



**DES PLAINES PLANNING AND ZONING BOARD MEETING  
TUESDAY AUGUST, 26, 2025  
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, August 26, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Szabo, Catalano, Fallico, Zadrozny  
ABSENT: Fowler, Veremis, Weaver  
ALSO PRESENT: Jonathan Stytz, Senior Planner  
Jonathan Mendel, Assistant Director of CED

A quorum was present.

**APPROVAL OF AUGUST 12, 2025 PZB MEETING MINUTES**

Member Catalano moved and Member Zadrozny seconded a motion to approve the minutes with changes presented by Member Weaver via email before the meeting and changes presented by Member Fallico to include his attendance at the meeting in the final version of the document.

AYES: Catalano, Zadrozny, Fallico & Szabo  
NAYS: None  
ABSTAIN: None

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

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**GENERAL COMMUNICATIONS:**

Assistant Director Jonathan Mendel outlined the results of the August 18, 2025 City Council meeting regarding the PZB cases that were reviewed: (i) 1634 E. Oakton St. – CU for Trade Contractor; (ii) Text Amendment regarding rock and gravel use for public utilities; and (iii) 570 Northwest Hwy. – CU for Body Art Establishment.

**ADMINISTRATIVE DECISIONS:**

Chairman Szabo noted the list of administrative decisions is located on the agenda for each meeting for approvals or denials of minor variations.

25-048-V – 2009 Fargo Ave – Minor Variation to vary the maximum 4-foot-tall 50% open fence height in a front yard in Section 12-8-2.A.2 permitting a 6-foot-tall solid fence within the front yard of a double frontage lot not abutting an arterial street. – Approved

**Pending Applications:** Chairman Szabo introduced the cases on the agenda.

**1. Address:**           1173 Elmhurst Road    **Case Number:** 25-040-CU

The petitioner requests a conditional use to allow a commercially zoned assembly use in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary. **Continued from 8/12/25**

**PIN:**    08-24-102-013-0000

**Petitioner/Owner:**   1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)

Chairman Szabo swore in the petitioners Hukam Rawat and Jim Schultz.

Jim Shultz (attorney for the petitioner) and Mr. Hukam Rawat (Petitioner) outlined the conditional use request for a Commercially Zoned Assembly use. They see a market need for a small banquet facility. Mr. Schultz also described the hours of operation and that food service will be the customers’ responsibility. The Petitioner explained that in case of overflow parking, they have a parking agreement with the property owner to the south of the subject property. Senior Planner Stytz verified that the parking agreement does exist.

Chairman Szabo asked if there is sufficient parking on the adjacent property. Senior Planner Stytz stated there is.

Member Zadrozny asked why the specified hours are limited to a 12 PM opening and not earlier to accommodate morning business meetings and such. Mr. Rawat stated they would consider changing the hours of operation and they could accommodate such needs with their staffing.

Member Catalano asked if the City requires the parking agreement with the neighboring property since there is code compliant parking supply on the subject property. Senior Planner Stytz stated that the agreement is not a City requirement but the petitioner is covering his bases in case overflow parking is needed.

Member Fallico stated concerns about sufficient space, given that the total square footage is 1,200 sq. ft. to accommodate the proposed occupancy and the necessary facilities. Mr. Schultz stated he discussed this concern with Mr. Rawat and they would be willing to reduce indoor seating to accommodate code compliance and safe occupancy. Additionally, he stated that the parking use within the subject property has quick turnover and the existing businesses don’t have conflicting peak hours with the proposed use.

Member Fallico asked if the Building and Fire codes would be applicable to this use. Senior Planner Stytz explained the occupancy will still be reviewed and approved by staff responsible for enforcing the Building and Fire codes.

Member Catalano discussed the four conditions of approval proposed by staff and asked the petitioner if they are aware of and accept them. Mr. Schultz discussed the proposed conditions of approval with the PZB and staff to understand the proposed conditions better. There was discussion and explanations between the petitioner and City staff to determine the nature and execution of the proposed conditions of approval. After the discussion, Mr. Schultz understood the conditions as presented and described.

Senior Planner Stytz and Assistant Director Mendel informed the PZB that the proposed conditions of approval are consistent with the plans recently approved for a grant requested by the petitioner through the City of Des Plaines Business Assistance Grant program.

Senior Planner Jonathan Stytz presented the staff presentation.

