIES PROVIDING SUCH SERVICES).

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

-**ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

-**ITEM # 9 FROM TABLE A**
THERE ARE 340 STRIPED PARKING SPACES, INCLUDING 8 HANDICAPPED PARKING SPACES, UPON THE PROPERTY.

-**ITEM # 10 FROM TABLE A**
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

-**ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

-**ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

-**ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

-**ITEM # 18 OF TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

-**ITEM # 19 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

DES PLAINES
1420 MINER STREET
DES PLAINES, ILLINOIS 60016
PHONE 847-391-5300
ZONING REQUIREMENTS:
"M-2" GENERAL MANUFACTURING DISTRICT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. CCH1219558LD
COMMITMENT DATE: FEBRUARY 4, 2022

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - R 15.
NOT SURVEY RELATED.

ITEM C 16.
A 65 FOOT BUILDING LINE OVER THE SOUTH LINE OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION AFORESAID (AFFECTS LOT 1)
(PLOTTED ON THE DRAWING)

ITEM D 17.
A 25 FOOT BUILDING LINE OVER THE NORTH, WEST AND SOUTHEAST LINES OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION AFORESAID (AFFECTS LOT 1)
(PLOTTED ON THE DRAWING)

ITEM E 18.
A 25 FOOT BUILDING LINE OVER THE NORTH, SOUTHEAST, SOUTH AND WEST LINES OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION AFORESAID (AFFECTS LOT 2)
(PLOTTED ON THE DRAWING)

ITEM F 19.
10 FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID (AFFECTS LOT 1)
(PLOTTED ON THE DRAWING)

ITEM G 20.
VIOLATION OF 25-FOOT BUILDING LINES LOCATED AT THE NORTH AND WEST LINES OF LOT 1 AND THE SOUTH LINE OF LOT 2 BY 25.00 FEET EACH AS DISCLOSED BY PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161.
(PLOTTED ON THE DRAWING)

ITEM I 21.
ENCROACHMENT OF THE 1 STORY BRICK BUILDINGS AND CANOPIES LOCATED MAINLY ON THE LAND ONTO THE EASEMENT NOTED IN EXCEPTION NUMBER 21 AS SHOWN ON THE PLAT OF SURVEY AFORESAID.
(PLOTTED ON THE DRAWING)

ITEM J 22.
ENCROACHMENT OF THE MAIL BOX, SPRINKLER AND SIGN ALONG THE SOUTH LINE AND THE CONCRETE WALL ALONG THE WEST LINE LOCATED MAINLY ON THE LAND ONTO THE EASEMENT NOTED IN EXCEPTION NUMBER 25 AS SHOWN ON THE PLAT OF SURVEY AFORESAID.
(PLOTTED ON THE DRAWING)

ITEM K 23.
RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES TO MAINTAIN AND REPAIR SANITARY MANHOLES, STORM MAINS, MANHOLES, COVERS, FIRE HYDRANT, ELECTRIC TRANSFORMERS AND GAS LINES, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS SHOWN ON PLAT OF SURVEY AFORESAID.

ITEM L 24.
UTILITY EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND AS SHOWN ON THE SKETCH ATTACHED AND MARKED EXHIBIT "A" TO THE GRANT OF EASEMENT TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, RENEW RELOCATE AND REMOVE FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, AND OTHER EQUIPMENT, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAME AND THE RIGHT FROM TIME TO TIME TO TRIM AND REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED AS INCIDENT TO GRANT OF EASEMENT TO THE COMMONWEALTH EDISON COMPANY, A COMPANY, AND CENTRAL TELEPHONE OF ILLINOIS RECORDED AUGUST 29, 1984 AS DOCUMENT 27233315 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161.
(PLOTTED ON THE DRAWING)

ITEM M 25.
GRANT OF EASEMENT FOR RAILROAD SIDE TRACK AND RELATED FACILITIES DATED NOVEMBER 1, 1988 AND RECORDED MAY 10, 1985 AS DOCUMENT 8909969 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 IN FAVOR OF LOT 3 IN HOWARD STREET SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, OVER THE FOLLOWING DESCRIBED PROPERTY:
A STRIP OF LAND, 19.00 FEET WIDE IN PART OF LOT 3 (EXCEPT THE NORTH EAST ACRES THEREOF) IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILROAD AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928, AS DOCUMENT NUMBER 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 3, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, A DISTANCE OF 345.05 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 950.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30 AFORESAID (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 19.02 FEET; THENCE EAST PARALLEL WITH THE AFORESAID SOUTH LINE, A DISTANCE OF 238.76 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET, A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING.
(PLOTTED ON THE DRAWING)

ITEM N 26.
GAS MAIN EASEMENT MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 104330 TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED JANUARY 10, 1985 AS DOCUMENT 27401859 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 TO LAY, MAINTAIN, OPERATE, RENEW, REPLACE AND REMOVE GAS MAINS AND ANY NECESSARY GAS FACILITIES TOGETHER WITH RIGHT OF ACCESS THERETO OVER THAT PART OF THE LAND SHOWN ON EXHIBIT "X" ATTACHED TO SAID INSTRUMENT.
(PLOTTED ON THE DRAWING)