**Issue:** The petitioner requests a conditional use for a Commercially Zoned Assembly Use on the subject property in the C-3 General Commercial district.

- Petitioner/Owner:** 1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)
- Case Number:** #25-040-CU
- PIN:** 08-24-102-013-0000
- Ward Number:** #8, Alderman Mike Charewicz
- Existing Zoning:** C-3, General Commercial
- Existing Land Use:** Shopping Center with Off-Street Parking Area
- Surrounding Zoning:** North: C-3, General Commercial District (City of Des Plaines)  
South: C-3, General Commercial District (City of Des Plaines)  
East: R-3, Townhouse Residential District (City of Des Plaines)  
West: B3 Community Shopping District (Village of Mt Prospect)
- Surrounding Land Uses:** North: Medical Office/Pharmacy and Food Pantry (commercial)  
South: Shopping Center (commercial)  
East: Townhouses (residential)  
West: Vacant Lot
- Street Classification:** Elmhurst Road is classified as an *Other Principal Arterial* road under the Illinois Department of Transportation (IDOT) jurisdiction.
- Comprehensive Plan:** The Comprehensive Plan designates this site as *commercial*.
- Property/Zoning History:** The subject property was annexed into the City in 1973 as a commercial building with an off-street parking area<sup>1</sup>. Today, the

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

subject property consists of a commercial shopping center building with four tenant spaces addressed 1167-1173 Elmhurst Road. While there have been no entitlements associated with 1173 Elmhurst Road, there have been two entitlements associated with the subject property: (i) a conditional use for a commercial driving school at 1169 Elmhurst Road, approved March 31, 2010 by Ordinance Z-4-10; and (ii) a conditional use for a Class B restaurant at 1167 Elmhurst Road, approved May 17, 2010 by Ordinance Z-11-10. The commercial driving school business has since been replaced by a retail goods establishment. However, the Class B restaurant is still in operation today.

### **CONDITIONAL USE**

#### **Request Description:**

##### *Overview*

The petitioner requests a conditional use to operate a Commercially Zoned Assembly Use as described in the attached Project Narrative. A Commercially Zoned Assembly Use, as defined below, is a conditional use in the C-3 district.

COMMERCIALLY 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. For allowable accessory uses, refer to the specific land uses defined in this chapter. Such uses shall adhere to the off street parking requirements under "assembly uses" (Section 12-13-3 of the Zoning Ordinance).

The subject property consists of one 15,088-square foot interior lot located along the east side of Elmhurst Road near the Elmhurst Road/Holiday Lane intersection. It is currently developed with a four-tenant commercial building with an improved off-street parking area as illustrated on the attached Plat of Survey. The proposed Commercially Zoned Assembly Use would occupy the far south tenant space of the building—addressed as 1173 Elmhurst Road—with one main entry point in the front of the building facing Elmhurst Road.

##### *Proposed Operations*

Based on the attached Project Narrative, this space would be available to rent as a meeting or event space daily for up to six hours beginning at 12:00 P.M. All proposed gatherings must end by 10:30 P.M. daily. The petitioner intends to have a maximum of 48 patrons

and six staff members in this space at a given time, with the number of staff members contingent on the size of the assembly. The petitioner has noted that no food or beverages will be provided for this space, but patrons can bring their own food and beverage items with the exception of alcohol, which is not permitted at any time. It is also noted that the Rasoi Restaurant located in the shopping center building on site and operated by the petitioner will, if requested, provide food and non-alcoholic beverages in proper containers. However, staff have recommended a condition that Rasoi Restaurant shall only cater events occurring at this Commercially Zoned Assembly use in compliance with Title 5 (Public Health and Safety) of the City Code of Des Plaines, Illinois.

#### *Floor Plan and Elevations*

The existing 1,224-square-foot one-story tenant space at 1173 Elmhurst Road consists of a large open area with a single restroom, mechanical room, and two storage rooms tucked in the back of the space as illustrated in the attached Existing and Proposed Floor Plan. The proposal maintains much of the current layout with some remodeling including the replacement of the single restroom with two single stall restrooms and shifting of one storage area to the rear building wall. The large front area will remain as is and will be used for tables and chairs related to the future meetings and/or events. There is no plan to enlarge or alter the existing perimeter walls of the existing tenant space. See the attached Existing and Proposed Floor Plan for additional details.