ITEM O 27.
PERPETUAL EASEMENT FOR CONSTRUCTION, MAINTENANCE AND USE OF RAILROAD SIDE TRACK RECORDED FEBRUARY 12, 1971 AS DOCUMENT 21396037 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 MADE BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1988 AND KNOWN AS TRUST NUMBER 38615 AND ILLINOIS TOOL WORKS, INC., A CORPORATION OF DELAWARE, LEGAL DESCRIPTION OF DOMINANT PARCEL:
LOT 1 (EXCEPT THE EAST 102.00 FEET THEREOF), LOT 2 AND THE NORTH 3 ACRES OF LOT 3 IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIGHT OF WAY OF DES PLAINES VALLEY RAILWAY, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOTS 1, 2, AND THE NORTH 3 ACRES OF LOT 3 TAKEN AS A TRACT LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE THEREOF AND 475.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID TRACT (EXCEPT THE EAST 102.00 FEET OF SAID LOT 1) IN GEORGE H. GEL'S SUBDIVISION AS AFORESAID, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF EASEMENT PARCEL:
SECTION A: A STRIP OF LAND, 19.00 FEET WIDE, IN PARTS OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) AND LOT 6 IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928, AS DOCUMENT NUMBER 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE SOUTH LINE OF THE SAID NORTH 3 ACRES OF LOT 3, THENCE EASTERLY ON THE SAID SOUTH LINE, EXTENDED EAST, IN A STRAIGHT LINE, A DISTANCE OF 154.23 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 292.06 FEET; A DISTANCE OF 226.35 FEET (ARC) TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (100.00 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE, CONVEXED SOUTHEASTERLY, HAVING A RADIUS OF 5679.65 FEET; A DISTANCE OF 39.13 FEET (ARC); THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEXED SOUTHEASTERLY, CONCENTRIC WITH THE FIRST DESCRIBED CURVED LINE, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 205.78 FEET (ARC); THENCE WESTERLY ALONG A STRAIGHT LINE, DRAWN PARALLEL WITH THE FIRST DESCRIBED CURVED LINE, HAVING A RADIUS OF 109.29 FEET TO ITS INTERSECTION WITH A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET; THENCE EAST PARALLEL WITH THE AFORESAID SOUTH LINE, A DISTANCE OF 109.29 FEET TO THE POINT OF BEGINNING. SAID POINT BEING TANGENT TO THE FIRST DESCRIBED STRAIGHT LINE.

SECTION B: A STRIP OF LAND 19.00 FEET WIDE, IN PART OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928, AS DOCUMENT 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, AND THE EAST LINE OF LOT 3 IN GEORGE H. GEL'S SUBDIVISION AFORESAID, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, A DISTANCE OF 615.08 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 292.06 FEET; A DISTANCE OF 488.78 FEET; THENCE EAST PARALLEL WITH THE AFORESAID SOUTH LINE, A DISTANCE OF 95.51 FEET (ARC); THENCE EAST ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, SAID LINE BEING 19.00 FEET SOUTH AND PARALLEL WITH THE AFORESAID SOUTH LINE OF THE NORTH 3 ACRES OF LOT 3, A DISTANCE OF 368.17 FEET; THENCE EASTERLY ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET, A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING.

NOTE: SEE ALSO AREAS MARKED "RAILROAD EASEMENT" ON PLAT OF SUBDIVISION RECORDED MARCH 3, 1981 AS DOCUMENT 25792995. NOTE: REFER TO INSTRUMENT RECORDED AS DOCUMENT 89209969 FOR MODIFICATIONS.
(PLOTTED ON THE DRAWING)

ITEM P 28.
PERPETUAL EASEMENT FOR RAILROAD SIDE TRACK AND RELATED FACILITIES SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT AND GRANT OF EASEMENT FOR RAILROAD SIDE TRACK RECORDED JULY 27, 1979 AS DOCUMENT 25072467 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 OVER THE FOLLOWING DESCRIBED PROPERTY OVER ALL OF THE LAND AND PART OF A 19-FOOT SWITCH TRACK EASEMENT:

A STRIP OF LAND 19.00 FEET WIDE, IN PARTS OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) AND LOT 6 IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, ALL IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE SOUTH LINE OF THE SAID NORTH 3 ACRES OF LOT 3, THENCE EASTERLY ON THE SAID SOUTH LINE, EXTENDED EAST, IN A STRAIGHT LINE, A DISTANCE OF 154.23 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 292.06 FEET; A DISTANCE OF 226.35 FEET (ARC) TO A POINT ON THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (100.00 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE, CONVEXED SOUTHEASTERLY, HAVING A RADIUS OF 5679.65 FEET; A DISTANCE OF 39.13 FEET (ARC); THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEXED SOUTHEASTERLY, CONCENTRIC WITH THE FIRST DESCRIBED CURVED LINE, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 205.78 FEET (ARC); THENCE WESTERLY ALONG A STRAIGHT LINE, DRAWN PARALLEL WITH THE FIRST DESCRIBED CURVED LINE, ALSO TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 154.97 FEET TO THE WEST LINE OF SAID LOT 6 OR THE EAST LINE OF SAID LOT 3; THENCE CONTINUING WESTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 109.29 FEET TO ITS INTERSECTION WITH A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET; THENCE NORTH-EASTERLY ALONG SAID CURVED LINE, A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING.

AND ALSO A 19-FOOT SWITCH TRACK EASEMENT A STRIP OF LAND 19.00 FEET WIDE IN PART OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3 AND THE EAST LINE OF LOT 3, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, A DISTANCE OF 345.05 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 950.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, AFORESAID (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 19.02 FEET; THENCE EAST PARALLEL WITH THE AFORESAID SOUTH LINE, A DISTANCE OF 238.76 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING CONTAINING 5,199.241 SQUARE FEET OR 0.119 ACRES. NOTE: SEE ALSO AREAS MARKED "RAILROAD EASEMENT" ON PLAT OF SUBDIVISION RECORDED MARCH 3, 1981 AS DOCUMENT 25792995. NOTE: REFER TO INSTRUMENT RECORDED AS DOCUMENT 89209969 FOR MODIFICATIONS.
(PLOTTED ON THE DRAWING)

ITEMS Q 29 - AC 37.
NOT SURVEY RELATED.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- OCP HOH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

- HOH OWNER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

- CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, AND ITS SUCCESSORS AND ASSIGNS

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2022.

DATE OF PLAT: MARCH 25, 2022.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023



ORDERED BY: GREEN DOOR CAPITAL INVESTMENTS LLC	03/25/22	REVISED
SCALE : 1" = 40'	02/10/22	UPDATED
DATE : NOVEMBER 09, 2019	01/14/20	REVISED
FILE No.:	01/03/20	REVISED PER NEW TITLE COMMITMENT
2019 - 27161	DATE	REVISION

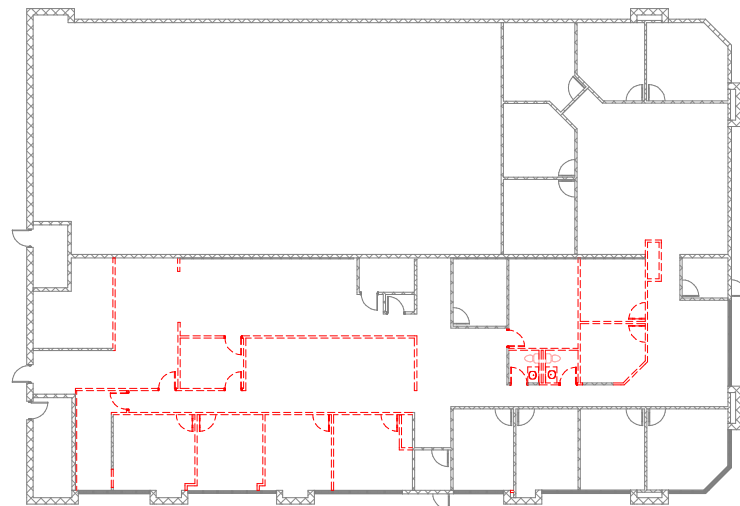
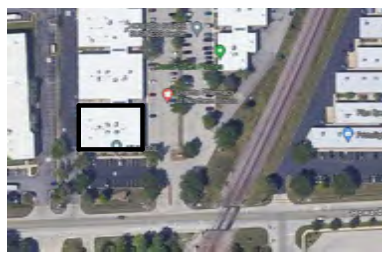
FLOOD STATEMENT:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0218 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170081 0218 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

PROPOSED REMODEL

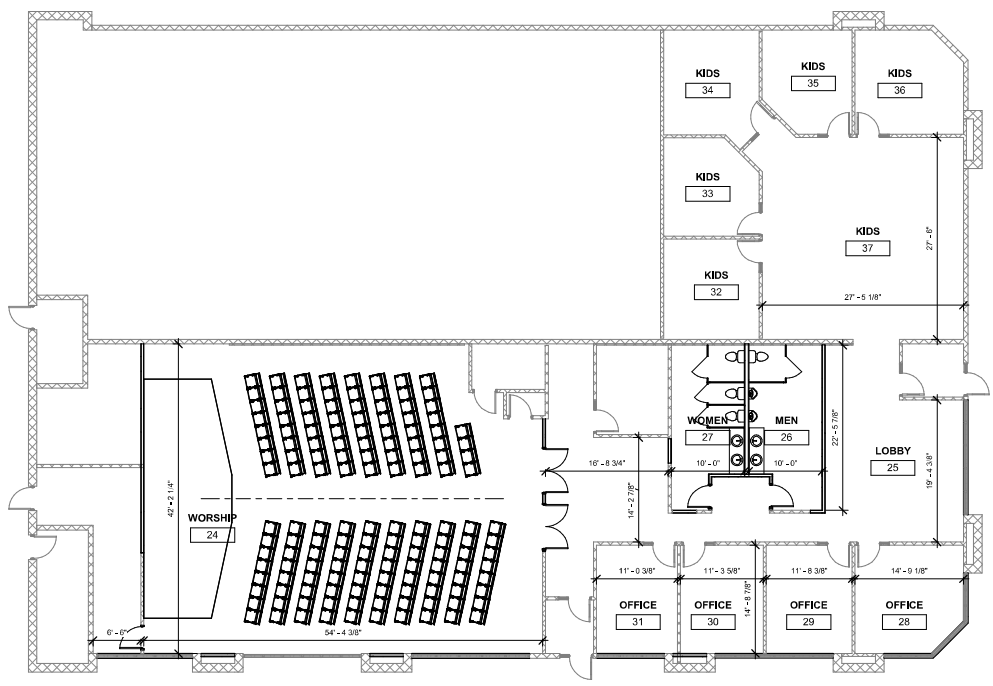


INSIGHT
Church

200 E. HOWARD AVE. DES PLAINES, IL.



2 DEMOLITION PLAN
1/8" = 1'-0"



1 REMODEL PLAN
1/8" = 1'-0"



720 Silverdell Dr.
Aurora, IL 60009 (847) 691-1622
www.wildesignarchitects.com

INSIGHT CHURCH
200 E. Howard Ave.
Des Plaines, IL.

REACHING THE
NEXT
GENERATION

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date

DATE: 3/6/25
PROJECT NO.: 24005
DRAWN BY: DHW

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DRAWINGS, SPECIFICATIONS, AND
NOTES REFERENCED TO THE ARCHITECT
IMMEDIATELY.

**MAIN LEVEL
FLOOR PLAN**

A1.00

L. GIBSON P/PM 18-000723-001



111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden E. Lord
312.836.4165
BLord@taftlaw.com

February 7, 2025

VIA EMAIL

Jeff Rogers
Director of Community & Economic Development
City of Des Plaines
1420 Miner Street
Des Plaines, Illinois 60016

**Re: Traffic Study Waiver Request for Conditional Use Permit
Insight Church - 200 East Howard Avenue**

Dear Director Rogers:

On behalf of Insight Church, Inc. ("**Insight**"), we respectfully request a waiver of the traffic study requirement for the forthcoming conditional use permit application to relocate Insight's Skokie-based religious assembly (the "**Church**") to the property at 200 East Howard Avenue in Des Plaines (the "**Property**").

The Property is improved with eight single-story commercial buildings that primarily contain office, logistics, warehouse/storage, and retail uses (and several vacant spaces). As illustrated on the enclosed Survey, Floor Plan, and Parking Plan, Insight proposes to establish the Church in a vacant, approximately 7,346-square-foot space within the southernmost building at the Property (the "**Existing Building**").

The Property is zoned as part of the M-2 General Manufacturing District (the "**M-2 District**"). Pursuant to Section 12-7-4.G of the Des Plaines Zoning Ordinance (the "**Zoning Ordinance**"), assembly uses (including churches) are not permitted in the M-2 District. In conjunction with an application for conditional use approval to allow the Church at the Property (the "**Proposed Conditional Use**"), Insight will submit an application for a text amendment to the Zoning Ordinance to (1) create and define a "Manufacturing Zoned Assembly Use"; and (2) allow Manufacturing Zoned Assembly Uses in the M-2 District subject to (i) approval of a conditional use permit and (ii) specific standards regarding the site layout, maximum size, and proximity of a proposed Manufacturing Zoned Assembly Use to certain transportation infrastructure and non-manufacturing zoning districts.

Pursuant to Section 12-14-4.E of the Zoning Ordinance, the minimum submission requirements for a conditional use include a traffic study. Pursuant to Section 12-14-1 of the Zoning Ordinance, the zoning administrator is authorized to waive a minimum submission requirement if they deem waiver appropriate in light of the nature and extent of the relief sought or special circumstances that make compliance unnecessary or unduly burdensome.