#### *Access and Circulation*

There is a single 31.5-foot-wide two-way travel access point for the subject property from Elmhurst Road, which is bisected by a pole sign as illustrated in the attached Site and Context Photos. 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 the existing curb cut is compliant. While the existing curb cut will remain as is without any changes, the petitioner has proposed replacing the existing pole sign with a new pole sign located in line with the north row of parking spaces as noted on the attached Site Plan to address access and circulation concerns on the subject property. Staff have recommended a condition requiring the existing pole sign to be replaced with a new sign located outside of the drive aisle and in compliance with all applicable sign regulations.

#### *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’s uses. While there is a standard off-street parking requirement for shopping centers, it is noted in the commercially zoned assembly uses definition that assembly uses shall conform with a specific off-street parking requirement for assembly uses. The applicable off-street parking regulations and required number of spaces for the subject property are summarized in the table below.

Required Off-Street Parking Calculations		
Use	Parking Regulation	Required Spaces
Shopping Centers	3 spaces for every 1,000 SF of gross floor area	13 spaces
Assembly Use (Banquet Hall)	1 space for every 200 SF of gross activity area	5 spaces
Total Number of Required Off-Street Spaces		18 spaces

Based on the attached Site Plan, a total of 22 spaces, including two accessible spaces, are available on the subject property. The accessible spaces are proposed at the southwest corner of the building but are not dimensioned. The remaining spaces comply with Section 12-9-6 of the Ordinance as required. Staff recommend a condition requiring the resurfacing and re-striping of the existing parking area in compliance with City Code Title 12, Chapter 9 Off-Street Parking and Loading Facilities to ensure that off-street spaces and drive aisles are clearly marked and will not be blocked at any time for any reason.

*Landscaping and Screening*

The existing property effectively has no site landscaping and the attached Site Plan does not show any proposed landscape improvements on the subject property, which is not compliant with City Code Title 12, Chapter 10 Landscaping and Screening. However, as part of the conditional use request, staff have recommended a condition of approval to address the intensification of uses on site and bring the property more in conformance including a landscape buffer, pole sign landscaping, and parking lot landscaping:

- Landscape Buffer: The subject property directly abuts a residential property to the east requiring a landscape buffer in conformance with Section 12-10-9 of 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 boundary that abuts the residential district.
- Pole Sign Landscaping: The current pole sign location is not ideal for the current uses on site and should be relocated

outside of the drive aisle area to better accommodate the proposed assembly use, which will generate additional traffic and require better site access than what is currently available. All pole and monument signs require a minimum three-foot-wide landscape bed around its base populated with shrubs and perennials.

- Parking Lot Landscaping: While the paved parking lot is existing, the intensification of uses on the subject property warrants landscaping improvements to this area. Section 12-10-8 of the Zoning Ordinance requires landscaping improvements for both the interior and perimeter of the parking lot. However, given the limited space available on site for these improvements, an eight-foot-wide interior parking lot landscape bed should be installed at the western end of both parking rows on site with the required improvements identified in Section 12-10-8.

**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 operations in the tenant space are classified under a banquet hall/meeting room. These types of services are included as Commercially Zoned Assembly uses, which require 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* land use, which includes retail, office, and service-oriented uses that primarily serve day-to-day needs of local residents. That proposed assembly use is consistent with the objectives of the Comprehensive Plan. Nonetheless, the PZB should decide.

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

Comment: The proposed use is consistent with the high intensity commercial character of the surrounding Elmhurst Road neighborhood.

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

Comment: The proposed assembly use activities will occur on site, which, depending on its operation, may not be disturbing or hazardous to surrounding uses, since the proposed operations are limited to six hours in length starting at 12:00 P.M. to 10:30 P.M. to minimize any disturbances during early and late hours of the day.

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

Comment: The subject property is adequately served by essential public facilities and services. Given that the proposed use will be located within the existing shopping center building, staff do not have concerns that this use 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 current shopping center does not necessarily create a burden on public facilities and is not detrimental to the economic well-being of the community. While there is no indication that the proposed assembly use will have negative economic impact on the community or create the need for additional City services, considerations should be made regarding parking, access, and circulation for this type of use to ensure that the single property access point and off-street parking area are sufficient for both the assembly and shopping center use.

- 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: There is no indication that the proposed assembly use activities will create excessive smoke fumes, glare, and odors. However, there are noise and traffic impacts that can be attributed to assembly uses and should be thoroughly considered prior to the approval of this use despite there being code compliant parking supply on the property. Nonetheless, the PZB shall decide.