We submit that a waiver of the conditional use traffic study requirement is appropriate, in this case, in light of the nature of the Proposed Conditional Use. Specifically, the requested waiver is appropriate because: (1) the Church will have a minimal traffic impact due to the small size of its

February 7, 2025
Page 2

congregation, limited scope of its programming, and complementary nature of its peak hours relative to surrounding uses; (2) the Church will not alter any existing parking or site access infrastructure but, rather, will modestly use the ample existing parking and means of site access; and (3) the Church would face an undue burden if required to submit a traffic study due to its constrained financial capacity as a non-profit religious organization with a small congregation and minimal programming.

Minimal Traffic and Parking Impact

A traffic study waiver is appropriate because the Church will have a negligible impact on automobile activity/parking demand at the site due to its small congregation, staff, and band; limited programming; and hours of activity that complement those of surrounding uses.

The Church has a total of 60 congregants (50 adults and 10 children), a five-member band/choir, and two full-time staff. As set forth in the below "Summary of Church Operations, Programs, and Traffic," the Church's on-site activities consist of:

- 1) General office administration during regular business hours by the Church's two staffers, each of whom travels to the Church via personal vehicle;
- 2) One weekly practice session, on Thursday evenings, for the Church's five band members, who typically travel via a total of three personal vehicles;
- 3) One monthly group prayer, on a Friday evening, typically attended by about 13 congregants and two staff, who travel via a total of eight personal vehicles; and
- 4) One weekly Sunday service, typically attended by the full staff, band, and about 44 congregants, who travel via a total of 27 personal vehicles.

Summary of Church Operations, Programs, and Traffic					
Program	Days / Frequency	Start / Arrival	End / Departure	Typical # Attendees	Typical # Personal Vehicles
Office Hours	Monday-Friday Weekly	9:00 a.m.	5:00 p.m.	<u>2 total attendees:</u> 2 staff	<u>2 total cars:</u> 2 one-passenger cars
Band/Choir Practice	Thursdays Weekly	7:00 p.m.	9:00 p.m.	<u>5 total attendees:</u> 5 band members	<u>3 total cars:</u> 1 one-passenger car 2 two-passenger cars
Friday Prayer Evening	Fridays Monthly	7:00 p.m.	9:00 p.m.	<u>15 total attendees:</u> 2 staff 13 congregants	<u>8 total cars:</u> 4 one-passenger cars 1 two-passenger car 3 three-plus-passenger cars
Sunday Service	Sundays Weekly	10:00 a.m.	12:00 p.m.	<u>51 total attendees:</u> 2 staff 5 band members 44 congregants	<u>27 total cars:</u> 17 one-passenger cars 3 two-passenger cars 7 three-plus-passenger cars

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Accordingly, the Church contributes three or fewer vehicles to local traffic patterns and on-site parking demand at all times except for a two-hour weekly service and a two-hour monthly group prayer.¹

Relatedly, the limited automobile activity/parking demand generated by the Thursday band practice, Friday group prayer, and Sunday service is generally compatible with surrounding uses because those events occur when surrounding uses are typically idle. The Property owner has stated that most tenants at the Property operate Monday-Friday from about 7:00 a.m. to 4:30 p.m. Those hours are generally consistent with the public business hours of neighboring uses including, for example, the American Louver Company at 100 Howard Avenue (Monday-Friday, 8:00 a.m. to 5:00 p.m.), Nova Logistics, Inc. at 232 Howard Avenue (Monday-Friday, 7:00 a.m. to 5:00 p.m.), C.H. Robinson at 333 Howard Avenue (Monday-Friday, 5:30 a.m. to 6:00 p.m.), and Cloud Packaging Equipment at 424 Howard Avenue (Monday-Friday, 8:00 a.m. to 5:00 p.m.).

Sufficient Existing Parking and Site Access

Furthermore, a traffic study waiver is appropriate because the Church would modestly use the ample existing parking and site access infrastructure at the Property, rather than substantially burdening or requiring changes to such infrastructure in a manner that would warrant a traffic study.

As illustrated on the Survey, the Church would occupy the building located nearest Property's existing curb cut and access drive from Howard Avenue. The close proximity of the Existing Building to the Howard Avenue access drive would minimize the extent to which Church-related vehicles circulate within the Property and thereby interact with other tenants. As indicated on the Parking Plan provided by the Property owner, the Church would have use of 65 on-site parking spaces located immediately south and east of the Existing Building. 65 parking spaces would be more than sufficient for the Church's peak parking demand (27 vehicles during Sunday services). Accordingly, the Church's use of the Existing Building, existing access drive, and immediately adjacent parking spaces would preserve existing traffic and parking demand patterns around and within the Property.

Undue Burden

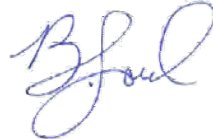
Finally, a traffic study waiver is appropriate because the traffic study requirement for the Proposed Conditional Use would be unduly burdensome for the Church. The traffic study requirement would be generally burdensome because the Church has substantially limited financial capacity as a not-for-profit religious organization that relies on donations from its small congregation. The requirement would be unduly burdensome because the Proposed Conditional Use would have a negligible impact on automobile activity in the area and parking demand at the Property in light of the Church's small congregation, limited programming, and complementary peak hours relative to those of surrounding uses.

¹ The Church's automobile activity and parking demand are predominantly generated by personal vehicles. Its staff, band, and congregants generally travel by personal vehicle rather than rideshares or alternative modes of transportation. The Church does not general commercial delivery/loading activity.

February 7, 2025
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For these reasons, we respectfully request a waiver of the traffic study requirement for the Proposed Conditional Use. Please feel free to contact us with any questions or comments at 312-836-4165 or BLord@taftlaw.com.

Sincerely,
Taft Stettinius & Hollister LLP



Braeden E. Lord

CC: Jonathan Mendel
Samantha Redman
Peter Friedman
Karl Camillucci

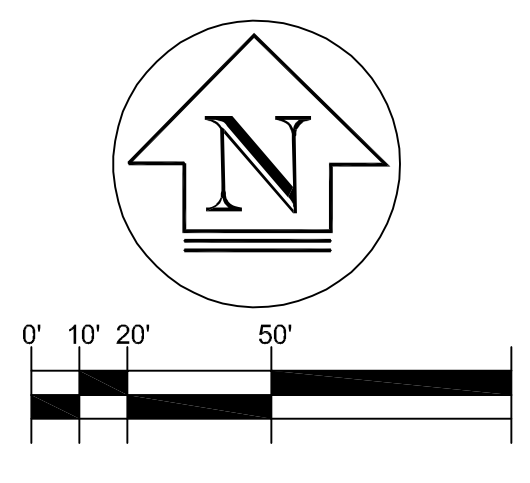
Exhibit A
Survey of the Property

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS

LAND TITLE SURVEY



OWNER'S NAME: CHICAGO IND PORTFOLIO OWNER LLC
PIN: 09-30-101-027-0000
ADDRESS: 1794 WINTHROP DRIVE,
DES PLAINES, ILLINOIS, 60018

OWNER'S NAME: 1797 WINTHROP HOLDINGS LLC
PIN: 09-30-100-059-0000
ADDRESS: 1797 WINTHROP DRIVE,
DES PLAINES, ILLINOIS, 60018

(D)R=292.06'
(O)ARC=226.36'
N64°40'55"E
(M)CH=220.78'
(M)R=292.19'
(M)ARC=226.40'

LOT 1

LOT 7

LOT 1

LOT 2

LOT 2

LOT 1
1 STORY BRICK BUILDING
BLDG. AREA = 11,254 S.F.
BLDG. HEIGHT = 19.50 FT.

Proposed Insight
Church Building

OWNER'S NAME: MLRP MESSENGER LLC
PIN: 09-30-100-059-0000
ADDRESS: 1141 E. MAIN STREET,
DUNDEE, ILLINOIS, 60118

OWNER'S NAME: MLRP MESSENGER LLC
PIN: 09-30-100-059-0000
ADDRESS: 1141 E. MAIN STREET,
DUNDEE, ILLINOIS, 60118

OWNER'S NAME: MLRP MESSENGER LLC
PIN: 09-30-100-059-0000
ADDRESS: 1141 E. MAIN STREET,
DUNDEE, ILLINOIS, 60118

ORDERED BY:
GREEN DOOR CAPITAL
INVESTMENTS LLC

03/25/22	UPDATED
02/10/22	UPDATED
01/14/20	REVISED
01/13/20	REVISED
01/03/20	REVISED PER NEW TITLE COMMITMENT
DATE	REVISION

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	B-BOX B-BOX
	FH FIRE HYDRANT
	TL TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	EMH ELECTRIC MANHOLE
	GV GAS VALVE
	TREE TREE
	TR-SAN-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	S SIGN
	HP HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOTS 1 AND 2 IN THE HOWARD STREET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1981 AS DOCUMENT 25792995, BEING A RESUBDIVISION OF PART OF LOTS 3, 4, 5 AND 6 OF GEORGE H. GEL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 200 E. HOWARD AVENUE, DES PLAINES, ILLINOIS, 60018

PERMANENT INDEX NUMBERS:
09 - 30 - 101 - 031 - 0000
09 - 30 - 101 - 032 - 0000

TOTAL AREA: 431.759 SQ. FT. OR 9.912 ACRES

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	332
HANDICAPPED	8
TOTAL	340

LOCATION MAP



NOTES:
-THE SUBJECT PROPERTY SHOWN ON THIS PLAT (THE "PROPERTY") IS THE SAME PROPERTY THAT IS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH1219558LD WITH AN EFFECTIVE DATE OF DECEMBER 22, 2021 (THE "TITLE COMMITMENT").

-ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

-THE PROPERTY ABUTS AND HAS LEGAL VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM A PUBLIC ROADWAY KNOWN AS HOWARD AVENUE.

-ALL INTERNAL ROADWAYS ON THE PROPERTY ARE PRIVATE.

-EXCEPT AS SHOWN ON THIS PLAT: (I) THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ANY ADJOINING PROPERTY, EASEMENT AREA, RIGHT OF WAY, SETBACKS OR BOUNDARY LINES; (II) THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJOINING PROPERTY ONTO THE PROPERTY; (III) NONE OF THE PROPERTY IS LOCATED IN ANY AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AND (IV) THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, GAPS OR GORES.

-ALL VEHICULAR AND PEDESTRIAN ACCESS TO THE PROPERTY, ALL PARKING LOTS SERVING THE PROPERTY, AND ALL DRAINAGE AND STORM SEWER SERVICE, SANITARY SEWER SERVICE, WATER SERVICE, AND ELECTRICAL, GAS, TELEVISION, TELEPHONE, INTERNET AND OTHER COMMUNICATION UTILITIES AND SERVICES SERVING THE PROPERTY, ARE EACH EITHER LOCATED ON AND WITHIN THE BOUNDARIES OF THE PROPERTY OR IN VALDLY CREATED AND EXISTING EASEMENTS OR RIGHTS OR WAY RUNNING IN FAVOR OF THE PROPERTY (OR THE APPLICABLE UTILITY COMPANIES PROVIDING SUCH SERVICES).

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**
THERE ARE 340 STRIPED PARKING SPACES, INCLUDING 8 HANDICAPPED PARKING SPACES, UPON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITH RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 OF TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- **ITEM # 19 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

DES PLAINES
1420 MINER STREET
DES PLAINES, ILLINOIS 60016
PHONE 847-391-5300

ZONING REQUIREMENTS:
"M-2" GENERAL MANUFACTURING DISTRICT

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH1219558LD COMMITMENT DATE: FEBRUARY 4, 2022

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - R 15, NOT SURVEY RELATED.

ITEM C 16.
A 65 FOOT BUILDING LINE OVER THE SOUTH LINE OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION AFORESAID (AFFECTS LOT 1)
(PLOTTED ON THE DRAWING)

ITEM D 17.
A 25 FOOT BUILDING LINE OVER THE NORTH, WEST AND SOUTHEAST LINES OF THE LAND, AS SHOWN ON PLAT OF SUBDIVISION AFORESAID (AFFECTS LOT 1)
(PLOTTED ON THE DRAWING)

ITEM E 18.
A 25 FOOT BUILDING LINE OVER THE NORTH, SOUTHEAST, SOUTH AND WEST LINES OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION AFORESAID, (AFFECTS LOT 2)
(PLOTTED ON THE DRAWING)

ITEM F 19.
10 FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID. (AFFECTS LOT 1)
(PLOTTED ON THE DRAWING)