- 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 cut on the subject property and existing off-street parking area to not increase any interferences with traffic on surrounding public thoroughfares. The proposed improvements to the existing drive aisle and the off-street parking area will assist in more efficient traffic movements on site and therefore have fewer potential impacts on Elmhurst Road. However, the location and design of the existing pole sign bisects the single drive aisle and interferes with traffic access and circulation. The

replacement of this sign with a new sign located in line with the north parking row would alleviate these concerns and improve the accessibility and circulation of the site.

**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 commercial use.

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

**Conditions of Approval:**

1. The Rasoi Restaurant shall only cater events occurring at this Commercially Zoned Assembly use in compliance with Title 5 (Public Health and Safety) of the City Code of Des Plaines, Illinois.
2. The existing pole sign must be removed and replaced by a new compliant shopping center sign located at the end of the north parking row in compliance with all City codes.
3. The existing off-street parking area is resurfaced and re-striped to clearly show all designated parking spaces and drive aisles in conformance with City Code Title 12, Chapter 9 Off-Street Parking and Loading Facilities.
4. Prior to business registration for the assembly use, the following landscaping improvements must be installed on the subject property in compliance with City Code Title 12, Chapter 10 Landscaping and Screening:
  - a. An interior parking lot landscape bed shall be installed between each parking row and the west property line;
  - b. A minimum 3-foot-wide landscape bed shall be installed around the base of the new ground sign with shrubs and perennials; and
  - c. A minimum five-foot-wide landscape buffer area between the existing building and the east property line must be installed for 100 percent of the east property line.

Chairman Szabo asked for PZB questions for staff. There were none.

Mr. Schultz stated the proposed conditions of approval will benefit the petitioner, the property and the City.

Member Zadrozny moved and Member Catalano seconded a motion to recommend the City Council approve the Conditional Use for a Commercially Zoned Assembly use as proposed with the conditions of approval as drafted by staff.

AYES:                Zadrozny, Catalano, Fallico & Szabo  
NAYS:               None  
ABSTAIN:           None

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

**2. Address:**     1055 S. Mount Prospect Road & 30 E. Algonquin Road  
**Case Number:** 25-044-TPLAT

The petitioner requests a Tentative Plat of Subdivision to split the existing lot into two lots of record.

**PINs:**            09-19-101-005-0000

**Petitioner:**    Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

**Owner:**         UOP LLC, P.O. Box 71970, Phoenix, AZ 85050

Chairman Szabo swore in the Doug Houser (representing the Petitioner).

Mr. Houser outlined the proposed tentative plats for both Case 25-044-TPLAT and 24-045-TPLAT. These two proposed tentative plats are intended to create the O’Hare Logistics campus by redeveloping former UOP facilities and land at the intersection of S. Mount Prospect Road and E. Algonquin Road. He also described their experience with warehousing/logistics developments within and around Des Plaines. He stated the redevelopment will benefit the City with new and expanded tax revenue and more jobs for properties that are currently vacant. The petitioner also discussed improvements to the site, including the signalized entrance onto the site that will be upgraded.

Member Catalano asked about the scale of existing stormwater management on the properties.

Mr. Houser stated there will be stormwater detention placed on the site and this infrastructure improvement will be required. A pond on site will take all stormwater to the City system and be compliant with any stormwater management requirements.

Chairman Szabo asked for additional PZB questions and there were none.

Senior Planner Jonathan Stytz presented the staff presentation.

**Case Number:** 24-044-TPLAT  
**PIN:** 09-19-101-005-0000  
**Ward:** #3, Alderman Sean Oskerka  
**Existing Zoning:** M-3 Special Manufacturing District  
**Existing Land Use:** Office building and parking lot  
**Surrounding Zoning:** North: R-1 Single Family Residential District  
South: M-2 General Manufacturing District  
East: M-3 Special Manufacturing District  
West: M-3 Special Manufacturing District  
**Surrounding Land Use:** North: Single Family Residences (Residential)  
South: Office Building (Commercial)  
East: Laboratory/Manufacturing (Industrial)  
West: Office Building (Commercial)

**Street Classification:** Mount Prospect Road is a major collector under Cook County jurisdiction and Algonquin Road is a major collector under Illinois Department of Transportation (IDOT) jurisdiction.

**Comprehensive Plan:** The subject property is illustrated as an *industrial* land use on the Future Land Use map in the 2019 Comprehensive Plan.

**Zoning/Property History:** As illustrated in the attached ALTA/NSPS Land Title Survey, the subject property was improved with two separate office buildings, each with its own off-street parking area and street address. The northern building addressed as 1055 S. Mount Prospect Road has since been demolished and replaced with turf, but the off-street parking area still remains. In contrast, the two-story, 26,454-square-foot office building and off-street parking area at the south portion of the site addressed as 30 E. Algonquin Road still remain as illustrated in the attached ALTA/NSPS Land Title Survey.

### **TENTATIVE PLAT OF SUBDIVISION**

**Request Description:** *Overview*  
The applicant requests splitting the existing site into two lots of record and redeveloping each with a new speculative industrial building, loading docks, off-street trailer storage spaces, and off-street car parking spaces described in the attached Project Narrative and illustrated on the attached Preliminary Site Improvement Plans. Section 13-1-2 of the Subdivision Regulations requires a subdivision or consolidation of a zoning lot or lots in a nonresidential zoned area and that are not a lot of record. As such, the applicant requests a tentative plat, which is the first part of the process noted in Section 13-2-2 of the Subdivision Regulations.

The proposal includes the subdivision of the existing lot into a 9.150-acre north lot (Lot 1) and 9.624-acre south lot (Lot 2), with a total subdivision area of 18.77 acres. The attached Tentative Plat of O’Hare Logistics Center 17 and 18 Subdivision shows the locations, boundaries, and sizes of the proposed subdivision lots. The table below provides an overview of the proposed site improvements for each proposed lot in the subdivision.

Proposed Lot Improvements					
Lot ID	Lot Area	Building Area	# of Docks	# of Parking Spaces	# of Trailer Storage Spaces
Lot 1	398,556 SF	75,360 SF	17	92	9
Lot 2	419,257 SF	166,320 SF	35	172	32
<b>Totals</b>	<b>817,813 SF</b>	<b>241,680 SF</b>	<b>52</b>	<b>264</b>	<b>41</b>

This request is related to a separate subdivision request by the same applicant to consolidate two lots located directly across Algonquin Road at 25 and 95 E. Algonquin Road into one lot of record for a new speculative industrial building.

*Building Lines and Easements*

Section 12-7-4.H of the Zoning Ordinance requires properties in the M-3 Special Manufacturing district to accommodate 60-foot front, side, and rear building lines for each of the two proposed lots, which will be added and labeled on the final plat. There is no minimum lot width for the M-3 district. However, there is a minimum lot area requirement of 5 acres, which is met by both lots in the proposed subdivision as identified on the attached Tentative Plat. In addition, both of the proposed lots will meet the minimum 125-foot lot depth requirement stated in Section 13-2-5.R of the Subdivision Regulations. Note that Lot 1 will be an interior lot with its front yard on the west property line along Mount Prospect Road and Lot 2 will be corner lot with its front yard on the south property line along Algonquin Road.

The subdivision plat shows the following easements: (i) an existing 160-foot-wide blanket easement along the north property line of the proposed subdivision including an existing 70-foot-wide stormwater drainage easement and existing 15-foot-wide sewer easement; (ii) a 30-foot-wide temporary maintenance easement near the northeast portion of the proposed subdivision including a 10-foot-wide private sanitary sewer easement, both to be vacated; (iii) a 40-foot-wide ingress and egress easement in the northwest corner of the proposed subdivision along Mount Prospect Road to be vacated; (iv) a 10-foot-wide private watermain easement at the northeast corner of Lot 2 of the proposed subdivision; (v) a new 5-foot-wide public utility easement along the east (rear) property line

of Lot 1 of the proposed subdivision; (vi) a new 5-foot-wide public utility easement along the north (rear) property line of Lot 2 of the subdivision; and (vii) a 5-foot-wide sidewalk easement on the west property line.

*Utility Poles, Cables, and Structures; Utility Easements*

Section 13-2-2.E of the Subdivision Regulations requires that the tentative approval of utility easements by all privately owned utility companies shall be indicated via written correspondence either via “will-serve” letters or lettered on the plat. The attached Private Utility Company Will Serve Letters are provided in conformance with this regulation. The plat indicates the location of all public utilities and the size of the public storm sewer and water mains. In addition, the private utilities such as electric, gas, water, and storm sewer are shown in compliance with Section 13-2-2.G of the Subdivision Regulations.