ITEM G 20.
VIOLATION OF 25-FOOT BUILDING LINES LOCATED AT THE NORTH AND WEST LINES OF LOT 1 AND THE SOUTH LINE OF LOT 2 BY 25.00 FEET EACH AS DISCLOSED BY PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161.
(PLOTTED ON THE DRAWING)

ITEM I 21.
ENCROACHMENT OF THE 1 STORY BRICK BUILDINGS AND CANOPIES LOCATED MAINLY ON THE LAND ONTO THE EASEMENT NOTED IN EXCEPTION NUMBER 21 AS SHOWN ON THE PLAT OF SURVEY AFORESAID.
(PLOTTED ON THE DRAWING)

ITEM J 22.
ENCROACHMENT OF THE MAIL BOX, SPRINKLER AND SIGN ALONG THE SOUTH LINE AND THE CONCRETE WALL ALONG THE WEST LINE LOCATED MAINLY ON THE LAND ONTO THE EASEMENT NOTED IN EXCEPTION NUMBER 25 AS SHOWN ON THE PLAT SURVEY AFORESAID.
(PLOTTED ON THE DRAWING)

ITEM K 23.
RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES TO MAINTAIN AND REPAIR SANITARY MANHOLES, STORM MAINS, MANHOLES, COVERTS, BUNKERS, FIRE HYDRANT, ELECTRIC TRANSFORMERS AND GAS LINES, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS SHOWN ON PLAT OF SURVEY AFORESAID.

ITEM L 24.
UTILITY EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND AS SHOWN ON THE SKETCH ATTACHED AND MARKED EXHIBIT "A" TO THE GRANT OF EASEMENT TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, RENEW RELOCATE AND REMOVE FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, AND OTHER EQUIPMENT, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAME AND THE RIGHT FROM TIME TO TIME TO TRIM AND REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED AS INCIDENT TO GRANT OF EASEMENT TO THE COMMONWEALTH EDISON COMPANY, A COMPANY, AND CENTRAL TELEPHONE OF ILLINOIS RECORDED AUGUST 29, 1984 AS DOCUMENT 27233315 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161.
(PLOTTED ON THE DRAWING)

ITEM M 25.
GRANT OF EASEMENT FOR RAILROAD SIDE TRACK AND RELATED FACILITIES DATED NOVEMBER 1, 1988 AND RECORDED MAY 10, 1985 AS DOCUMENT 8509969 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 IN FAVOR OF LOT 3 IN HOWARD STREET SUBDIVISION, PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, OVER THE FOLLOWING DESCRIBED PROPERTY: A STRIP OF LAND, 19.00 FEET WIDE IN PART OF LOT 3 (EXCEPT THE NORTH EAST ACRES THEREOF) IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILROAD AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928, AS DOCUMENT NUMBER 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 3, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, A DISTANCE OF 345.05 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 950.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30 AFORESAID (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 19.02 FEET; THENCE EAST PARALLEL WITH THE AFORESAID SOUTH LINE, A DISTANCE OF 238.76 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET, A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING.
(PLOTTED ON THE DRAWING)

ITEM N 26.
GAS MAIN EASEMENT MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 104330 TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED JANUARY 10, 1985 AS DOCUMENT 27401859 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 TO LAY, MAINTAIN, OPERATE, RENEW, REPLACE AND REMOVE GAS MAINS AND ANY NECESSARY GAS FACILITIES TOGETHER WITH RIGHT OF ACCESS THERETO OVER THAT PART OF THE LAND SHOWN ON EXHIBIT "X" ATTACHED TO SAID INSTRUMENT.
(PLOTTED ON THE DRAWING)

ITEM O 27.
PERPETUAL EASEMENT FOR CONSTRUCTION, MAINTENANCE AND USE OF RAILROAD SIDE TRACK RECORDED FEBRUARY 12, 1971 AS DOCUMENT 21396037 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 MADE BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1988 AND KNOWN AS TRUST NUMBER 38615 AND ILLINOIS TOOL WORKS, INC., A CORPORATION OF DELAWARE, LEGAL DESCRIPTION OF DOMINANT PARCEL:

LOT 1 (EXCEPT THE EAST 102.00 FEET THEREOF), LOT 2 AND THE NORTH 3 ACRES OF LOT 3 IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIGHT OF WAY OF DES PLAINES VALLEY RAILWAY, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

THAT PART OF LOTS 1, 2, AND THE NORTH 3 ACRES OF LOT 3 TAKEN AS A TRACT LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE THEREOF AND 475.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID TRACT (EXCEPT THE EAST 102.00 FEET OF SAID LOT 1) IN GEORGE H. GEL'S SUBDIVISION AS AFORESAID, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF EASEMENT PARCEL:
SECTION A: A STRIP OF LAND, 19.00 FEET WIDE, IN PARTS OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) AND LOT 6 IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928, AS DOCUMENT NUMBER 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE SOUTH LINE OF THE SAID NORTH 3 ACRES OF LOT 3, THENCE EASTERLY ON THE SAID SOUTH LINE, EXTENDED EAST, IN A STRAIGHT LINE, A DISTANCE OF 154.23 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 292.06 FEET; A DISTANCE OF 226.35 FEET (ARC) TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (100.00 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE, CONVEXED SOUTHEASTERLY, HAVING A RADIUS OF 5679.65 FEET; A DISTANCE OF 39.13 FEET (ARC); THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEXED SOUTHEASTERLY, CONCENTRIC WITH THE FIRST DESCRIBED CURVED LINE, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 205.78 FEET (ARC); THENCE WESTERLY ALONG A STRAIGHT LINE, DRAWN PARALLEL WITH THE FIRST DESCRIBED CURVED LINE, A DISTANCE OF 109.29 FEET TO ITS INTERSECTION WITH A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING. SAID POINT BEING TANGENT TO THE FIRST DESCRIBED STRAIGHT LINE.

SECTION B: A STRIP OF LAND 19.00 FEET WIDE, IN PART OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928, AS DOCUMENT 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, AND THE EAST LINE OF LOT 3 GEORGE H. GEL'S SUBDIVISION AFORESAID, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, A DISTANCE OF 615.08 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEXED SOUTHERLY, HAVING A RADIUS OF 168 DEGREES, 19 MINUTES, 35 SECONDS, FROM WEST TO SOUTH WITH THE SAID SOUTH LINE OF THE NORTH 3 ACRES OF LOT 3, A DISTANCE OF 45.96 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, SAID LINE BEING 19.00 FEET SOUTH AND PARALLEL WITH THE AFORESAID SOUTH LINE OF THE NORTH 3 ACRES OF LOT 3, A DISTANCE OF 368.17 FEET; THENCE EASTERLY ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET, A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING.