*Subdivision Process, Required Public Improvements*

Although the applicant’s request is for a Tentative Plat only at this time, the Board and public may benefit from understanding the requirements of a Final Plat, which is the second step in the subdivision approval process. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8 of the Subdivision Regulations and requires engineering plans that must be approved by PWE. Tentative Plat approval does not require submittal of engineering plans. However, the applicant has provided the attached Preliminary Site Improvement Plans. While the engineering review is more detailed for plans at the Final Plat stage, as those are accompanied by civil drawings, the PWE Department has provided brief comments in the attached PWE Department Memo based on the submittal.

**PZB Procedure and Recommended Conditions:** Under Section 13-2-3 (Planning and Zoning Board’s Procedure) of the Subdivision Regulations, the PZB has the final authority to approve, approve with conditions, or deny the Tentative Plat request. If PZB decides to approve the request, staff recommend the following condition:

1. That all building setbacks for the M-3 Special Manufacturing district noted in Section 12-7-4.H of the Zoning Ordinance are added and labeled on the Final Plat in accordance with Section 13-2-5.F of the Subdivision Regulations.

Member Fallico moved and Member Catalano seconded a motion to approve the Tentative Plat of Subdivision as proposed with the condition of approval as drafted by staff.

AYES: Fallico, Catalano, Zadrozny & Szabo  
 NAYS: None  
 ABSTAIN: None

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

**3. Address:** 25 and 95 E. Algonquin Road **Case Number:** 24-045-TPLAT

The petitioner is requesting a Tentative Plat of Subdivision to consolidate the existing two lots into one lot of record.

**PINs:** 09-19-300-010-0000; 09-19-300-012-0000

**Petitioner:** Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

**Owner:** UOP LLC, P.O. Box 71970, Phoenix, AZ 85050

Mr. Doug Houser outlined the general tentative plat proposal to change from two lots and two vacant office buildings and consolidate into one new lot and building.

Member Zadrozny asked if there are tenants for these two developments yet. Mr. Houser stated these developments are speculative at this time and are currently seeking tenants.

Senior Planner Jonathan Stytz presented the staff presentation.

**Case Number:** 24-045-TPLAT

**PINs:** 09-19-300-010-0000; 09-19-300-012-0000

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

**Existing Zoning:** M-2 General Manufacturing District (*both properties*)

**Existing Land Use:** Office building and parking lot (*both properties*)

**Surrounding Zoning:** North: M-3 Special Manufacturing District  
 South: M-2 General Manufacturing District  
 East: M-2 General Manufacturing District  
 West: R-1 Single Family Residential District

**Surrounding Land Use:** North: Office Building (Commercial)  
 South: Multi-tenant Industrial Building (Manufacturing)  
 East: Industrial Building (Manufacturing)  
 West: Single Family Residences (Residential)

**Street Classification:** Algonquin Road is a major collector under the Illinois Department of Transportation (IDOT) jurisdiction and Mount Prospect Road is a major collector under Cook County jurisdiction.

Case No. 25-040-CU  
 Case No. 25-044-TPLAT  
 Case No. 25-044-TPLAT

CONDITIONAL USE FOR ASSEMBLY  
 TENTATIVE PLAT  
 TENTATIVE PLAT

1173 ELMHURT RD  
 1055 S MT PROSPECT & 30 E ALGONQUIN  
 25 and 95 E. ALGONQUIN RD

**Comprehensive Plan:** The subject properties are both illustrated as *industrial* land uses on the Future Land Use map in the 2019 Comprehensive Plan.

**Zoning/Property History:** The subject properties described below are both located in the M-2 General Manufacturing district and are currently under the ownership of UOP LLC. However, the property owner intends to sell both properties to the applicant. Both properties are developed—each with a two-story building and a surface parking area—as illustrated on the attached ALTA/NSPS Land Title Survey.

Current Property Information		
Address	PIN	Lot Size
25 E. Algonquin Road	09-19-300-010-0000	505,249 SF (11.59 acres)
95 E. Algonquin Road	09-19-300-012-0000	238,188 SF (5.46 acres)

**TENTATIVE PLAT OF SUBDIVISION**

**Request Description:**

*Overview*

The applicant requests consolidating and redeveloping both sites with a new 260,400-square-foot speculative industrial building with 45 loading docks, 63 off-street trailer storage spaces, and 300 off-street car parking spaces as described in the attached Project Narrative and illustrated in the attached Preliminary Site Improvement Plans. Section 13-1-2 of the Subdivision Regulations requires a subdivision or consolidation of a zoning lot or lots in a nonresidential zoned area and that are not a lot of record. As such, the applicant requests a tentative plat, which is the first part of the process noted in Section 13-2-2 of the Subdivision Regulations.

The proposal includes the consolidation of the two existing lots into one 15.98-acre lot. The attached Tentative Plat of O’Hare Logistics Center 19 Subdivision shows the location, boundary, and size of the proposed consolidated lot. The plat also notes the previously dedicated areas along the Algonquin Road and Mount Prospect Road rights-of-way for roadway purposes. This request is related to a separate subdivision request by the same applicant to split the existing single lot located directly north across Algonquin Road at 1055 S. Mount Prospect Road/30 E. Algonquin Road into two new lots for two new speculative industrial buildings.

*Building Lines and Easements*

Section 12-7-4.H of the Zoning Ordinance requires properties in the M-2 General Manufacturing district to accommodate the required 65-foot front building line and 25-foot side and rear building lines for the proposed lot, which will be added and labeled on the final plat. Note that Lot 1 will be a corner lot with its front yard on the west property line along Mount Prospect Road. There is no minimum lot width or lot area required for the M-2 district. However, the proposed lot will meet the minimum 125-foot lot

depth requirement. The subdivision plat shows the following easements: (i) a new 5-foot-wide sidewalk easement along the west property line abutting Mount Prospect Road; (ii) a new 5-foot-wide public utility easement along the east (rear) property line; (iii) an existing 20-foot-wide utility easement along the south property line; and (iv) an existing 17-foot watermain easement along the west property line of the proposed subdivision.

*Utility Poles, Cables, and Structures; Utility Easements*

Section 13-2-2.E of the Subdivision Regulations requires that the tentative approval of utility easements by all privately owned utility companies shall be indicated via written correspondence either via “will-serve” letters or lettered on the plat. The attached Private Utility Company Will Serve Letters for AT&T, Nicor, ComEd, and Comcast are provided in conformance with this regulation. The plat indicates the location of all public utilities and the size of the public storm sewer and water mains. In addition, the private utilities such as electric, gas, water, and storm sewer are also shown in compliance with Section 13-2-2.G of the Subdivision Regulations.

*Subdivision Process, Required Public Improvements*

Although the applicant’s request is for a Tentative Plat only at this time, the Board and public may benefit from understanding the requirements of a Final Plat, which is the second step in the subdivision approval process. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8 of the Subdivision Regulations and requires engineering plans that must be approved by PWE. Tentative Plat approval does not require submittal of final engineering plans. However, the applicant has provided the attached Preliminary Site Improvement Plans. While the engineering review is more detailed for plans at the Final Plat stage, as those are accompanied by civil drawings, the PWE Department has provided brief comments in the attached PWE Department Memo based on the submittal.

**PZB Procedure and Recommended Conditions:** Under Section 13-2-3 (Planning and Zoning Board’s Procedure) of the Subdivision Regulations, the PZB has the final authority to approve, approve with conditions, or deny the Tentative Plat request. If PZB decides to approve the request, staff recommend the following condition:

1. That all building setbacks for the M-3 Special Manufacturing district pursuant to Section 12-7-4.H of the Zoning Ordinance are added and labeled on the Final Plat in accordance with Section 13-2-5.F of the Subdivision Regulations.

Chairman Szabo asked how long the southern buildings have been vacant. Mr. Houser stated the office buildings have been vacant for about a year. There was general discussion and questions surrounding why UOP is downsizing.

Case No. 25-040-CU                      CONDITIONAL USE FOR ASSEMBLY                      1173 ELMHURT RD  
Case No. 25-044-TPLAT                TENTATIVE PLAT            1055 S MT PROSPECT & 30 E ALGONQUIN  
Case No. 25-044-TPLAT                TENTATIVE PLAT                                      25 and 95 E. ALGONQUIN RD

Member Zadrozny moved and Member Catalano seconded a motion to approve the Tentative Plat of Subdivision as proposed with the condition of approval as drafted by staff.

AYES:                Zadrozny, Catalano, Fallico & Szabo  
NAYS:                None  
ABSTAIN:            None

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

**ADJOURNMENT**

Chairman Szabo adjourned the meeting by affirmative voice vote at 7:48 P.M.

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