NOTE: SEE ALSO AREAS MARKED "RAILROAD EASEMENT" ON PLAT OF SUBDIVISION RECORDED MARCH 3, 1981 AS DOCUMENT 25792995 FOR MODIFICATIONS.
(PLOTTED ON THE DRAWING)

ITEM P 28.
PERPETUAL EASEMENT FOR RAILROAD SIDE TRACK AND RELATED FACILITIES SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT AND GRANT OF EASEMENT FOR RAILROAD SIDE TRACK RECORDED JULY 27, 1979 AS DOCUMENT 25072467 AND SHOWN ON PLAT OF SURVEY MADE BY UNITED SURVEY SERVICE, LLC DATED NOVEMBER 9, 2019 AS ORDER NUMBER 2019-27161 OVER THE FOLLOWING DESCRIBED PROPERTY OVER ALL OF THE LAND AND PART OF A 19-FOOT SWITCH TRACK EASEMENT:

A STRIP OF LAND 19.00 FEET WIDE, IN PARTS OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) AND LOT 6 IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, ALL IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE SOUTH LINE OF THE SAID NORTH 3 ACRES OF LOT 3, THENCE EASTERLY ON THE SAID SOUTH LINE, EXTENDED EAST, IN A STRAIGHT LINE, A DISTANCE OF 154.23 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED SOUTHEASTERLY, TANGENT TO LAST DESCRIBED LINE, HAVING A RADIUS OF 292.06 FEET; A DISTANCE OF 226.35 FEET (ARC) TO A POINT ON THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (100.00 FEET WIDE); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING A CURVED LINE, CONVEXED SOUTHEASTERLY, HAVING A RADIUS OF 5679.65 FEET; A DISTANCE OF 39.13 FEET (ARC); THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEXED SOUTHEASTERLY, CONCENTRIC WITH THE FIRST DESCRIBED CURVED LINE, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 205.78 FEET (ARC); THENCE WESTERLY ALONG A STRAIGHT LINE, DRAWN PARALLEL WITH THE FIRST DESCRIBED CURVED LINE, ALSO TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 109.29 FEET TO THE WEST LINE OF SAID LOT 6 OR THE EAST LINE OF SAID LOT 3; THENCE CONTINUING WESTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 109.29 FEET TO ITS INTERSECTION WITH A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET; THENCE NORTH-EASTERLY ALONG SAID CURVED LINE, A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING.
AND ALSO A 19-FOOT SWITCH TRACK EASEMENT A STRIP OF LAND 19.00 FEET WIDE IN PART OF LOT 3 (EXCEPT THE NORTH 3 ACRES THEREOF) IN GEORGE H. GEL'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 1/4 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILROAD, AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3 AND THE EAST LINE OF LOT 3, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 3 ACRES OF SAID LOT 3, A DISTANCE OF 345.05 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 950.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, AFORESAID (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 19.02 FEET; THENCE EAST PARALLEL WITH THE AFORESAID SOUTH LINE, A DISTANCE OF 238.76 FEET; THENCE NORTH-EASTERLY ON A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A RADIUS OF 311.06 FEET; A DISTANCE OF 109.29 FEET (ARC) TO THE POINT OF BEGINNING CONTAINING 5,199.241 SQUARE FEET OR 0.119 ACRES. NOTE: SEE ALSO AREAS MARKED "RAILROAD EASEMENT" ON PLAT OF SUBDIVISION RECORDED MARCH 3, 1981 AS DOCUMENT 25792995 FOR MODIFICATIONS.
(PLOTTED ON THE DRAWING)

ITEMS Q 29 - AC 37.
NOT SURVEY RELATED.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- OCP HOH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- HOH OWNER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, AND ITS SUCCESSORS AND ASSIGNS
- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2022.

DATE OF PLAT: MARCH 25, 2022.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023



ORDERED BY: GREEN DOOR CAPITAL INVESTMENTS LLC	03/25/22	REVISED
SCALE : 1" = 40'	02/10/22	UPDATED
DATE : NOVEMBER 09, 2019	01/14/20	REVISED
FILE No.:	01/03/20	REVISED PER NEW TITLE COMMITMENT
2019 - 27161	DATE	REVISION

FLOOD STATEMENT:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0218 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170081 0218 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

Exhibit B
Church Floor Plan

PROPOSED REMODEL

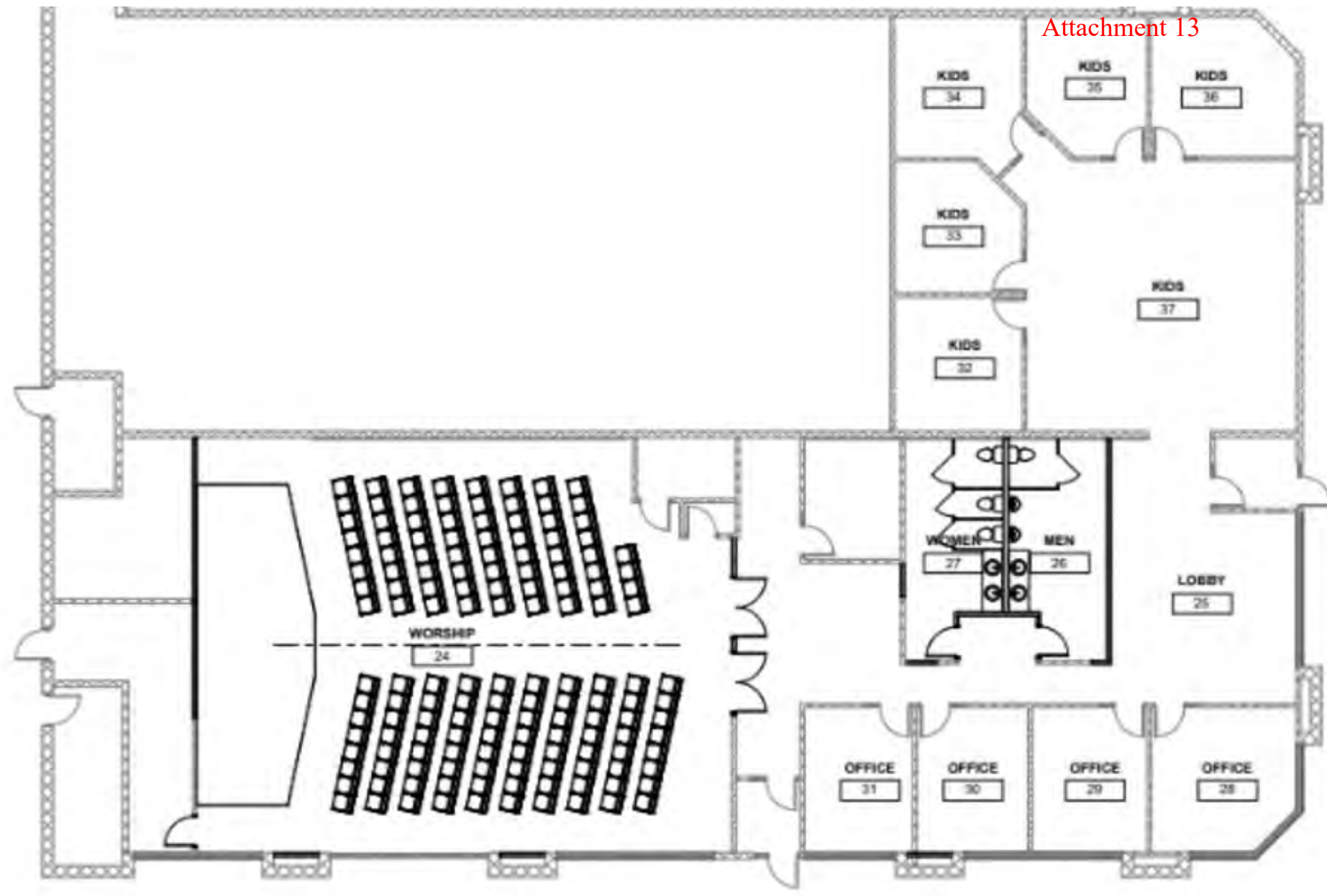


INSIGHT Church

200 E. HOWARD AVE. DES PLAINES, IL.



Attachment 13



1 REMODEL PLAN
1/8" = 1'-0"

**Exhibit C
Church Parking Plan**

PARKING INFO (SPACES)

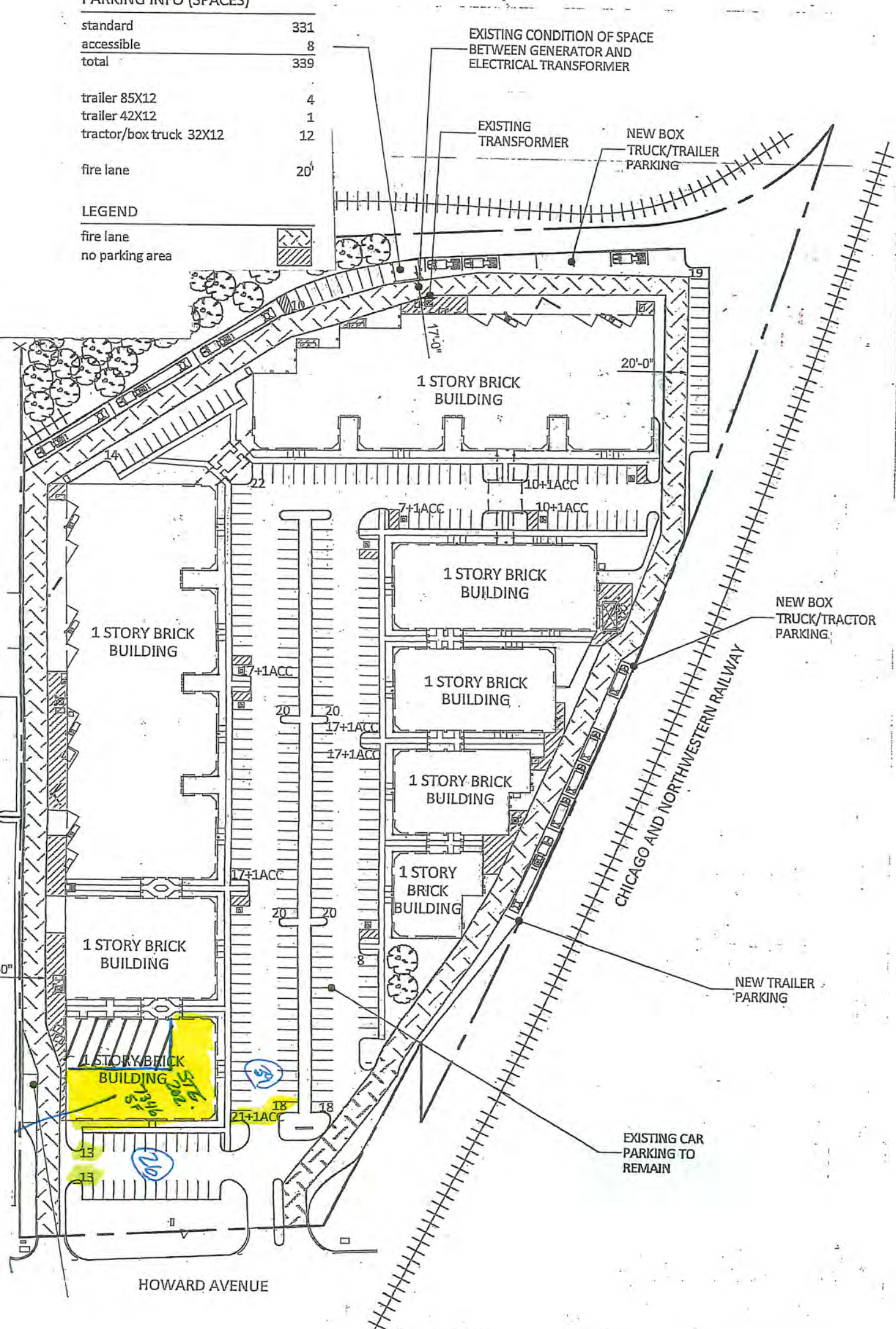
standard	331
accessible	8
total	339

trailer 85X12	4
trailer 42X12	1
tractor/box truck 32X12	12

fire lane 20'

LEGEND

- fire lane
- no parking area



0 50 100
scale: 1" = 100'-0"